

**Minutes of the Planning Commission**

**Chapel Hill Town Hall**

**December 19, 2022**

**CALL TO ORDER**

Chairman Marion Joyce called the meeting to order at 6:00 p.m. with a quorum present.

**ROLL CALL**

Marion Joyce – P

Stacey Booker - P

Isaac Zimmerle - P

Ben Piper - P

Jeff Knox - P

**STAFF**

Phillip Dye, Town Recorder

Todd Moore, Attorney

Steve Foster, Engineer

**APPROVAL OF MINUTES – November 28, 2022**

Motion to Approve: Stacy Booker

Seconded By: Jeff Knox

Motion Passed: 5-0

**PUBLIC COMMENTS**

The question was asked about why the development around the corner of Hwy 99 and Hwy 31A was not moving forward. Steve Foster stated that a lot went into that decision and it was being worked on. Stacy Booker asked about water pressure testing, etc. He assured Stacy Booker that Alton Hethcoat would be in touch with her within the next week to discuss those matters.

**OLD BUSINESS**

**Atkins & Associates - Request for a variance for property located at 105 Maple Street (Map 21 1-B, Parcel 16.03) & 107 Maple Street (Map 21 1-B, Parcel 16.04) to make the encroachment of the houses on both lots into the front setback of 35 feet.**

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**Atkins & Associates (Resubmission) - Request to subdivide property located at 209 Horton Highway for the purpose of resale.**

BZA has approved the variance and resubmittal has now met all requirements. Since the physical plat was unavailable at the meeting, motion to approve was made contingent upon engineer and Planning Secretary approving the plat.

Motion to Approve: Jeff Knox

Seconded By: Isaac Zimmerle

Motion Passed: 5-0

**Request to combine two adjoining lots into one – Lots to be combined are located on North Horton Parkway (Map 021I Group C, Parcel 050.00 and Map 021I Group C, Parcel 085.00).**

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 5-0

**DISCUSSION**

Todd Moore stated that the Planning Commission is required each year to take continuing education hours. The instruction on the new Subdivision Regulations can be considered part of this requirement. Planning Commission members can also take classes on line offered by MTAS and other government agencies.

A printout with meeting dates for 2023 were given to the Planning Commission in their packets.

**ADJOURNMENT**

Motion to Approve: Stacy Booker

Seconded By: Jeff Knox

Motion Passed: 5-0

Meeting ended at 6:17 p.m.

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Marion Joyce, Chairman

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Phillip Dye, Town Recorder