

Minutes of the Planning Commission

Chapel Hill Town Hall

April 24, 2023

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

Jeff Knox - P

Ben Piper - P

STAFF

Danny Bingham, Town Administrator

Phillip Dye, Town Recorder

Todd Moore, Attorney

Steve Foster, Engineer

APPROVAL OF MINUTES – March 27, 2023

Motion to Approve: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 4-0

PUBLIC COMMENTS - None

OLD BUSINESS

Approve or Deny recommendation to BOMA of Annexation Plan of Services for 5718 Nashville Highway and request to zone property R-3 immediately upon annexation if approved.

Motion to Approve: Isaac Zimmerle

Seconded By: Stacy Booker

Motion Passed: 4-0, Jeff Knox Abstaining

Approve or Deny Concept Plan for 202 South Horton Parkway – Paul Lebovitz

***Based on parking and commercial status of future tenant, it was decided that the concept plan would need to be redrawn and brought back with changes made.

Motion to Defer: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 5-0

NEW BUSINESS

Approve or Deny site plan of Timbertown Lumber for project at 4693 Nashville Highway.

**Motion was made to approve contingent on design matching the existing building and on obtaining a variance from Board of Zoning Appeals to build within 5 feet of the abutting property.

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 4-0, Stacy Booker Abstaining

Approve or Deny site plan submitted by Denali Constuction for Mark Jergenson and Melissa Jordan to build a mother-in-law quarters connecting to main structure at 110 Central Avenue.

**No one present at meeting to present this site plan.

Motion to Defer: Isaac Zimmerle

Seconded By: Ben Piper

Motion Passed: 5-0

Approve or Deny setting Bond amount, as noted in the Subdivision Regs, at 20% of the \$1,017,224.89, or \$203,444.98 for T-Square Construction for Phase 2 – Spring Creek Estates.

**Since there was some confusion over exactly what this bond was for, it was decided to defer.

Motion to Defer: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 5-0

DISCUSSION

Bond Discussion for Developers

There was a brief discussion on future bonds issued to developers. It was advised that the Town should try to get cash bonds whenever possible.

Sewer Line Discussion for North Chapel Hill

Due to a possible future development on Nashville Highway north of town, the sewer line will be extended at the cost of the developer. There may be a future need to bore the highway instead of running lines on both sides of the road.

CLOSING REMARKS

None

ADJOURNMENT

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 5-0

Meeting ended at 7:25 p.m.

Marion Joyce, Chairman

Phillip Dye, Town Recorder

