

**Minutes of the Planning Commission**

**Chapel Hill Town Hall**

**July 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 - A

Jeff Knox - P

Ben Piper - P

**STAFF**

Danny Bingham, Town Administrator

Donny Groves, Utility Director

Todd Moore, Attorney

Steve Foster, Hethcoat & Davis Engineer

Joe Sedlak, Alderman

Amy Davis, Town Clerk

**APPROVAL OF MINUTES – June 26, 2023**

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 4-0

**PUBLIC COMMENTS** – None

**OLD BUSINESS**

**Approve or Deny request for variance at 202 North Horton Parkway (Parcel ID 0210A 00601 000) – Paul Lebovitz/Wiseman Investment Group.**

**\*\* Paul Lebovitz of Wiseman Investment Group made a variance request from parking requirements to reduce the number of required spaces per housing unit. After discussion, the Board made the determination that the request did not meet the criteria for approval.**

Motion to Deny: Stacey Booker

Seconded By: Ben Piper

Motion Carried: 4-0

**NEW BUSINESS**

**Plans for an accessory structure to residence at 310 Hurt Street (Parcel ID 026 00800 000).**

**\*\* Deborah Wesson presented the Board with a drawing of her plans to build an accessory structure to her property at 310 Hurt Street. After discussion,**

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Carried: 4-0

**BiZee Mart Convenience Store site plan for property located at the corner of Nashville Highway and Eagleville Pike (Parcel ID 016 11300 000).**

**\*\* Plans were presented for a convenience store to be located at the corner of Nashville Highway and Eagleville Pike. After discussion, a motion to approve conditional upon the Developer making changes noted by the Town Engineer with regard to the utilities, sidewalk and signage. A revised plan will be submitted to the Town.**

Motion to Approve: Jeff Knox

Seconded By: Stacey Booker

Motion Passed: 4-0

**DISCUSSION**

**Subdivision Regulations.**

\*\* A public hearing will need to be advertised and consideration to approve will be at the next meeting.

**Calendar.**

\*\* A calendar was presented for approval and will be placed on the website for public. The calendar contains meeting dates and submittal deadlines for the remainder of the year.

**CLOSING REMARKS**

None

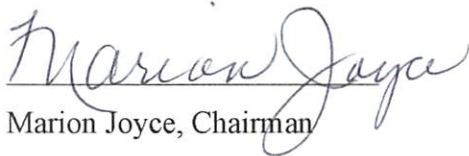
**ADJOURNMENT**

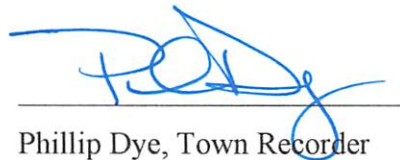
Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 4-0

Meeting ended at 6:42 p.m.

  
Marion Joyce, Chairman

  
Phillip Dye, Town Recorder