

Minutes of the Planning Commission

Chapel Hill Town Hall

February 26, 2024

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

Isaac Zimmerle - P

Sean Deckert – P

Jeff Knox - P

Ben Piper - P

STAFF

Danny Bingham, Town Administrator

Phillip Dye, Town Recorder

Todd Moore, Attorney

Amy Davis, Town Clerk

Donny Groves, Utility Superintendent

Steve Foster, Hethcoat & Davis Engineer

APPROVAL OF MINUTES – November 27, 2023

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 5-0

PUBLIC COMMENTS

- Mayor Mike Faulkenberry thanked everyone for serving on the Planning Commission and welcomed Sean Deckert as the newest member.

OLD BUSINESS - None

NEW BUSINESS

Consideration to approve or deny the variance request made by Garrett Knox with regard to the setback requirements for property located at 400 Broadview Street. (Parcel 021H, 019.00)

** This request was postponed due to not meeting the requirement of a 10-day notice for a Public Hearing. Notice will be put in paper and this item will be brought back up at the next meeting.

DISCUSSION

Michael Bierfriend – 132 Depot Street

** Would like to build four identical buildings on the property, two for personal business use and two to rent out to other businesses. Property is currently zoned B-2. He will have a site plan prepared for the next meeting. Isaac Zimmerle made everyone aware that he would recuse himself from any vote on this property.

Austin Brennstuhl – 509 Lawrence Avenue

** Would like to build residential rental units on this property. After discussion about easements and road frontage, it appears there may not be room to build. He is going to look into it further, and bring back if there is a way to make it work.

Caney Springs Daycare

**Representatives of the day care were present and offered to install a traffic light at Caney Spring and Hwy 31A since it was taking so long to get a traffic study done. They want to get this project started as soon as possible. They will bring back all information on a site plan, including sewer plans, and requested a special meeting so this item could go before BOMA in March.

Subdivision Regulation Amendments

**Danny Bingham stated that there may need to be a few changes made to the Subdivision Regulations. He encouraged members of the Planning Commission to read through them and bring any possible changes they might think are needed to the next meeting.

CLOSING REMARKS

** Chairman Joyce called for nominations for a new Secretary for the Planning Commission. Ben Piper nominated Jeff Knox with Isaac Zimmerle seconding. Mr. Piper closed the nominations, and Jeff Knox was named new Secretary by acclamation.

ADJOURNMENT

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 5-0

Meeting ended at 6:46 p.m.

Marion Joyce, Chairman

Phillip Dye, Town Recorder