

**Minutes of the Planning Commission**

**Chapel Hill Town Hall**

**August 22, 2022**

**CALL TO ORDER**

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

**MEMBERS PRESENT**

Marion Joyce

Stacey Booker

Isaac Zimmerle

Mike Faulkenberry

Jeff Knox

**STAFF**

Danny Bingham, Town Administrator

Phillip Dye, Town Recorder

Todd Moore, City Attorney

Chad Dennis, Operations Manager

**APPROVAL OF MINUTES – July 25, 2022**

Motion to Approve: Mayor Mike Faulkenberry

Seconded By: Isaac Zimmerle

Motion Passed: 5-0

**PUBLIC COMMENTS**

None

**OLD BUSINESS**

**Joseph Daugherty Excavation regarding lot variance for Ezell Farms proposed subdivision.**

Mr. Daugherty is requesting that the Ezell Farms development receive variances for 5,000 square foot lots with 5 foot side-yard setbacks and 50 foot minimum lot width. This request was discussed and will go in front of the Board of Zoning Appeals prior to next month's Planning Commission meeting.

**The Grove Church - Verification and approval of signage located at 5439 Nashville Highway.**

No one was present to represent The Grove Church. It was decided that since this has already been approved provided the sign did not cover any utility lines, Town Staff could make the decision to allow the sign as long as these conditions were met.

**Wiseman Investments (Jon Goff) request for sidewalk variance.**

According to Town Attorney Todd Moore, a "special exception" may be granted for the sidewalks for this minor plat. It is a variance from the subdivision regulations (not the Zoning Ordinance), and therefore does not have to go to the BZA.

Motion to Approve Special Exception: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 5-0

**Atkins and Associates submittal concept plan plat for discussion for Highway 99 Development property.**

This concept plan was looked over and discussed by everyone. There was discussion about the water retention pond, and making sure that it does what it is meant to do. Also discussed was whether or not there would be a need for sidewalks on the inside of the road as it circled around. Connectivity options were also brought up. No action was taken, but this development will be coming to the Planning Commission for approval in the coming months.

**NEW BUSINESS**

**Review and update zoning map.**

Town Administrator Danny Bingham stated that Chad Dennis had been working on updating the town's zoning map. He asked everyone to look at the map and let Chad know of any changes that need to be made. Hopefully, there will be a new updated map available by the next meeting.

**ADJOURNMENT**

Motion to Approve: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 5-0

Meeting ended at 7:10 p.m.

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Marion Joyce, Chairman

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Phillip Dye, Town Recorder