

Minutes of the Planning Commission

Chapel Hill Town Hall

September 25, 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

Isaac Zimmerle - P

Stacey Booker – P

Jeff Knox - P

Ben Piper - P

STAFF

Danny Bingham, Town Administrator

Amy Davis, Town Clerk

Todd Moore, Attorney

Steve Foster, Hethcoat & Davis Engineer

APPROVAL OF MINUTES – August 28, 2023

Motion to Approve: Jeff Knox

Seconded By: Ben Piper

Motion Passed: 5-0

PUBLIC COMMENTS - None

OLD BUSINESS - None

NEW BUSINESS

Review of Planning and Zoning fee schedule and procedures.

Motion to change the order and approve the agenda: Jeff Knox

Seconded by: Stacey Booker

Motion Carried: 5-0

Approve or deny a recommendation to the Board of Mayor and Aldermen with regard to a request made by Seth Hall to rezone property located at 5542 Nashville Highway (Parcel ID 016 02400 000) from M-1 Light Industrial to B-2 Intermediate Business.

** Mr. Hall was present and discussed plans for the property and it's uses. Possible dual zoning was discussed, but Mr. Hall felt that B-2 zoning would best suit his future plans.

Motion to approve recommendation: Jeff Knox

Seconded by: Isaac Zimmerle

Motion Carried: 5 - 0

DISCUSSION

Jeff Knox-Knox Acres Town Homes.

**A conceptual plat was presented. The 290-lot subdivision discussion revolved around drainage, water retention and water/sewer services.

Caney Springs Daycare Update.

** Due to the sewer availability issue the daycare plan is not looking promising.

Danny Bingham entered the meeting.

Grove Church Update.

**A conceptual exterior plan was presented. Discussion was regarding setbacks, a brick front and the possibility of meeting the subdivision regulations and zoning ordinance requirements.

Carolyn Seely, 2330 Feedmill Road subdivision.

**Ms. Seely presented the tax maps for 2330 & 2334 Feedmill Road. She was advised about accessory structure requirements and possible options of subdividing the property.

Utility Fees.

**Utility fees were discussed and noted that the water capacity fee had recently been added and is for the future infrastructure needs of the Town.

NEW BUSINESS

Review of Planning and Zoning fee schedule and procedures.

**A Planning and Zoning fee schedule and procedures were presented for review. There were some changes to existing fees and some new fees added for features that are now requirements pursuant to the Subdivision Regulations. These fees were reviewed individually and were recommended for approval.

Motion to approve: Isaac Zimmerle
Seconded by: Ben Piper
Motion Carried: 5-0

**Attorney Todd Moore clarified the action. Motion was made to recommend approval to the Board of Mayor and Aldermen for all fees as discussed and presented with note that any additional review fees incurred by the Town would be invoiced to and payable by the developer.

Motion to approve: Ben Piper
Seconded by: Isaac Zimmerle
Motion Carried: 5 - 0

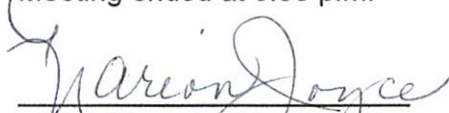
CLOSING REMARKS

None


ADJOURNMENT

Motion to Approve: Ben Piper
Seconded By: Stacey Booker
Motion Passed: 5-0

Meeting ended at 6:50 p.m.



Marion Joyce, Chairman



Phillip Dye, Town Recorder