



**Town of Chapel Hill
Meeting Minutes
Planning Commission**

Monday, July 27, 2020

6:00 PM

Board Room

The Town of Chapel Hill Planning Commission met for their regular monthly meeting on Monday, July 27, 2020 at 6:00p.m.

Members Present: Marion Joyce, Isaac Zimmerle, Stacey Booker, Jason Jent, Town Attorney Todd Moore, Town Administrator Mark Graves

Marion Joyce called the meeting to order at 1801 and quorum was established with a majority of the members being present.

- 1) Isaac Zimmerle motioned to approve the minutes, seconded by Stacey Booker. All voted aye.
- 2) Public Comments:
 - a. Christopher Gray was in attendance to speak about an upcoming subdivision request on his Feedmill Rd property.
 - b. Jan Darnell will have a subdivision request on Maple St. She asked for clarification on subdividing her property.
 - a. Jeff Knox requesting to subdivide the first 70 lots in The Groves and would like to be able to apply for 70 water taps.
 - b. Joe Sedlak inquired about new construction on Bell St and request to build on Edmonson and shared concerns regarding floodwater.
- 3) River Forest PUD
 - a. The original PUD did not include an area for consolidated mail delivery as required by federal regulations.
 - b. This revision does not include any additional lots only adds additional greenspace and an area for consolidated mail delivery.
 - c. Isaac Zimmerle made a motion to approve PUD, seconded by Jason Jent with all voting aye.
- 4) Ryan Perryman—lot 7 Country Estates discussion
 - a. Ryan owns lot 7 in Country Estates on Edmonson Ave which had a subdivision restriction placed it in 2002 after the plat was recorded in 1990 by the PC.

- b. Isaac recommended that Ryan reach out to Ed Adams and Clinton Edmonson to inquire as to why the restriction was placed on this lot and then bring back a specific proposal for the lot.
- 5) John Chunn submitted plat to subdivide his property on Depot St into 5 lots. He will have the plat redrawn to split the property into two lots, which is currently allowed under the present moratorium, and bring that back before the PC next month.
- 6) Jacob and Amanda Jones submitted a request to subdivide property they are purchasing from Craig Hutchison on Depot St. Jason Jent made a motion to approve, seconded by Stacey Booker with all voting aye.
- 7) Adjournment
 - a. With no other business, meeting was adjourned at 1908.

Mayor

Attest: Chris Lowe, Town Recorder/Treasurer