

Minutes of the Planning Commission

Chapel Hill Town Hall

June 27, 2022

CALL TO ORDER

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

APPROVAL OF MINUTES – MAY 23, 2022

Motion to Approve: Jeff Knox

Seconded By: Marion Joyce

Motion Passed: 3-0, 1 abstain, 1 absent

PUBLIC COMMENTS

None

NEW BUSINESS

Subdivision Preliminary Plan Submittal from Jonathan Gilbert (Chris Gilbert Estate)

Jonathan Gilbert requested that his property be rezoned into both residential and commercial tracts. The preliminary plat looks good, but final plat approval will be conditioned on the water and sewer lines being extended at the owner's expense. Isaac Zimmerle motioned to accept the preliminary plat with conditions. Mr. Gilbert withdrew his request for now, and therefore Mr. Zimmerle withdrew his motion. Mr. Gilbert will come back before the Planning Commission at a later date.

Resubmittal of New Concept Plans from Jon Goff for Commercial Property Located at 202 South Horton Parkway

John Goff brought forth a modification of a previous plan from 202 South Horton Parkway. He said that the plan looked like it should work and that the drainage should be good. The Planning Commission indicated that a sound buffer may be necessary and that Mr. Goff must adhere to the 50' road set-back. Mr. Goff stated that he will resubmit the plan again and would like to be able to get approval as soon as possible. There was discussion of moving the next meeting if it was feasible to do so. He stated that the new plans would be complete by next week. Any approval would also need approval of the Fire Chief

Resubmittal of New Concept Plans from Jon Goff for Property Located on Hastings Street

Jon Goff also resubmitted a plan located on Hastings Street. He stated that all comments had been corrected. There was concern and discussion about the easement needed for a turn-around. Isaac Zimmerle motioned to approve the plat, with the condition that Tract #2 concede the turn-around easement to Tract #1. Stacey Booker seconded the motioned. Motion passed 4-0.

ADJOURNMENT

Meeting ended at 7:13 p.m.

Marion Joyce, Chairman

Phillip Dye, Town Recorder