

Minutes of the Planning Commission

Chapel Hill Town Hall

November 27, 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

Phillip Dye, Town Recorder

Todd Moore, Attorney

Steve Foster, Hethcoat & Davis Engineer

Donny Groves, Utility Superintendent

APPROVAL OF MINUTES – October 23, 2023

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 5-0

PUBLIC COMMENTS

- None

OLD BUSINESS - None

NEW BUSINESS

Consideration to approve or deny the variance request from Grove Hill Church with regard to building materials as required in the Town of Chapel Hill Design Guidelines for property located at 5439 Nashville Highway. (Parcel 016 100.00)

** Motion to approve was made contingent upon Dryvit or EIFS being used and building being 6900 feet off the road.

Motion to Approve: Isaac Zimmerle

Seconded by: Stacey Booker

Motion Carried: 5-0

Consideration of request made by Douglas Schenkel to release the bond for River Forest Phase 3 development.

** Punch list items have been completed. According to contract, 80% of bond may be released. A Maintenance Bond of 20% will be held by the Town of Chapel Hill for one year.

Motion to approve: Jeff Knox

Seconded by: Stacey Booker

Motion Carried: 5 - 0

****Planning Commission accepted the resignation of Stacey Booker, effective at the end of December, 2023.**

**Replacement will be appointed by the mayor. Several people have shown interest. Stacey Booker reminded everyone that due to her resignation, someone would need to be appointed to take over secretarial duties.

DISCUSSION

Fencing Ordinance

**Planning Commission agreed that there was a need for a fencing ordinance. They agreed to look over the sample fencing ordinances and bring ideas for a new ordinance to the table at the December meeting. A permit may or may not be included in the new ordinance.

Construction Restrictions/Moritorium

** Planning Commission agreed to recommend that the Board of Mayor and Aldermen follow suit to the guidelines Lewisburg has set with their moratorium.

Motion to Approve: Isaac Zimmerle

Seconded by: Stacey Booker

Motion Carried: 5-0

Skate Park

**Danny Bingham brought up the Skate Park which was proposed by Jonathan Wilkerson to the Board of Mayor and Aldermen at their last meeting. The consensus was that a full cost analysis should be performed by Mr. Wilkerson. The town is not in financial shape to pay for a skate park at the present time. It was suggested that he form some type of organization much like the baseball association did. If he were to form a similar organization, he would be eligible to apply for grants to help fund the project, and at that time the Town would consider donating the land for the project.

TDOT Traffic Study

**Danny Bingham updated the Board regarding the TDOT traffic study which was supposed to be conducted before the end of the year. It has now been delayed to late spring, 2024.

CLOSING REMARKS

** None

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