

**Minutes of the Planning Commission**

**Chapel Hill Town Hall**

**April 22, 2024**

**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

Sean Deckert – P (arrived late)

Jeff Knox - P

Ben Piper - P

**STAFF**

Danny Bingham, Town Administrator

Phillip Dye, Town Recorder

Donny Groves, Utility Superintendent

Amy Davis, Town Clerk

Todd Moore, Attorney

Steve Foster, Hethcoat & Davis Engineer

**APPROVAL OF MINUTES – Planning Commission March 25, 2024**

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 4-0

**APPROVAL OF MINUTES – Board of Zoning Appeals March 25, 2024**

Motion to Approve: Ben Piper

Seconded By: Isaac Zimmerle

Motion Passed: 4-0

Sean Deckert joined the meeting.

**PUBLIC COMMENTS**

- David Breniser, Spring Creek Farms HOA announced that he would be representing the Spring Creek Farms Subdivision agenda item.

**OLD BUSINESS** - None

**NEW BUSINESS** –

**Discussion of final plans with as-builts for Ezell Farms Subdivision from Joseph Daughrity.**

- Joseph Daughrity updated the Board on the subdivision current status and inquired on requirements for completion and approval. He plans on having everything completed and on the agenda in May.
- Donny Groves gave status of Bac-T testing and camera of sewer line has been completed.
- The Board discussed having a 20% Bond or Letter of Credit before approval.

**Discussion of maintenance bonds for Spring Creek Farms Subdivision from Tommy Adkins.**

- Danny Bingham notified the Board that Tommy Adkins would not be in attendance.
- David Breniser with Spring Creek Farms HOA discussed issues the HOA is aware of and are currently trying to work through. Some of the issues include: streetlight placement and inconsistency or absence through phases, asphalt damage, absence of handicap accessibility on sidewalks in last phase, storm drain damage and sediment, concrete curbs cracked and displaced, common area quitclaim deeded to HOA without knowledge and berm area grading does not meet approved specs.
- Contact will be made with Tommy Adkins and item will be discussed again at May meeting.

**DISCUSSION**

**Subdivision Regulation Amendments**

- Some items to consider for revision are: 1% grade, streetlights, curbs, jetting of lines and establishing responsibility of common areas. Board will review Subdivision Regulations and discuss again at May meeting.

### **Caney Springs Daycare Update**

- TDOT will require traffic signal and turn lanes at that area. This is more expense than expected, and developer is not willing to take on the cost.

### **Rental vs Owner Occupied Requirements**

- After discussion, this is not something the Town could require. It would need to be addressed in the subdivision's HOA covenants, conditions and requirements (CCR).

### **ADJOURNMENT**

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 5-0

Meeting ended at 6:40 p.m.

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Marion Joyce, Chairman

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Phillip Dye, Town Recorder