

**Minutes of the Planning Commission**

**Chapel Hill Town Hall**

**May 28, 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

Jeff Knox - P

Ben Piper - A

**STAFF**

Phillip Dye, Town Recorder

Donny Groves, Utility Superintendent

Amy Davis, Town Clerk

Steve Foster, Hethcoat & Davis Engineer

Danny Bingham, Town Administrator (via phone)

Todd Moore, Attorney (via phone)

**APPROVAL OF MINUTES – Planning Commission April 22, 2024**

Motion to Approve: Jeff Knox

Seconded By: Sean Deckert

Motion Passed: 4-0

**PUBLIC COMMENTS –**

- David Breniser, Spring Creek Farms HOA announced that there are still pending issues, but progress is being made by the developer.

**OLD BUSINESS -**

**Site Plan for 202 S. Horton Parkway (Parcel # 210 A 006.01) owned by Wiseman Investment Group, Inc.**

- Will Taylor with Prosper Engineering was present and discussed the plan of adding two (2) office suites and three (3) apartment units to the four (4) existing apartment units on the lot.

- The Board discussed zoning, design review of plans, sewer set up, easements, sidewalks and TDOT approval.

Isaac Zimmerle made the motion to conditionally approve the site plan once the following have been met:

1. Septic tanks be added. Once sewer lines are upgraded to 10-inch lines, the tanks can be bypassed.
2. Public utility easement to be 20'.
3. TDOT approval for entrance onto State Highway 31A be obtained.

Seconded by: Jeff Knox

Motion Passed: 4-0

**Spring Creek Farms Subdivision punch list, paving and maintenance bonds.**

- Tommy Adkins was in attendance to give updates and answer questions regarding the progress and timeline of repairs and maintenance items among the different phases of development.
- Some of the issues discussed include: streetlight placement, asphalt damage, storm drain damage and concrete curbs being cracked and displaced.

Isaac Zimmerle made a motion to table the item until the June 24, 2024 Planning Commission Meeting to allow Tommy Adkins to have a timeline established for repairs.

Seconded by: Sean Deckert

Motion Passed: 4-0

**NEW BUSINESS –**

**Rezoning request made by Jason & Melissa Lopez for property located at 416 N. Horton Parkway (Parcel ID# 021G A 041.00) from R-1 Low Density Residential to B-2 Intermediate Business with a Multi-Use Overlay.**

Isaac Zimmerle made a motion to recommend approval to the Board of Mayor and Aldermen.

Seconded By: Jeff Knox

Motion Passed: 4-0

**Final Plat and As-builts for Ezell Farms Subdivision off of N. Horton Parkway (Parcel ID# 021G A 038.01).**

- Jeff Knox recused himself from discussion on this item.
- Joseph Daugherty was present to discuss the as-built plans.
- Status of Covenants and Restrictions and bonds were discussed.

Isaac Zimmerle made a motion to conditionally recommend approval of the Final Plat once the bond figures be established, approved and in place.

Seconded by: Sean Deckert

Motion Passed: 3-0, Jeff Knox Abstaining

**Ellington Lift Station Plans**

- Representative was not present for discussion.

Isaac Zimmerle made a motion to table the item until the June 24, 2024 Planning Commission Meeting.

Seconded by: Sean Deckert

Motion Passed: 4-0

**DISCUSSION-**

**Subdivision Regulation Amendments**

- Some items to consider for revision are: 1% grade, streetlights, curbs, jetting of lines, parking on curbs, marking fire hydrants, retention walls and establishing responsibility of common areas. Board will review Subdivision Regulations and discuss again at June meeting.

### **Zoning Map Update**

- An updated map was presented.
- Board discussed the map and requested that progress begin to rezone the remaining residential parcels along State Highway 31A corridor to B-2 Commercial.

### **ADJOURNMENT**

Motion to Approve: Isaac Zimmerle

Seconded By: Jeff Knox

Motion Passed: 4-0

Meeting ended at 7:02 p.m.

---

Marion Joyce, Chairman

---

Phillip Dye, Town Recorder