

**Minutes of the Planning Commission**

**Chapel Hill Town Hall**

**July 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

Jeff Knox - P

Ben Piper - P

**STAFF**

Phillip Dye, Town Recorder

Todd Moore, Attorney

Amy Davis, Town Clerk

Steve Foster, Hethcoat & Davis Engineer

**APPROVAL OF MINUTES – Planning Commission June 24, 2024**

Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 5-0

**PUBLIC COMMENTS** – None

**OLD BUSINESS** -

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

- Tommy Adkins was in attendance to discuss the progress of punch list repairs and timeline of completion for the remaining items.
- Issues with regard to paving timeline and bond costs were discussed.

Isaac Zimmerle made a motion to require and accept a maintenance bond(s) in the total amount of \$742,065.00 for both phases of Spring Creek Subdivision. Bond(s) is to be in place by August 9, 2024.

Seconded by: Jeff Knox

Motion Passed: 5-0

Jeff Knox made a motion to accept an agreement with the developer for the completion of final wear surface and remaining punch list items to be completed no later than April 30, 2024. If items for all three phases are not completed, bonds will be utilized.

Seconded by: Ben Piper

Motion Passed: 5-0

**NEW BUSINESS** – None

**Carolyn Seely – property on Feedmill Road**

- Carolyn Seely was present to discuss her property on Feedmill Road. She hopes to subdivide her property and asked the Planning Commission for their thoughts.
- There was some concern regarding the amount of required road frontage to avoid having a flag lot and the location septic lines. They suggested that she discuss further with her engineer or surveyor.

**Establish subdivision speed limits**

- Discussion regarding the various speed limits throughout Town subdivisions and state limitations for areas not posted.
- The Planning Commission felt that it would be best to review on a case-by-case basis. They will get input from the Police Department and discuss at the next meeting.
- Possible 4-way stop sign at Lawrence/Emmons and Depot was also discussed.

Issac Zimmerman made a motion to update and accept a maintenance bond(s) in the total amount of \$741,000.00 for our share of Spring Creek Subdivision. Bond(s) is to be in place by August 9, 2024.

Seconded by Jeff Knox

Motion Passed 5-0

Jeff Knox made a motion to accept an agreement with the developer for the completion of final west sublot and remaining front lot lines to be completed no later than April 30, 2024. If items for all three areas are not completed, bonds will be utilized.

Seconded by Ben Pifer

Motion Passed 5-0

NEW BUSINESS - None

Carolyn Seely - Property on Freedom Road

- Carolyn Seely was present to discuss her property on Freedom Road. She hopes to subdivide her property and asked the Planning Commission for their thoughts.
- There was some concern regarding the amount of required road frontage to avoid having a flag lot and the location of utility lines. They suggested that she discuss further with her engineer or surveyor.

Establish Subdivision speed limits

- Discussion regarding the various speed limits throughout town subdivisions and state limitations for streets not posted.
- The Planning Commission felt that it would be best to review on a case-by-case basis. They will get input from the Police Department and discuss at the next meeting.
- Possible 4-way stop sign at Lawrence/Elliott and Depot was also discussed.

**Subdivision Regulations Update**

- Steve Foster presented another item for review and consideration at the next meeting.

**Marion Joyce – Final Planning Commission Meeting**

- Marion Joyce noted that this would be her final meeting and she is glad to see the progress the Planning Commission has made over the years.
- Marion Joyce was thanked for her service.
- Mayor Faulkenberry acknowledged that he would need to appoint a new member and the Planning Commission will need to vote in a new Chairman at the next meeting.


**ADJOURNMENT**

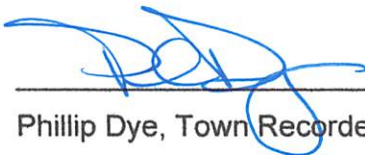
Motion to Approve: Ben Piper

Seconded By: Jeff Knox

Motion Passed: 5-0

Meeting ended at 6:52 p.m.

  
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~~Marion Joyce, Chairman~~  
JEFF KNOX, SECRETARY

  
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Phillip Dye, Town Recorder