

Minutes of the Planning Commission
Chapel Hill Town Hall
March 24, 2025

CALL TO ORDER

Acting Chairman Jeff Knox called the meeting to order at 6:00 p.m. with a quorum present.

ROLL CALL

Isaac Zimmerle - A	Sean Deckert – A	Jeff Knox - P
Ben Piper – P	Joe Sedlak – P	

STAFF

Donny Groves, Utility Superintendent	Todd Moore, Attorney
Steve Foster, Hethcoat & Davis Engineer	Amy Davis, Town Clerk

APPROVAL OF MINUTES – Planning Commission – February 24, 2025

Motion to Approve: Joe Sedlak
Seconded By: Ben Piper
Motion Passed: 3 - 0

PUBLIC COMMENTS - None

OLD BUSINESS - None

NEW BUSINESS

Horton Highway Utility District proposed development site plan for property located at 5353 Nashville Highway (Parcel ID 016, 095.00 & 095.01).

Horton Highway Utility District representatives Justin Russell and Spence Walls were present to discuss the site plan. The proposed development consists of two buildings; a 6,862 sq. ft. office building and a 18,000 sq. ft. shop building. After discussion, including but not limited to, water and sewer service, sidewalks and sprinklers a motion was made.

Ben Piper made a motion to conditionally approve the site plan once it is in compliance with all of the Town Engineer's notes and adds sidewalks.

Seconded: Joe Sedlak

Motion Passed: 3 – 0

DISCUSSION

Permitted Use Table

Septic Tank Setback from Right-of-Way(s)

Platinum Building Solutions

Radiation Protection Products

The members present tabled the discussion of all items until the next scheduled Planning Commission Meeting on April 28, 2025.

CLOSING REMARKS – None

ADJOURNMENT

Motion to Approve: Ben Piper

Seconded By: Joe Sedlak

Motion Passed: 3 - 0

Meeting ended at 6:09 p.m.

Isaac Zimmerle, Chairman

Phillip Dye, Town Recorder