

**PLANNING AND ZONING COMMISSION
MINUTES
February 9, 2026**

MEMBERS AND TOWN OFFICIALS PRESENT

Present were Chairperson Janet Rochester, Members: Marion Chance, Bob Jensen, Alicia Dodd, Others in attendance were Town Planner, Sarah Franklin, and Kyle Ambrose, Town Administrator.

1. Call to Order

Chairperson Janet Rochester called the meeting to order at 6:00 p.m.

2. Approval of Minutes

The Commission approved the minutes of the January 12, 2026, meeting as written.

3. Current Business: Solar Energy Systems – Zoning Ordinance Amendment

Town Planner, Sarah Franklin, proposed a recommendation for adoption of the Solar Energy Systems Zoning Regulations to provide regulations that will protect the viewsheds, environment, land quality, and economic goals within the Town of Church Hill.

Bob Jensen made a motion to have the Town's Planner, Sarah Franklin, comply with the regulated setbacks regarding residential and commercial zoning and to add a grandfathering clause regarding permitting solar arrays. Marion Chance seconded the motion. The motion passed unanimously.

Commission Member Marion Chance made a motion to recommend and implement Commercial and residential solar array legislation for an Ordinance. Commission Member Bob Jensen seconded the motion. The motion passed unanimously.

4. Unfinished Business:

- Accessory Dwelling Units
 - The Town Planner and Town Engineer will conduct a parking study regarding the accessory dwelling unit legislation. Sarah Franklin advised that the parking study needs to be done by October 2026.

5. Future Business:

- Cannabis Regulation

7. Adjournment: Commission Member Marion Chance made a motion to adjourn the meeting. Commission Member Alicia Dodd seconded the motion. The motion passed unanimously at 6:45 pm.

Next Planning Commission Meeting will be March 9, 2026, at 6:00 pm.