

Minutes of the Planning Commission
Chapel Hill Town Hall
June 1, 2026

CALL TO ORDER

Chairman Isaac Zimmerle called the meeting to order at 6:00 p.m. with a quorum present.

ROLL CALL

Isaac Zimmerle - Present Joe Sedlak – Present Hawken King - Present
Harley Ezell – Present Marisa Cali – Present (*arrived late)

STAFF

Todd Moore, Town Attorney Phillip Dye, Town Administrator
Steve Foster, Town Engineer Donny Groves, Utility Superintendent

APPROVAL OF MINUTES –

Planning Commission Minutes of April 27, 2026

Motion to Approve: Joe Sedlak
Seconded By: Hawken King
Motion Passed: 4 – 0

3

PUBLIC COMMENTS

*Marisa Cali joined the meeting.

- Developer Jeff Knox and Engineer Gerald Vick – waived their public comments and will speak when their submittal items are presented.
- Ben Hudson – spoke with regard to agenda items 1 & 3 under New Business.
- Nathan Pierson – spoke with regard to agenda items 1 & 3 under New Business.
- Chadwick White – spoke with regard to agenda items 1 & 3 under New Business.
- Paul Dillon – spoke with regard to agenda items 1 & 3 under New Business and Developer Jeff Knox.
- David Hobbs – spoke regarding traffic concerns and phasing of development.
- LeAnne Higdon – spoke with regard to public safety and traffic concerns.

OLD BUSINESS – None

NEW BUSINESS

1. Recommendation to the Board of Mayor and Aldermen with regard to the plan of services for annexation of approximately 693 linear feet of roadway on Old Highway 99.

After much discussion and interjections by audience members, a motion was made to table the item.

Motion to Table: Marisa Cali
Seconded By: Joe Sedlak

After further clarification of tabled versus deferred status, the motion was amended to defer the item in order to gather more information.

Amended Motion to Defer: Marisa Cali
Seconded By: Joe Sedlak
Isaac Zimmerle abstained
Motion Passed: 4 – 0, with 1 abstention

2. Recommendation to the Board of Mayor and Aldermen with regard to the plan of services for annexation of the remainder of Parcel ID #026, 109.00 known as 4530 Nashville Highway.

After discussion, a motion was made to favorably recommend the annexation plan of services of 4530 Nashville Highway (Parcel ID #206, 109.00) to the Board of Mayor and Aldermen.

Motion to Approve: Hawken King
Seconded By: Harley Ezell
Motion Passed: 5 – 0

3. The Groves at Chapel Hill, Phase 2 Preliminary Plat for property located off Old Highway 99 (Parcel ID #025, 013.00).

After much discussion and some audience interjection, there was a motion to defer consideration and request clarification from the Board of Mayor and Aldermen with regard to the water availability/moratorium, vested rights and former Town Administrator, Danny Bingham's letter dated March 4, 2024.

Motion to Defer: Harley Ezell
Seconded By: Marisa Cali
Motion Passed: 5 – 0

DISCUSSION

Items that were discussed included:

1. Setback requirements for accessory structures:
 - Definition of what constitutes an accessory structure.
 - James Vincent, 505 Depot Street, Chapel Hill, TN discussed requirement of inground pools to meet building setbacks.
 - A Work Session was requested for 5:30 PM before the next monthly meeting to discuss it further.
2. Appointment of Planning Commission Secretary.

Motion to appoint Marisa Cali: Hawken King
Seconded By: Harley Ezell

- After a few brief questions, Marisa Cali accepted the nomination.
- James Vincent interjected with inquiry of obtaining a variance to move forward.
- Town Administrator Dye redirected stating that a motion was still on the table. A vote was then taken.

Motion Passed: 5 – 0

James Vincent was addressed and referred to file for a variance, and it would be discussed at a future meeting.


Ben Hudson interjected to request clarification between a concept plan and preliminary plat as it associates to vested rights. Attorney Moore stated that a review of approvals would need to be performed before an answer could be issued.

CLOSING REMARKS – None

ADJOURNMENT

Motion to Approve: Hawken King
Seconded By: Joe Sedlak
Motion Passed: 5 – 0

Meeting ended at 7:09 p.m.


Isaac Zimmerle, Chairman


Phillip Dye, Town Administrator

