

Minutes of the Planning Commission
Chapel Hill Town Hall
June 22, 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 - Absent
Harley Ezell – Present	Marisa Cali – Absent	

STAFF

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

APPROVAL OF MINUTES –

Planning Commission Minutes of June 1, 2026

Motion to Approve: Joe Sedlak
Seconded By: Harley Ezell
Motion Passed: 3 – 0

PUBLIC COMMENTS

- David Hobbs – spoke with regard to agenda items #1 & 2 under Old Business with concerns of roadway safety, flooding and infrastructure.
- Greg Spain - spoke with regard to agenda items #1 & 2 under Old Business with concerns of roadway safety.
- Shawn Henry, serving as the representative for Jeff Knox – waived public comments and will speak for item #2 under Old Business.
- Ben Hudson – requested to refrain comments until items #1 & 2 under Old Business are presented¹. He spoke with regard to, not limited to, concerns of sewer approval, flooding, approval documentation and traffic impact.

¹ Since Mr. Hudson is not the applicant or representative, he was asked to speak during the public comments section.

- Paul Dillon – presented a document that states his opinions on item #2 under Old Business and requested the document be included as part of the record². He spoke with regard to Mr. Knox and items #1 & 2 under Old Business.
- Nathan Pierson – spoke with regard to agenda items #1 & 2 under Old Business.
- Chadwick White – spoke with regard to agenda items concerning growth and infrastructure. He presented a copy of a recusal form.
- Donald Lowe – spoke with regard to agenda item #1 under Old Business.

OLD 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.

Isaac Zimmerle recused himself from comment and abstained from voting on this item due to the public perception of a conflict of interest. The Chairman position was passed to Joe Sedlak.

During the discussion, Harley Ezell noted that he had spoken to Mr. Jeff Knox as they were both at Town Hall on unrelated business.

After much discussion, a motion was made to defer the item to obtain further clarification from the Groves at Chapel Hill developer, Jeff Knox, as to the intentions of the entrance (ie: traffic study, improvements and hydrology reports).

Motion to Defer: Harley Ezell
 Seconded By: Joe Sedlak
 Isaac Zimmerle abstained
 Motion Passed: 2 – 0, with 1 abstention

The Chairman position was conveyed back to Isaac Zimmerle.

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

Attorney Shawn Henry of Tune, Entekin & White, P.C., serving as the agent for Jeff Knox, and Gerald Vick of WES Engineer were present.

²Document is on record in the office of the Town Recorder and available upon request.

After some discussion and public interjections, Paul Dillon requested to speak and was given time by the Chairman. Discussion resumed and a motion was made to deny the plat on the grounds of Town of Chapel Hill 2023 Subdivision Regulations:

- Article I, Section D, Subsection 1, 3, 4 & 6
- Article V, Section A, Subsection 4
- Article V, Section C, Subsection 6 – D

Motion to Deny: Harley Ezell

Seconded By: Joe Sedlak

Attorney Todd Moore advised the Planning Commission that the reason for denial was too broad, and a precise cause would need to be determined.

More discussion regarding the denial and the need for more specificity, the motion was amended to deny the plat on the grounds of Town of Chapel Hill 2023 Subdivision Regulations:

- Water moratorium clarification as requested at the June 1, 2026 Planning Commission Meeting for the Board of Mayor and Aldermen determination.
- Article I, Section D, Subsection 1, 3, 4 & 6
- Article V, Section A, Subsection 4
- Article V, Section C, Subsection 6 – D
- Further citing of water moratorium, traffic study and remediation of the rail crossing.

Motion to Deny: Harley Ezell

Seconded By: Joe Sedlak

Isaac Zimmerle abstained

Motion Passed: 2 – 0, with 1 abstention

NEW BUSINESS

1. Letter of opinion with regard to a turn lane at the entrance of 4543 Nashville Highway.

Brittany Bourne was present to request a letter for the purpose to show support of the lack of need for a turn lane by the Town to accompany the TDOT application.

A motion was made to deny any opinion or letter until such time TDOT has first made a recommendation.

Motion to Deny: Harley Ezell

Seconded By: Joe Sedlak

Motion Passed: 3 – 0

DISCUSSION - None

CLOSING REMARKS – None

ADJOURNMENT

Motion to Approve: Joe Sedlak

Seconded By: Harley Ezell

Motion Passed: 3 – 0

Meeting ended at 7:28 p.m.

Isaac Zimmerle, Chairman

Amy Davis, Town Recorder