

Minutes of the Planning Commission
Chapel Hill Town Hall
July 27, 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 – Present

STAFF

Todd Moore, Town Attorney

Phillip Dye, Town Administrator

Steve Foster, Town Engineer

Amy Davis, Town Recorder

Donny Groves, Utility Superintendent

Andrew Kon, Police Chief

ADOPTION OF THE AGENDA

Motion to Approve: Joe Sedlak

Seconded By: Harley Ezell

Motion Passed: 4 – 0

APPROVAL OF MINUTES –

Planning Commission Work Session & Regular Meeting Minutes of
June 22, 2026

Motion to Approve: Joe Sedlak

Seconded By: Marisa Cali

Motion Passed: 4 – 0

PUBLIC COMMENTS

- Ben Hudson – Mr. Hudson spoke with regard to, not limited to, concerns of The Groves at Chapel Hill development approval, flooding, traffic impact, as well as his lack of confidence in the Town Administrator, Recorder and Utility Superintendent.
- Paul Dillon – Mr. Dillon spoke with regard to, but not limited to, concerns regarding The Groves at Chapel Hill and his lack of confidence in the Town Administrator, Recorder and Utility Superintendent.

- Donald Lowe – Mr. Lowe spoke regarding The Groves at Chapel Hill and his opinion on vested interest being overridden by the safety issue created from the additional traffic volume.
- Nathan Pierson – Mr. Pierson stated that everything was covered by the other commentors.
- Chadwick White – Mr. White spoke regarding The Groves at Chapel Hill and his claims of “nefarious dealings”.

OLD BUSINESS

NEW BUSINESS

1. Ellington Subdivision Final Plat for property located at Morningside Drive and Spring Creek Street (Parcel ID #021, 064.00).

Patrick Carey represented the owner, CastleRock Communities in presenting the final plat.

Motion to Defer: Marisa Cali

Seconded By: Harley Ezell

Motion Passed: 4 – 0

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

No representative was present. Attorney Moore noted that the developer had a deadline of 60 days after the plat denial to file the writ.

After some discussion with regard to the work being performed outside of Phase 1, Section 1, such as land clearing and sewer construction, a motion was made to defer the item to allow the developer/representative to be present and allow the developer to make a proposal.

Motion to Defer: Marisa Cali

Seconded By: Joe Sedlak

Motion Passed: 4 – 0

2-B. A motion was made hold a Special Called Meeting on August 17, 2026 at 5:30 p.m. to allow further discussion and consideration of the request made by Tune, Entrekin & White, P.C. regarding The Groves of Chapel Hill Phase 2 Preliminary Plat for the purpose of giving the developer/representative an opportunity to be present and allow the developer to make a proposal.

Motion to Approve: Marisa Cali
Seconded By: Harley Ezell
Motion Passed: 4 – 0

3. Determination regarding Spring Creek Farms bonds expiring August 16, 2026.

After discussion of punch list items and history of approvals and renewals on bond amounts, a motion was made to give a deadline of August 10, 2026 to correct any outstanding punch list items or renew the existing bond amounts. The motion was amended to a deadline of August 7, 2026 to correct any outstanding punch list items to prevent the bonds being called.

Motion to Approve: Joe Sedlak
Seconded By: Harley Ezell
Motion Passed: 4 – 0

DISCUSSION

- Planning Commission By-laws will be discussed at the next Planning Commission Meeting scheduled for August 24, 2026.
- Signage located at 132 Depot Street – Mr. Bierfreund will need to submit a revised site plan for approval.

CLOSING REMARKS

- Isaac Zimmerle stated the respect he has for the Planning Commission members that are willing to sit and the employees that serve the community and the public for their attendance.

ADJOURNMENT

Motion to Approve: Harley Ezell
Seconded By: Marisa Cali
Motion Passed: 3 – 0

Meeting ended at 6:50 p.m.

Isaac Zimmerle, Chairman

Amy Davis, Town Recorder

Town of Chapel Hill Planning Commission Meeting – July 27, 2026

Page 3 of 3