

**Minutes of the Board of Zoning Appeals Special Called Meeting**

**Chapel Hill Town Hall**

**October 27, 2025**

**CALL TO ORDER**

Acting Chairman Ben Piper called the meeting to order at 5:30 p.m. with a quorum present.

**ROLL CALL**

Isaac Zimmerle - Absent      Sean Deckert - Present      Ben Piper - Present  
Jeff Knox - Absent      Joe Sedlak – Present

**STAFF**

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

**NEW BUSINESS**

**Public Hearing with regard to the proposed special exception allowing storage units in a B-2, Intermediate Business Zoning District for property on Caney Springs Road (Parcel ID# 026, 122.03).**

Ben Piper opened the public hearing.

- Joe Ahler, Project Engineer for the proposed storage units, spoke briefly.

No further comments, public hearing was closed.

**Special exception request made by Thompson Commercial Properties, LLC permitting the use of storage units within a B-2, Intermediate Business zoning district for property located on Caney Springs Road (Parcel ID# 026, 122.03)**

Discussion regarding the use, surrounding properties, drainage and further approvals necessary concluded with a motion being made.

Motion to Approve: Sean Deckert

Seconded By: Joe Sedlak

Motion Passed: 2-1 (*Ben Piper-Nay*)

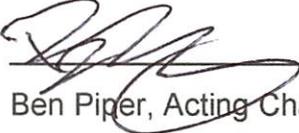
**ADJOURNMENT**

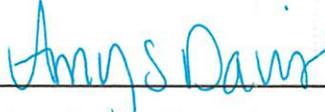
Motion to Approve: Joe Sedlak

Seconded By: Sean Deckert

Motion Passed: 3-0

Meeting ended at 5:40 p.m.

  
Ben Piper, Acting Chairman

  
Amy Davis, Town Recorder

