

Minutes of the Planning Commission
Chapel Hill Town Hall
February 2, 2026

CALL TO ORDER

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

Mayor Ben Piper announced the Planning Commission appointments and terms of office. In accordance with the Chapel Hill Municipal Code Section 14-102 the members are:

Hawken King – Mayoral appointee (concurrent with BOMA term of office)
Joe Sedlak – Alderman appointee (concurrent with BOMA term of office)
Isaac Zimmerle – term ending December 2028
Harley Ezell – term ending December 2027
Marisa Cali – term ending December 2026

ROLL CALL

Isaac Zimmerle - Present	Joe Sedlak – Present	Hawken King - Present
Harley Ezell – Present	Marisa Cali – Absent	

STAFF

Ben Piper, Mayor	Phillip Dye, Town Administrator
Amy Davis, Town Recorder	Steve Foster, Town Engineer
Donny Groves, Utility Superintendent	

APPROVAL OF MINUTES –

**Board of Zoning Appeals Minutes & Planning Commission Minutes of
December 15, 2025**

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

PUBLIC COMMENTS – None

OLD BUSINESS – None

NEW BUSINESS

1. Chapel Hill Fitness Site Plan for property located at 4543 Nashville Highway, Chapel Hill, TN (Parcel ID 026, 072.02)

Dave Ferlisi of Ferlisi Civil Design was present to discuss the plans. After discussion, a motion was made to approve the site plan contingent upon:

- a. Reference for an easement or agreement to secure future connectivity to the North and South of property shown on the plan.
- b. The detached breezeway is constructed of non-combustible materials and meets current building codes.
- c. Elevations and FEMA approval are to be established as property is located within flood zone A.
- d. Revised paper copies to be presented to Town Hall.
- e. Submittal of a traffic study and upon receipt of TDOT permit for ingress/egress.

Motion to Approve Conditionally: Joe Sedlak

Seconded By: Hawken King

Motion Passed: 4 – 0

2. Dollar General Site Plan for property located at 200 S. Horton Parkway, Chapel Hill, TN (Parcel ID 0210, A, 008.00)

Dave Ferlisi of Ferlisi Civil Design was present to discuss the plans. After brief discussion,

Motion to Approve: Hawken King

Seconded By: Joe Sedlak

Motion Passed: 4 – 0

3. Site Plan for office space and residential units to be located at 202 S. Horton Parkway, Chapel Hill, TN (Parcel ID #0210, A, 0006.01)

After discussion, a motion was made to approve the site plan only contingent upon:

- a. All Town Engineer comments to be addressed and reflected on plan.
- b. Revised paper copies to be submitted to Town Hall
- c. Design Review will still need to come before the Planning Commission for approval.

Motion to Approve Conditionally: Joe Sedlak

Seconded By: Hawken King

Motion Passed: 4 – 0

4. The Groves at Chapel Hill, Phase 1, Section 1 Final Plat for property located at 2071 Old Highway 99, Chapel Hill, TN (Parcel ID #020M, A, 015.00 & 025, 013.00)

After discussion, a motion was made to approve the site plan only contingent upon:

- a. Off-site easements to be shown on the plat.
- b. Two temporary easements for cul-de-sac turn arounds to be established and shown on plat.
- c. Cost analysis for the calculation of bond amounts is to be revised showing additional information, reviewed and approved by the Town Engineer and Town Attorney.
- d. Restrictive Covenants to be reviewed and approved by Town Engineer and Town Attorney.
- e. Performance bond or letter of credit to be obtained.
- f. As-builts will be required before any reduction or release of bond amount.
- g. Revised copies of plats to be submitted to Town Hall for review, signatures and recording.

Motion to Approve Conditionally: Joe Sedlak

Seconded By: Hawken King

Motion Passed: 4 – 0

5. Chapel Hill Fitness Design Review for property located at 4543 Nashville Highway, Chapel Hill, TN (Parcel ID 026, 072.02)

After discussion,

Motion to Approve: Joe Sedlak

Seconded By: Hawken King

Motion Passed: 4 – 0

DISCUSSION

Items that were discussed included:

- a. Approvals without contingencies.
- b. Cash bond requirement.
- c. Burn ban for construction sites within the Town.
- d. Capacity/Tap fees.

CLOSING REMARKS

- Isaac Zimmerle welcomed new members to the Planning Commission.
- Continuing education credits using discussion for Planning Commission.
- Mayor Ben Piper announced the Planning Commission Members and their terms of office for further clarification.
- May 2026 Planning Commission Meeting date is scheduled for Tuesday, May 26, 2026.

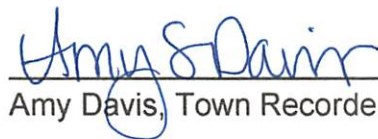
ADJOURNMENT

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

Meeting ended at 6:15 p.m.



Isaac Zimmerle, Chairman


Amy Davis, Town Recorder