

Minutes of the Board of Zoning Appeals

Chapel Hill Town Hall

February 23, 2026

Chairman Isaac Zimmerle announced at 5:30 p.m. that the meeting would be opened shortly. There was a member in transit which was necessary to establish a quorum.

CALL TO ORDER

Chairman Isaac Zimmerle called the meeting to order at 5:38 p.m. with a quorum present.

ROLL CALL

Isaac Zimmerle – P

Marisa Cali – A

Harley Ezell – P

Hawken King – P

Joe Sedlak - A

STAFF

Phillip Dye

Amy Davis

NEW BUSINESS

Approve or Deny the Special Exception Request made by Yellow Frog, LLC permitting the use of storage units within a B-2 Intermediate Business Zoning District for property located on Nashville Highway (Parcel #026, 109.00)

Bob and Michele Richie were present to discuss their plans and presented a power point.

After discussion, a motion was made to approve the special exception.

Motion to Approve: Hawken King

Seconded By: Harley Ezell

After further discussion the motion was amended to include that the special exception would be approved, in accordance with the Chapel Hill Zoning Ordinance, Article VIII, Title 8.080, Section E (1-4), contingent upon the final plans containing:

Town of Chapel Hill, TN – Board of Zoning Appeals Meeting – February 23, 2026

- FEMA flood plain recognition and mitigation plan.
- Exterior finish to meet town specifications in accordance with the Town of Chapel Hill Design Guidelines.
- Traffic Study to be performed and TDOT ingress/egress permission obtained.
- Water runoff/retention plan.
- Site plan to meet engineering recommendations and design review.

Motion to Approve: Hawken King

Seconded By: Harley Ezell

Motion Passed: 3-0

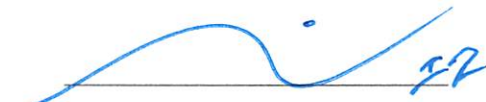
ADJOURNMENT

Motion to Approve: Harley Ezell


Seconded By: Hawken King

Motion Passed: 3-0

Meeting ended at 6:02 p.m.



Isaac Zimmerle, Chairman



Amy Davis, Town Recorder

