

Chatham County Appearance Commission
April 26, 2017
Meeting Minutes — S. Jacobs, Secretary

In attendance for the meeting were:

William “Bill” Causey, Chair
Shelly Jacobs
Davis Andrews
Grim Hobbs

Minutes of January 25, 2017 were unanimously approved by members present.

1st presentation:

Request by John R McAdams Co for a potential retail location to include parcels 2508, 2719, 60612, 2720, and 69884 at the corner of Polk’s Landing Rd and US 15-501.

Presenting the project, the following were present: Charlie Yokley, McAdams Co., Jeff Surrency, Morgan Property Group, Scott Friedman, Morgan Property Group, John Wilson, Morgan Property Group, Mack Paul, Morningstar Law Group and Andy Padiak, McAdams Co.

The proposed project is for 61,000+ sq.-ft. of retail space and adjacent parking. The parcel to be developed has a well-established growth of trees and existing vegetation that now buffers the property from the 15/501 roadway.

There was much discussion about maintaining this view shed along 15/501 and leaving as much as possible undisturbed. The perimeter is home to many older trees, some of which are quite sizable.

Mr. Yokley and group suggested that the client for the property would like full visibility from the road as per the Harris Teeter.

Appearance Commission members discussed maintaining the existing trees at length and urged the developers to maintain this natural growth area to provide a view shed buffer along 15/501 that maintains the “rural look and feel” of Chatham County.

The plans submitted did not show maintaining of the established trees. The Appearance Commission members unanimously agreed that existing trees be saved as much as possible and that this should be reflected in a more detailed future plan. Mr. Charlie Yokley and his group agreed to revise and review their plans to reflect maintaining the view shed buffer as practically possible and to foster the growth of the established trees.

The signage for the property was also discussed. It was unanimously agreed by the

Commission and the presenting group that an internally lit sign of **no more than 16 feet** would be used for this property.

The parking lot for this property was of some concern to Commission members. The proposed parking lot is over 30% larger than required by Chatham County. Members has serious concerns about the size of the proposed islands for tree planting within the parking lot. These trees are supposed to provide shade as the trees mature. However if they are planted in inadequate space their growth is slowed and stunted and they never provide much shade. Commission members suggested, and Mr. Yokley and group agreed, to have fewer parking spaces in order to create 20' wide islands for the trees in the center of the lot.

2nd presentation:

2nd review request by NNP Briar Chapel for review of perimeter landscaping for SD-East commercial area, Parcel No. 18911

Lee Bowman and Garretson Brown presenting.

More extensive and detailed plans for the project were submitted showing plans for the landscaping along 15/501 and the entryway into the property.

Again there was much discussion about the existing view shed buffer of the high berm along part of the roadway that meets the Andrews Store intersection. Currently there are pines and other trees growing in this berm and while Commission members would rather this be undisturbed they agreed to allow for some grading to lower the berm- **but no more than 33% lower,** and only if the regraded berm is replanted with hardwood and understory to create the same "wooded type look" that is the goal for the 15/501 corridor.

In exchange for this compromise to lower the berm Mr. Bowman agreed to leave additional footage undisturbed on the other side of this entryway. Currently the plan shows undisturbed footage of approximately 442' along the roadway. The Commission is requiring 600' be undisturbed. Mr. Bowman agreed to make these changes in the plans to reflect these agreements.