

Chatham County Appearance Commission
December 20, 2017
Meeting Minutes — S. Jacobs, Secretary

In attendance for the meeting were:

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

1st and only presentation:

A request by O’Mara Landscaping & Lawn Care, Inc. to rezone and develop Parcel No. 2691 located at 4590 Mann’s Chapel Rd., that currently has a sheet music printing business and residence, for a landscaping and lawn maintenance business.

Presenting the project the following were present: Keith Shaw, Ryan Hopkins and Kevin Frasier of Shaw Designs and James and Kate O’Mara, business owners.

The proposed plan is to rezone 10 of the 22 total property acres to a commercial zoning status that would enable the business use of employee and client parking, materials storage and truck parking.

Aside from minimal land disturbance to create the parking and storage areas there was little to no change of the land proposed in this project. The property has an existing heavy sight buffer along the roadway in the form of old growth Magnolias, these are not to be disturbed.

There was concern about the need for a 20’ opaque buffer required to delineate the commercial from the residential property. All present agreed that using an existing tree line along said border and adding additional plant material would suffice to create the necessary buffer.

There were no lighting or signage designs in the plan. The presenters were informed they would need to submit plans to Angela Birchett if these were to be added.

Commission members unanimously agreed that these plans for the property were sufficient.

**What they proposed in December is not matching up with what their application is. Which, I'm sure is fine, but even the site plan and what is on them is inconsistent.

Appearance Commission Review
December 13th, 2017

O'MARA LANDSCAPING SITE REDEVELOPMENT

4590 MANNS CHAPEL ROAD
CHAPEL HILL, NORTH CAROLINA

OWNER: O'Mara Landscaping & Lawn Care, Inc.
James and Kate O'Mara

Contact: omaralandsaping@bellsouth.net

CONTRACTOR: Horizon Renovations LLC
Kevin Frazier

Contact: kevin@horizonrenovationsllc.com

ARCHITECT: Shaw Design Associates, P.A.
Keith Shaw & Ryan Hopkins

Contact: keith@shawdesign.us
ryan@shawdesign.us

EXISTING SITE CONDITIONS

31.89 ACRES

1 EXISTING RESIDENCE – 2,184 SF

2 EXISTING BUILDINGS

BLDG A – 3,024 SF

BLDG B – 3,123 SF

EXISTING IMPERVIOUS SURFACES – 44,318 SF

PROPOSED SITE CONDITIONS

31.89 ACRES

TOTAL DISTURBED AREA ≈ 2 ACRES

1 EXISTING RESIDENCE – 2,184 SF – **NO CHANGE**

2 EXISTING BUILDINGS

BLDG A – 3,024 SF – **NO CHANGE**

BLDG B – 3,123 SF – **NO CHANGE**

2 GREENHOUSES – 1200 SF PER

PARKING FOR 30 EMPLOYEES – 25,000 SF GRAVEL SURFACE

HANDICAPPED ADA ACCESSIBLE PARKING

8 OFFICE EMPLOYEES

22 FIELD EMPLOYEES

12,000 SF OF PAVED SURFACES FOR MATERIAL BAYS

MINIMIZE RETAINING WALLS

1 BIORETENTION/WATER RUNNOFF POND

1 IRRIGATION POND TO RECYCLE WATER CATCHMENT