

Chatham County Appearance Commission
January 24, 2018
Meeting Minutes — S. Jacobs, Secretary

In attendance for the meeting were:

William “Bill” Causey, Chair
Shelly Jacobs, Secretary
Mary DeAngelo
Dan Sundberg
Davis Andrews
Grim Hobbs
Henry Chase

Also attending Angela Birchett and Janie Phillips, Planning Dept.

Meeting minutes of December were unanimously approved.

Presentations were conducted as follows:

Presentation 1:

Representing Briar Chapel SD East, a commercial development for Briar Chapel, were Lee Bowman and Garretson Brown. They had been put on notice that their project was in violation of the agreement made for the project concerning the existing forested berm running along the US 15/501 side of the front of the property.

Mr. Bowman explained to the committee that the removal of the berm was necessary in order to install a D.O.T. required storm water pipe. He assured the committee that the berm was to be rebuilt to the agreed upon elevation height of 470' with a transition to 466' and that the berm would be reforested with trees similar to those found in the area. (I.e. pines and oaks). It was recommended by the commission that there be a denser planting of 2" trees rather than fewer 3" trees. Mr. Bowman agreed the recommendation.

Mr. Bowman then suggested contacting Angela Birchett when the regrading is finished so that she could come to the site and inspect the berm grade to assure that it meet the agreement made. Ms. Birchett believed this to be a good idea, as did Shelly Jacobs, who volunteered to meet at the site on the day and time of the inspection as well. Mr. Bowman assured the commission that he would follow through and contact Ms. Birchett as soon as the regrade was done, clarifying that it would take a couple of months given the drainage work required.

All commission members agreed that this was a suitable arrangement.

Presentation 2:

Chris Seamster, McKim & Creed for Central Carolina Community College Health

Sciences Building located on SD West, US 15-501N and Andrews Store Rd., a commercial project for Briar Chapel

Overall the commission members agreed that the plans for the project were good. There were some concerns over the planting in the parking lot islands.

It was suggested that some Willow Oaks and Yaupon Hollies be incorporated and Mr. Seamster agreed.

Presentation 3:

David Taylor, CRA Associates for the proposed Chatham Grove Elementary School located on Andrews Store Rd. along with Mike Hammersley and Ken Redfoot.

There is currently a 100' existing wooded buffer along the property which is part of the Briar Chapel Compact Community master plan. In order to regrade for the buildings and driveways the buffer will be disturbed. The plans submitted to the Appearance Commission did not accurately reflect this and it was requested that these plans be redrawn. The exact page numbers to be redrawn are L-10 and 3.0. The presenters agreed to make the changes to reflect that there will not be regrading inside of the 100' buffered areas.

It was also noted that there was no legend for the "hatched area" on the plans, page L-1.0 reflects the planting on the sloped area. It was requested and agreed that this also needed to be changed in the reworked plans.

There were concerns over the parking lot island tree choices. The presenters agreed to rethink the choices and pick trees that would provide the most shade for the growing space while assuring the viability of the tree in the confined space over time.

Proposed signage is a 32 square foot internally illuminated in keeping with other Chatham County school's signage. This was deemed appropriate and acceptable.

Overall the rest of the plant list was unanimously agreed to by the commission members.

Presentation 4:

David Taylor, CRA Associates for the proposed Seaforth High School located on Seaforth Rd. along with Mike Hammersley and Ken Redfoot.

Again the grading was not accurately reflected in the drawings and the legend for the "hatched area" was not shown in the schedule. These changes to the drawings were agreed to by the presenters.

It was also requested by Dan Sundberg that the bio basin be shown in more detail and that it be planted with sustainable plants for wetland area. Presenters agreed to this change.

Commission members were concerned with the buffer on the Northwest side of the property and deemed it insufficient as is and required that additional planting of Evergreens were needed in order to make a proper buffer between the athletic fields and the residential properties in the adjacent area. Presenters all agreed that this change would be made and reflected by changes to the drawings.

Overall the rest of the plant list and plans were agreed to unanimously by the commission members.

Presentation 5:

George Farrell for a review of a revision to an existing approved site plan for McGhee Commons, Farrington Point Rd. and McGhee Rd.

Commission members were concerned with plant choices for this project and made the following requests for substitution:

Abelia grandiflora —> Tea Olive
ilex Cornuta_ —> Elaeagnus pungens
Magnolia “Jane” —> Cryptomeria yoshino

Mr. Farrell agreed to make these changes to the planting plans.

The West side property buffer was deemed sufficient. However, the North side buffer was thought to be insufficient and required additional planting. The following plants were suggested:

Savannah Holly — 7gal size
Loblolly Pine 1.5”
Red Cedar 1.5”
Tea Olive — 7 gal size

These are to be planted in 2 staggered rows 15’ apart. Mr. Farrell agreed to comply with the recommendations.

There was unanimous concern about the proposed signage for the property. All agreed that a 30’ tall sign was unnecessary. Mr. Farrell agreed to lower the maximum height of the sign to no more than 17.5 feet and the overall sign copy area size to maximum 10’x15’ or 150 square feet. The sign is to be internally lit.

Presentation 6:

Dale and Mary Stansell

Expansion of existing boat and RV storage facility lot located at 1060 New Elam Church Rd.

Commission members agreed that the street side buffers were inadequate and required

additional plantings. The Stansells agreed to plant the following:

Green Giants— 7gal size, planted 8' apart

Elaeagnus — 5 gal size, planted between the Green Giants

The plans did not call for any additional lighting or signage.

Meeting adjourned at 8:25pm