

Chatham County Appearance Commission  
Feb 28, 2018  
Meeting Minutes — S. Jacobs, Secretary

In attendance:

William “Bill” Causey, Chair  
Shelly Jacobs, Secretary  
Dan Sundberg  
Davis Andrews  
Grimsley Hobbs

Absent:

Mary DeAngelo  
Henry Chase

Also attending Janie Phelps, Planning Dept.

Meeting minutes of January were unanimously approved.

Presentations were conducted as follows:

**Presentation 1:**

Presenting for UNC Farm at Penny Lane were Michael Fiocco and Randy Akin of Civil Consultants, also representing UNC were Thava Mahadevan and Amy Wilson. The proposal is to expand the treatment facility by building 15 tiny homes and other facilities such as a club house and/or pavilion for residents. The homes will be arranged in a cove orientation to create patios for the residents. There will be minimal disturbance to the land for the buildings as it is already cleared and graded.

An existing dirt road will be improved to gravel and widened to 14' to comply with emergency service vehicle requirements.

No additional signage is planned. Any changes to lighting will be submitted for approval to Angela Birchett.

Grimsley Hobbs recused himself from input on this project to avoid conflict of interest as he is the hired architect on the job.

Commission members unanimously approved all plans for the project.

**Presentation 2:**

Tony Pendola, owner, Old Lystra Inn presented for a proposed upgrade from owner-occupied Bed and Breakfast (formerly Windy Oaks) to a Conditional Use permit

for a Bed and Breakfast Inn.

Plans include an extension of the current drive to make it circular using gravel. No plans for an actual parking lot were submitted as the owner stipulated parking will take place on grassy areas during events so as not to disturb the land or create an eyesore for neighbors to see.

A tent area is proposed 300' from the house in a wooded area that has had storm damage to the trees. Plans call for removal of dead trees, clearing and grading to accommodate a permanent tent that will be used for events. Lighting plans were not included but Mr. Pendola stated that the only new lighting would be inside of the tent.

A new sign much like the existing one is specified, its lighting will be LED low watt solar.

The property is heavily wooded on all sides and thus meets the buffering requirements.

Commission members unanimously approved the plans with no changes.