

Chatham County Appearance Commission  
May 27, 2020  
Meeting Minutes — Dan Sundberg, Acting Secretary

In attendance for the meeting were:

Shelly Jacobs, Acting Chair  
Dan Sundberg, Acting Secretary  
Davis Andrews  
Grimsley Hobbs  
Phillip Cox  
William Garrett  
Clinton Miller  
Mary Barone  
Kim D'Amico

Absent: William Causey

**Overview of how presentation will be conducted:**

Angela and Shelly.

**1st presentation:**

Mark Ashness presented for Lot 1, Moncure ABC store.  
Grim Hobbs recused himself.

The proposed project is an ABC store on a subdivided parcel. It sits on the highpoint of the site with a BMP to the Southwest. A residence is on the North side in close proximity.

The site has an existing tree buffer which will be retained except for needed grading limits. A board fence will be erected on the South, (inner), side of the buffer adjacent to the Northern existing residence. This buffer and fence has been discussed with the owner during conversation(s) with the ABC board representatives according to Ashness.

It was asked if the water quality pond, (BMP) would be planted and fenced. It will be planted on the littoral shelf and the fencing is unknown at this time.

The lighting was discussed. The building and parking lot lights would be cutoff lights and would not exceed ½ foot candles at the property lines.

The project was acceptable to the commission.

## **2nd presentation:**

Moncure, Obler Lane, Gress Storage facility.

Submitted by Michael Gress. Not present

Overall the plans were not acceptable to the appearance commission members. Questions pertaining to the lack of buffers on the West, North and East side arose. Buffers were labeled in areas to be graded and no new plantings were shown.

The buildings require a 50' setback and a 60' buffer. The building locations appear to need to be adjusted.

A suggestion to use as many natives in the buffers as possible was made.

It was also noted that there is an issue with buffers all the way around the site. As much existing buffer as possible should be retained. The plans were not approved.

## **2nd presentation:**

Artisan Roofing, Shipman engineering. Repurpose building as warehouse on US 64W. R-1 zoning currently. Seeking CB zoning.

Presented by Zack

Buffers shown were a 20' type C front buffer, Type A buffer to the rear and a 20' Type A buffer to the East. A question was asked about a buffer to the West.

Angela pointed out it was not required since a previous owner had planted it thereby meeting the requirement.

Plant suggestion substitutions were made: Change arborvitae to wax myrtle, Burford holly to Bordeaux vomitoria holly.

The setback from US64W was discussed. It is shown as 50' but will likely require a 75' setback by the NCDOT.

The buffer at US 64W will be thinned and replaced with ornamental type plantings. It was suggested and accepted trees over 15' tall would be retained if possible due to the increased setback.

It was noted that lighting was not yet designed, but it would comply.

The septic field was discussed. The cleared are would be used as the primary field so that the repair field could be left wooded.

It was noted that if it is the desire of the board we should try to work toward the diameters of 18" for hardwoods and 12" for pines to be retained per their UDO. It

was also suggested we go past, (exceed) the Durham requirements.  
The plan was accepted by the board.

**Update of bylaws.**

Angela: Showed the Rules of Procedure on the screen.

A question was raised about 3-year term limits for members. It will be revised to clarify that is 3 years per appointment, but concurrent appointments will be allowed.

The Rules of Procedure were voted upon and approved with the modification stated above.

**Additional questions:**

What format are we going to use?

We are going to use go to meeting format with the possibility of another location where social distancing can be adhered to.

Meeting was adjourned at 7:33 PM.