

# Chatham County Appearance Commission (CCAC) Minutes

## June 24, 2020 Meeting

**Commission Members Present:** Absent: Dan Sundberg  
Shelly Jacobs  
Davis Andrews  
Phillip Cox  
Clinton Miller  
Kim D'Amico  
Grimsley Hobbs  
Angela Plummer (Planning Office)

### I. Call to Order and Determination of a Quorum (by Planning staff)

### II. Open issues

- a) Nomination and vote on a new Chair and a Vice-Chair  
New Chair elected by Commission: Shelley Jacobs  
New Vice-Chair elected by Commission: Dan Sundberg
- b) Assign secretary  
New Secretary Appointed by Commission: Phillip Cox

### III. New business

- a) A request by Wesley Mize on behalf of Adigun Medical for a proposed new medical office, two-story building on Parcel No. 69884, located on US 15-501 N
  - This will be a 2 story building with medical on the 1<sup>st</sup> floor and offices on the 2<sup>nd</sup> floor.
  - There will be 14' parking islands to allow for tree growth.
  - On the west side of the parking area there will be a bioretention area that may wrap around the parking on the North side.
  - There is planned a septic area to the west side of the parking area that will be in the tree covered area. The area will be cleared of any underbrush 6" or less in diameter. They will try to work around the trees. AWT have done the soil tests here.
  - Duke Energy has the lighting plan for the parking area. 25' poles are planned and the lights will not be on all night. Dimmer for safety and lights off after staff leaves in evening.
  - It is planned to keep the existing trees in the utility easement along 15-501 but this may have to modified to remove some trees near entrance of driveway.
  - There is no signage design yet.
  - No grading plan yet, however they will match existing grade or be within 5% of the existing grade in the NW corner. There may also be grading needed to create a water retention area before the buffer in the NW.
  - There are 2 planned parking spots for electric vehicles with recharging stations.
  - There is no plan for plants next to the building at this time, a plan will be developed after the building design is completed.
  - Extra trees may be planted along the S boarder to decrease the amount sunlight striking the building in the summer. They will attempt to keep as many trees along the S side buffer as possible.
  - Plant changes: Otto..(?) to Winterberry  
Chinese Fringe tree to Native Fringe Tree  
In retention pond plant Red Maple, Sycamore and Bald Cypress
  - They are planning on a glazed brick exterior of the building similar to the UNC Pediatrics building.
  - Final site plan to be conditional if CD approval is given. We will need a final plant list and locations before groundbreaking occurs.

- b) A return request by Michael Gress for a new storage facility located on Parcel No. 5527, Obler Ln, Moncure approved under General Use zoning.
- Wants to keep as much natural vegetation along the western buffer, but will also need to do a significant amount of grading on the W and N sides of the property which will necessitate a large amount of the removal of small pines.
  - Only one residential property nearby the proposed site.
  - There is currently a drop of over 30 feet (274' to 242') from N to S across the site. This will call for a large amount of grading.
  - There will be a large increase in the runoff to the pond resulting in the drainage plan.
  - Current plans are incomplete in N edge of property. Access roads to be moved and vegetation concerns. Drawings need to be current.
  - There are concerns over the grading plan, planting and fencing along the W buffer.
  - Need to replace the removed pines with Red Cedars along the W buffer.
  - Plans need to be reviewed with the Watershed Protection Division.
  - This plan needs to be completed/updated and then resubmitted.
- c) A request by William Altman on behalf of Chatham Co Emergency Management Services for a proposed new EMS station on Parcel No. 62221 on US 15-501 N
- Proposed site is restricted by the Duke Energy and water main easements on the E side of the property (along 15-501). This pushes the building 30' to the rear of the property.
  - EMS Building will be set in a large cut back into the current hillside. The location will necessitate a 15' retaining wall to the rear of the building.
  - The design will require underground drainage in back (W side) and underground retention areas (S side).
  - Recommended that the proposed Bermuda grass on slope to the west of the building be grown with native grasses (Gamma grass and/or broomsedge) for lower maintenance costs and a move to make the buffer/slope native. It is also a 3:1 slope which makes mowing difficult.
  - Recommended that the Burford Holly be replaced with Hypericum "sunburst" which is more native.
  - Canna Lilies and mondo grass near the parking lot is necessitated by Duke Energy requirements.
  - It was recommended that the buffer along 15-501 could be broadened to improve the growth of the plants that will be planted there. There is room and it will look better. Keep the same number of plants, just spread them out to grow better. Don't need to stay within the 20' buffer space.
  - Work with Meggan to finalize a plant list and stay in budget.
  - No dumpster pad needed.
  - Signage is planned, but will need to go to the contractor before a final design is submitted.
  - Color scheme will also be submitted after the contractor is finalized.

Meeting was adjourned at 8:00 pm but was informally continued to get an update on Bill Causey.