

Appearance Commission Meeting Minutes 12/18/2019

Meeting Minutes: 1st presentation — S. Jacobs, Secretary
2nd presentation — Dan Sundberg, member

In attendance for the meeting were:

William Causey, Chair
Shelly Jacobs, Secretary
Davis Andrews
Grimsley Hobbs
Dan Sundberg
Phillip Cox
Mary Barone
Clinton Miller
Angela Birchett, CZO, planning department staff

Absent: William Garrett

1st Presentation: (Notes taken by Shelly Jacobs)

Chris Seamster for Williams Corner, mixed use commercial development on 15/501 and Lystra Rd. The project was given approval for mixed use in 2005, the plan has been modified and updated to suit the current guidelines. Originally 100 acres the site is now 118 acres with development area kept to a maximum of 24% of the property. The developers intend to purchase the property and then submit individualized plans for each lot sold.

There were a large number of concerned citizens at the meeting, mostly from the adjacent property, Legend Oaks which if plans proceed would share an entrance.

Appearance commission members were mostly concerned with the streetscapes remaining heavily tree lined to maintain Chatham's rural feeling. They felt that the 100' setback should be held and not reduced to 50' or anything less than 100'. Members agreed with the plant list called for on the plans. They asked and it was agreed to by the presenter that the planting shown in the natural area be reworked to create a denser buffer along the streets and along the U-shaped entrance.

2nd Presentation: (Notes taken by Dan Sundberg)

Paul Brewer and David Orringer, Moncure Pittsboro Rd storage, conditional district rezoning, Exit 79 Moncure Pittsboro Rd at US 1. Applicant stated the Poe Ridge boat ramp is within one mile. There is Neighborhood Business to the

South and B1 adjacent to the West. The overall plan was accepted with the following modifications being agreed to by the applicant:

- Redbuds to replace Crape Myrtles
- Wax Myrtle to replace variegated privet
- The buffers will be augmented if needed to comply with buffer requirements. The plan indicates all new plantings.
- There will be a sign on Building No 4 facing the road
- There will be a pole sign on the Moncure Pittsboro Rd

Meeting adjourned