

# Chatham County Appearance Commission (CCAC) Minutes

## August 26, 2020 Meeting

### Commission Members Present:

Davis Andrews  
Mary Barone  
Phillip Cox  
Kim D'Amico  
Grimsley Hobbs  
Shelly Jacobs  
Clinton Miller  
Dan Sundberg  
Janie Phelps (Planning Office)

### Commission Members Absent

None

#### I. Call to Order and Determination of Quorum

#### II. Open Issues

Minutes were reviewed and voted upon. Minutes were approved by roll call.

### New Business

**A.** A request from Matt Lowder of Triangle Site Designs for a Sam's Xpress Wash to be located at SD East Briar Chapel commercial district. Matt Lowder and Chris Bend were present to represent the project.

-The car wash will be on one acre on the SW corner of the 20 acre parcel.

-There is a 50' right of way along 15-501 and the project sits just outside that r/w.

-There will be a bioretention pond on the SE side of the parking lots. It will be covered in sod.

-The steep slope to the SE side of the project will be seeded and allowed to go fallow and grow back in native species.

-The project will not disturb existing vegetation. It is outside the stream buffer areas.

-Lights on the side of building and under canopy will be LED full cutoff lights. The plan is to have them turn off after the close of business.

-There is a residence 300' to the south and the buffer of trees and shrubs will be left undisturbed.

**-Recommendations:** Switch the Chinese Pistache Tree with Red Oak

Switch the Trident Maples with Red Maples

-Sign still needs to be approved by the County, Shelly and Grim both expressed the desire that "less is more". Minimal signage will make the neighbors have a favorable view of the project and still be able to find the business.

-The plan had been approved by Briar Chapel

-The plan, with the changes, was approved by the CCAC

**B.** A request by Brent Pardum and George Venters on behalf of Dollar General to build a Dollar General in Bonlee at the NE corner of the Old 421 and Elmer Moore Roads. George Venters attended.

-The site has been cleared for the most part and needs to have an old gas station building demolished. No underground storage tanks, they were removed previously.

-The remaining deciduous trees on the site will remain and be protected by "tree protection zone" fencing during demolition and construction.

-Contractor is relocating a driveway that is present on the site so that homeowner living behind the site will still be able to access their site.

-The developer will be installing a privacy fence between the building and the residences adjacent to the site.

-There will be a storm water retention pond in the south side of the site along Elmer Moore Road. This will hold water at all times and will have wetland plants planted from the State list of approved wetland plants. Drainage from parking lot and roof will come to this retention pond.

-A septic field will be placed on the east side of the site between the building and the privacy fence.

- Lighting will be LED with large corner lights that will illuminate the parking lot. These will be full cutoff based on the corporate (DG) energy management system.
- Signage needs to be approved by County when the national DG signage supplier applies for the sign permit. Proposed is a 10' post with a 4' x 8' sign on top.
- Recommend** that the lights are full cutoff after business hours.
- Recommendations:** For the row of Silver maples along Old 421 and Elmer Moore Rds., substitute Serviceberry Trees replacing the Silver Maple trees planned. This will avoid the overhead utilities.
- Replace "Little Gem" Magnolia with Southern Magnolia
- Replace the 147 Curissa Hollies with 49 Gardenia, 49 Yaupon Holly and 49 Wax Myrtles. It was suggested to place the Yaupons and Wax Myrtles along the privacy fence on the N and E sides of the site. Gardenias along the S Side of the parking lot
- Consider making the sign a monument sign instead of a pole mounted sign. (Shelly: "Less is more")

Project approved by the CCAC with changes. George will revise the plans after getting the notes with our recommendations.

**C.** A request by Matt Malone of Nature Trails LLC on behalf of DFS Properties LLC for a revision of the conditional use permit. No one attended.

- Project was given a notice of violation because there were additional impervious surfaces added recently (a new gravel parking lot) behind the building. Few if any plants were disturbed.
- Complaint from homeowner on the W side of the property that they can now see through the 300' treed buffer and see 15-501.
- An additional buffer is needed.

**Recommendation:** Plant 4, 15 gal., American Hollies (10' on center) and 3, 4' - 5', Eastern Red Cedars across the west side of the 70' wide parking area (7 plants total).  
In front of the Hollies, plant a staggered row of 5, 5 gal., Wax Myrtles.

**D.** Meeting was adjourned by unanimous vote.