

Chatham County Appearance Commission (CCAC) Minutes

September 23rd, 2020 Meeting

Commission Members Present:

Davis Andrews
Phillip Cox
Shelly Jacobs
Dan Sundberg
Janie Phelps (Planning Office)
Angela Plummer (Planning Office)

Commission Members Absent

Mary Barone
Kim D'Amico
Grimsley Hobbs
Clinton Miller

I. Call to Order and Determination of Quorum

II. Open Issues

Minutes were reviewed and voted upon. There were issues with the connectivity of some of the members attending, however after a delay, the Minutes were approved by roll call.

New Business

A. Sanders Automotive Re-Review of work completed. Chris Sanders and Mark Sanders attended.

- Shelly began by noting that there was an unexpected loss of vegetation along the 15-501 corridor and there was now a berm in back with rocks piled atop of it.
- Chris noted that the Sycamores along 15-501 have not been planted yet and he would like to get them in the ground soon. The Red Cedars along the north property line are not yet planted but will be in the next week or so. He had to remove some of the vegetation in the front of the property because he was installing a septic field.
- Angela noted that the Sanders were called back to the CCAC was to explain the changes in landscaping from - the approved plan.
- Mark stated that the Water Conservation people made him put in a retention pond that they were not expecting to need and that was an unexpected expense.
- Shelly pointed out that they had cleared out too much land and as a result of going over the 20,000ft² maximum allowed for clearing, they had to place a BMP.
- The result of the deviation from the approved landscape plan may cause a conditional certificate of occupation to be enforced and may result in the closure of that building site.
- Shelly proposed that a few members of the CCAC visit the site in the near future and make landscaping recommendations that will help Sanders Automotive get a clear certificate of occupation. Once the revised recommendations are provided to the Sanders, they need to return to the CCAC for final approval.

B. A request by Carolina House. Nick Robinson, Mark Ashton and Matt Molenicki attended.

- Carolina House already owns a site adjacent to the North of this site. They purchased the new site to the south of the current site to expand their operation.
- The site is a conditional use property and will be changed from residential to commercial. The developers want to make sure the site retains its residential feel but need to alter the site in ways to make it accessible.
- There will be paving for required parking places.
- Dan asked if BMP's would be needed for the site after paving and construction. Mark replied that the 20,000ft² will be exceeded, however there is no concentrated flow on the 12 acres so no BMP will be required.
- The sign will fulfill the County sign ordinance. They plan on keeping it small, similar to their current signage.
- There is no lighting plan yet, but they are planning to have full cutoff pole lights in the parking lot. The lighting will be shielded to make all light downcast.

- Phillip made the suggestion that it would look nice and provide a buffer along the road if dogwoods and azaleas were planted back in the pines.
- It was recommended that there would need to be an increase in the amount of buffer in the SW corner of the site and near Existing Building "B" near an existing roadway. However, Carolina House is purchasing that land and it was determined that no buffer would need to be added.
- The CCAC determined that this was a good proposal and approved it unanimously.

C. A request by **Jennifer Miller** for a proposed kennel along NC 87 N. Jennifer Miller and Michael Miller attended.

- The site is currently residential and the owner wants the kennel/grooming facility to maintain the residential/ranch feel.
- The parking area is already graveled, however there will need to be a concrete poured to provide ADA accessibility.
- The owner wants to keep as many trees as possible on the current site but will have to remove some trees to provide access for fire department and visitors to drive around the site. This is proposed to be a gravel roadway.
- The entrance driveway will also need to be widened to bring it up to code.
- The owner wants to remove some invasive bamboo and place the septic in that area. Suggestions were made by the Commission for a variety of ways to remove the bamboo.
- The commission also discussed the need for a 20' Type "A" buffer along NC 87 to the East and along the property line to the South to provide a year-round screen.
- There will need to be a planting plan for the buffers provided. It was suggested that Cedars, Oaks and Red Maples provide the tree buffer and wax myrtles provide the shrub buffer. Grouping the trees and shrubs would be a better plan than just planting them in rows parallel to the road. For the 487' along NC 87, there would need to be 22 trees and 87 shrubs to fulfill the buffer requirements.
- The **recommendation** for the Southern border would be to allow the native plants grow to form a natural buffer at least 20' wide. Just don't mow it.
- There are no light and sign plans at this time. It was explained that we need those plans in order to move ahead with the approval process. Shelly also suggested that less is more when it comes to signs and lighting.
- There was also discussion of dumpster screening that would be needed as well.
- Angela inquired about the grooming portion of the business and said that there will need to be State approval for the grooming portion of the business and how it affects the septic system. Jennifer said that a soil scientist had come out to the site to review the septic situation and that they are increasing the size of the septic system.
- The CCAC **recommended** that the applicant review the recommendations and finalize plans then return to the CCAC for approval.

D. Julie Hester was in attendance as a visitor to the CCAC meeting.

E. Meeting was adjourned by unanimous vote.

Additional Business:

After the meeting adjourned, it was discovered that there was not a quorum for the meeting. We thought that Michael Miller was Clinton Miller who was having connectivity issues with the meeting. Planning staff will contact the attendees and have them come back when there is a quorum for next month.