

Chatham County Appearance Commission (CCAC) Minutes

March 24th, 2021 Meeting

Commission Members Present:

Davis Andrews
Phillip Cox
Kim D'Amico
Grimsley Hobbs
Shelly Jacobs
Dan Sundberg
Angela Plummer (Planning Office)

Commission Members Absent

Mary Barone
Clinton Miller

I. Call to Order and Determination of Quorum

The meeting began via Gotomeeting with a roll call quorum. The minutes were reviewed and were approved by a unanimous vote.

II. Open Issues

New Business

A. A re-review on a request by Scott Pearce with For Garden Sake, Parcel Nos 19644 and 62824, located at 9157 NC 751 Hwy. The new map shows a planned continuation of the buffer that is in front of the current business. This will exceed buffer requirements.

-Lots of Viburnum along the neighbors buffer to the North. Shelly requests that the plants will be offset instead of the line of plants that is on the plan. This is to make the planting look more natural.

There was a discussion to swap some of the Distylium for wax myrtles. Scott says that it is his experience that wax myrtles do not thrive in the shade. Kim suggested dwarf wax myrtles. Other plants were discussed (red Cedars, Mtn. Laurel) and Scott suggested Skip Laurel.

-Grim suggested that when staggering the plantings, plant the small in front and the tall in back. Scott agreed.

-For the front buffer along Hwy 751, there is. Large variety of plants. Lots of Little Gem Magnolias and Red maples as well as Loropetalum and Woodland Ruby Illicium. Kim suggested that some of the Distylium could be replaced with some Ilex vomitorium. It was agreed upon that 30% of the Distylium 'Vintage Jade' would be replaced with Dwarf Yaupon and 30% of the Chindo Viburnum would be replaced with red cedars.

-Kim noted that there is one 'Burning Bush' Euonymus was on the plans and it is an invasivespecies. Scott said that was a mistake and would have it replaced. The buffer would be ok without it.

-When the current church building is moved to its new location, only one 10DBH Red Maple will need to be cut down. Scott said there will be sufficient Oaks and Magnolias around the site that will not be removed.

-There will be no new signage or lighting added. No new dumpsters added either to the site.

-When the new access road is added for the business vehicles, Scott said that by adding the new parcel to the site, the impervious surface on the combined parcels will not exceed 36% and will not need watershed protection approval. The road will also be crush and run, not asphalt.

-The project was approved by a unanimous vote and will allow Scott to move ahead with his plans.

B. A request by Jacci Valino with 1771 Architectural Studio for a new funeral home on Parcel 61563, to be located at 11680 US 15-501N in Williams Township. Attending with Jacci are Brian Shepard (1771) and Terry Boylin Village Green Landscape Design.

-The funeral home is Walker Funeral home which is closing its Chapel Hill location and opening this new site on 15-501. The new construction will be proposed to have a "residential home" look. Visitors come in the side facing 15-501, the bodies will come in a driveway behind the building.

-Angela asked about impervious surface calculations and Brian will check on the amount of impervious surfaces that are planned for the site.

-Terry said they would install a Type B buffer along the road frontage. Nuttal Oaks and Burford Hollies will be in the buffer. Trident Maples and Overcup Oaks will be in the parking lot and Pin oaks will be along the side road to the south of the property.

Kim suggested replacing the Burford Hollies with Hypericum, Ilex vomitoria and 'Spring Bouquet' viburnum and place dogwoods and/or redbuds in the understory in the buffer. Also, stagger or group the plants as much as possible for a more natural appearance. Terry said they will still need to block headlights for the parking lot and these plants should work.

-There was a discussion about moving the building back from the road further to enable a larger buffer. However, Terry said that there is a stormwater BMP behind the building that needed space to work as well as a wetland buffer that would be encroached upon if the building was moved. Brian stated that the elevation of the land decreases in the back of the parcel and to keep the building visible, they needed to keep the building to the front of the property. There is also a retaining wall that is being constructed on the rear side of the building to make the parking/turn around area for business vehicles. It was agreed to leave the building in its planned location.

-The Stormwater BMP will have its own plant list from the water quality section.

-Signage? None at this time, they will talk to client and follow sign guidelines. Shelly reminded them that "less is more".

-Lighting plan? They have a 'Rabbit Proposal' that shows no spillover to the rear of the property. The lighting in front is not full cutoff at this time but Brian will look into what the code requires. Angela reminded him that she will need the specs for the mounted lights.

-Terry will redraw the landscape plans per our requests and will submit it to Angela so the CCAC can approve it quickly.

-Approval pending resubmitted landscape map reflecting changes.

Updates were reviewed and then a motion was made to adjourn. Motion seconded and passed with unanimous approval.