

CCAC Meeting Minutes October 27, 2021

Meeting called to order at 6:00pm by Shelly Jacobs via GoToMeeting with a roll call and quorum present

Members present:

Davis Andrews, Kim D'Amico, Shelly Jacobs, Erin McDade, Clinton Miller, Dan Sundberg, Shelby Werner, Grimsley Hobbs

Minutes from September 22, 2021 were reviewed by committee and approved by unanimous vote

Vance McNeas welcomed as a new planner at the CC Planning Dept.

A request by Cheddi Johnson with Samet Corporation for a new truck terminal, Eco TIP West LLC at the Moncure Mega Site located at 338 Pea Ridge Rd., Parcel No. 5814 was presented for approval.

Cheddi began the presentation with drone footage of the site.

Bill McAnally, Senior Project Manager, discussed site and landscape specifications with a focus on Lot 1 at US1 and Pea Ridge Road.

Jered Callis presented building specifications.

Bill gave signage details for 2 ground monuments.

Questions were raised about the gap in the screening buffer. Additional screening material was agreed upon by Cheddi.

Questions were raised about landscape not meeting 50% shading in parking lot. Suggestions were made to reduce size of island by half and only include one Gingko tree per island, and place each island on alternate sides of 10 parking spaces to shade more area without reducing number of parking spaces and keeping the number of trees the same. Bill and Cheddi were open to the suggestions but need time to review details.

Request by committee to keep hatch pattern on plans back inside of disturbance area on LL5. Bill agreed to the change.

Clarification is needed on species of Ilex vomitoria. Committee would prefer larger species, not dwarf.

Question about buffer requirements along US1. Bill said that the existing tree line and stream buffer would not be disturbed and meets buffer requirements.

No additional signage planned on Pea Ridge Road, but existing sign will remain.

Request by committee to provide an overlay of buffer landscape specs with aerial view for future projects. Cheddi said he would try to get that to the committee if possible.

Motion made and seconded for site plan approval.

Planning update given by Angela Plummer.

Meeting adjourned at 7:00pm by Shelly Jacobs. The next meeting is scheduled for Nov. 17th. Agenda will include discussion with Chatham County UDO consultant.

