

## 9/28/22 Chatham County Appearance Commission Meeting Minutes

### **Attendees**

Davis Andrews, Erin McDade, Dan Sundberg, Clinton Miller, Kim D'Amico, Tony Mayer  
County Staff present: Angela Plummer  
McKim & Creed: Luke Turner, Chris Seamster  
Owner/Developer: Whitt Cozart

The meeting was called to order by Dan Sundberg with a roll call and a quorum present.

Minutes from the August 2022 meeting were reviewed and approved by unanimous vote;

### **New Business**

#### Fitness Facility

Project: proposed 30,000 sq. foot fitness facility within two parcels equaling 4.09 acres; Lot provides 120-130 w/ total parking spaces including handicap access.

Parking and building will be screened w/50' buffer on 15/501; screened w/ new planting on Market Chapel Road.

#### General Asks:

Encourage natural growth along the **viewshed buffer along the whole development edge on 15/501.**

#### General Building Comments:

Erin suggested that a more narrow building would limit parking/pavement.

Erin suggested the site was poorly designed, but it is out of our scope. **Especially regarding the easement planting encroachment.**

#### Planting Plan:

Briar Chapel is the only compact community in Chatham approved at 24% impervious surface areas; it can shift between residential and commercial.

The easement along Market Chapel Rd is privately owned, not public, so the developer is allowed to plant within the easement.

***Action Item - If 6' sidewalks, there is concern over nose-in parking (which accounts for an overhang); McKim & Creed will verify what is shown.***

All accessible parking spots will be flush w/ the sidewalk.

Large trees require 400 sq. feet of open space in a planting island; the CCAC asked the developer to reduce the number of parking spots to allow for these larger planting islands. **A reduction of parking spaces will be acceptable to achieve this.**

Asks:

- Replace sugar maples (at least use S. Floridanum or S. Rubrum)
- Include Virginia Pine and Red Cedar added to sunny edges in the natural buffer on 15-501 (to reflect native color in the winter)
- Replace **a few of** the Dwarf Yaupon **adjacent to the islands** with other options such as blueberries, gardenias, Ilex glabra, or abelias.
- Remove clumps of Carissa Holly(s) along Market Chapel Road and replace them with 7 Sweet Bay Magnolia (5-gallon multi-stem)
- Change plantings around the dumpster to flowering/scented plants (osmanthus **fragrans**), remove Dwarf **Burford**
- Black Gum (Nyssa sylvatica) was suggested to replace Zelkova. (also Acer Rubrum)
- **Lighting will be by the power company. No plan.**
- **Signage will be on the building.**

**Discussion of UDO:**

Clinton has consolidated commission comments except for Tony's comments.

Next Steps:

Gather planting list for wet areas/watershed/stormwater/erosion control/ retention basin area instead of just rip-rap. A partial aquatic plant list already exists. This list should include "wet feet" plants. CCAC members should provide comments and feedback through email.

**October Meeting Vote:**

All members favored holding October's meeting remotely but were willing to pivot seven days in advance if the agenda required an in-person conversation.

**Planning Department Updates:**

VINFAST <https://vinfastauto.us/>- Vietnamese EV car company approvals moving along. Neighboring parcels going through rezoning process.

Lots of development is coming to Chatham; we will remain busy.