

CCAC Meeting Minutes

December 14, 2022

Attendees

CCAC members present: Davis Andrews, Kim D'Amico, Tony Mayer, Dan Sundberg, Erin McDade

Absent: Clinton Miller

Planning Staff present: Angela Plummer

Meeting called to order at 6:00 by Dan Sundberg

Minutes secretary absent - CCAC member Kim D'Amico will take notes

Minutes from December 14, 2022, were reviewed and approved as is by unanimous vote

New Business

- **Review landscaping site plan for Kiran Athletic Cricket Fields on Parcel 88797 located on Roberts Chapel Road in Goldston.**

Site landscape design proposal and intent presented by Kiran and Mack Suny to committee. There will be 6 cricket fields with parking located near each field. Use will begin on weekends only.

Developer intends to preserve existing trees and vegetation.

CCAC members asked for clarification for buffer location as GIS of property does not match what is on plan submittal. Contractor explained that they own both parcels.

Committee members discussed their concerns for buffer size requirements and zoning designation of adjacent properties. Angela confirmed that they are required to have a 20' buffer and adjacent properties are zoned residential, so they are not required to provide more buffer plants for parking lots than what is presented on the current landscape plan.

CCAC members asked about type and quantity of lighting. Since field usage will only occur during the day, lighting is minimal and only provided around shelter.

CCAC members were concerned about the topography of site and possible erosion issues. Presenter said that they are looking for approval for this concept and will address those issues once this preliminary plan is approved.

CCAC members reviewed plant selections and suggested the following substitutions. Due to its weedy tendencies, Lacebark Elm to be replaced with Oak species like Overcup Oak or another

approved hardwood tree from current CCAC plant list. *Spirea japonica* is currently listed by NC State as invasive in NC and should be replaced with *Hypericum* or *Viburnum obovatum* cultivar.

Questions were raised about how many parking lot trees were needed for each parking lot. Regulations require 1 tree for every 10 parking spaces. CCAC committee asked to add trees adjacent to parking lot in lieu of small islands to meet those requirements. The adjacent property is all pastureland so are no existing trees in that area. Presenters agreed to the changes.

Motion was made and seconded to approve landscape plan as amended by CCAC.

- **Review landscaping site plan for Walt Lewis, The Extra Garage IV, on Parcel 88772 and 17698, Beaver Creek Rd., Apex**

Landscape site plan was presented to CCAC members by Brady Herman and James Frazier.

CCAC members were concerned about existing buffer and if it was opaque enough. Also, what part of that buffer would be lost to DOT ROW since there are power lines over the tree line buffer. UDO regulations state that Developers are required to maintain, enhance or provide a 20' opaque buffer. Committee asked as to where the buffer began from the street and how much of the existing tree line is included. Presenter used Google maps to get a clearer picture of existing buffer and site conditions from the road. Presenter said they would maintain a 25' buffer from where the tree line begins at the street inwards toward the property site.

CCAC members asked that the power lines be added to the existing landscape plans for clarification.


Presenter said that they wanted the development to blend in with the natural surroundings. They will use green metal on all storage buildings just like at their other storage site.

CCAC members reviewed plant selections. Substitutions are requested to add more natives and diversity to the plant species. Replace *Cryptomeria japonica* with *Juniperus virginiana* "Eastern Red Cedars". Reduce numbers of *Abelia chinensis* and add *Viburnum obovatum* and *Hypericum frondosum* 'Sunburst' to add native diversity to plant palette. Reduce numbers of Wax Myrtle by substituting with *Ilex* species such as *Ilex verticillata* or *Ilex vomitoria*. Or *Ilex* cultivars such as 'Nellie Stevens', 'Emily Brunner' or 'Foster'.

CCAC members inquired about lighting. Most of lighting will be internal with just a few external lights that will shine down on site. Sign will be lit.

Motion was made and seconded to approve site plan as amended by CCAC.

- **Planning Department Updates** – UDO in progress. More rezoning requests. CCAC members concerned with powerline easements and their effect on 20' buffer requirements. Angela to investigate whether any changes or clarifications can be required. Members requested that all power lines be added to any landscape submittals in the future.

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- **CCAC Commission Updates** – members discussed the recent plant list submitted by the Chatham County Tree Protection Working Group. There are concerns that their new plant list and the new CCAC plant list may lead to some confusion among Landscape Architects and landscapers. Dan Sundberg will ask the chair of the Environmental Review Advisory Committee, Elaine Chiosso, to attend the next CCAC meeting to discuss how we can work together and present one document for the updated UDO.

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The next meeting will be in-person on January 25 and approved by all CCAC members.

Motion to adjourn was made by Dan Sundberg and seconded at 7:20 p.m.