

CCAC Meeting Minutes

April 26, 2023

Attendees

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

Absent: Dan Sundburg

Planning Staff present: Hunter Glen

Minutes Secretary: Kim D'Amico

American Self Storage present: Brandon Martin, Adam Jarrell

Meeting called to order at 6:00 by Vice Chair Erin McDade

No previous Minutes to approve

New Business

- **Review landscaping site plan for American Self Storage in Pittsboro.**


CCAC Vice Chair Erin McDade began meeting by asking for clarification between this approval and the previous approval in 2018. Plants had already been installed.

Brandon Martin stated they were seeking approval to remove existing landscape on the South side to accommodate building expansion.

Adam Jarrell clarified that the row of shrubs under the Chinese Elms from the 2018 landscape approval never got installed.

Hunter Glenn stated that there needs to be some explanation given for why those plantings were not installed or removed. Adam agreed to add plant material if required.

Erin questioned the current 50 ft buffer that was previously approved between this Light Industrial site and the adjacent Residential R1 properties, since this buffer width was less than what the Zoning Ordinance requires. But, since their 50 foot buffer was previously approved in 2018, what did the CCAC need to approve at this time?



Hunter clarified originally approved 50ft buffer has been planted and needed to be maintained. He would check about specific buffer requirements between properties with the same owner and would discuss with Angela Plummer.

Tony Meyer inquired about an open space where an old trailer had been removed on the East side of the site. He requested that area be allowed to return to native vegetation since it wasn't being used. Adam agreed to the changes.

Tony asked if the street-facing side of the site be enhanced with more native tree species to make it blend in with the surrounding natural areas. A mix of deciduous and evergreen would be preferred.

Erin stated the current Zoning Ordinance requires 1 street tree every 40 feet along roads. Adam agreed to install 10-12 new native trees along hwy 64 to meet this requirement.

Hunter stated that CCAC could request those changes.

Adam agreed with the changes and would choose native trees from the CCAC plant list.

Kim D'Amico questioned the health of some of the Arborvitae plantings along the NW side of the site. The 2023 satellite aerial shows a large group of Arborvitae have died. She requested that they be replaced with native evergreens from the CCAC plant list to increase health and longevity of the screening buffer. Adam agreed to these changes.

Tony asked about a new lighting plan. It was not included in this presentation.

Hunter said the lighting is required to be full cutoff. They should refer to the lighting requirements in the zoning ordinance to submit lighting plans for the new building.

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

- **Planning Board Update:** None
- **CCAC Update:** Tony will stay on as a member for a couple more months until one vacancy is filled.

Motion to adjourn was made by Erin McDade and seconded at 6:30 p.m.