

# CCAC Meeting Minutes

## November 16, 2022

### Attendees

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

Absent: Clinton Miller, Erin McDade

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 November 16, 2022, were reviewed and approved by unanimous vote

### New Business

- **Review landscaping site plan for Vinfast auto manufacturer in Moncure.**

Vinfast presented a traditional landscaping plan that incorporates plants recommended for our Chatham County climate. There are several detention ponds onsite that will be planted with stormwater adapted species and seeded as well.


CCAC members had concerns with several listed tree species as they were more endemic to Northern climates. CCAC recommendations include: Removing Spruce, White Pine and Eastern Hemlock (Northern species) and replace with a mix of more heat tolerant, SE natives like, Red Cedar, Longleaf or Virginia Pine and Blue Sapphire Cypress. Also replacing the Honey Locust trees in parking islands with more heat tolerant species such as Overcup Oak or Chinese Pistache. And changing the ornamental Pennisetum grass cultivar from 'Hameln' to 'Cassian' to ensure better overwintering success.

CCAC members expressed concern about existing buffers and what would be the impacts to the surrounding neighbors, if any. Vinfast explained the nearest home was ½ mile away and they were very well sited with wide natural buffers already in place.

CCAC members had questions about the buffers along Flatwood Road and how this development might impact it. Vinfast stated that this a DOT issue and will be addressed in Phase 2 of the project. They currently are waiting on permitting for wetland crossings for Phase 2

CCAC members discussed lighting. Vinfast stated that all lighting will shine down on the site.

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CCAC members recommended they change their Midwest seed supplier to a local SE seed supplier, preferably from NC, to get as close to the local seed ecotype as possible. Recommended sources include Garret Wildflower Seed Farm and Mellow Marsh Farm.

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

- **Review site plan for the Goddard School at SD West, Briar Chapel**

Landscape plan was presented to CCAC. The plant selections were already approved prior to this meeting by 2017 CCAC.

CCAC members had questions about buffer variance for playground. This was approved by the county as the site had previously been cleared prior to this development.

CCAC members questioned some of the plant selections and made recommendations such as using a more ornamental tree species to replace the 2 Hop Hornbeam trees at parking entrance. Sourwood trees were suggested as an alternative. Replacing the Cryptomeria around the dumpster with our native Red Cedar and replacing the October Glory Maples with a more heat and humidity tolerant Scarlet Oak tree species.

CCAC members had questions about lighting and signage, but these items were not ready to present for discussion yet.

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

- **Planning Department Updates** – UDO in progress. More rezoning requests. Tree Preservation Advisory Group will present recommendations to board in December. CCAC members will get to review those recommendations to create a unified document from both committees for the UDO.

Next meeting was set for January 25<sup>th</sup> and approved by all CCAC members

Motion to adjourn was made by Dan Sundberg and seconded at 7:15 p.m.