

06/28/23 Chatham County Appearance Commission Meeting Minutes

Attendees

Davis Andrews, Dan Sundberg, Kim D'Amico, Tony Mayer, Erin McDade
County Staff: Angela Plummer

Knight Landscaping Supply: Darryl Knight, Mitchel King, Michael Blakley

Circle K: Nick Robinson, Rick Baker, Sean McCall

The online meeting was called to order by Dan Sundberg with a roll call and a quorum present at 6:00 PM.

Minutes from the May 2023 meeting were reviewed and approved by unanimous vote.

New Business

Knight Landscaping

- Owner Darryl Knight to develop 3 acre lot on 421 north of Sanford
- Landscape supply store and outdoor storage
- NC DOT access with culverts
- 600 sq ft buildings
- 34,000 sq.ft. fenced and graveled storage area
- Talked with adjacent neighbors, residential
- leaving wooded scrub in back NE corner of lot
- plans include type A screening on east and west lot lines, and type B screening on road frontage
- will also contact neighbors across 421 for community meeting
- road has overhead power lines, sewer and fiber optic easements.

Comments:

Tony said Leland Cypress is fast growing but disease prone and non native. Check the county preferred plant list for choices like: red cedar, magnolia (southern and sweet bay), osmanthus...

Dan- break up the 150 leland cypress with 3 natives for example a mix of cedar, native holly selection, and sweet bay magnolia. make two rows of plants with smaller ones filling gaps

Erin – loosen the plant spacing so they are clumped in groups of 5 or 7, not in straight lines. That has a natural feel.

Kim – Use southern red maple or oaks out front

Discussion:

buffer trees on road are set inside the power easements.

substitute smaller trees for red maple. Suggest dogwood, redbud, and sweet bay magnolia in thirds (also mentioned yellowwood)

small trees may be substituted 1:1 for large but get 15 gal pots to compensate price

Lighting and signage is OK

Decorative fence < 6 ft.

Motion to Approve:

Tony motioned to approve; 2nd by Erin. All in favor.

Circle K

- Gas station at Mann’s Chapel and 15-501 getting a redesign and moving into an acquired adjacent parcel.
- Houses on west are abandoned
- Long western entrance road skirts the watershed boundary, third entrance is rt turn only for quick access to pumps

Comments:

Erin – lots of pavement, do you need three entrances? The two on Mann’s Chapel seem redundant. Discussion of reducing required parking spaces. Noted to take up with rezoning application.

Dan- the small 3rd entrance also takes out a lot of trees that would serve as good buffer, can you get rid of it?

Much back and forth about DOT, and the application process, brought up by this traffic/entrance issue

keep the grading limits inside the landscape buffer so you can keep as much trees as possible then underplant in gaps with wax myrtle, sweet bay and cedars.

Kim – the numbers on the plant list are not added correctly, swap out loropedalum plants for a native like Hypericum frondosum “sunburst”, or viburnum obovatum. Intersperse some other natives (viburnum, dwarf wax myrtle, spirea) with the yaupon holly to break it up a little bit, diversity is what we're trying to go for instead of large quantities of 1 particular shrub.

Tony – emerald arborvitae can sub for needle point holly. There are native holly selections we like. Look at our county plant list and availability in the nursery trade when picking shrubs. osmanthus fragrance is another sub for lorapetalum at dumpsters, the common name is sweet tea olive the willow oak is fine we also like overcup oak.

Motion to Approve: with suggestions of plant substitutions, avoid grading over existing wooded buffers, and consider eliminating 3rd entrance

Kim motioned to approve; 2nd by Erin. All in favor.

Planning Department Updates

- Vinfast has pushed their date back to 2025
- Plan Moncure has another community meeting in August
- The UDO is still clicking right along
- Chance Mullis in our department was promoted to assistant planning director
- We're going to hire somebody to do the transportation because we are now involved in triangle regional planning association

Vote for In-Person / Virtual

Dan made a motion that we have the next meeting in person in July and Davis seconds. All in favor

Motion to adjourn

Dan motioned, 2nd by Erin; all in favor; Meeting ended at 7:13 PM