

## **Chatham County Appearance Commission**

Meeting Minutes

July 26, 2023

### Attendees:

Dan Sundberg (DS), Angela Plummer (AP), Erin McDade (EM), Jack Ritchie (JR), Davis Andrews (DA), Chuck Walker (CW), Rachel Nelms (RN)

### Guests:

Claire Coffey, owner & CEO of Intrepid Build

Unknown Lady, representative of Chatham County Affordable Housing Committee

Start: 6:07 PM EST

Meeting Opening & approval of last month's meeting minutes

AP- Introduction to new members of CAC. Explanation of roles and responsibilities.

DS-Update to Chatham UDO, plantings for highway corridors, native vs. exotics

**New Business, Item 1** – Revision to George Ferrell site plan for flex/office/warehousing, boat, and RV parking. AP described current site plan and why applicant is going back through the site plan process. Applicant absent.

EM- suggests that applicant push their design (north)back towards the 50' buffer line to utilize the existing vegetation and not have to do as much buffer planting.

CW- The site plan's directional arrows are backwards. The plans note existing trees to remain.

EM- Angled parking should the opposite direction.

DS- Missing dimensions for buffers. Hard to solve issues without applicant present. Need to have applicant return. Motion to not approve?

DA-Motion to not approve

CW- Second the motion

**New Business, Item 2** – Because of His Grace EV Repair

DS- This is the one with the 156 Ilex Crenatas.

JR- Explained context of parcels and recombination.

DS- Asked guests for comments. Guests indicated they were not here for this item. Questioned Quercus falcata and how it performs.

RN- Trees are good, just change up the ilex crenatas.

JR- The notes state the buffer is to be supplemented with what is currently there. The limits of disturbance go beyond what is shown planted. The landscape plan does not have grading shown which makes it difficult to read. Trees in swale.

CW- The grading of the swales is not deep enough.

DS- Would be okay supplementing the understory with alternate trees. Cedars, sweetbay magnolias, and yaupons would be better.

CW- Motion for applicant to return

EM- Second the motion

### **New Business, Item 3 – Parker’s Ridge Park**

AP-This is going to be a phased project. They knew they weren’t going to be providing everything now. That is okay as long as they come back with a more detailed plan. The applicant has been scrambling a lot. Wanted to get this before the CAC to get some preliminary review. Once they get their SUP approval, they will be back.

Guests- Interested in this particular project. Interested in learning what the CAC’s expectations are. Doing more projects in Chatham County.

DS-Dark line, what is it?

EM- It’s a planted buffer. A lot of the site has been cleared.

AP- It was farmland.

DS- Would suggest having aerial photo on plans so it was clear where the buffer existed and did not.

JR- That would be hard to do at this scale. Would need a tree survey.

AP- The county isn’t going to pay for a tree survey

CW- Does the county require a tree survey to document what is actually there in terms of existing vegetation?

DS- We don’t require that. We usually use an aerial photo. Our notes would be that any of the existing areas be supplemented with additional landscaping material. Try to avoid people clearing already forested areas to plant a buffer.

EM- The only plant I don’t like on the detail is the Vitex. Very weedy. Would like to see more edibles planted.

DS-Any comments on plants not to use? Vitex not to use. Is the Patriot Elm a true elm?

EM- Looks like the Patriot Elm is crossed with something.

CW- Is this going to have to come back with an actual planting plan?

AP- Don’t forget to look at the wildflower mixes.

DS- Are there any residential properties adjacent to this park?

AP- Adjacent properties are all R-1. The park is not being rezoned. It is a SUP.

JR- Noticed that the plans indicate a commercial rezoning.

AP-That is incorrect. They got that wrong.

DS- I would like to see for screen A, exclude the possibility of carissa hollies. For Type A screen, Carissa Hollies cannot be used.

CW- No evergreen shrub less than 6’ in mature height

DS- Let’s add a suggestion that no evergreen shrub less than 6’ in mature height shall be used and that will eliminate the Carissa Holly. Do Mountain Laurels work here?

CW- I would make a motion that the evergreen shrubs that are specified in screen A must obtain a mature height of over 6’ tall

EM- second the motion

DS- Are there any signs or lighting?

AP- They are still working on that.

DS- Is there anything objectionable? The R-1 parcel next to the basketball courts? I’d like to make a suggestion against property 69731, I would suggest they build a berm to reduce the sound from the basketball courts. The property line running north south adjacent to the basketball courts. Could someone else make a motion that they build a 6’ tall berm adjacent to property 69731?

Suggestion for replacement for Vitex?

RN- Fringe tree?

CW- Red buds

DS- Replace the Vitex with either Chianthus or sun tolerant Red Buds?

NS- Small tree?

DA- Could I say I motion what you said?

(laughter)

DS- Motion to replace Vitex?

EM- Second

DS- Motion to approve this initial plan with suggestions?

AP-With the understanding they will be returning

Motion approved

DS- We will have two coming back, but I don't see how to solve those without applicants present.

### **Planning Updates**

AP-BOC to adopt Moncure Plan in October 2023. The UDO is wide open. CAC will have opportunity to review the design guidelines. Met with county attorney on the request for tree preservation but due to North Carolina law, you are walking a thin line. Cannot have tree preservation in that sense. Been discussing having a certain percentage of tree preservation on the property. Working with county attorney.

Discussion of timbering of property. Timbering operations protected by state law.

DS- The number one thing that came out of the comprehensive plan was that we should retain rural character. Euclidian code versus Form Based code. Always pushing for more pictures to go in the UDO.

Discuss differences between highway corridors and native plantings.

RN- Motion to have meeting in person here next month.

Motion passed.

End: 7:15 PM EST