

CCAC Meeting Minutes

August 23, 2023

CCAC members present: Dan Sundberg, Davis Andrews, Kim D'Amico, Rachel Nelms, Jack Ritchie, Charles Walker

Absent: Erin McDade

Planning Staff present: Angela Plummer

Minutes Secretary: Kim D'Amico

Meeting called to order at 6:00 by CCAC Chair Dan Sundberg

Minutes for July 28th meeting approved.

- **Revision to site plan - George Farrell/Flex Office/Warehousing Boat and RV Parking-existing business**

Dan Ariels presenting.

Existing native buffer to remain at 20ft width where possible.

CCAC requests all new trees be greater than 4" DBH.

CCAC requests all Sycamore trees be replaced with Oak species such as Red, White, Overcup, or Willow Oak.

Replace Hollywood Juniper with non-dwarf upright Yaupon Holly. Cultivars such as 'Jewel' or 'Will Flemming'

CCAC requests 87 Loropetalum be replaced with an equal number of native shrubs. Use 1/3 Hypericum frondosum 'Sunburst', 1/3 Viburnum obovatum 'Mrs. Shillers Delight' and 1/3 dwarf Wax Myrtle 'Don's Dwarf.'

Monument sign will be lit. Overhead lights will adhere with county guidelines.

Lighting plan will need to be submitted to Angela for approval.

CCAC requests that development not be lit 24/7. Suggest motion sensors and lowering box lighting on polls where possible.

CCAC requests developer delineate where trees will be saved around stormwater devices as it is not clear on plan.

Motion was made and seconded to approve site plant revision with changes.

- **Review of new development - Because of His Grace/EV Repair Shop and Vehicle Storage**

Mitchell Kane presenting.

CCAC requests the developer take another look at the grading depth of the slope towards the property line. Needs to be deeper at 2% minimum depth.

CCAC requests all 156 Ilex crenata be replaced with a native shrub mix of Ilex glabra (Inkberry Holly), Itea virginica and Viburnum obovatum 'Mrs Shillers Delight'.

Replace Red Maple with Nyssa sylvatica (Black Gum) 'Green Gable'.

Developer will try and preserve all existing trees and continue with same plant design pattern around back corner. Plant trees up slope closer to property line.

Lighting and monument sign are approved.

Motion was made and seconded to approve development with revisions.

- **Review of proposed new asphalt plant - Curry Engineering**

Neal Gosh presenting.

Site has already been timbered and cleared.

CCAC questioned site plans that show part of development in Duke Power easement. Is that allowed and did they contact Duke Power? Developer will consult with Duke Power and present alternative plans if that part of the development is not allowed.

CCAC requests more plant diversity. Replace 336 Distylium with equal number of native shrubs. Suggested substitutions include a mix of Ilex vomitoria, Hypericum frondosum 'Sunburst', Viburnum obovatum 'Miss Schillers Delight', dwarf Wax Myrtle 'Dons Dwarf', Calycanthus floridus (Sweetshrub), or Callicarpa americana (Beautyberry).

Some Distylium can still be used in mix but in lesser quantities than native shrubs.

Replace 88 Red Maple overstory trees with Scarlet and/or Overcup Oak.

Replace 70 Okame Cherry trees with native tree mix of Cornus florida and/or cultivars, Cladastris leutea (Yellowwood), Cercis canadensis (Redbud), Ostrya virginiana (American hophornbeam), or Prunus caroliniana (Carolina Cherry Laurel).

Lighting ok as per code. Will add monument sign.

Motion made and seconded to approve with revisions.

- **Review of proposed mixed-use development - Womble Farm**

Adam Freeman Mckimon & Creed presenting.

Grimm Hobbs L.A. from the Chatham County Historical Association presented history of Womble Farm and historic barn to the group before developer presentation.

Is there an opportunity to save barn to be included as part of the development?

Developer said barn was inspected and deemed unsafe. Significant amount of money would be needed to make barn safe. Usable acreage is small due to impervious limit of 12%.

CCAC discussed potential tax credits for including barn on site.

Developer agreed to look into possibilities to incorporate the barn into the development.

CCAC requested non-native Pinus sylvestis be replaced with native Pinus virginiana or American Holly.

Lighting typical per code. Berm between 15/501 and apartments not commercial.

There will be 2 monument signs, one at each entrance.

Motion made and seconded to approve with revisions.

- **Review of proposed Western Intake Partners - Water Treatment Plant**

CCAC member Charles Walker excused himself from this discussion due to possible conflict of interest.

Bill Dowbiggi and Kelly Boone presenting.

Existing structures will be removed but grave site will be preserved. Will provide access for grave visitation.

Developers intend to keep existing 100 ft native plant buffer around entire site.

Landscape plan will use native plants in its entirety.

CCAC approved native plant selection with a few suggestions based on limited availability and/or hardiness of some mountain species.

Replace *Pinus strobus* (White Pine) with *Pinus virginiana* (Virginia Pine)

Specify Southern Red Maple on landscape key.

Replace *Kalmia latifolia* and *Rhododendron maximum* with *Leucothoe axillaris*, *Ilicium floridanum* or *Prunus caroliniana* (Carolina Cherry Laurel).

Replace *Viburnum lentago* with *Viburnum nudum*

Replace *Rhododendron minus* with Wax Myrtle, *Leucothoe axillaris*, *Prunus carolina* or *Ilex glabra* (Inkberry Holly). May substitute *Rhododendron austrinum* if it can be sourced.

Questions on whether *Rosa virginia* can be sourced locally in listed size. May have to use smaller plants or sub out with *Hydrangea quercifolia* or *Callicarpa americana* (Beauty berry).

CCAC requests the 35' water storage tanks be painted to blend in with the natural landscape.

Lighting per code with motion sensors.

A monument sign is planned.

Building designed to blend in with natural surroundings.

Motion was made and seconded to approve with revisions.

CCAC Update

New landscape ordinance will be in place in new UDO.

Motion was made by CCAC chair Dan Sundberg and seconded to adjourn at 8:25.

