

APPEARANCE COMMISSION MINUTES FOR JUNE 14, 2006

MEMBERS PRESENT:

SUE SCHWARTZ, DAVID HENRY, GINNY GREGORY, ANGELA BIRCHETT, KIM ARCHER, PHIL DARK, GRIM HOBBS

**PROJECT ONE PRESENTER: TRAVIS BLAKE, BERNICE O'HANLON, GINGER MCLAURIN
LOCATION: CORNER OF POLK'S LANDING RD AND 15-501**

IN REVIEWING THE PRESENTED PLANS, QUESTIONS ABOUT THE HEIGHT OF THE LARGE SIGN REVEALED IT TO BE OVER 7 FT., WHICH MEANS THAT THE SIGN MUST BE DOWNLIGHTED, NOT UPLIGHTED AS THE DEVELOPER HAD ORIGINALLY PLANNED. THE PROPOSED LIGHTING PLAN FOR THE PROJECT PROCLAIMS THAT ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE DRAFT C.C. LIGHTING ORDINANCE AND WILL MATCH IN APPEARANCE THE LIGHTING PROPOSED FOR THE WILLIAMS CORNER PROJECT ACROSS 15-501.

THE PARKING LOT LOCATIONS ARE NOT SETTLED, BUT WHEN THE PARKING LOTS ARE BUILT THEY WILL BE SCREENED BY A VARIETY OF EVERGREEN PLANTINGS . THE PARKING LOTS AS PROPOSED DO NOT REFLECT THE LANGUAGE OF THE DESIGN GUIDELINES.

(PARAGRAPH 4.7 PAGE 6 CHATHAM COUNTY DESIGN GUIDELINES)

“ LANDSCAPING AND TREES IN PARKING LOTS IMPROVE THE SITE'S APPEARANCE AS WELL AS PROVIDE SHADE. LANDSCAPED ISLANDS OF AT LEAST 8 FT. IN WIDTH SHALL BE LOCATED ACROSS THE END OF PARKING AISLES AND AT INTERVALS OF EVERY 5 TO 10 PARKING SPACES. THE DENSITY OF 10 PARKING SPACES BETWEEN LANDSCAPED ISLANDS IS MORE DENSE THAN THAT SPECIFIED IN THE ZONING ORDINANCE; THIS DESIGN CHANGE IS SUGGESTED FOR CONDITIONAL USE PERMIT APPLICATIONS WHERE MORE FLEXIBILITY IS GIVEN TO THE PLANNING BOARD IN DESIGN CONDITIONS.....”

MORE LANDSCAPE SCREENING IS RECOMMENDED FOR THE “PARK” AREA ABUTTING POLKS LANDING ROAD IN ORDER TO SCREEN RESIDENCES ACROSS THE STREET.

THE APPEARANCE COMMISSION RECOMMENDS MORE DIVERSITY OF LANDSCAPE MATERIAL THAN IS PROPOSED FOR THE PROJECT TO AVOID MONOCULTURES AND THEIR ATTENDANT DISEASE PROBLEMS WHICH CAN LEAD TO RADICAL DECLINE OF PLANTS AND GAPS IN THE LANDSCAPE.

DUMPSTER LOCATIONS ARE UNKNOWN AT THIS TIME BUT SHALL BE SCREENED PER THE CHATHAM COUNTY DESIGN GUIDELINES.

LANDSCAPING SHALL BE INSTALLED DURING OPTIMAL PLANTING PERIODS AND CAREFULLY MAINTAINED TO ENSURE ITS SURVIVAL.