

Appearance Commission Minutes of April 11, 2007 for Austinville Project

Members Present:

Sue Schwartz, Phil Dark, Grim Hobbs, Ginny Gregory, Kim Archer, Al Cooke and Angela Birchett

Presenters: Todd Roper, Attorney and Carter Crawford, Landscape Architect

This is the second presentation for this project. The first lacked needed details. All surrounding land is zoned RA 40. Two specific uses are proposed, one of which is to accommodate a multi-use building for festivals, concerts and auctions. This building requires Light Industrial/ Conditional Use zoning. The second use: for RV parking/camping is allowed in RA 40, but conditions are attached herein by the Appearance Commission.

1. No signage is designed yet, but will conform to the Chatham County regulations regarding signage.
2. The camping area as proposed does not offer a suitable buffer. It is suggested that the entire camping area be moved upward, away from the Southern property line to afford more protection to future adjacent property owners, even if this should reduce the numbers of RV parking spaces below the proposed 80 spaces. The 50 foot buffer consists mainly of young hardwoods. The applicant proposes to add vegetation to this area in the form of American Hollies, which at maturity will have no low growth. It is recommended that this buffer be supplemented with native shrubbery/trees such as Wax Myrtle (*Myrica*) and Eastern Red Cedar (*Juniper*) to create an evergreen appearance in the lower 1-6 ft area of the buffer. Any supplemental planting should not be installed in rigid lines, but at staggered intervals to achieve a more natural appearance.
3. The RV camping area is to be developed in phases and plans should be submitted to the Appearance Commission for approval before each new phase begins.
4. A landscaping/screening buffer between the RA 40 zoning and the Light Industrial/CU area (the multi-use building) is not recommended at this time, however the 50 foot buffer area around the perimeter of said area shall be maintained in the event the property is ever subdivided, at which time screening and landscaping shall be reviewed by the Appearance Commission and installed accordingly by the applicant/owner.
5. Stormwater retention ponds/areas shall be installed, if needed, with the appropriate vegetation installed to produce effective filtration of runoff into the retention areas. There is at least one local nursery specializing in retention pond vegetation and it was suggested that the developer consult with them for information on vegetation. A landscaping plan shall be presented to the Appearance Commission for review if such stormwater areas are required.
6. Lighting shall be installed as indicated on the site plan and as outlined in the Chatham

County Draft Lighting Ordinance, latest version.

7. If at any time perimeter landscaping is not protecting the interest of adjacent property owners or the view from the public roadways, the applicant/landowner shall be required to bring a revised landscape plan back to the Appearance Commission for review.

8. This project shall be reviewed after one year from the completion of the installation of the perimeter landscaping as required at this time to note any changes in conditions or modifications needed to protect the interest of adjacent properties and view from the public roadways in a joint effort with the Planning Department and the Appearance Commission. Plantings should be installed at optimal planting times and maintained in viable condition to avoid loss during the critical establishment period.

9. If approval of this project is granted, any revisions to the site plan as approved shall be submitted to the Appearance Commission before any such approval of those revisions may be given by the Planning Department or any other agency/department.