

The Chatham County Appearance Commission met on December 10, 2008 to review plans for the Cole Park Veterinary Hospital relocation to the SW corner of Woodbridge and 15/501 in northern Chatham County. The plans were presented by Michael Fiocco and Brianne Massey of Civil Consultants, and David Clinton of MHA works.

There was some concern expressed by CCAC members as to whether the residence near the NW boundary is adequately buffered from the parking lot and whether there is adequate buffering on the east side of the parking lot, particularly the NE corner. The developers agreed to increase the density of plant material in both areas. The CCAC recommends that the landscaping material meet the current guidelines of “8 ft high opaque and intermittent visual obstruction to 20ft high”, and notes that *opaque* should be translated as *evergreen*. The CCAC approves of the choices of plant material indicated by the landscaping plan.

The CCAC is pleased that the developer shows no plans for extensive turf grass and plans to use onsite storm water for any irrigation necessary to maintain planted materials. The “Rain Garden” feature functioning as a Stormwater device is proposed to be planted accordingly, however there is a question regarding requirements for such plantings. The CCAC recommends that there be a listing of appropriate planting materials and actual steps required to achieve such a designation. The CCAC questions if there are such guidelines in the newly adopted Stormwater Ordinance. If there is such a section in the Stormwater Ordinance, the CCAC recommends that it be a condition of the Conditional Use Permit for this property. If such a section does not exist, then the CCAC recommends that such a section be drafted and appended to the Stormwater Ordinance and that such section become a condition of this project.

The developers did not declare a site for a dumpster, citing no plans for one. However, the CCAC feels that such a commercial enterprise will require on-site disposal. When and if a refuse site is determined, it shall be screened in the manner described in the Design Guidelines.

The signage and lighting as proposed appeared to comply with regulations.

Members present:

Sue Schwartz, Chair, Kim Royal, Al Cooke, Ginny Gregory, Grim Hobbs, Davis Andrews

Angela Birchett, CZO, CC Planning Department

2/20/2009