

Chatham County Appearance Commission

Meeting Minutes

April 23, 2014

Present: Ginny Gregory, Chair
Caroline Siverson
Bill Causey
Grim Hobbs
Davis Andrews
Angela Birchett, Planning Staff Support

Next meeting: May 28, 2014 at 6:30pm

1. Announcements

- Welcome to newest member, William “Bill” Causey

2. Presentation/s

- Project presented by Mr. Warren Mitchell and Mr. Jim Anderson currently referred to as “County Line Self Storage”, located at 12330 US 15-501 N beside Wal-Mart, Parcel No. 18727.
 - Existing residence owned by Diane Dodge is to be moved not destroyed. New structure will be approx. 100 feet away from US 15-501 N.
 - Due to the shape of the lot, wooded buffers from the Wal-Mart parcel and the UNC Park & Ride lot will provide added buffer to help enhance the appearance.
 - Proposed self-storage facility is to be four (4) stories with an approximate total height of about 40 feet. The first floor will be approx. 8’ – 9’ above US 15-501 N.
 - Signage proposed is one free standing at the road approximately 20 feet tall, approx. 11 ft. x 7 ft. in copy area with a total sq. ft. of 80. A wall mounted sign is also proposed to be placed on the building. Total sq. ft. allowed is approximately 123 sq. ft. Freestanding sign is to be internally illuminated.
 - Lighting is proposed to be full cut-off wall packs at about 30 feet up the structure. Spotlights on the front at a height of 12 feet are also proposed.

- Parking will be limited to 8 (1 handicap) to accommodate office personnel which is proposed to be 2-3.

3. Discussion

There was concern from the CCAC on the height of the structure and how it would be viewed even though there are very tall existing trees that would assist in buffering the appearance. It was noted this would be one of the tallest structure in Chatham County if constructed. The new Justice Center in Pittsboro is taller in elevation to provide a comparison. Although the adjacent properties have existing wooded areas, it was advised to leave what they could on this property to help protect the character of the site. It was noted they could not rely on the adjacent property's timber in assessing this site.

There was concern the elevation drawings that were presented represented a three (3) story structure and not four as the applicant stated they would be constructing.

There was concern the wall packs, although full cut-off fixtures as required by ordinance, were too high up the building and may be seen by the adjacent properties at night due to the lower elevation of those residential lots in Arbor Lea (2 residences).

A review of the planting materials was conducted with a couple of replacements recommended due to their invasiveness and likelihood of survival.

A concern was voiced over the type of sign being proposed. It was noted when reviewing surrounding signage the monument type sign is utilized more.

4. Recommendations by the CCAC

- **Plantings:**

- Change out the Elaeagnus plantings with Wax Myrtles or Loropetalums (which is the preferred choice of these two). **Applicants agreed.**
- Within the south and eastern 20 foot Type A opaque buffer, specifically the southeastern corner and approx. 75-100 feet up each property line, replace with material that will be big and fill in quickly to help shield the residences (2) in Arbor Lea from the lighting that will be placed on the building. Recommends using Magnolia, Red Cedar, Western Cedar, and Cryptomeria spaced 15 feet apart to "force" crowding. **Applicants agreed.**

- **Lighting**

- Recommend dropping the wall packs down from 30 feet to just above the first floor area stating if the outcome is to have the area around where

people would access the facility lighted, this would continue to be accomplished without having lighting that can be seen from the bottom of the fixture. **The applicant agreed to drop the lights down but said they would look at a new proposed height.**

- There is also spot lights on 12 foot tall poles noted in the front yard area.
- **Signage**
 - Recommends designing a monument sign in some conformity to the Wal-Mart sign and the Cole Park Veterinary across US 15-501 N. **The applicants will re-look at some other options and provide some choices.**
- **Renderings**
 - Recommends providing renderings that show the four story structures and how they will look on the property.

Meeting adjourned at 7:45pm