

Chatham County Appearance Commission
October 28, 2015
Meeting Minutes — S. Jacobs,

In attendance for the meeting were:

William “Bill” Causey, Chair
Sue Schwartz
Grimsley Hobbs
Mary DeAngelo
Shelly Jacobs
Dan Sundberg
Davis Andrews

Also in attendance was Commissioner Diana Hales.

The meeting was called to order and we heard the following two presentations:

1st Presentation

Darren & Gretchen Eck, owners — Villa Giallo A Tuscan Style Bed & Breakfast Inn/
Event Center, 4352 Pea Ridge Road

The residence currently exists and is approved for B &B use. The owners are adding a wedding arbor, parking area, lighting and a barn in which to hold events.

There were concerns about the probability of noise pollution during events. Discussion was had to determine if the existing planting buffer would be adequate to abate such noise pollution and it was suggested that seedling cedars be planted around the perimeter of the property on the sides adjoining residential neighbors to ensure a quieting of sound emanating from the event barn. The owners agreed that this was a good and reasonably inexpensive suggestion and agreed to carry out the recommendation.

The plan for landscaping immediately around the barn was approved unanimously.

The lighting plan was then discussed and there were concerns about whether the specified wall lanterns were usable under the current allowable guidelines specifying “downlight only” on wall sconces. Angela Birchett said that she would look into the matter and get back to the Ecks. The lighting is to be used only during events.

Lastly we discussed the possibility of the need for a dumpster. The Ecks stated that they intended to install one only if several of the off-site caterers, that would be servicing the events, requested one. Their hope was that these caterers would haul their trash themselves at the times of the events. The committee had concerns that the demand

would become overwhelming and a dumpster would be needed at some point in the future, even if not immediately. We suggested that their site plan should include a specifications for a dumpster and landscaping to screen it as required by the Chatham County Design Guidelines. That way it would be approved even if its installation was delayed for a couple of years. The Ecks agreed that this was prudent thinking and agreed to adjust their plan accordingly.

2nd Presentation

Warren Mitchell, on behalf of Opus Financial Advisors, Manns Chapel Rd.

The existing buildings are to be rehabilitated on the outside and renovated on the inside. There are to be no big changes in the appearance of the buildings aside from repairs to existing structures and painting. There will be no major lighting changes or additions. Owners have intentions to repurpose existing lighting.

The plan specifies the installation of a 4' x 6' wooden sign on the road frontage, in the same place that the previous business had their sign. The existing electrical will provide uplighting for the new sign. The intent is to make the sign understated and so that it blends with the natural environment. The lettering is intended to be burned into the wood or painted if more appropriate.

The landscaping around the sign was discussed and it was suggested and agreed to that plants from the existing beds around the property be pulled and transplanted to use around the sign to maintain a congruous look.

The buffering areas were then discussed and it was unanimously decided that the existing buffering was adequate to provide the necessary requirements needed for "Plan B Buffer" on the pond side of the property and that no additional planting except for the landscape plants around the signage were required. It was also agreed that the existing buffering on the other sides of the property were adequate to meet any requirements of the guidelines.

Parking was discussed and it was agreed that the overgrown existing gravel area that has been used for parking in the past is adequate and that the overgrowth of green softened the look of the "parking lot". No changes are intended for parking areas.

The presenters left the meeting and we then discussed the following:

- Files submitted in electronic form were not consistently reaching all members of the Commission via email and it was suggested that the files be uploaded to the county website and that Appearance Commission members be given access to

the files there. Angela agreed to look into that and implement if possible.

- We discussed meeting on the 3rd Wednesday of November after presentations(if any) are made, and earlier if there are no plans to approve, to discuss changes to the existing Chatham County Design Guidelines.
- We asked that all of the current members of the committee be sent the existing guidelines file in Word Document format so that we may begin to make changes before we meet. Angela Birchett agreed that she would send us the files as soon as possible.

The meeting was then adjourned.