

Chatham County Appearance Commission
December 16, 2015
Meeting Minutes — S. Jacobs, Secretary

In attendance for the meeting were:

William “Bill” Causey, Chair
Grimsley Hobbs
Shelly Jacobs
Dan Sundberg
Davis Andrews
Angela Birchett, Staff Support, Planning Dept.

Absent:
Mary DeAngelo

1st Presentation:

Michael Mansour, of The Golf Cart Guys, presented on behalf of **The Golf Cart Guys** regarding the relocation of the business from Wake County to purchased property located at 1213 Pea Ridge Rd.

The property is currently heavily wooded and contains a stream. A proposed building sized 4,500 sq-ft is to be located on the Pea Ridge Road side of the property so as to not cross the creek/stream. Approximately 2.8 acres will be disturbed during the building process.

Future plans include the possibility developing the remaining acreage for further expansion. It was made clear that at that future point in time, a new plan would need to be submitted as it regards the development beyond the scope of the current plan under submission.

Current plan submitted does not contain a “clearing line”, Commission members asked that the plan be amended to include a “clearing line”— Mr. Mansour agreed to have the amendment made.

Overall the Commission members agreed that plant selections in the plan were good, with a reasonable use of native plants.

Mr. Mansour raised the question as to whether it was necessary to install plantings on the south side of the property as there is existing growth. Commission members agreed that additional planting would be a benefit and should be kept in the plan. However there were concerns about the use of the Cryptomeria specified. It was suggested that it may struggle in the specified setting and that Red Cedar would be a better choice. Mr. Mansour agreed to make this substitution.

Regarding the road frontage of the property, the point was raised that Black Gum trees, which grow substantially large, may be a poor choice due to the close proximity to utility wires specified. After discussion it was agreed unanimously that moving the Buffer Line back and away from utility lines was the best solution— therefore allowing for the use of Black Gum trees in the plan. Mr. Mansour agreed to make this amendment adjusting the placement of the Buffer Line.

Signage plans include:

One small lighted sign on the front of property to be mounted on a post.

One large sign on the back of property mounted on a 30' post to be seen from US 1.

It was suggested that this second sign may not be in compliance with NC DOT rules and that direct contact with NC DOT about this larger sign must be made before any installation or installation preparation could occur. Mr. Mansour agreed to abide by this recommendation.

Light fixture specifications are to be submitted to and approved by Angela Birchett in accordance with county guidelines.

2nd Presentation:

Diana Hauser and Alisa Woodruff presented on their own behalf for an off-leash dog training and boarding facility which will include kennels, walking trails, play yards and agility fields. Initial employment -2 jobs with the plan to grow into 6 positions.

The property located off Alston Road near Hortons Pond Road, was clear-cut by the previous owner and was left ungraded and scattered with logging debris.

Current owners wish to rehabilitate the property by saving any remaining trees, grading the land, restoring the topsoil and planting grass and trees.

Plans include fencing the entire property and installing 20' planting on both sides of the fence line.

The planting specified in the plans were overall acceptable with the exception of the Leland Cypress and Hemlocks.

The following suggestions were made to replace the Leland Cypress: Cryptomeria, Wax Myrtle, Viburnum, Sapphire Blue Cypress, or Red Cedar.

To replace the Hemlock, which would suffer in the NC heat, Viburnum was suggested. The owners agreed to comply with these suggestions.

Plans include a water treatment system that will clean wastewater to a level that it can be reused for watering purposes, thereby eliminating the need for a septic field.

Lighting plan includes parking lot lights and 10w lights on pathways— fixtures are to be submitted to Angela Birchett for approval per Chatham County guidelines.

Signage is specified as one 24 sq. ft. sign with ground up lighting.

Overall 1.5 Acres will be disturbed for this project.

Additional Business:

In regards to the work to update the Chatham County Design Guidelines all committee members were emailed two different plans from regions outside the area that Dan Sundberg found useful as templates for changes to the Chatham County Guidelines.

Committee members agreed to review the two plans and make notes for discussion at our next meeting so that we could progress in the rewriting of the guidelines.

Meeting was then adjourned