

Chatham Co. Appearance Commission
September 12, 2007

Members Present:

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

Presenters Present:

Nick Robinson, Attorney; Jeff Austin, Landscape Architect for CE Group;
???? Environmental Engineer for General Shale Brick

The Project involves expansion of the General Shale clay mine presently in operation on the Moncure Flatwood Road in southeastern Chatham County. General Shale has bought property from Progress Energy which they propose to use for additional clay mining. The surrounding properties are all zoned RA-40. The Design Guidelines, which the CCAP uses, recommend an 80 ft buffer adjacent to RA-40 and a 50 ft buffer across the road from RA-40. The project reflects this buffer with the exception of the southernmost boundary adjacent to the property line of Ellis Mansfield, where a variable buffer is shown as grandfathered. A portion of this is not buffered at all because the road is on the property line. The CCAC is sensitive to expenses which may be involved in moving this road further onto the property of General Shale Brick, but it is even more sensitive to the protection of the adjacent landowner, Ellis Mansfield. We have suggested to the developer that the retaining pond shown in this area could perhaps be moved further back onto the General Shale property and a fence and/or living landscape materials could be installed to lend a sense of privacy, noise abatement and dust abatement to the Mansfield property. We are recommending that the present and/or future owners of the Mansfield property be notified of their right to request additional landscaping materials to buffer the property line if Mr. Mansfield does not choose to have landscaping installed at the present time. We are also recommending that this option of requesting additional buffering by landscaping materials in the future, should noise and dust become onerous in the adjacent landowners' opinion, be applied to the properties at 1781- 1751- 1716 Moncure Flatwood Road and the property at 2666 (?) Corinth Road. We are recommending that these future options be made known to the present and future owners of these above listed properties. We recommend that the plantings used be representative of native vegetation and that they be maintained in thriving condition so long as the requested zoning of Ind.-H remains in effect next to the present RA-40 adjacent properties

Sue Schwartz, Chair, CCAC
9/21/07

Angela Birchett

From: s.t.schwartz@att.net

Sent: Friday, September 21, 2007 8:28 PM

To: Grim Hobbs; ginnygregory; suehome; Angela Birchett; Carol McNeel; Al Cooke; Archer Kim; Oakmont Nursery

Note: I have added Mr. Mansfield's address of 1149 Moncure Flatwood Road in the body of the notes. I have also added wording at the end to state..." that the landscaping materials shall be purchased, installed and maintained ...by General Shale or its agents at the expense of General Shale and not at the expense of the adjacent property owners listed above." I am beginning to be more aware of how some statements can be interpreted in a manner which we don't intend. That is why I'm saying we need to have concrete figures for the buffers, Kim.