

## CCAC Meeting Minutes September 27, 2023

CCAC members present: Davis Andrews, Kim D'Amico, Erin McDade, Rachel Nelms, Jack Ritchie, Dan Sundberg

Absent: Charles Walker

CCAC Chair: Dan Sundberg

Planning Staff present: Angela Plummer

Minutes Secretary: Kim D'Amico

Meeting called to order at 6:00 by CCAC Chair

Minutes for August 23, 2023, approved.

- **Review request by Nick Robinson, Attorney on behalf of Viridian Boat & RV Storage for a new proposed rezoning for a boat and RV storage facility on Farrington Point Rd – Parcel #19522**

Tracy Ayotte, Sam Nye, Jack Ritchie, Brandon Moore, Nick Robinson presenting.

No grading plan presented. CCAC requests clarification on existing tree line, proposed areas of disturbance, and water drainage toward pond.


Discussion about road frontage along Farrington Rd.

CCAC requests that the back of the storage buildings not be seen along the road. No need for formal landscape design with foundation shrubs against the back of the buildings. CCAC asks that the bulk of landscape funds instead be used for native buffer plantings to screen views from road.

Angela Plummer asks for clarification on zoning request. Currently Zoned R1. They will apply for a Conditional District Neighborhood Business which requires a Type B buffer along the road. Street tree requirement for Type B buffer. One tree every 40 ft.

CCAC requests planting Evergreens between street trees to add screening. Suggested native evergreen plants – American Holly, Sweet Bay Magnolia, Wax Myrtle and Illicium parviflorum. Use a mix for informal look. Type B buffer requires 33% Evergreens. Intersperse street tree understory with deciduous spring flowering Dogwood and Redbud trees. Approximately 100 additional plants to be included in street buffer with less foundation plantings behind buildings. Stagger buffer plantings for more naturalistic look.

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CCAC requests *Penstemon alopecurioides* 'Cassian' be replaced with native grasses such as Little Bluestem 'The Blues' (*Schizachyrium scoparium*), White Muly grass (*Muhlenbergia capillaris*) and *Panicum virgatum* 'Shenandoah' or a mix of all.

CCAC requests all Chinese Elm trees be replaced due to their aggressive tendencies to seed into natural areas. Replace with Yellowwood tree (*Cladastris kentukea*) or Fringe Tree (*Chionanthus virginicus*)

No signage plan presented. CCAC requests a monument sign.

Lighting will be typical wall packs on side of buildings. Angela Plummer requests that all wall packs be labeled as full cutoff fixtures.

CCAC requests the delineation of where the vegetation is to be shown on the plan to be sure buffer size is maintained along road as stated.

Motion was made by Chair and seconded to approve request as amended by CCAC.

No Planning Department updates.

No Appearance Commission updates.

Motion to adjourn was made by Chair and was seconded at 7:00pm