

## **CCAC Meeting Minutes**

**November 15, 2023**

CCAC members present: Davis Andrews, Kim D'Amico, Erin McDade, Jack Ritchie, Charles Walker

Absent: Rachel Nelms, CCAC Chair Dan Sundberg

CCAC Co-Chair Erin McDade Chair leads tonight's meeting in Chair's absence

Planning Staff present: Angela Plummer

Minutes Secretary: Kim D'Amico

Meeting called to order at 6:00 by CCAC Co-Chair

Minutes for September 27<sup>th</sup>, 2023 approved

Review proposed rezoning project by Scott Radway, Consultant, Planning Site Design on behalf of Vikas Laad for an Event Center at 2649 Farrington Point Road – Parcel #96061

Consultant presented overview of proposed project

Majority of site will remain untouched. Only will remove approx. 7 existing trees

Previously cleared area in back of lot will be septic area

Angela Plummer issued a new parcel # 96061 for this site because lot has been subdivided

Angela Plummer pointed out a blue-line stream on the lot which requires a buffer. Consultant will recheck with Stormwater Dept for clarification.

CCAC asked if hours of operations, amplified music restrictions, lighting, etc, were discussed internally with county staff since area is surrounded by residential properties. Consultant stated they had not had those discussions yet but understood that was needed prior to CCAC approval.

Consultant stated existing driveway to adjoining residential property will be shut off and removed. Existing ponds will remain. CCAC requests that the ponds be added on the plans.

CCAC requests using multiple species of shrubs instead of one species currently shown on plans

CCAC suggests using existing driveway that curves back behind event space to locate and screen dumpster so that it is not the focal point for the approach into the event site.

CCAC: Property will need 100% opaque screen because it borders residential.

CCAC requests that trees and shrubs be installed in staggered groupings of three or more and not in formal lines. Requests a mixture of native species of trees and shrubs to mimic surrounding natural area. Suggested native species mix for parking lot screening; Viburnum obovatum 'Mrs. Schillers Delight', Myrica cerifera var. pumila 'Don's Dwarf', Ilex vomitoria 'Bordeaux' and Hypericum frondosum 'Sunburst'. Also use native species adapted to stormwater pond environments around SCM such as Juncus effusus and make stormwater pond a feature of the landscape instead of hiding it.

CCAC suggests using landscape plant selections that are attractive in different seasons to keep event space attractive through all seasons instead of just mid-summer as current plan shows.

CCAC requests more shade producing trees in parking lot such Overcup or Nuttall Oaks and Kentucky Yellowwoods.

Consultants would like to make space a more natural environment with grasses and wildflowers and will check into incorporating bioretention in parking lot to reduce stormwater footprint. They would also like to incorporate the existing ponds into the landscape design to preserve the character of the property.

Consultants will resubmit new landscaping plan to Planning Dept and Angela will send to the CCAC for review prior to approval.

CCAC requests grading plan to be submitted with the updated landscape plans

Conditional motion was made by Co-Chair and seconded to approve request as amended by CCAC.

No CCAC updates

CCAC December meeting will discuss updated Landscape UDO.

Charles Walker volunteered to represent CCAC on UDO Subcommittee to review UDO draft.

Motion to adjourn was made by Co-Chair and seconded at 6:45 pm