

CCAC Meeting Minutes

January 24, 2024

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

Absent: Erin McDade

Planning Staff present: Angela Plummer

Minutes Secretary: Kim D'Amico

Meeting called to order at 6:00 by CCAC Chair Dan Sundberg

Motion was made by Chair and seconded to approve November 15, 2023, meeting minutes

New Business

Review site plan for proposed cricket fields on Parcel 12329, located on Pleasant Hill Church Rd. 49.73 acres. Concept plan presented by Brandon Moore, The Site Group, Raleigh and Jan Nichols, representing landowners.

Jan Nichols presented overview of proposed cricket fields. Private cricket field. Operational only 8 months of the year during daylight only. No lighting. Gated entrance. No road signage. Will occupy less than 27 acres of 49-acre site.

Brandon Moore presented concept plan. 4 cricket fields. Parking lot. Minimum impervious surface. Dense planting around perimeter.

Public comment period: Neighbors expressed concerns about impacts to the community. Increased traffic volume and traffic safety. Speeding. Portion of road to practice fields is currently gravel. Rezoning concerns. Newly installed plants may be toxic to neighboring farm animals. Impacts to farming livelihood. Off-hours site usage and parking along entrance road.

CCAC members agreed to discuss proposed site plan and give suggestions but declined to vote on project due to incomplete submittal. Presenters need complete landscape and grading plans for resubmittal prior to approval consideration.

CCAC: Project is required to provide opaque buffer surrounding cricket fields to buffer residential properties. Parcel has been timbered, and no buffer currently exists.

CCAC requests native plants be utilized in opaque buffer. Native evergreen tree suggestions include Red Cedar, Wax Myrtles, Yaupon Holly Trees. Keep in mind plant leaf and berry toxicity. Refer to CCAC Landscape Plant List for comprehensive list.

CCAC requests plants be planted at outer perimeter of property. CCAC suggests they could scatter-plant smaller saplings inside perimeter to enhance buffer requirement. Consider using berms.

CCAC requests invasive plants be removed prior to installation of required plant material. More information on invasive plant ID and removal at nc-ipc.weebly.com

CCAC concerns: Entrance gate and securing the field during off times. Parking lot is tight and does not have designated turn around. Septic field questions. No grading plans. No specific plant lists. Practice fields are located way West of where patrons live, increasing commuter traffic to this area. Public restroom or porta-johns. Grass maintenance requirements. Dumpster? Keeping people from parking or driving on surrounding grass fields.

CCAC discussion regarding minimum submittal requirements. Draft checklist to review by members.

CCAC discussion about successional growth/wildlife corridor/ecological buffer connectivity to be included in buffer section of updated UDO. Members encouraged to submit ideas and make comments to existing UDO document for discussion and to finalize ideas for next meeting.

No CCAC Updates

Motion to adjourn was made by Dan Sundberg and seconded at 8:09 pm.