

Minutes of a regular meeting of the Marion Planning Commission held in the Municipal Building at 5:15 p. m. on March 10, 2014.

CALL TO ORDER: Chairman Cameron Wolfe called the meeting to order.

INVOCATION: Mr. Hicks rendered the invocation.

VISITORS: Aaron Sizemore Mount Rogers Planning District Commission.

PRESENT: Chairman Cameron Wolfe, Bob Ramsey, Alice Freeman, Avery Cornett, Jim Barker, Dan Surface, Town Engineer/Zoning Administrator Cecil Hicks, Town Attorney Mark Fenyk and Deputy Clerk Anita Catron.

ABSENT: Ben Reedy

DETERMINATION OF A QUORUM: The meeting was called to order, and with 6 voting members present, the Commission has a quorum.

MINUTES: Upon motion of Mrs. Freeman, seconded by Mr. Ramsey and a vote of 5 AYES and 0 NOES, the minutes of the meeting held February 10, 2014 were approved.

REPORT OF SECRETARY: No report.

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

OLD BUSINESS: DISCUSSION OF BARRIER REQUIREMENTS AND CONTINUED ZONING ORDINANCE REVIEW: Chairman Wolfe began discussion with the requested information for Barrier Requirements between Commercial and Residential Properties that members had requested at the last meeting. Mr. Sizemore gave members a definition from another locality's Zoning Ordinance. After discussion, members would like to make changes to this definition and add this to The Town of Marion Zoning Ordinance on page 50 under 16.2 Barriers Required item 16.2-02 to state "When commercial parking lots adjoin land zoned for residential use, there shall be a privacy buffer consisting of fence and/or landscaping that shall be approved by the Zoning Administrator and maintained by the commercial property owner". Upon motion of Mrs. Freeman, seconded by Mr. Surface and a vote of 5 AYES and 0 NOES, this new definition will be added. Items 16.2-01 and 03 no changes need to be made. On page 74 under Buffer Area item 20.18 members would like to change this to read "An area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another." Upon motion of Mrs. Freeman, seconded by Mr. Surface and a vote of 5 AYES and 0 NOES, this wording will be changed. Mr. Sizemore had been requested to bring definitions from other localities for Dog Kennels. After discussion of these, and upon motion of Mr. Ramsey, seconded by Mr. Barker and a vote of 5 AYES and 0 NOES, this item was tabled. On page 86 of the Appendix, Mr. Sizemore suggested changing the wording for the line item "Parking facilities in accordance with Article 16 of the ordinance" to read: "Parking facilities containing less than 5 spaces in accordance with Article 16 of this ordinance" with no

changes to the zoning requirements. Insert a line item under this to read: "Parking facilities containing more than 5 spaces in accordance with Article 16 of the ordinance" add zoning "P" for permitted under all except (R1). Mrs. Freeman made a motion, seconded by Mr. Ramsey to change the "P" under (R2) to "S" however, after discussion with regards to Town Houses, Cluster Homes, and Lot Requirements Mrs. Freeman and Mr. Ramsey both withdrew their motions and requested the Administrator, Mr. Sizemore and others, to bring definitions for these to the next meeting, for review and discussion a decision will be made later. Mr. Sizemore left the meeting.

Mr. Hicks stated that Planning Commission members will need to have election of officers at the next meeting.

With no more questions or comments Chairman Wolfe reminded members the next meeting is scheduled for April 14, 2014.

Upon motion of Mr. Ramsey, seconded by Mr. Surface and a vote of 5 AYES and 0 NOES the meeting was adjourned.

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Chairman

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Secretary