

Minutes of a regular meeting of the Marion Planning Commission held in the Council Chambers of the Municipal Building on February 13, 2023 at 5:15 p.m.

PRESENT: Bob Ramsey, Jim Barker, Ben Reedy, Trey White Planning Commissions Members; Director of Engineering/IT/Zoning Administrator Todd Long, Town Attorney Mark Fenyk and Deputy Clerk Paula Null.

ABSENT: Chairman Cameron Wolfe, Vice Chairperson Kimberly Austin and Alice Freeman.

VISITORS: John Graham, Smyth County Clerk of Court and James Moss of MRPDC.

CALL TO ORDER: Bob Ramsey called the meeting to order.

DETERMINATION OF A QUORUM: As the meeting was called to order with 4 voting members present, the Commission has a quorum.

AGENDA: Upon motion of Mr. Ramsey, seconded by Mr. Barker and a vote of 4 AYES and 0 NOES, the agenda was approved as distributed.

MINUTES: Upon motion of Mr. White, seconded by Mr. Reedy and a vote of 4 AYES and 0 NOES, minutes of the meeting on January 30, 2023 were approved as written. Messrs Ramsey, White, Barker and Reedy voted affirmatively.

PUBLIC PRESENTATION: Mr. John Graham, Smyth County Clerk of Court and Mr. James Moss, MRPDC spoke in regards to the Appalachian Center for Hope. Appalachian Center for Hope is a \$2.8 million project located at 281 Bagley Circle. It will house 75 beds and be used as a residential treatment facility after detox has taken place. The average stay time will be 3-5 months.

OLD BUSINESS: Appalachian Center of Hope suggested access through Locust Street. Mr. White suggested Locust Street is not a good access point. Mr. Fenyk notes that Locust Street is 50 feet wide and that should be plenty of space. Mr. Graham noted that using Locust Street was just a suggestion and it is not actually needed to move forward. When expanding the Medical Arts Zoning Mr. Long would like to include the State Hospital.

BAUD PROJECT MEDA EFFORTS: Ben Reedy noted there are four properties coming up for sale that the Town may be interested in. One is on Lincoln Avenue, one on Gilman Street and two properties on Wolfe Avenue. Bill Rush would like all new structures being built through the Baud Program be brick constructions. Jim Barker suggested consulting with the insurance company and see what they suggest.

REVISION AND RECODIFICATION OF ZONING LAWS: Racers Edge Car Wash would like to have an entrance from Main Street. VDOT recommends 1,050 feet for access from intersection. The Planning Commission suggests there be no entrance from Main Street because of the safety concerns. They suggest entering and exiting from Johnston Road. Mr. Barker suggested the traffic light be restructured. It was also stated that the Planning Commission did not let Starbucks have an entrance on Main Street.

Mr. Long suggested there be a change in verbiage in Sections 18 and 38 of Town Code. Mr. Long stated there should be a code against "Spite" fencing. This is considered fencing to annoy your neighbors and consists of non-fencing materials like pallets and shelving. Mr. Long suggests that all fences be made of actual fencing products.

Mr. Long would like to look at each code individually and update the language and clarify the legality of each code. He would like to change the code enforcers from the Marion Town Police to a Town of Marion Code Enforcement Officer. Jim Barker states that if a code is not being enforced then it should not be in the code book. There will need to be a public hearing before council to remove any codes.

NEW BUSINESS: Bob Ramsey and Trey White were both reappointed for another four year term on Planning Commission.

Upon motion of Mr. Reedy, seconded by Mr. Barker and a vote of 4 AYES and 0 NOES, the meeting was adjourned at 7:00 p.m.

Chairman

Secretary