

Members Present: Mr. Oates (Chairperson), Mr. Jewell (Vice Chairperson), Ms. Kozel, Mr. Stowe, Mr. Morrison, Ms. Dawson, Mr. Thomas, Mr. Kenney & Mr. Wagner

Members Absent: Mr. Banks, Mr. Cline & Mr. Shenk

Staff Present: M. Tyler Klein, AICP (Senior Planner – Department of Planning & Development)

Others Present: Bill Miller & Heather Miller (Shawnee district)

The meeting was called to order at approximately 7:00 PM by DRRC Chairman Gary Oates.

Item # 1 – Opaque Fence Requirements.

The Development Review and Regulations Committee (DRRC) discussed a request from the Board of Supervisors on behalf of a local business for a text amendment to the Zoning Ordinance (Chapter 165) to allow chain link fence with slats to fulfill the opaque fence requirements for a full screen Category B Type zoning district buffer. Staff presented two (2) alternatives for consideration by the committee:

Alternative A:

A text amendment to the modify definition for “opaque fence” to allow chain link fence with slats where a certain privacy factor is met and update references to chain link in other sections of the Zoning Ordinance for consistency. A privacy factor of at least 85% is proposed to ensure that the intent of the opaque fence requirement, to “visually obscure structures, outdoor storage areas, and other uses,” is still being met.

Staff concluded that Alternative A would satisfy the request for a Zoning Ordinance text amendment to allow chain link with slats to fulfill the opaque fence requirement for a zoning district buffer. Alternative A would also permit chain link fencing with slats to be utilized for all circumstances where an opaque fence is required in the Zoning Ordinance, including for zoning district and residential separation buffers.

Alternative B:

A text amendment to modify the definition for “opaque” fence to allow chain link fence with slats, but only for outdoor storage and processing areas. Alternative B would continue to prohibit chain link with slats for the opaque element that is required for full screen zoning district buffers and residential separation buffers, along with the screening for trash storage areas. Buffer and screening opaque alternatives (berm, mound, or double row of evergreen trees) would still be permissible and chain link with opaque vinyl tarping for other non-buffer required screening.

Staff concluded that Alternative B would not satisfy the request for a Zoning Ordinance text amendment to allow chain link with slats to fulfill the opaque fence requirement for a zoning district buffer. The initiator of the amendment request would still be required to install a 6-foot-tall board-on-board fence, wall, berm, mound, or a double row of evergreen trees 6-FT tall at time of planting.

The primary discussion by the committee focused on maintenance of chain link fence with slats versus other fence material (board-on-board), visual appeal, and what requirements should apply to slats (material, opacity, color, and type). The DRRC was *generally* supportive of the proposed amendment (alternative A preferred), citing chain link fence with slats as a desired alternative to wood fencing for its durability and longevity and requested Planning & Development staff to further evaluate the type of slats (size, gauge, color, & material) that may be allowed. The DRRC further requested the amendment include prohibition of vinyl tarping over chain link as a “opaque fence” alternative. Staff was directed to revise

the text amendment and to bring it back to the DRRC at the March meeting for a final review/endorsement before the item goes forward to the Planning Commission.

Item # 2 – Other.

No “other” topics were discussed.

The meeting concluded at 8:09 PM.