

Minutes of a regular meeting of the Marion Planning Commission held in Council Chambers at the Municipal Building on October 12, 2015 at 5:15 pm.

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

INVOCATION: Mr. Hicks rendered the invocation.

VISITORS: Bill Huber.

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

ABSENT: Alice Freeman.

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 Mr. Ramsey, seconded by Mr. Surface, and a vote of 5 AYES and 0 NOES, the minutes of the meeting held August 10, 2015, were approved as written.

REPORT OF SECRETARY: No report.

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

NEW BUSINESS: REZONING OF PROPERTY AT 315, 317 & 309 NORTH MAIN STREET (OLD FRANCIS BROTHERS STORE BUILDING) FROM CG TO R-3. Chairman Wolfe stated that Mr. Robert Francis has requested in writing, to have these properties rezoned. Mr. Bill Huber and Mr. Tom Hower are potential buyers for this property, and would like to change the use of the property to all apartments. He then asked for Mr. Hicks to review this request. Mr. Hicks stated the property is currently zoned Commercial General and there are apartments already in place on the second floor over what was a business (formerly Francis Brothers). The other building houses D & D Trophies and More and has apartments over this business also. Each member had been given a map to show the area. In accordance with town zoning regulations, apartments over a business are allowed in Commercial General. The request was to change the zoning to R-3 to allow for renovations to these buildings and allow for apartments on both floors. He stated that Mr. Bill Huber was present to discuss the issues and answer questions. He turned the floor to Mr. Huber for discussion. Mr. Huber stated he and Mr. Tom Hower would like to get a sense of how members feel with regards to rezoning the property for the requested use, before they actually go through with the purchase. He informed members that, in looking at tax maps and other sources, they are unable to determine the exact property line location for the property. Mr. Robert Francis has asked for a survey of the property. Mr. Huber had a slide presentation showing the property, the proposed entrances into the apartments, a courtyard they propose to add, and the storage buildings located behind these buildings. There was an alley-way between these two buildings, but years ago a

cover was added to enclose the alley-way. Mr. Fenyk stated they will need to see if this alley-way was closed. Mr. Francis plans to keep one building in back for storage, he would access the property thru the town parking lot and retain enough of the property to allow access to this building. He will give a right of way thru the property he retains to the potential buyers. Mr. Huber stated he has more than enough room for all the required parking spaces for these apartments, even if the property lines are not where they are thought to be. As developers, they would like to start renovations on the property by the first of December. With the apartments already there, they would have a total of eighteen apartments and would allow for more housing of students coming for the new semester at Emory & Henry School of Health Sciences. Mr. Hicks stated all the buildings are zoned Commercial General and set-backs are not an issue as all are older buildings and would have been grandfathered in.

After discussion, it is the consensus of the planning commission members this would be a good use of the property and contingent upon the results of the survey, property lines, parking, and right of way issues, would recommend the zoning change to R-3. They would like for Mr. Huber to get the surveyed plat and site design to them at his earliest convenience to allow for discussion at the November 9th meeting. They will request Town Council to set a joint public hearing for November 16th and will make their recommendation at that time if all information has been presented. Members thanked Mr. Huber.

Chairman Wolfe inquired if there was a need for more discussion on student housing in residential areas. Mr. Hicks stated this appears not to be an issue at this time, and could be based on the definition of "Family" .

With no other issues to discuss, Chairman Wolfe stated the next meeting will be scheduled for November 9th.

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

---

Chairman

---

Secretary