

Minutes of a regular quarterly meeting of the Marion Planning Commission held in Council Chambers of the Municipal Building on March 9, 2020 at 5:15 pm.

PRESENT: Chairman Cameron Wolfe, Bob Ramsey, Trey White, Vice-chairperson Kimberly Austin, Ben Reedy, Jim Barker and Alice Freeman (arriving late) Planning Commission Members; Town Manager/Zoning Administrator Bill Rush, Assistant Town Manager/Engineer Cecil Hicks, Deputy Town Clerk Anita Catron, Town Attorney Mark Fenyk and Smyth County News Representative Stephanie Porter-Nichols.

ABSENT: None.

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

INVOCATION: Cecil Hicks rendered the invocation.

VISITORS: Sandy Bryant, Jeff Repass and K. J. Holbrook, Mount Rogers Community Service Representatives, Becky Oakes and Charles Wassum.

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

MINUTES: Upon motion of Mr. Ramsey, seconded by Mr. White and vote of 7 AYES and 0 NOES, the minutes of the meeting December 9, 2019 were approved as written. Messrs Wolfe, Ramsey, Austin, White, Reedy and Barker voted affirmatively.

REPORT OF THE SECRETARY: No Report.

REPORT OF STANDING COMMITTEES: No Report.

REPORT OF SPECIAL COMMITTEES: No Report.

Due to a conflict of interest, Chairman Wolfe recused himself and turned the chair over to Vice-Chairperson Kimberly Austin for discussion on this request.

RE-ZONING REQUEST: MOUNT ROGERS COMMUNITY SERVICES IS REQUESTING RE-ZONING AND TO VACATE ALL PROPERTY LINES WITHIN 3 TRACTS OF PROPERTY OWNED BY MOUNT ROGERS COMMUNITY SERVICES AT THE CORNER OF CULBERT DRIVE, TERRACE DRIVE AND BERRY PLACE FROM R-1 TO MEDICAL ARTS (MA): Vice-Chair Austin requested Mr. Rush and Cameron Wolfe as agent/architect for Mount Rogers Community Service on this project, to review this request with commissioners.

Mr. Rush informed members the request was presented to Town Council at their March 2, 2020 meeting. Town Council referred the request to Planning Commission for study and review.

Mr. Wolfe stated the existing site is zoned Medical Arts (MA). Mount Rogers Community Services owns the 3 tracts adjoining and would like to rezone these from R-1 to Medical Arts (MA) and vacate the property lines within the tracts to allow for a new structure to be built on the back of the property to

allow for housing for pregnant women, mothers and their children under the age of 12 for a new program "Project Link"; or expand on the existing facility whichever is a better fit for the new program and neighborhood or request Town Council issue a Special Use Permit for this intended purpose. Mr. Wolfe also discussed the zoning surrounding the property and size of the intended structure before turning the discussion to Sandy Bryant for questions and comments regarding the program. (Mrs. Freeman arrived).

Ms. Bryant reviewed with members the new program explaining this is a voluntary program for participants whose lives and those of the children are affected by substance abuse. She discussed the screening process, different types of treatments, the help offered to mothers and children, the types of medical treatments at the current location, noting for treatments that require a doctor participants will be transported to another Mount Rogers Community Services location in town for those appointments. No drug treatments will be administrated at the current location. Plans for the new facility will be for housing of participants in this program. Discussion ensued regarding the reasoning for this site being chosen, qualifications for mothers in this program, visiting family members, approximate length of stay for participants, types of medications if any, at the current facility, and transportation if needed for medical purposes to another Mount Rogers Community Services facility.

With no further discussion, and upon motion of Mr. Ramsey, seconded by Mr. White and a vote of 6 AYES and 0 NOES, this re-zoning request is referred back to Town Council to set a joint public hearing. Messrs Ramsey, White, Reedy, Freeman, Barker and Austin voted affirmatively.

Mr. Wolfe assumed the chair for the remainder of the meeting.

RIGHT OF WAY REQUEST: Mr. Rush stated this is for informational purposes only. He has a request on Columbia Avenue regarding the sale of a right of way.

VARIANCE REQUEST: Mr. Rush stated there is a home located at 209 Miller Avenue that is to be torn down and rebuilt through the CDBG Project. Discussion ensued regarding set-back regulations. After discussion members feel that a variance will not be required. Town of Marion Zoning Ordinance 7.6-04 makes an allowance for this without the need of a variance.

PROPERTY MAINTENANCE UPDATES: Mr. Rush gave a brief update on this process, noting several property owners have voluntarily brought properties up to code. The Property Maintenance Officer continues working toward getting properties in compliance.

QUESTIONS, COMMENTS OR ADDITIONS: Chairman Wolfe noted there will be a meeting April 13, 2020 for Election of Officers at that meeting.

ADJOURNMENT: Upon motion duly seconded and a vote of 7 AYES and 0 NOES the meeting was adjourned at 7:40 pm.

Chairman

Secretary