

Minutes of a regular meeting of the Marion Planning Commission held in Council Chambers at the Municipal Building on March 14, 2016 at 5:15 pm.

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

INVOCATION: Mr. Hicks rendered the invocation.

VISITORS: Dr. Douglas Armbrister, Malcolm Brown IV.

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

ABSENT: Alice Freeman, Dan Surface and Trey White.

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

MINUTES: Upon motion Mr. Reedy, seconded by Mr. Ramsey and a vote of 4 AYES and 0 NOES, the minutes of the meeting held February 8, 2016 were approved as written. Messrs Wolfe, Ramsey, Barker and Reedy voted affirmatively.

REPORT OF THE SECRETARY: No Report.

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

REVIEW REQUEST OF SPECIAL USE PERMIT 592 RADIO HILL ROAD: DR. DOUGLAS ARMBRISTER AND MALCOLM BROWN IV: Chairman Wolfe stated a request has been received from Dr. Douglas Armbrister and Mr. Malcolm Brown IV for a Special Use Permit for the property located at 592 Radio Hill Road. Town Council has referred this Special Use Permit request to Planning Commission for review. He asked Mr. Hicks to review this request. Mr. Hicks stated the second floor of this building was recently vacated by the pediatrician office. There is a podiatrist office still located on the ground floor. The only difference between this request and the last few that Planning Commission has reviewed, is the requests for a Special Use Permit which would allow for mixed use of the building with apartments on the first and second floors and the doctor's office still to remain. The property currently is zoned as Medical Arts (MA). The surrounding properties are Residential (R-1), (R-2), (R-3) and Medical Arts (MA). The property has town utilities. Mr. Hicks reviewed requirements for a Special Use Permit and informed everyone that a Special Use Permit would require a public hearing, but not a joint public hearing. He requested Mr. Brown to share any information with members and answer questions. Mrs. Freeman was unable to attend, but had sent a letter of comments. Discussion ensued.

Upon further review by Planning Commission Members, and in accordance with the Town of Marion Zoning Ordinance Appendix A, page 94 under "Dwelling units contained within a business," a change was made during the last review to the Appendix of the Zoning Ordinance to allow for mixed use in areas zoned as Medical Arts (MA). Mr. Hicks stated based on this change, a Special Use Permit will not be needed. However, if any changes are made to the outside of the building, a Zoning Permit would be required, if the Medical Offices discontinue at this building, and apartments are installed throughout, rezoning of the property will be required. Mr. Brown thanked members for this information.

With no additional comments or questions, Chairman Wolfe stated there will be a Planning Commission meeting Monday, April 11, 2016 to allow for election of officers.

Upon motion of Mr. Reedy, seconded by Mr. Ramsey, and a vote of 4 AYES and 0 NOES, the meeting was adjourned.

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Chairman

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Secretary