

Minutes of a regular meeting of the Marion Planning Commission held in Council Chambers at the Municipal Building on July 11, 2016 at 5:15 pm.

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

INVOCATION: Mr. Hicks rendered the invocation.

VISITORS: Joel K. Cagle, Bland County Building Official, Gavin N. Blevins, Mount Rogers Planning District Commission, and Dr. James McDowell, representative for First United Methodist Church.

PRESENT: Chairman Cameron Wolfe, Vice-Chairman Bob Ramsey, Jim Barker, Ben Reedy, Dan Surface and Trey White Planning Commission Members, Town Engineer/Zoning Administrator Cecil Hicks, Town Manager Bill Rush, Engineer's Assistant/IT Coordinator Todd Long 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 Mr. Surface and a vote of 6 AYES and 0 NOES, the minutes of the meeting held June 13, 2016 were approved as written. Messrs Wolfe, Ramsey, Barker, Surface, Reedy and White voted affirmatively.

REPORT OF THE SECRETARY: No Report.

REPORT OF STANDING COMMITTEES: No Report.

REPORT OF SPECIAL COMMITTEES: No Report.

REVIEW REQUEST FOR REZONING OF PROPERTY AT 101 WEST CHERRY STREET-METHODIST PARSONAGE FROM COMMERCIAL GENERAL (CG) TO R-3 (BOARDING HOUSE): Chairman Wolfe read a rezoning request from First United Methodist Church and asked Mr. Hicks to continue with review of this request. Mr. Hicks stated a request from the developer indicated rezoning of property located at 101 W Cherry Street from the current zoning of Commercial General (CG) to Commercial Limited (CL) for use as a boarding house. The property is owned by First United Methodist Church, and was the church parsonage for several years. Most recently the property was used by The Guardian Angel group as an office. Mr. Hicks reviewed the requirements for this property to be used as a Boarding House and referred to the definitions in the Town Zoning Ordinance Appendix dealing with Boarding Houses. He also stated that Mrs. Freeman could not attend tonight, but she stated she would not object to this request, if members had received more information on certain items pertaining to the number of students, kitchens and bathrooms. He then requested James McDowell to address this request as the representative from the church. Mr. McDowell gave members a graph of expected student growth to range from 150 to 180 for The Emory & Henry School of Health Sciences by the summer of 2018 and stated the need for housing. He informed members the intended use of this property was not as a boarding house, but for student housing. He informed members the property has enough room to allow for housing of 4 students. The residence has a kitchen the students will share and may prepare meals. Members inquired about limited parking and asked if there was an agreement with The Bank of Marion for parking. Mr. White reminded members of the 5 parking spaces on Church Street across from The Methodist Church. Mr. McDowell indicated the parking lot behind the church that may be used. He feels parking will not be an issue. Discussion ensued with regards to the correct zoning for this property. After discussion, members feel the best rezoning for this would be to request it be rezoned to Residential (R-2) Single Family and inquired if Mr. McDowell felt this would create a problem with the Trustees. Mr. McDowell informed members he did not feel this would be an issue as the trustees want to have the property rezoned to meet the need. Mr. Ramsey stated the need to amend the request for rezoning the property from Commercial General (CG) to Residential (R-2). McDowell stated this change was acceptable. Upon motion of Mr. Ramsey, seconded by Mr. Reedy and a vote of 6 AYES and 0 NOES, Marion Planning Commission recommends this amended request for rezoning of this property from

Commercial General (CG) to Residential (R-2) go to Marion Town Council for a Joint Public Hearing. Mr. Hicks stated the Joint Public Hearing has been set for August 1, 2016 at 5:30pm in Council Chambers.

REVIEW OF THE TOWN CODE: "ACCUMULATIONS ON PREMISES" CONTINUED: Chairman Wolfe reminded members of the request from Town Council for members help in this matter and requested Todd Long and Bill Rush to proceed with this discussion. Mr. Long discussed with members the Junk Ordinance definition from another locality and the draft copy he had worked on for Town of Marion that were sent to members for review. Members had reviewed these and indicated support for the wording used in the draft copy for the Town of Marion Ordinance. As with other ordinances, there will need to be changes made as circumstances change but this is a good start. Discussion ensued regarding enforcement by the enforcement officer, the need for documentation when Town of Marion employees must clean-up the property and the amount of time given as a "grace period" before other action is taken. After discussion, Mr. Rush stated this first draft will change and requested members to get any suggested changes to them so these can be included in the next draft. He will send the second draft to Town Council and Planning Commission for review and would like for Planning Commission to review this second draft at the next meeting. After all changes are made, Town Council and the Ordinance Committee will make the final decision on this new Ordinance.

With no additional comments or questions, Chairman Wolfe stated the next Planning Commission meeting will be August 8, 2016 at 5:15pm.

Upon motion of Mr. Ramsey, seconded by Mr. White and a vote of 6 AYES and 0 NOES, the meeting was adjourned.

---

Chairman

---

Secretary