

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

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

INVOCATION: Mr. Hicks rendered the invocation.

VISITORS: None.

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

ABSENT: None.

DETERMINATION OF A QUORUM: The meeting was called to order, and with 7 voting members present, the Commission has a quorum.

MINUTES: Upon motion Mrs. Freeman, seconded by Mr. Ramsey and a vote of 6 AYES and 0 NOES, the minutes of the meeting held November 9, 2015 were approved as written. Messrs Ramsey, Barker, Reedy, Freeman, Surface and White voted affirmatively.

REPORT OF THE SECRETARY: Mr. Hicks stated there will be three webinars beginning this Wednesday and the next two Wednesday's with regards to Planning Commission issues and updates. All Commissioners are invited to view these at Chairman Wolfe's office from noon until 1:00 pm. Please let him know if you plan to attend.

Chairman Wolfe has requested after Joint Public Hearings with Town Council, a copy of the minutes from these meetings be added to Planning Commission minutes to reflect the outcome of the recommendations presented to Council.

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

REVIEW OF ON-STREET PARKING FOR THE TOWN OF MARION: Chairman Wolfe stated Planning Commission has been asked by Town Council to review on-street parking. He requested Mr. Hicks to review the request. Mr. Hicks stated there are residential areas of town where there are issues with on-street parking. Section 74-132 of the Town Code deals with these issues, but there are still concerns and the possible need for better clarification. There have been problems enforcing this Town Code because of the wording. Mr. Rush provided the wording from other localities for members to use as a guideline for discussion and review. Discussion ensued. Upon motion of Mrs. Freeman, seconded by Mr. Ramsey and a vote of 6 AYES and 0 NOES, Marion Planning Commission recommends to Town Council the following insert be added to the Town Code: "Not precluding any other parking regulations as outlined in the Code, on street parking in residential areas shall be confined to two axle vehicles specifically designed for passenger transportation, grossing no more than 8500 GVW. All other vehicles, including campers, trailers, and commercial vehicles shall be parked off of the street right of way. Intermittent parking for commercial vehicles for utility repair and sporadic deliveries shall be allowed."

Mrs. Freeman requested the intersection of Park and Strother streets be checked for parking. This intersection is located in the area where she lives, and there are issues with parking too close to the intersection that blocks the view for pulling out into traffic.

REVIEW REQUEST FOR REZONING OF 1046/1048 TERRACE DRIVE FROM MEDICAL ARTS (MA) TO RESIDENTIAL R-3: Chairman Wolfe stated this request has been set for Public Hearing for February 1, 2016 and asked Mr. Rush to review this. Mr. Rush had a letter from Dr. James McDowell one of the property owners, requesting this re-zoning from Medical Arts (MA) to Residential (R-3). Smyth County Family Physicians will be vacating the premises in mid-January and the property owners have a potential buyer for the property which is Marion Housing Authority and its subsidiary Crown Development. They would like to create four apartments on the top floor of the building for housing of Emory & Henry Health Science Students. This would allow for those students to be within walking distance of the

campus. The entire building and property will be rezoned to Residential (R-3), even with the medical billing office in the basement (which is a grandfathered use). If the non-conforming business should move out, this grandfathered use would cease to exist. Sale of the property to these buyers is contingent upon the rezoning. Members questioned why this request was not given to them in the usual way. Mr. Rush explained because of the time frame involved in moving ahead with plans for this property. There was a Public Hearing already set for February 1, 2016 for Town Council, and he has added this to the advertisement to be included in the public hearing. Mr. Hicks will send the letters to adjoining property owners and the notice sign will be in place as required. Mr. Rush stated the only request for members to consider at this meeting is changing of zoning for this property from Medical Arts (MA) to Residential (R-3). Discussion ensued. Planning Commission member stated they have no problem with the rezoning however, Mrs. Freeman stated she is not in agreement with the process by staff for presenting this request.

Chairman Wolfe stated if there is a need for a February meeting it will be February 8, 2016.

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

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Chairman

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Secretary