

Minutes of a regular meeting of the Marion Planning Commission held in Council Chambers at the Municipal Building on August 10, 2015 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, Alice Freeman, 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: 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 of Mr. Surface, seconded by Mr. Ramsey, and a vote of 6 AYES and 0 NOES, the minutes of the meeting held June 8, 2015 were approved as written.

REPORT OF SECRETARY: Mr. Hicks stated the discussion on student housing that was listed as new business was old business. The only new business was review of the boundary adjustments and zoning.

REPORT OF STANDING COMMITTEES: No report.

REPORT OF SPECIAL COMMITTEES: No report.

NEW BUSINESS: REVIEW OF BOUNDARY ADJUSTMENTS AND ZONING OF SUCH AREAS: Chairman Wolfe asked Mr. Hicks to review this. Mr. Hicks stated members had been given maps of the areas and would like for Mr. Fenyk to begin this review. Mr. Fenyk stated the three areas that Planning Commission need to consider are listed as Highway 16, Country Club and Brunswick Lane/Johnston Road properties. Mr. Fenyk stated some properties located within these areas were not included because of issues with ownership. He explained that Planning Commission members may make a motion to Town Council with regards to changing the zoning of this area which will require a Public Hearing, or leave the property as currently zoned and no public hearing will be needed.

HIGHWAY 16 PROPERTY: Mr. Hicks stated the County has this property listed as Commercial. The town has commercial zoning within the town limits. After discussion, Mr. Hicks was requested to check on this property with regards to the flood plain.

COUNTRY CLUB PROPERTY: Mr. Fenyk stated that a portion of this property already lies within the town limits. The county has this property listed as Agriculture. Town of Marion has no zoning for agriculture. Mr. Hicks stated the closest thing to agriculture for town properties would be the zoning for R-2. The portion of this property already in town is zoned as R-2. If members wish to change the portion from the boundary adjustment to R-2 or create a new zoning category, this would require a public hearing. 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 new country club boundary adjustment property be changed to R-2 to be in compliance with Town Zoning and recommends Town Council set a public hearing for this change.

BRUNSWICK LANE/JOHNSTON ROAD PROPERTY: Upon motion of Mr. Ramsey, seconded by Mr. Barker, and a vote of 6 AYES and 0 NOES, Marion Planning Commission recommends to Town Council that all property north of the railroad be zoned as commercial and all property south of the railroad be zoned as industrial and recommends Town Council set a public hearing for this change.

HIGHWAY 16 PROPERTY: Upon motion of Mr. Ramsey, seconded by Mr. Barker and a vote of 6 AYES and 0 NOES, Marion Planning Commission recommends to Town Council for this property to continue as Commercial and no public hearing needed for this.

Chairman Wolfe asked Mr. Fenyk if Planning Commission decides to change the definition of "family" in the Zoning Ordinance, and makes the recommendation to Town Council may this also be included in the Public Hearing for the other property adjustment changes or will there need to be another hearing set. Mr. Fenyk indicated this may be included in this Public Hearing if included in the advertisement.

CONTINUED DISCUSSION ON HOUSING OF STUDENTS IN R-1 AND R-2 RESIDENTIAL DISTRICTS
(DISCUSSION ON LINKS FOR OTHER MUNICIPALITIES): Mr. Hicks stated members have the links for other municipalities zoning on this issue. After discussion with regards to housing of students, Mr. Surface recommends that Judy Sweat with Emory and Henry College be contacted concerning the situation with student housing. Chairman Wolfe stated he feels this issue needs to be tabled until the next meeting and he and Mr. Hicks will talk with Judy Sweat and share any information at the next meeting, which will be September 14, 2015. Upon motion of Mr. Ramsey, seconded by Mrs. Freeman, and a vote of 6 AYES and 0 NOES this item was tabled until the September meeting.

Mr. Hicks informed members that Ben Reedy had agreed to serve again for another 4 years on Planning Commission and at the Town Council meeting on August 3, 2015, Town Council voted to re-appoint him.

Upon motion of Mrs. Freeman, seconded by Mr. Ramsey, and a vote of 6 AYES and 0 NOES the meeting was adjourned at 6:45pm.

Chairman

Secretary