

Minutes of a regular meeting of the Marion Planning Commission held in Council Chambers at the Municipal Building on August 9, 2021 at 5:15pm.

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

**PRESENT:** Chairman-Cameron Wolfe, Bob Ramsey, Trey White, Vice Chairman-Kimberly Austin and Ben Reedy Planning Commission Members; Town Manager/Zoning Administrator Bill Rush, Economic Development Director Ken Heath, Deputy Clerk Samantha White and Town Attorney Mark Fenyk.

**VISITORS:** Kathy Cressel, Sandy Bryant, Jeff Repass, Logan Nester, Patty Belcher Mount Rogers Community Services Representatives; Donald Taylor, Robert Johnson, Joe Ellis, Charles Wassum, Tammy Murray.

**DETERMINATION OF A QUORUM:** The meeting was called to order, and with 5 voting members present, the Commission has a quorum.

**MINUTES:** Upon motion of Mr. Ramsey, seconded by Mr. Reedy and vote of 5 AYES and 0 NOES, the minutes of the meeting July 12, 2021 were approved as written. Messrs Wolfe, Ramsey, Austin, White and Reedy voted affirmatively.

**SPECIAL USE PERMIT REQUEST FOR 222 SEVERT STREET:** Mr. Rush informed members of this request made by Tammy Murray to prepare and package cupcakes in her home for her business, Sweet Bee Cupcakery. Ms. Murray stated there will be no business traffic at the location. All food will be sold from her mobile food truck. Upon motion of Mr. White, seconded by Mr. Ramsey and a vote of 5 AYES and 0 NOES, the Planning Commission recommends that Council set a Public Hearing for this request on September 7, 2021.

Mr. Heath provided an update on the BAUD project. The Town and Marion Redevelopment and Housing Authority have received a \$15,000 housing study grant and \$25,000 feasibility study grant. Mr. Heath noted he has developed a new method for reporting blighted properties and hopes to utilize many Town departments in efforts to compile and maintain this list. Mr. Heath also provided an update on Callan Drive Recreation Park noting that he has submitted a grant request for the first phase of development.

Mr. Rush reported that preliminary work will need to begin soon on the next Comprehensive Plan. He would like to see Planning Commission, Town Council, and staff look at revisions and recodification of zoning laws.

Chairman Wolfe excused himself from the Planning Commission. Vice-Chairman Austin began governing the meeting.

**REZONING REQUEST FOR 404 EAST MAIN STREET & 106 AND 110 CEDAR STREET:** Robert Johnson, 104 East Main Street and 106 Cedar Street property owner, and Donald Taylor, 110 Cedar Street property owner, have requested these three properties be rezoned from Residential (R-1) to Medical Arts (MA). Mr. Johnson and Mr. Taylor also stated they will submit a written request that Mount Rogers Community Services Board be their agents since they have the options to purchase the properties if

rezoned. Sandy Bryant, Mount Rogers Community Service Board representative, explained their intention with the rezoning and purchase of the listed properties is to expand the Lisa H Moore Counseling Center services by relocating administrative offices currently in that building to the house located at 110 Cedar Street. This will allow more space for clinical staff and will increase the number of patients they can serve. Discussion ensued. Upon motion of Mr. Ramsey, seconded by Mr. Reedy and a vote of 4 AYES and 0 NOES, the Planning Commission recommends that Council set a Public Hearing for this request on September 20, 2021.

**REZONING REQUEST – PARCELS 152-34-28, 29, 30 CULBERT DRIVE-** Sandy Bryant, Mount Rogers Community Service Board representative, has requested the listed parcels they own adjoining their property located at 1809 Culbert Drive be rezoned from Residential (R-1) to Medical Arts (MA). They had planned and still hope to be able to provide a residential building for mothers with serious drug problems. She explained that a residential program such as this would provide housing for up to seven mothers and their small children while the mothers seek treatment for their addiction. MRSCB has lost the funding for the planned residential building, but requests rezoning so that they may request funding and expand their services. Planning Commission members asked if this type of residence is the only use of the parcels they are considering. Ms. Bryant stated she cannot be sure that is what will be funded in the future. Discussion ensued. Upon motion of Mr. White, seconded by Mr. Ramsey and a vote of 3 AYES and 1 NOE, the Planning Commission recommends that Council set a Public Hearing for this request on September 20, 2021.

Chairman Wolfe resumed his role as Planning Commission Chairman.

Mr. Rush reviewed Special Use Requests made by Spero Health and Avison noting that they must have a specific location to apply for the permit and neither have provided that information. Mr. Rush discussed MAT (Medication Assisted Treatment) clinics and the services they can provide. He noted they may need to have requirements of these clinics before granting any Special Use Permits. Ms. Bryant stated that she is willing to assist in developing this list of requirements.

Upon motion of Mr. Ramsey, seconded by Mr. White and a vote of 5 AYES and 0 NOES, the meeting was adjourned at 6:45pm.

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Chairman

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Secretary