

Minutes of a regular meeting of the Marion Planning Commission held in Council Chambers at the Municipal Building on September 10, 2018 at 5:15pm.

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

INVOCATION: Mr. Hicks rendered the invocation.

VISITORS: Bill Huber, Malcolm Brown III and Joe Ellis.

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

ABSENT: Bob Ramsey Planning Commission Member.

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. Barker, seconded by Mrs. Freeman and vote of 6 AYES and 0 NOES, the minutes of the meeting August 13, 2018 were approved as written. Messrs Wolfe, Barker, Freeman, Austin, White and Reedy voted affirmatively.

REPORT OF THE SECRETARY: No Report.

REPORT OF STANDING COMMITTEES: No Report.

REPORT OF SPECIAL COMMITTEES: No Report.

REZONING REQUEST OF PROPERTIES LOCATED ON COMMERCE AND PENDLETON STREETS: Chairman Wolfe stated the next item on the agenda for discussion was a rezoning request and asked Mr. Rush to proceed with the review. Mr. Rush explained that Southern States located at 500 South Commerce Street has approached him regarding expansion on the south side of the property. In reviewing this, they found the property to be zoned as Industrial General (IG) and due to set-back regulations, the proposed changes would not be allowed. Mr. Rush has reviewed the property zoning for this and other properties in the area extending down to Pendleton Street also zoned as Industrial General (IG) and determined that, due to location and business type, these would all be a better fit under Commercial General (CG) zoning. If the zoning changes are approved, it will allow for Southern States to move forward with expansion. The other property owners were notified of the proposed zoning change and most have chosen to have their properties rezoned. Catron property at 111 Pendleton Street will remain as Industrial General (IG) per owner request not to be changed. Discussion ensued regarding the properties included in this zoning change. After discussion, Mr. Rush reminded commissioners of the Joint Public hearing with Town Council on this matter set for Monday, September 17th for their recommendation.

REZOING REQUESTS FOR PORTIONS OF CALLAN DRIVE: Chairman Wolfe stated the next item on the agenda is also a rezoning request and again requested Mr. Rush to proceed with the discussion. Mr. Rush informed members that Mr. Joe Ellis, Mr. Malcolm Brown and Mr. Bill Huber are working toward development of the Callan Drive property. Mr. Huber is the architect for this project. Mr. Rush asked Mr. Huber to review plans for this property. Mr. Huber presented a drawing of the plans to members. This property is currently zoned Medical Arts (MA) and was owned by D C Walker and the Estate of Jerry Lewis. The new owners would like to request zoning changes to various lots. Plans include: a multi-use facility that would be for apartments and shops with apartments over the businesses, a multi-family housing area and a patio type housing area. Mr. Ellis stated they have been asked by staff at Emory and Henry School of Health Sciences to consider some type of cafeteria space on the side of the property close to the school. The school has no eating facilities, so this would be an area that would be walkable to students. The cafeteria could also be an added attraction for our citizens, and visitors to our area including those staying at or visiting Hungry Mother State Park. For this project to move forward, zoning changes would need to be made from Medical Arts (MA) and Residential Single Family (R1), to: Commercial General (CG) and Residential Multi-Family (R3). The plans would allow for the required parking spaces, and some lots will be accessed by another entry that would be added. If this project is a

success, at a later time development of other portions of Callan Drive may be considered. Discussion ensued regarding water/sewer lines, utility lines, sub-division ordinance and sidewalks.

With no other comments, Mr. Rush stated they will review how best to move forward with this requested rezoning at the next meeting.

Mr. Barker requested a review of the Matrix. He feels the lay-out needs to be changed.

CONTINUE REVIEW/DISCUSSION PROPERTY MAINTENANCE CODE: Mr. Rush stated that property and abandoned vehicle issues are still being worked on. Letters have been mailed on abandoned vehicles, and some vehicles have been towed. There is 1 employee already enrolled in the class for property maintenance enforcement. He hopes to have property maintenance enforcement in place by spring.

Planning Commission members were again reminded of the Joint Public Hearing with Town Council on the rezoning of Commerce and Pendleton streets properties set for Monday, September 17th at 5:30pm in council chambers.

With no further discussion or comments, Chairman Wolfe stated the next meeting will be scheduled for October 8, 2018 at 5:15pm.

Upon motion of Mr. Barker, seconded by Mrs. Freeman and a vote of 6 AYES and 0 NOES, the meeting was adjourned at 6:30pm.

Chairman

Secretary