

CITY OF INMAN
ZONING & PLANNING COMMISSION

MEETING MINUTES
APRIL 22, 2019

The Zoning and Planning Commission met on Monday, April 22, 2019 at Inman City Hall. In attendance were Commission Members Ron Fisher, James Tapp, Pete Miller, Catha Small, and Zoning Administrator, Dennis Staton.

Pete Miller welcomed everyone and read the FOIA statement. He requested approval of March 25, 2019 meeting minutes as written. Ron Fisher made the motion to approve the minutes with James Tapp second, all members voting unanimously.

Pete Miller requested approval of the agenda. Dennis Staton, Zoning Administrator, requested a change under section 6, New Business. He requested to move items under “c” in front of items under “b” since Mr. Burch needed to leave early. Ron Fisher made the motion to approve the change to the agenda as well as the agenda with James Tapp second, all members voting unanimously.

Old Business

- a. Pete Miller spoke about 49 Mill Street and the façade grant request for matching funds from the City of Inman. He stated that the owner would like to paint the building and refinish the front door. Pete had requested the owner put an awning up on the building for better esthetics but the owner said no. Pete Miller made the motion to approve the application as presented, James Tapp second, all members voting unanimously.
- b. Pete Miller stated that all previous zoning items submitted to City Council for voting were approved at the April 8, 2019 council meeting and Mark Autorino was approved as the newest board member for zoning and planning.

New Business

- a. Mark Autorino was present at 5:20 pm and was introduced to everyone.
- c. Richard Burch spoke about the prospect of purchasing 2 Culbreth Street from Brian Mallory after a house fire destroyed the property. Before he moves forward, he has requested the zoning board consider rezoning the property for a mobile home. He stated that if he obtains the property, he can tear it down within 30 days. He believes the lot is around 60 feet wide and not buildable for a profit. Richard Burch would like to put a 32' double-wide trailer there with a brick foundation and follow all requirements the City of Inman has for trailer installations. Pete Miller thanked Mr. Burch for

speaking on behalf of the current property owner and the board will take the information and discuss at a later date.

- b. Angela Golightly currently operates a business at 34 Bishop Street. The property is currently zoned as R-12 and she has requested it be changed to NBD (Neighborhood Business District). Currently, she is leasing to buy the property from Caryn and Bobby Scott. Mrs. Scott wrote a letter, stating that she approves of a change of zoning for the business. Currently, Angela has three (3) businesses located inside the residence and all are State Board Certified. Clientele are normally by appointment only and may cross over to the other two (2) businesses since they are all located in the same residence. The business houses a clothing shop, a nail technician and salon owner, and an esthetician. There is normally no more than three (3) customers at any given time in the business. Mrs. Golightly stated that if you go less than one (1) block in two different directions, you will be located in the NBD and she stated that being a local business owner with local shoppers will only help Inman grow. She lives and works here in town and believes strongly that if you keep money local, you encourage a stronger community. Pete Miller thanked Mrs. Golightly for attending and explaining what the rezoning request was about. The Board will move forward with discussion and a decision in the near future.
- d. Dennis Staton showed the board the plat for 100 Dora Drive, "Las Casas" by Niemitalo. Jeff Bailey, Wastewater Superintendent, is working on a 10 foot strip in order for the City to touch the property to bring it in. The plat shows several "flagged" lots and the council voted against having any flagged lots in May 2018. Minimum width of any lot is 70' and length is 125'. There are 49 buildable lots and Starlight Lane will be closed before houses start getting built. There are a few lots that are not buildable because of being located in a flood plain. Dennis Staton will keep everyone informed with updates.
- e. Dennis Staton will contact owner of property at 1 Oakland Avenue regarding seasonal business.

Zoning Administrator's Report

Dennis Staton, Zoning Administrator, gave his report for February and March 2019 and reviewed the findings, with no discussion from members.

Zoning Members' Comments

Ron Fisher stated the fact that with all new development comes costs associated with children attending out local schools. He is worried that too much development will put a financial and physical strain on the school building itself as well as the student body, contributing to overcrowding and lack of land to expand the buildings to accommodate. He doesn't want lower housing prices to subsidize taxes to provide the service to the community. "What will the schools absorb?"

Pete Miller wants all members to think about items that were discussed today and come with their decision at the next meeting on May 27, 2019.

No further discussion from any members.

Public Comments

No discussion from the public.

With no further business per Chairman Miller, Commission member Mark Autorino made the motion to adjourn the meeting, James Tapp second, all voting unanimously. Meeting adjourned at 6:21 pm.

Respectfully submitted,
Mandy Shaw, Assistant City Clerk