

**CITY OF INMAN
PLANNING COMMISSION
MONDAY, JANUARY 22, 2018
REGULAR MEETING MINUTES**

The Planning Commission held its regular monthly meeting on January 22, 2018 at 5:00 PM at Inman City Hall.

Chairman Pete Miller and Planning Commissioners Richard Burch, James Tapp, and Ron Fisher were present. City Administrator Jeremy Caudle was present. Commissioner Kathy Small arrived at 5:06 PM. Zoning Administrator Dennis Staton arrived at 5:18 PM.

Chairman Miller called the meeting to order at 5:00 PM and read the Freedom of Information Act statement regarding notification of the meeting.

Commissioner Burch moved to approve the 11/27/17 meeting minutes, which was approved.

Commissioner Fisher moved to approve the meeting agenda, which was approved.

OLD BUSINESS

Regarding city council approval of the new R-6 zoning district, Chairman Miller stated that the new district is now in effect.

Regarding update the zoning ordinance's definition of "mobile homes," the Planning Commission developed the following specifications:

- Double-wide homes permitted in the applicable zoning district. No new single-wide homes permitted in the city.
- Minimum of 4/12 pitch.
- Underpinning of home to be brick, stone, or decorative block.
- Front porch dimensions of six feet by twelve feet and back porch dimensions of four feet by four feet, unless back porch is visible from the road, in which case the dimensions are six feet by eight feet. Porch coverings and underpinning should match the siding/roofing of the home.

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- Porch floor should be concrete or composite material, and porch handrails, balusters, and framing should be made of composite materials, meaning no wood materials.
 - Orientation on the lot should be front facing the road.

Regarding updates on Outter Drive, Zoning Administrator Dennis Staton gave a brief update. He advised the Planning Commission that the property owner might be bringing a request to subdivide the properties in question to install additional mobile homes.

NEW BUSINESS

City Administrator Caudle gave a brief update on the streetscape renovations project.

Zoning Administrator Staton gave a brief update on the Inman Mills renovation project.

At this point in the discussion Chairman Miller went back to the intended goal of the Planning Commission to rezone the northeast quadrant of the City to R-6. Zoning Administrator Staton referred the Planning Commission to a printout in their agenda packets of addresses and parcel numbers to be rezoned to R-6.

Chairman Miller moved to propose rezoning the properties in the agenda package to the R-6 zoning district, which was approved.

The Planning Commission reviewed current and projected developments in the City. Commissioner Fisher brought up the idea for developing a City plan to ensure service demand doesn't outstrip our ability to provide services.

ZONING ADMINISTRATOR'S REPORT

Zoning Administrator Staton gave his report as follows:

- November
 - 5 new housing permits
 - No new businesses
- December
 - 1 new house permit
 - 2 new businesses

PLANNING COMMISSIONER COMMENTS

No Planning Commissioner comments.

PUBLIC COMMENTS

City Administrator Caudle discussed the possibility of starting a façade improvements grant program and having the Planning Commission review applications as they come in.

The meeting adjourned at 6:32 PM upon motion made by Commissioner Fisher.

Submitted by:

Jeremy B. Caudle, CGFM

City Administrator