

CITY OF INMAN
ZONING & PLANNING COMMISSION

MEETING MINUTES
AUGUST 26, 2019

The Zoning and Planning Commission met on Monday, August 26, 2019 at Inman City Hall. In attendance were Commission Members Pete Miller, Catha Small, Ron Fisher, James Tapp and Mark Autorino and Zoning Administrator, Dennis Staton.

Pete Miller welcomed everyone and read the FOIA Statement. He requested approval of July 22, 2019 meeting minutes as written. James Tapp made the motion to approve the minutes, with Mark Autorino second, all members voting unanimously.

Pete Miller requested approval of agenda, James Tapp made the motion to approve, Ron Fisher second, all members voting unanimously.

Old Business

5a. Zoning of 17 Bloomwood Heights (Tax map# 1-44-07-147.00) was addressed from July 2019 meeting. Zoning Board unanimously approved changing the current zoning from R-12 to R-6 and 1st reading was completed by city council on August 12, 2019. Pete Miller would like to take another look at entire "Bloomwood Heights" area for possible rezoning from R-10 to R-6 based on lot size.

5b. Zoning of Shipwreck Place (Tax map# 2-42-00-007.00) was addressed from July 2019 meeting. Zoning Board unanimously approved changing the current zoning from R-10 to R-6 and 1st reading was completed by city council on August 12, 2019.

New Business

6a. Zoning of 63 Bomar Street (Tax map# 1-39-15-074.00). The owner recently annexed into the city. Based on neighboring properties, Pete Miller requested that zoning should be R-6, which is a lot minimum size of 6,000 square feet for single family homes. James Tapp made the motion to approve a zoning district of R-6, Ron Fisher second, all voting unanimously.

6b. Zoning of 100 Dora Drive (Tax map# 1-44-00-059.01). The owner requested a zoning district of R-10 but Pete Miller asked to table discussion until he or Dennis Staton can contact the developer for a plat. Ron Fisher requested tabling discussion, Catha Small second, all voting unanimously.

6c. Pete Miller requested all zoning members look into and review the current zoning setbacks for each zoning district. Dennis Staton stated that, "in theory, setbacks should be listed accordingly, based on lot size." Currently, there are larger zoning districts that have smaller setbacks and smaller zoning districts have larger setback requirements. At this time, zoning districts aren't consistent. Pete would like to continue discussion at a later date, once all members have time to review.

6d. Ben Cromer, HOA President for Lake Emory, requested the following statement be changed for error in language used during the May 29, 2019 meeting minutes. "Dennis submitted the preliminary plat for "Las Casas" in which the property is adjacent to Lake Emory and will be phase III (Cottages at Lake Emory) and will consist of 148 patio homes by Niemitalo." Mark Autorino requested to reword the sentence to read, "Dennis submitted the preliminary plat for "Las Casas," homes built by Niemitalo." James Tapp second, all voted unanimously.

Zoning Administrator's Report

Dennis Staton review his report, with no discussion from members.

Zoning Members' Comments

Ron Fisher stated that there are tractor trailer trucks parked at the old Food Lion parking lot, currently part of the CVS shopping center and he doesn't see that being legal. He complained about the state of the property at the car shop and cabinet shop, located at 72 S. Main Street and wants to know when something will be done to force the owner(s) to clean up the property. Pete Miller stated that there is a 20 foot square of trash and something needs to be done immediately.

No further discussion from members.

Public Comments

Councilman Ray Rogers spoke about sponsoring a resolution at the next city council meeting to put more teeth into our current Hazardous Conditions Ordinance. He is going to request the Fire Chief inspect the property at 72 S. Main Street and issue any permits or violations that are needed to come into compliance with current regulations. He plans to request higher fines and would like to work closely with Planning & Zoning to get something together that works for everyone.

With no further business per Pete Miller, Ron Fisher made the motion to adjourn the meeting, James Tapp second, all voting unanimously. Meeting adjourned at 5:47 pm.

Respectfully submitted,
Mandy Shaw, Assistant City Clerk

