

CITY OF INMAN  
PLANNING COMMISSION

MEETING MINUTES  
JULY 27, 2020

The Planning Commission met on Monday, July 27, 2020 at Inman City Hall. In attendance were Commission Members Pete Miller, Ron Fisher, Catha Small, Mark Autorino and James Tapp and Zoning Administrator, Dennis Staton.

Pete Miller welcomed everyone and read the FOIA Statement. He requested approval of June 22, 2020 regular meeting minutes and approval of July 7, 2020 special meeting minutes. He wanted to clarify item 6a. from June 22, 2020 meeting. Under Section 6a., he requested the statement reads as follows, "Sign measurement should be no more than 16 square feet instead of the current 20 square feet regulation in other zoning districts." Ron Fisher made the motion to approve the minutes with the change, James Tapp second, all voting unanimously.

Pete Miller requested to amend the agenda to include a Façade Grant application at 13 and 15 Mill Street by The Makers Market, LLC. He also requested that Member Comments be added to the end of the meeting. James Tapp made the motion to approve the agenda, with amendments, Ron Fisher second, all voting unanimously.

**Old Business**

5a. Signage rules for Neighborhood Business District. He would like to request approval to adopt the regulations that are currently in the Central Business District and General Business and add the following regulations in Section 616 of the zoning ordinance: a) Signs are limited to sixteen square feet. b) If the sign is illuminated, the sign cannot flash and it shall be turned off no later than business closing time but no later than 9 pm. Ron Fisher made the motion to approve the new requirements, James Tapp second, all voting unanimously.

**New Business**

6a. Dennis Staton stated that Wendy's is possibly building beside McDonalds on Asheville Hwy.

6b. General Industrial District (GID) on N. Miller Street is not zoned properly, as it includes businesses and homes that do not fit the current zoning regulations. After investing, there is no direct reason on who originally approved the zoning. After looking at the best zoning district for both the businesses and homes, Ron Fisher made the motion to place all parcels currently zoned as GID to be zoned as General Business District (GBD), Pete Miller second, all members

voting in favor, Catha Small voting against the change. With majority approval, it moves forward to council.

6c. 13 Mill Street (Tax Map #1-44-02-165.00) and 15 Mill Street (Tax Map #1-44-02-164.00) façade approval for Heather Moore with The Makers Market, LLC. Commission members went over the logistics of the application and found it to be a worthy project. They approved the total project of \$19,900 of which the City would pay 50% as their portion. Would like a follow-up with the owner to discuss what her plans are for the type of businesses she would like to have in the buildings. James Tapp made the motion to approve the façade grant, Mark Autorino second, all voting unanimously.

### **Zoning Administrator's Report**

Dennis Staton reviewed his report for the month of June 2020 with no discussion from board. He also stated that there are more new homes being built now than in the last ten (10) years.

### **Commission Members' Comments**

James Tapp and Pete Miller spoke about new signs.

Ron Fisher noticed that a dump truck is parked in the Neighborhood Business District on Bishop Street. A letter has been sent to the owner to move the truck and that it cannot be parked there.

Catha Small noticed the amount of junk cars across from McDonald's when you come into town. The property is not in the city but would like for someone to call whoever is responsible to have them clean that property up.

### **Public Comments**

No one from the public was in attendance.

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 6:05 pm.

Respectfully submitted,  
Mandy Shaw, Assistant City Clerk  
Per Pete Miller