

**CITY OF INMAN
PLANNING COMMISSION
MONDAY, JULY 2, 2018
SPECIAL MEETING MINUTES**

The Planning Commission held a special monthly meeting on July 2, 2018 at 4:00 pm at Inman City Hall.

Chairman Pete Miller was present, along with Commissioners Richard Burch, Ron Fisher, James Tapp, Catha Small and Zoning Administrator Dennis Staton were also present.

Chairman Miller called the meeting to order at 3:59 pm and read the FOIA statement concerning notification of the meeting.

Commissioner Fisher moved to approve the June 25, 2018 meeting minutes, Burch second, all approved.

Commissioner Burch moved to approve the agenda, Tapp second, all approved.

OLD BUSINESS

Chairman Miller gave an update on the façade projects:

Regarding 7 N. Main Street – Sandy Green (Gifts for All Seasons). Miller explained the updates for the property; that the original proposal stated “roof” and the term most adequately described in the pictures in the proposal should be “awning.” Commissioner Burch moved to approve the proposal to pass to the council but reserve paint color requirements for another meeting. Commissioner Tapp second, all approved.

Regarding 2 Blackstock Road – Sam Caudell (SC Mercantile & Gunshop, LLC). Miller explained that the original proposal listed all estimates of various criteria and added the totals. This isn't correct, he called Mr. Caudell to find out which proposal he wanted and explained which one he decided to submit. In discussion, it was brought up by Commissioners Fisher and Burch that the proposal doesn't include fixing up the sides that are visible from the street and they believe the sides of the building need to be fixed up as well. They also stated the need to have more stipulations on the longevity of the changes to the building and the types of colors the owner has requested to use. Miller moved to disapprove the proposal and request more stipulations be placed on structure. Miller is also concerned about the current proposal not meeting scoring methods. Commissioner Burch second, all approved.

Regarding R-4 parameters – Chairman Miller stated that there is no update on the changes regarding parking, driveway size, etc. that have been requested over the last six months in order to submit anything to council at this time.

NEW BUSINESS

Chairman Miller read the annexation of 257 Woodland Avenue (1-39-09-015.00) and requested it to be zoned as R-10, as is the properties most closely tied to this location. Miller moved to approve, with Commissioner Burch second, all approved.

Chairman Miller read the annexation of 918 Southfield Street (2-48-00-001.01) and requested it be zoned as R-4, as currently written, per developer request. Commissioner Burch moved to approve, with Commissioner Fisher second, all approved.

ZONING ADMINISTRATOR'S REPORT

Zoning Administrator Staton gave his report as follows:

- 1 new house construction
- 5 renovation permits
- No sign permits
- No permits denied
- No new businesses approved

PLANNING COMMISSIONER COMMENTS

Commissioner Fisher questioned, “What does the City Council want from us? We never get in front of anything (i.e. revitalization downtown and façade program), always reacting. We need to present our vision to the council.”

Commissioner Burch stated that the council and administration ran with the façade project without talking to planning and zoning first. He felt that the façade project should have waited until the 3rd quarter of the year, giving the planning and zoning commission time to truly understand all that is being requested of them.

Commissioner Small stated her concern of not requiring all businesses in the downtown area to be similar in color.

Chairman Miller stated that he spoke with Jeremy Caudle, City Administrator, about Mathis Park and it will not be completed until September 2018.

Commissioner Tapp asked for an update on the sewer expansion up Hwy. 292. Has work on that project stopped? Commissioner Burch said they are working on the pump station first and

working in stages to get the pump station location done first and then working on the lines second.

PUBLIC COMMENTS

No one from the public was present at special meeting.

With no other business per Chairman Miller, Commissioner Fisher made the motion to adjourn the meeting, Commissioner Burch second, all approved. Meeting adjourned at 4:59 pm.

Respectfully submitted,
Mandy Shaw, Assistant City Clerk