

INMAN CITY COUNCIL
PUBLIC HEARING ON ZONING AMENDMENT(S)
NOVEMBER 9, 2020
5:45 PM
ZOOM MEETING

MAYOR PRO-TEM MELVIN FOWLER OPENED THE PUBLIC HEARING AND STATED THAT THE PURPOSE OF THIS HEARING IS FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF INMAN TO REZONE THE PROPERTY OF 21 NORTH MILLER STREET, TAX MAP# 1-39-14-001.04 FROM GID, GENERAL INDUSTRIAL DISTRICT TO GBD, GENERAL BUSINESS DISTRICT.

COUNCILMEMBERS KEVIN NEWMAN, GINGER MORROW-MCGUIRE AND HEATHER MOORE WERE PRESENT. MAYOR CORNELIUS HUFF WAS ABSENT DUE TO ATTENDING A MEETING WITH CITY DEPARTMENT HEADS.

INTERIM CITY ADMINISTRATOR TREY EUBANKS AND PLANNING COMMISSION CHAIRMAN PETE MILLER WAS ALSO PRESENT.

MAYOR PRO-TEM FOWLER ASKED THAT PLANNING COMMISSION CHAIRMAN PETE MILLER EXPLAIN THE DIFFERENCE BETWEEN GBD, GENERAL BUSINESS DISTRICT AND GID, GENERAL INDUSTRIAL DISTRICT.

MR. MILLER STATED THAT GID, GENERAL INDUSTRIAL DISTRICT ALLOWS INDUSTRIAL USES SUCH AS MANUFACTURING BUT THE PLANNING COMMISSION DID NOT FEEL THAT THIS ZONING WAS THE RIGHT FIT FOR THIS ADDRESS WITH ALL THE HOMES AROUND AND THEY RECOMMEND THE ZONING OF GBD, GENERAL BUSINESS DISTRICT BECAUSE THIS ZONING IS MORE RESTRICTED WITH THE HOMEOWNERS THAN IT WAS WITH THE GID ZONING DISTRICT.

MAYOR PRO-TEM FOWLER STATED THAT THE OTHER PURPOSE OF THIS HEARING IS FOR AN AMENDMENT TO THE ZONING ORDINANCE TO AMEND ARTICLE IV SECTION 408 GBD, GENERAL BUSINESS DISTRICT: SECTION 408.3 CONDITIONAL USES.

MAYOR HUFF WAS PRESENT AT THE TIME OF THIS HEARING.

MAYOR PRO-TEM FOWLER STATED THAT THE PLANNING COMMISSION APPROVED A MOTION AT ITS REGULARLY HELD MEETING ON AUGUST 24, 2020 TO RECOMMEND THAT THE CITY COUNCIL AMEND THE ZONING ORDINANCE TO CHANGE THE CONDITIONAL USES IN THE GBD, GENERAL BUSINESS DISTRICT. CURRENTLY, TRUCK TERMINALS ARE AN ALLOWED USE WITH "CONDITIONS" IN BOTH THE GBD, GENERAL BUSINESS DISTRICT AND THE GID, GENERAL INDUSTRIAL DISTRICT. THE GBD ALSO ALLOWS RESIDENCES WHILE THE GID DOES NOT. THE GID IS DESIGNED MORE FOR INDUSTRIAL, MANUFACTURING AND RESEARCH WHEREAS THE GBD IS DESIGNED MORE FOR SMALL BUSINESS, PERSONAL SERVICE BUSINESSES AND DINING ESTABLISHMENTS AND SINCE RESIDENCES ARE PERMITTED IN THE GBD IT IS NOT APPROPRIATE TO HAVE A TRUCK TERMINAL NEXT DOOR SO THE PLANNING COMMISSION THINKS THAT TRUCK TERMINALS ARE MORE CLOSELY RELATED WITH THE TYPE OF USES/FUNCTIONS IN THE GID THAN IN THE GBD. THEREFORE, THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS THAT TRUCK TERMINALS NOT BE ALLOWED IN THE GBD.

INMAN CITY RESIDENT RHONDA RIDINGS STATED THAT ORCHARD LANE IS THE ROAD THAT SHE LIVES ON AND IT CANNOT HANDLE BIG TRUCKS (18 WHEELERS) BECAUSE THEY CANNOT MAKE THE CURVE ON THAT ROAD BUT TRUCKS ARE OKAY ON NORTH MILLER STREET BECAUSE OF THE NURSING HOME. SHE SUGGESTED THAT THE TRUCKS EXIT ON NORTH MILLER STREET AND NOT ON ORCHARD LANE.

MR. YAROSLAV MOROZ, OWNER OF THE PROPERTY OF 21 NORTH MILLER STREET STATED THAT HIS PROPERTY IS NOT GOING TO BE A TRUCK TERMINAL AND THERE WON'T BE ANY MORE THAN ONE OR TWO TRUCKS GOING IN TO MAKE DELIVERIES BUT NOT TRUCKS GOING IN AND OUT.

INTERIM CITY ADMINISTRATOR TREY EUBANKS STATED THAT THIS PUBLIC HEARING IS ABOUT 21 NORTH MILLER STREET AND REZONING IT FROM GID, GENERAL INDUSTRIAL DISTRICT TO GBD, GENERAL BUSINESS DISTRICT WHICH PER OUR PLANNING COMMISSION WILL PUT MORE RESTRICTIONS ON THAT PROPERTY WHICH IS MORE COMPATIBLE WITH THE RESIDENTIAL AREA AND THE SECOND COMPONENT OF THIS IS ELIMINATING TRUCK TERMINALS AS AN ACCEPTED USE IN THE GBD, GENERAL BUSINESS DISTRICT.

WITH NO OTHER QUESTIONS OR COMMENTS MAYOR HUFF ADJOURNED THE HEARING AT 6:15 PM.

RESPECTFULLY SUBMITTED,
ROBIN HENDERSON, CITY CLERK