

INMAN CITY COUNCIL
PUBLIC HEARING ON ZONING AMENDMENT
JUNE 14, 2021
5:45 PM
COUNCIL CHAMBERS, CITY HALL

COUNCILMEMBER KEVIN NEWMAN OPENED THE PUBLIC HEARING.

COUNCILMEMBERS MELVIN FOWLER, HEATHER MOORE AND KATHY DITTEMORE WERE PRESENT. MAYOR CORNELIUS HUFF WAS OUT OF TOWN BUT WAS PRESENT ON ZOOM.

COUNCILMEMBER NEWMAN READ THE PUBLIC NOTICE AND STATED THAT THE PURPOSE OF THIS HEARING IS FOR AN AMENDMENT TO THE ZONING ORDINANCE NO. 2021-10, AN AMENDMENT TO REZONE THE FOLLOWING PROPERTIES WITHIN THE CITY FROM GBD, GENERAL BUSINESS DISTRICT TO CBD, CENTRAL BUSINESS DISTRICT: #2 PROSPECT STREET, #2 S. HOWARD ST, 4 S. HOWARD ST, 6 S. HOWARD ST, 8 S. HOWARD ST, 18 S. HOWARD ST, 20 S. HOWARD ST, 5 BOMAR ST, 3 BOMAR ST, 2 BOMAR ST 0 S. HOWARD ST, AND 32 S. HOWARD ST.

PROPERTY OWNER OF 32 S. HOWARD ST (TERRY LOWERY) QUESTIONED WHAT WOULD BE THE DIFFERENCE?

CITY ADMINISTRATOR JOE LANAHAN RESPONDED THAT THE PROPERTIES INVOLVED ARE FROM THE SCUBA SHOP DOWN TO ASHEVILLE HIGHWAY AND YEARS AGO THAT SIDE OF THE TRAIN TRACK WAS PART OF THE DOWNTOWN OR CBD, CENTRAL BUSINESS DISTRICT AND YEARS AGO WE HAD A LITTLE BIT OF RETRACTION TO MAKE THE DOWNTOWN A LITTLE SMALLER BECAUSE OF VARIOUS REASONS BUT NOW OUR MAIN DRIVER IS THE DOWNTOWN MASTER PLAN THAT COUNCIL ADOPTED BACK IN MARCH AND THE CITY HOPES THAT THE TRAIN COULD BECOME A GREEN WAY SYSTEM GOING NORTH INTO THE NORTHERN PART OF THE COUNTY AND INTO NORTH CAROLINA AND THE CITY WOULD LOVE TO HAVE THAT PIECE OF PROPERTY ALONG THE TRAIN LINE TO BE APART OF OUR CBD, CENTRAL BUSINESS DISTRICT. ALL OF THE BUSINESSES THAT CURRENTLY RESIDE THERE WILL BE ABLE TO CONTINUE DOING WHAT THEY ARE DOING BUT WHEN THE PROPERTY CHANGES HANDS EVEN WITHIN A FAMILY THEN THAT BUSINESS WILL HAVE TO FOLLOW UNDER THE CENTRAL BUSINESS DISTRICT ORDINANCE WHICH IS MORE DESIGNED FOR COMMERCIAL BUSINESSES SUCH AS RESTAURANTS, SHOPS AND OFFICES.

PROPERTY OWNER OF 18 S. HOWARD STREET (DAVID PEARSON) STATED THAT THIS IS THEIR SECOND YEAR WITH THEIR BUSINESS "FARM GIRL FLOWERS" AND IF IT IS ZONED CBD, CENTRAL BUSINESS DISTRICT WILL THEIR BUSINESS BE ALLOWED.

CITY ADMINISTRATOR JOE LANAHAN RESPONDED THAT THEY WOULD BE GRANDFATHERED IN UNDER THEIR EXISTING OPERATING BUSINESS BUT IF THE BUSINESS CHANGES HANDS THEN THE NEW OWNERS WILL HAVE TO FOLLOW UNDER THE CBD, CENTRAL BUSINESS DISTRICT ORDINANCE.

DAVID PEARSON ALSO QUESTIONED IF HE COULD BUILD A SMALLER HOME ON THE PROPERTY OR WOULD IT NO LONGER BE UP FOR RESIDENTIAL. JOE STATED CORRECT THAT IN THE CENTRAL BUSINESS DISTRICT HOMES ARE SOMETHING THAT ARE A CONDITIONAL USE SO THERE ARE A NUMBER OF CONDITIONS IN THE CENTRAL BUSINESS ORDINANCE FOR THAT PROPERTY WOULD HAVE TO BE IN ORDER FOR THERE TO BE A HOME AND ON THE AGENDA TONIGHT IS AN AMENDMENT TO THE ZONING ORDINANCE THAT REQUIRES THE GROUND FLOOR OF ALL BUSINESSES WITHIN THE CENTRAL BUSINESS DISTRICT TO BE USED COMMERCIAL USE.

WITH NO OTHER QUESTIONS OR COMMENTS COUNCILMEMBER NEWMAN ADJOURNED THE PUBLIC HEARING AT 5:54 PM.

RESPECTFULLY SUBMITTED,
ROBIN HENDERSON, CITY CLERK