

CITY OF INMAN
ZONING/PLANNING COMMISSION MEETING
January 26, 2012 4:00 PM
Called Meeting

The Zoning/Planning Commission of Inman, SC held a called meeting on Thursday, January 26, 2012 at 4:00 in the Inman City Hall. In attendance were Commission members Dennis Staton – Zoning Administrator, Doug Hurlbert – Chairperson, Bessie Fisher – Secretary, Pete Miller, and Heath Fowler, Street Maintenance Supervisor. A quorum was present. Also in attendance were Mr. and Mrs. McMillan, and Joseph McMillan.

This meeting was convened to review and discuss the zoning designation of 8 South Howard Street, Inman as it relates to locating a post consumer, non-hazardous, recycling facility on the property.

Dennis Staton opened the meeting by reviewing current status:

- 8 South Howard Street property was previously and historically used for a sawmill/lumber yard which would have been classified as General Industrial District (GID). This business closed in the early 1990's. The last business located on site was a tire/repair business which would be zoned for General Business District (GBD). The property has been vacant since early 2000's.
- Currently, this property is zoned at CBD (Central Business District)
- Zoning was initially done by Appalachian Council of Governments (ACOG) for the City of Inman
- In updating the City of Inman Comprehensive Plan, several property zonings are in question and will need to be adjusted
- Current Zoning Ordinances do not list Recycling as a permitted use in any districts

The following items were discussed:

- CBD Permitted Uses include personal services and recycling does not seem to be suitable
- Service businesses are found in the General Business District (GBD)
- This is a collection service with no DHEC regulations at this time
- There will be no full time employee on site
- No materials will be collected that are hazardous or have a strong odor of any kind
- All salvage materials and equipment will be located in existing storage buildings on site. Materials will include:
 - Aluminum - cans, #10 (1/2 gallon food cans)
 - Paper – mixed, office paper, old corrugated cardboard
 - Plastics – grade #1-7
 - Glass
- Materials will be collected, processed, and stored in buildings before distribution to appropriate outlets/processors
- Current clients: Spartanburg District One Schools, Spartanburg District Two Schools, Spartanburg District Seven Schools, Inman First Baptist Church, Boiling Springs Baptist Church, Lake Bowen First Baptist Church, Wofford College, Delightful Dishes, Sugar and Spice, The Beacon, II Samuel's, Mr. Gatti's, Corona's Mexican Restaurant, Converse Deli, Corner Deli, Basil's, Simple Simon, The Skillet, and Spartanburg Soup Kitchen
- Current operations will include the use of two standard trucks with three different tow behind trailers

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Commissioners discussed the following:

- Current zoning does not permit this type business, however Mr. McMillan can use the property for storage in the existing buildings as long as there are no complaints from surrounding property owners
- Zoning Commission will review current zoning and determine more appropriate zoning designation
- Doug Hurlbert made a motion with Pete Miller giving a second to initially approve the site for Storage Use, allowing Dennis Staton to send Spartanburg County a letter which would allow the power to be turned on at the site.
- Zoning change could take two months so will probably be March.

With no further business, Doug made a motion to adjourn with a second from Pete Miller. The motion passed unanimously.

Submitted by:
Bessie Fisher, Secretary