

CITY OF INMAN
ZONING/PLANNING COMMISSION MEETING
February 3, 2014
Meeting Minutes

The Zoning/Planning Commission of Inman, SC met on Monday, February 3, 2014 at 5:00 in Inman City Hall. In attendance were Commission members Doug Hurlbert – Chairman, Bessie Fisher – Secretary, and Pete Miller. A quorum was present. Also attending were Councilman Kevin Newman, Teri Newmark with the Inman Chamber, city residents Karen Jones, Leticia Bignell, Bill Boswell, Heather and Michael Riggs, and Glenn Henderson.

The January 6, 2014 meeting minutes were reviewed. Pete Miller made a motion to approve with a second from Doug Hurlbert. The vote passed unanimously.

Doug Hurlbert, Chairman, continued the meeting with:

- Welcome and request to sign in.
- Commission is designed for five members. With the resignation of Commission Member Chris Skinner, the Commission is in need of two (2) additional members.
- Welcome Signs
 - bid package for construction at designated sites will be presented to Council at the February meeting.
 - Robin Henderson, City Clerk will handle the bid process of the project per City regulations.
 - The goal is to have bids opened at March Zoning and Planning Commission and passing recommendations to Council at the March Council meeting.
 - Inman Chamber of Commerce has been asked to assist in the acquisition of the sand blasted signs to be installed on the finished structures. The Chamber has one such sign in their possession at this time.

Dennis Staton, Zoning Administrator, was unable to attend the meeting. Doug Hurlbert presented his report:

- Gem Stone parcels rezoning from R-12 to R-10 to allow for the construction of duplexes. These properties abut current properties with duplexes. This rezoning and the proposed use will allow for the use of this property in a more efficient way. Doug made the motion to rezone as discussed with a second from Pete. The vote passed unanimously.

**ANNEXATION ORDINANCE
100 PERCENT PETITION**

Tax Map# 1-44-00-081.31
420 Gemstone Lane

Tax Map# 1-44-00-081.00
424 Gemstone Lane

Rezoned R-10

- Section 815, Parking and Storage of Campers or Major Recreational Equipment reviewed. Ordinance was amended for more clear understanding. Following review and discussion of below, Doug made a motion to revise the current ordinance with a second from Pete. The vote passed unanimously.

CURRENT - Section 815 Parking and Storage of Campers or Major Recreational Equipment

No major recreational equipment shall be stored on any lot in a residential or CBD district or in a neighborhood nearer to the street than the principal building of the lot fronting on that street, provided, however, that such equipment may be parked anywhere on residential premises for a period not to exceed twenty-four (24) hours during loading or unloading. The parking of such equipment shall be in observance of all set back, yard, and other requirements set forth within the district in which they are located. No such equipment shall be used for living, sleeping, housekeeping purposes when parked or stored on a residential lot. No such equipment shall be parked in any location not approved for such use. No recreational vehicle over thirty (30) feet in length shall be parked on any lot zoned for residential purposes.

AMENDMENT - Section 815 Parking and Storage of Campers or Major Recreational Equipment

Recreational equipment, such as RVs, travel trailers, 5th wheels, etc are allowed only in the following zoned districts with the conditions stated with each:

1. Residential districts:
 - no more than one (1) vehicle, trailer, 5th wheel, etc per lot
 - conform to all set back, yard and other requirements set forth within the district
 - vehicle to be behind the front plane of the house and be visually screened
 - may be temporarily parked in the front or side yard for loading and unloading only (not to exceed twenty-four (24) hours)
 - must be operable with current tags and insurance
 - cannot be used for storage, living, sleeping, housekeeping, etc when parked except in an authorized Mobile Home Park District
2. Business districts:
 - Must meet External Storage requirements of the respective district

In no districts shall a RV, travel trailer, 5th wheel, etc exceed thirty-five (35) feet in length.

- Permits issued
 - for new house construction at 431, 435, and 443 Split Oak Lane in the Woods Creek subdivision
 - for hair salon at 49 Mill Street
- Other contacts
 - house renovation at 131 Weaver Line
 - auto repair shop at 108 Cardinal Avenue
 - duplex construction at 420 and 424 Gemstone Lane
 - single family construction at 17 Bloomwood Heights
 - parking of RV at 123 McIntosh Lane
 - 1 consent letter forwarded to Spartanburg County Building Codes for new house construction

Bessie Fisher, Secretary, updated everyone on the downtown lighting facades. With time and weather, the current lighting is no longer usable and must be updated. Per City attorney directions, the city will acquire an easement from each individual building owner for permission to replace/install/upgrade the lighting and related electrical. It is the goal to have this project completed for the 2014 Christmas season. A letter of explanation has been mailed to each identified property owner. Bessie and Robin Henderson, City Clerk, will schedule times to visit remaining property owners for signatures. Robin is a notary so can handle that part of the process. To date:

- 22 property owners to be contacted
- 43 properties
- 4 signed approval letters
- 4 sets of paper work sent for signatures/notarization

With no further business, the meeting was adjourned.

Submitted by:

Bessie Fisher, Secretary