

CITY OF INMAN
ZONING AND PLANNING COMMISSION
Meeting Minutes
April 25, 2016

The Zoning and Planning Commission of Inman, South Carolina met on Monday, April 25, 2016 in Inman City Hall. In attendance were Zoning Administrator Dennis Staton, Vice Chairman Pete Miller, commission members Ron Fischer, Catha Small, Richard Burch, and Bonnie Werlinich, acting secretary.

Pete Miller welcomed everyone and read the FOA Statement.

The March 28, 2016 minutes of the meeting were reviewed. A motion to accept as presented was made by Ron Fischer with a second from Pete Miller. The vote passed unanimously.

A motion to approve the agenda was made by Ron Fischer with a second by Pete Miller. The vote passed unanimously.

OLD BUSINESS:

- a. **Completion of sign fees** – In regards to Section 1401 Application Fee Section 602 Sign Permits, the new change to the ordinance will now read:
New Sign Permits \$25.00, Replacement Sign \$10.00. A motion to change 1401 Section 602 from the current sign fee of \$75.00 was made by Ron Fischer, with a second by Bonnie Werlinich. The vote passed unanimously.
- b. **City Council Decisions on 2nd Reading of 3 Zoning Projects** - the amendment to Section 825 of the Inman Zoning Ordinance regarding Accessory Buildings passed with everyone in favor. The handicap parking regulation to require one handicapped space per twenty-five passed 3 to 1, with Councilman Rogers voicing concerns. A discussion regarding the review of handicap parking and whether it has to adhere to State or Federal guidelines was had. It was decided to revisit the handicap parking at the next meeting after Ron Fischer does more research. The changes to the ordinance regarding Mobile Homes/Trailers in RG and RM Districts was tabled. The newspaper article dated April 9, 2016 referenced Bomar Street R-10; that area would not be affected. The facts about Commissions recommendations were misrepresented at the City Council meeting. It was decided to rework parts of the recommended ordinance. Richard Burch suggested certain standards regarding porches and handrails. It was discovered that the City of Inman Zoning Map color-coding showed no mobile home park. RG CAN have mobile homes. The files would be checked on Monday to confirm color-coding.

NEW BUSINESS:

- a. **Annexation of Auto Parts Store – O’Reilly’s** – A motion was made for the lot for O’Reilly’s to be annexed as general business from Spartanburg County into

- the City of Inman by Richard Burch with a second by Ron Fischer. The motion passed unanimously.
- b. 2nd Reading – Discussion of Handicapped Parking (3-1) Questions from Ray Rogers** -As this was discussed previously we moved to the next item.
 - c. 2nd Reading on Change to Not Allow Mobile Homes in two (2) Districts** – as this was also previously discussed, we moved on to the next item.
 - d. Food Lion Property Use** – Transfer trucks have been parking at the old Food Lion property and left unattached. Inman does not have a trucking terminal. This was brought to the attention of the owner, who was contacted by the police. The owner said he was unaware of the problem. The officer informed the owner that the city would have them towed if he wanted, but the owner declined to do so. A letter will be formally sent to the owner of the Food Lion.
 - e. Auto Repair Shop Regulations**-Cars had been viewed parked out in front with no tags of an old garage on Main Street. Questions were raised as to whether the business was changing. Dennis said he would investigate.
 - f. Inman Mills Proposal** – Pete Miller shared a copy of information regarding the Inman Mills project that was presented to him after the City Council Meeting. Questions were raised in regards to what was going to be done with the old cinder block buildings in the mill parking lot, where residents would park, and whether the older buildings were a danger. It was decided that parking was something that had to be looked into as well as the plans for removal of the out buildings.
 - g. Zoning Members Comments** – Bonnie Werlinich had concerns regarding the 292 Corridor development. She noted that at present, there were no ordinances on the books regarding commercial development. She noted that the City of Inman was investing time and money to install sewer lines in order to raise revenue NOT through taxation of the residents of Incorporated Inman but through annexation as stated in the Comprehensive report.
It was also her understanding that the City of Inman would agree to let developers along the 292 Corridor hook up to Inman’s sewer lines if they annex into the city and pay a lower sewage rate
or they could hook up to the sewer lines and opt out of annexation into the City of Inman if they pay more for sewage. She was concerned that if and when developers did annex, the revenue generated through annexation may not cover the cost incurred down the line by the city due to commercial development, such as money needed for added firefighters, police, schools and improvements to infrastructure. She had questions about WHEN developers would hook up, etc.
- Ron Fischer had concerns about the loss of open spaces and large signs.

Richard Burch said that he did not fully understand what the problem was as Spartanburg County had very stringent codes, as did DHEC, and that developers now try to be greener and aesthetically pleasing, and that nowadays, developers annex into the city after their development was complete so they did not have to pay double permit fees.

Bonnie agreed that he had made a good point, but that if Inman is accepting development after projects are complete, without having input before the project starts, then Spartanburg County and the developers were planning Inman's growth, not the City of Inman. It was decided to try to have a special meeting to write Commercial Zoning Ordinances.

ZONING ADMINISTRATOR'S REPORT – Dennis read the March 1-31, 2016 report. There were 4 new construction permits issued, 2 renovation permits issued, and 3 sign permits issued. He noted that Dr. Kubota was the newest business in Inman, and that On A Positive Note piano studio was moving to 11068 Asheville Highway.

PUBLIC COMMENTS – There were no public comments.

ADJOURNMENT – Ron Fischer moved that the meeting be adjourned with a second from Pete Miller.