

CITY OF INMAN  
ZONING AND PLANNING COMMISSION  
Meeting Minutes  
May 30, 2016

The Zoning and Planning Commission of Inman, South Carolina met on Monday, May 30, 2016 in Inman City Hall. In attendance were Chairman Pete Miller, commission members Ron Fischer, Catha Small, Richard Burch, Bonnie Werlinich, secretary, and Zoning Administrator Dennis Staton. Also in attendance were Wastewater Management Supervisor Jeff Bailey and Chamber of Commerce Vice-President Teri Newmark.

Pete Miller welcomed everyone and read the FOA Statement.

The April 25, 2016 Minutes of the Meeting were reviewed. A motion to accept as presented was made by Richard Burch with a second from Ron Fischer. The vote passed unanimously.

A motion to add item 6D to the agenda as a Question and Answer session with Jeff Bailey and approve the agenda was made by Ron Fischer with a second by Richard Burch. The vote passed unanimously.

As Jeff Bailey was gracious enough to accept the Commission's invitation to attend the meeting to answer questions, it was agreed to skip to item **6D**.

Mr. Bailey explained that landowners along the 292 Corridor who were not contiguous with the city limits could connect to the proposed sewer line whether they agreed to annex into the City of Inman or not. HOWEVER, he pointed out that landowners whose land was contiguous or would become contiguous with the city limits were required to sign an agreement stating that they would annex into the city.

Mr. Bailey continued to answer Commission member's questions and explained how the annexation would work.

Concerns were raised regarding the fact that landowners who developed property along the 292 Corridor whose property was not contiguous would build according to the guidelines and codes of Spartanburg County without any input from the City of Inman, and therefore, Spartanburg County and the developers would be directing the growth of Inman and not city officials.

Pete Miller said in regards to item **6C 292 Corridor**, he had spoken with the city administrator and asked if there was any way Inman could work with Spartanburg County. Doug suggested the possibility of an overlay district. Pete Miller was directed to Bob Harkrader of Spartanburg Planning. He and Jeff Bailey were to meet

with Mr. Harkrader on June 22<sup>nd</sup> in order to give input regarding the city's vision for development along the corridor.

Teri Newmark stated that the Inman Chamber of Commerce would also try to work with the county to ensure that Inman does not become another small town that developed without thoughtful planning. The Commission thanked Mr. Bailey, and he left the meeting.

#### **5. OLD BUSINESS:**

**a. Food Lion Property Use** - Pete Miller said that regarding the trucks that were parking in the Food Lion parking lot, he had spoken with Doug again, and Doug apologized and said he had not yet sent the letter to the owner but would do so.

**b. Sign Fees** - Pete Miller stated that the suggested changes of the fees regarding new and replacement signs would go before the City Council at the next meeting.

#### **6. NEW BUSINESS:**

**a. Identification of "Mobile Home" Locations in City** - Pete Miller stated that there were 70 mobile homes last month in the city that were allowable. Richard Miller stated that he was opposed to putting in anything other than mobile homes that met national standards. It was decided that there should be a maximum size and minimum size requirements and that there should be specific language regarding steps, underpinnings, porches, etc. Pete Miller said that he would amend the ordinance regarding these specifics.

**b. Zaxby's** - Dennis Staton had architectural plans for the project. Pete Miller stated there had not been an official confirmation that a Zaxby's was to be built in Inman.

#### **7. ZONING ADMINISTRATOR'S REPORT:**

Dennis Staton reported as follows:

##### **Zoning Administrator Report for April 1 - 30, 2016**

Permits issued

1 new construction permit

new house at 807 East Frank Bush Avenue in the Bush Forks subdivision

1 renovation permit

new HVAC unit at 27 Bishop Street (Inman United Methodist Church)

sign permits

none

Permits denied

- none

#### New businesses

- none

#### Other contacts

possible renovation at 12 Wingo Street (apartment)

possible subdividing lot at 14 Baggott Road

possible sale of 9 North Main Street with new business/apartment

possible new pet grooming business at 35 Mill Street

continued discussions with owner of 10940 Asheville Highway (unfinished building across street from former Burger King)

2 consent letters forwarded to Spartanburg County

### **8. ZONING MEMBERS COMMENTS:**

Catha Smalls had concerns regarding the zoning of 8 Clay Street. Dennis told her it was zoned RG RM.

### **9. PUBLIC COMMENTS:**

The Commission members agreed that we should all try to make friends with Spartanburg County in order to impress upon them the importance of retaining the quality of life and sense of place that the citizens of Inman cherished.

### **10. ADJOURNMENT:**

Richard Burch moved that the meeting be adjourned with a second from Ron Fischer. All members were in favor and the meeting was adjourned.