

CITY OF INMAN
ZONING AND PLANNING COMMISSION
Meeting Minutes
August 22, 2016

The Zoning and Planning Commission of Inman, South Carolina met on August 22, 2016 in Inman City Hall. In attendance were Chairman Pete Miller, Commission members Ron Fischer, Richard Burch, Bonnie Werlinich, Secretary, City Council member Ray Rogers, Mayor Cornelius Huff, and *Spartanburg Herald-Journal* reporter Bob Montgomery.

Pete Miller welcomed everyone and read the FOIA statement.

The July 18, 2016 minutes of the meeting were reviewed. A motion to accept as presented was made by Ron Fisher with a second from Richard Burch. The vote passed unanimously.

A motion to approve the agenda was made by Richard Burch with a second from Bonnie Werlinich.

OLD BUSINESS:

- a. Chicken Regulations:** The Commission discussed the keeping of chickens in any area that is zoned "residential" within the city limits of Inman. It was agreed that residents should apply for a permit and pay a fee. Some of the possible parameters discussed were as follows:

- 1) The lot size should be at least one half acre or more
- 2) Maximum chickens allowed would be four, with NO rooster
- 3) The chicken coop should be 50 feet from any dwelling
- 4) The chickens must be in a fenced-in enclosure and could not be free-roaming
- 5) There must be a coop for the chickens to roost in
- 6) There should be 4 square feet per bird in the coop
- 7) Chicken feed must be secured in a pest-proof container
- 8) Any public nuisance that unreasonably annoys human beings, unsanitary conditions, cruelty, etc. is grounds for non-compliance.

It was suggested that the word "chickens" be removed from the list of non-domesticated animals to amend Ordinance #10-10.

b. Handicapped Parking:

Pete Miller and Ron Fisher reported that they visited businesses and other public places in town to see if they were in compliance with handicap parking regulations that required 1 handicapped parking space for every 25 spaces. There were spaces that needed to be repainted. It was noted that the city had not provided any handicapped parking spaces along the railroad tracks on Main Street, and that there was only one handicapped space on the business side. Councilman Rogers stated that it

was the responsibility of the State Highway Department, not business owners or the city, to provide spaces, as Main Street is a state road. Ron Fisher stated that most businesses were in compliance. Pete Miller stated that one of the schools was not in compliance and that it should be brought to their attention. Sizes of existing parking spaces varied from 108" wide to 124" wide. Some 9ft spaces had zebra stripes on one side. There were very few van accessible spaces with a cut curb. It was suggested that when those not in compliance are informed of the need, all spaces should be re-painted at the same time. It was decided that:

- 1) The Commission should try to amend the ordinance for all businesses to require 1 handicapped parking space for every 25.
- 2) Let the churches and schools know about the requirements and what was found in the survey.
- 3) The sizes of handicapped spaces should be at least 108 inches or more with 3-foot zebra stripes or 120" wide without a zebra stripe.

c. Sign Fee Proposal:

The sign fee proposal was presented to the City Council. They did a first reading.

d. City Council Notes:

Clayton Homes requested a modular home be placed at 65 Bomar Street; the request has been approved. It was suggested that the Commission redefine manufactured and modular homes.

NEW BUSINESS:

a. Electric Signs:

Pete Miller stated that the Rite-Aid/Walgreens had applied for an electronic sign. As Inman did not have an ordinance regarding electronic signs, it was suggested that the Commission members look at similar cities to see what they had so that an ordinance could be written for Inman.

b. R-8 Review and

c. Subdivision Communication – Mason road

Someone had asked the city about putting a subdivision on the 19 acres just behind the Bi-Lo with city sewer. He wanted to maximize the use of the acreage by building 8,000 square foot lots with a 3-½ foot setback on the sides, 15 feet setback in the front. There would be no sidewalk and the road would be 24 feet wide. As the current zone is R-10, he wanted the Commission to create a R-8 zone so he could build the development.

Pete Miller said that with a few adjustments of the property lines, all lots could be 8,000 square feet. Mayor Huff presented blueprints of the lots only. Commission members noted that there were safety issues that

needed to be considered as ladder trucks were 10 feet wide and needed a large turning radius, and if cars parked on both sides of the street, a ladder truck would not be able to have access to the houses. With the 15 foot set back, a car would stick out into the street. It was also stated that 3-1/2 feet side setback would compromise privacy, airflow, and access to the rear of the houses. The owner agreed to meet with Pete Miller to see what changes could be made from R-10, but Pete said that 3-1/2 feet was NOT a compromise.

d. City Council Notes:

- 1) Pete Miller stated that the Armory Report was completed and that friable asbestos was not major and could be contained. A company had given estimates on asbestos removal.
- 2) Regarding the Streetscape Project, Pete Miller asked Councilman Rogers that since the city was having difficulty getting the railroad to respond, and as the project had two parts, why can't the city go ahead and begin the project by fixing the "Mill Street Hump?" Councilman Rogers gave a report, which, in summary, stated that he had met with Jeff Bailey, the railroad had the plans and City Council was waiting to hear from consultants in Atlanta, that a sidewalk close to the tracks would be problematic, they may need a fence, that the city could not use pavers but could use stamped asphalt at crosswalks, and that he would personally insist on monthly summits to keep the project on track.
Pete Miller asked him again why they could not go ahead with improvements to Mill Street to which Councilman Rogers replied that fixing the Mill Street hump needed to be addressed, and that there could not be parallel parking as 20 feet was needed to back out. He added that fixing the hump would be very expensive. The city wanted to be sure that going forward, the million dollars was spent well.

ZONING ADMINISTRATORS REPORT:

As Zoning Administrator Dennis Staton was not present, Pete miller presented the report as follows:

Zoning Administrator Report for July 1 - 31, 2016

Permits issued

4 new construction permits

2 new houses at 803 East Frank Bush Avenue and 610 East Dateria Way in the BushForks subdivision

modular home at 65 Bomar Street

canopy and pergola at 4 Blackstock Road (The Cluster)

- o 2 renovation permits

- addition to 3 Lawrence Street (residence)
- hot water upgrade at 180 Weaver Line (residence)

- o 1 sign permit
 - A New Massage at 11064 Asheville Highway, Suite 105A

Permits denied

- none

New businesses

- A New Massage at 11064 Asheville Highway, Suite 105A
(pending certificate of occupancy)

Other contacts

- o owner of chickens at 141 Macintosh Lane made presentation to Planning Commission - getting rid of chickens postponed until recommendation made by Planning Commission
- o inquiry regarding what 10940 Asheville Highway (triangle at Hi-Bridge) can be used for
- o inquiry regarding if electronic signs are OK (11156 Asheville Highway - Rite Aid Pharmacy)
- o questions regarding new subdivision off of Mason Road (behind BI-LO)
- o 6 consent letters forwarded to Spartanburg County

ZONING MEMBERS COMMENTS:

Pete Miller stated that a complaint had been filed which resulted in the City sending a letter to the owners of the cabinet shop across from the Palmetto Restaurant. This resulted in the cleanup of the property.

Pete Miller asked that Councilmembers introduce themselves to the new City Administrator and welcome him.

PUBLIC COMMENTS:

Councilman Rogers said he wanted to see an ordinance that required property owners to do a face-lift of their buildings and that owners could not lease the property until the face-lift had been completed. He added that owners should not be allowed to lease to a tenant without first inspecting the property to see if it can be occupied for the intended use.

ADJOURNMENT

Pete Miller moved that the meeting be adjourned with a second from Richard Burch. The vote passed unanimously and the meeting adjourned at 7:01 p.m.