

CITY OF INMAN
ZONING AND PLANNING COMMISSION
Meeting Minutes
September 26, 2016

The Zoning and Planning Commission of Inman, South Carolina met on September 26, 2016 in Inman City Hall. In attendance were Chairman Pete Miller, Commission members Ron Fischer, Richard Burch, Catha Smalls, Bonnie Werlinich, Secretary, Zoning Administrator Dennis Staton, City Council member Ray Rogers, City Administrator Jeremy Caudle, and Clarence Gibbs, developer.

Pete Miller welcomed everyone and read the FOIA statement.

The August 22, 2016, and the September 8, 2016 minutes of the meeting were reviewed. A motion to accept as presented was made by Ron Fischer 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 Ron Fischer. The vote passed unanimously.

OLD BUSINESS:

- a. **Chicken Regulations:** The commission reviewed a draft of the chicken ordinance and a draft to amend Ordinance 10-10 which would remove the word "chicken" from the list of non-domesticated animals that are not permitted within the city limits. It was agreed that a reasonable fee of \$20.00 should be paid to obtain a permit before chickens could be kept on the property. City Administrator said that section 907 of the city ordinance covered enforcement of violations of city ordinances. A motion was made to send the chicken ordinance and the amended Ordinance 10-10 to the City Council by Richard Burch with a second from Ron Fischer. The vote passed unanimously.
- b. **Electronic Signs – Parameters:** As the Rite-Aid was considering the installation of an electronic sign, it was agreed that electronic signs would need to be researched so that parameters could be set.
- c. **Non-On Site Constructed Houses –Defined:** Pete Miller made a motion to table item C of Old Business with a second from Ron Fischer. The vote passed unanimously.

NEW BUSINESS;

- a. **High Density-Small Lot Developments – Progress and Fact Finding** Pete Miller and Dennis Staton had researched surrounding areas and were not able to find any developments similar to the one that had been proposed by developer Clarence Gibbs.
- b. **City Roads:** Dennis Staton reported that Spartanburg Roads and Bridges stated that the City of Inman owned 7 miles of roads.

- c. **City Council Notes:** Commission members agreed to meet in special session to discuss High Density-Small Lot Developments.

ZONING ADMINISTRATORS REPORT: The Zoning administrator's Report was given as follows:

Zoning Administrator Report for August 1 - 31, 2016

- Permits issued
 - 6 new construction permits
 - 2 new houses at 610 East Dateria Way and 715 West Dateria Way in the BushForks subdivision
 - 2 new homes at 213 Serenity Path and 434 Split Oak Lane in the WoodsCreek subdivision
 - 1 new home at 198 Woodland Avenue in the Copper Creek subdivision
 - 1 new restaurant (Zaxby's) at 11910 Asheville Highway
 - 2 renovation permits
 - replace refrigerated units at 11156 Asheville Highway (Rite Aid Pharmacy)
 - pergola at 414 Copper Creek Circle
 - 1 sign permit
 - at 12020 Asheville Highway (changing Marathon to Exxon)
- Permits denied
 - none
- New businesses
 - none
- Other contacts
 - possible carport at 45 North Main Street
 - possible child care facility at 4 Bloodwood Heights
 - met with Brandon Souther (along with Pete Miller) regarding the proposed subdivision on Mason Road
 - met with Dayton Clayton of DC Customs (91 Large Street) regarding building inspection and business license
 - 8 consent letters forwarded to Spartanburg County

ZONING MEMBER COMMENTS:

Bonnie Werlinich stated that due to increased work load of her new job and commitments on

Monday nights, she would no longer be able to carry out the duties of the at large member of the Inman Zoning and Planning Commission.

PUBLIC COMMENTS:

Jeremy caudle stated that a new plan was needed for the city.

Ray Rogers commented on development of High Density-Small Lot Developments.

Pete Miller moved that the meeting be adjourned with a second from Ron Fischer. The vote passed unanimously. The meeting adjourned at 6:25 p.m.