

CITY OF INMAN
ZONING/PLANNING COMMISSION
MONDAY, OCTOBER 24, 2016
5:00 PM
MEETING MINUTES

The Zoning and Planning Commission met on October 24, 2016 at Inman City Hall. In attendance were Chairman Pete Miller, Commission members Ron Fisher and Richard Burch, Zoning Administrator Dennis Staton and City Administrator Jeremy Caudle.

Chairman Pete Miller welcomed everyone and read the FOIA statement.

Commission member Richard Burch made a motion to approve the meeting minutes of the September 26, 2016 and October 6, 2016 meetings, second to the motion was made by Commission member Ron Fisher, motion carried with all voting.

Chairman Pete Miller stated that they are going to modify number 5 on the agenda from Mr. Vladimir Sashkov to the property owner Mr. Chuck Robbins. Commission member Ron Fisher made a motion to approve the agenda with the correction, second to the motion was made by Commission member Richard Burch, motion carried with all voting.

Chairman Pete Miller stated that Mr. Chuck Robbins owns the property next door to City Hall that used to be a grocery store. Zoning Administrator Dennis Staton reported that last Thursday that he met with Mr. Vladimir Sashkov and stated that he wanted to put a small car lot on that property and the property is zoned CBD, Central Business District and a car lot is not approved for CBD. Mr. Staton stated that the only way he could approve a car lot is to rezone the property to GBD, General Business District so he requested that Mr. Chuck Robbins request to be on the agenda and speak to the Planning Commission. Mr. Chuck Robbins stated that the building was originally built as a garage and he has owned it for 20 years and it has been used for a lot of different things over the years. Mr. Robbins also stated that he did not know that the property was zoned CBD, Central Business District and he would like to request that the Planning Commission change it to GBD, General Business District because he does have someone that wants to rent the building (Mr. Vladimir Sashkov) and he does want to have a small car lot and this would help him as well as the City of Inman.

Zoning Administrator Dennis Staton stated that this property is a corner lot and has parking and the GBD, General Business District requires parking. Commission member Richard Burch stated that his opinion is that he is all for it but he would hate to see a junk yard on that property. Zoning Administrator Dennis Staton stated that he spoke to Mr. Sashkov about wrecked cars not being allowed outside on the property. Commission member Ron Fisher stated that his only question is that when you continue to repair wrecked cars then parts and pieces get thrown in a pile for a long period of time so he would be require him to repair those cars inside the building or at his home.

Chairman Pete Miller stated that the Planning Commission would consider all the information regarding Mr. Chuck Robbins property but they would not make a decision tonight.

Under Old Business Chairman Pete Miller reported:

-They thought the "Chicken Regulations" were to be put on the agenda last month but City Clerk Robin Henderson did not get them but Zoning Administrator Dennis Staton will get them to her in a couple of days.

-City of Inman Mayor and Council at the last council meeting had first reading on the new R-4, Small Lot Residential District that the Planning Commission submitted to them with plans to have public hearing and second reading for November 14, 2016.

- O'Reilly's has broken ground on their property, Zaxby's has steel and concrete on their property and the Mill project has a sign up with a French name construction company and they have been using a bobcat with a bush hog cleaning on the property.

-They were to look at different electronic sign regulations but they can only look at placements but it should not exceed the size of the regular signs so they are going to defer that to next month.

Under New Business Chairman Pete Miller reported:

-No City Council notes available.

-There is one vacant seat on the Planning and Zoning Commission and they have one application (James Tapp who does not live in the City but does own property in the City).

- City Roads- Roads in the new subdivision which is proposed behind Bi-Lo and their proposal is that they put down one coat of gravel and then a band layer and after a year they will come back but under Spartanburg County standards they require a 6" base crushed stone compacted and 1-2 inches not compacted top coat. Chairman Miller stated that this will not be voted on tonight.

With no other business, Chairman Pete Miller made a motion to adjourn the meeting, second to the motion was made by Commission member Ron Fisher, motion carried with all voting.

Meeting adjourned at 5:40 PM.

Submitted by:

Robin Henderson, City Clerk

CITY OF INMAN
ZONING AND PLANNING COMMISSION
Meeting Minutes
November 9, 2016

The Zoning and Planning Commission met on November 9, 2016 at Inman City Hall. In attendance were Chairman Pete Miller, Commission members Ron Fisher and Catha Smalls, Zoning Administrator Dennis Staton and City Administrator Jeremy Caudle.

Pete Miller welcomed everyone and read the FOIA statement.

Ron Fisher, Zoning Board Member, made the motion to approve the agenda, with a unanimous vote made by all members.

Pete Miller, Chairman, made the motion to recommend to City Council the following:

1. Recommendation to approve the Amendment to Ordinance No. 10-10, An Ordinance Prohibiting the Keeping of Non-Domestic Animals in the City Limits of the City of Inman. Dennis Staton explained the initial reason this request was given, to refresh memories of events. After a short discussion, Ron Fisher moved to approve the amendment as written, with a unanimous vote made by all present members.
2. Recommendation to approve Amendments to Ordinance No. 14-03, to Amend Article IV – District Regulations. After a brief discussion to clarify information given by City Clerk Robin Henderson, Ron Fisher moved to approve the amendments as written, with a unanimous vote made by all present members.
3. Recommendation to approve Amendment to Ordinance No. 16-29, to Amend Article IV – District Regulations. After Dennis Staton explained the amendment, Ron Fisher moved to approve the amendment as written, with a unanimous vote made by all present members.
4. Recommendation to approve an annexation petition by Clarence Gibbs to annex and zone as R-4, the parcel with Spartanburg County tax map #1-44-00-086.06. Ron Fisher moved to approve the annexation petition as written, with a unanimous vote made by all present members.
5. Recommendation to approve the application by Clarence Gibbs to rezone the parcel with Spartanburg County tax map #1-44-089.00 from GBD to R-4. Ron Fisher moved to approve the application as written and submitted, with a unanimous vote made by all present members.
6. Recommendation to deny approval on the application to rezone the parcel with Spartanburg County tax map #1-44-02-175.00 from CBD to GBD. Pete Miller explained the current owner would like the ability to put the property on the market under a larger and more flexible business zone. Pete stated that he would deny based on the integrity of what the CBD stands for in the downtown area. Ron Fisher stated that he would deny based on the potential “fragmentation” of downtown. Catha Smalls stated

that there is not enough parking at that location and is worried about traffic congestion and potential wrecks. Ron Fisher moved to deny rezoning of property and make that recommendation known to Council, with a unanimous vote made by all present members. Dennis Staton will call property owner and give him the information on the decision.

Zoning Board Member Catha Smalls stated her concern over parking in the downtown area. She is worried about the Senior Citizens crossing over to various shops. Pete Miller stated that parking is typical of most cities and towns in this type of zoning district (CBD) and downtown areas. No other public comments were given.

Pete Miller moved for the meeting to be adjourned. The vote passed unanimously. The meeting adjourned at 4:42 pm.

Respectfully Submitted,
Mandy Shaw, Assistant City Clerk

A circular handwritten signature in black ink, appearing to be the initials 'MS' or similar, enclosed within a circle.