

**CITY OF INMAN
ZONING/PLANNING COMMISSION
MONDAY, NOVEMBER 28, 2016
4:00 PM
MEETING MINUTES**

The Planning Commission met on November 28, 2016 at Inman City Hall. In attendance were Chairman Pete Miller, Commission members Ron Fisher and Richard Burch. Also present were Zoning Administrator Dennis Staton and City Administrator Jeremy Caudle. Commission member Kathy Small arrived at 4:31 PM.

Chairman Pete Miller read the FOIA statement.

Commission member Ron Fisher moved to approve the meeting minutes of the October 24, 2016 and November 9, 2016 meetings. Chairman Pete Miller seconded the motion, which passed unanimously.

Commission member Richard Burch moved to approve the meeting agenda, which Commission member Ron Fisher seconded. The motion passed unanimously.

OLD BUSINESS

Chairman Pete Miller asked City Administrator Jeremy Caudle why the City Council had tabled at its November 14 regular meeting consideration of the Planning Commission's recommended Ordinance No. 16-27, "To Amend Ordinance No. 10-10, An Ordinance Prohibiting the Keeping of Non-Domesticated Animals in the City Limits of the City of Inman." The Planning Commission's recommended zoning ordinance amendment would permit the keeping of chickens provided certain criteria are met.

City Administrator Jeremy Caudle responded by stating that, based on his research, the City of Spartanburg has a model that the City might want to consider if it wishes to permit citizens to keep chickens at their residence. City Administrator Jeremy Caudle noted that the City Council simply wants to conduct more research on what ordinances other cities have adopted before the City Council amends the zoning ordinance to permit the keeping of chickens.

Commission member Richard Burch noted that many citizens nowadays are demanding that they be able to raise and keep chickens and that public officials should take these demands seriously.

Commission member Richard Burch also pointed out that the Planning Commission's recommended chicken ordinance was already based on other cities' models, including that of Greer. He stated that he would like the Planning Commission to review any other zoning ordinance amendments having to do with the keeping of chickens before the City Council takes up the matter again.

Regarding electronic signs, Commission member Ron Fisher observed that once you allow one business to have an electronic sign, then other businesses might try to outdo their competitors, hence the phenomenon known as "sign wars." This means that zoning ordinances should specify the maximum height and width of electronic signs, Commission member Ron Fisher continued.

Chairman Pete Miller questioned if the SC DOT has any restrictions on electronic signs on highways, especially relating to the brightness of signs.

Commission member Richard Burch noted that other cities address this by putting the signs on blinkers so that they don't flash and distract drivers.

Zoning Administrator Dennis Staton asked if zoning ordinance needs a separate section for electronic signs

Commission member Richard Burch noted that he'd rather have signs on the ground or high enough off the ground to where they can't block a driver's sight.

Chairman Pete Miller recommended looking at Spartanburg County and tweaking their model for brightness, and so on, by January's regular meeting.

NEW BUSINESS

Commission member Richard Burch asked what the current zoning classification is for the dentist's office building at 40 N. Howard Street.

Zoning Administrator Dennis Staton noted that it's zoned residential and the issue came up because a realtor contacted the city asking about the zoning classification.

Chairman Pete Miller noted that neighborhood business might be most appropriate classification.

Commission member Richard Burch suggested that the Planning Commission go ahead and change the zoning classification.

Zoning Administrator Dennis Staton noted that the property owner hasn't completed an application and that that discussion of the dentist's office was added to the agenda just for informational purposes for the Planning Commission members.

Chairman Pete Miller and Commission member Richard Burch noted that the commission should contact the owner to see if the owner will fill out an application to request rezoning.

ZONING ADMINISTRATOR REPORT

Zoning Administrator Dennis Staton gave his report as follows:

1 new construction permit
2 renovation permits
1 permit denied

Zoning Administrator Dennis Staton discussed a letter he sent to downtown property owners that any tenants setting up in downtown have to get an inspection and that certain zoning regulations apply

Zoning Administrator Dennis Staton said that representatives with the soon-to-be Zaxby's restaurant in the city are complaining that surrounding restaurants have signs higher than the zoning ordinance allows and that Zaxby's should have some flexibility, too, when it comes to sign regulations.

Commission member Rich noted that a change in zoning ordinance should be implemented to accommodate them.

Chairman Pete Miller asked Zoning Administrator Dennis Staton to contact the company to see what kind of sign they're requesting.

ZONING MEMBER COMMENTS

Chairman Pete Miller asked about the city's proposed changes to its sewer district.

City Administrator Jeremy Caudle explained how the district boundary process works.

Commission member Ron Fisher asked what the impact of new development will be on city services if the sewer service boundary districts are expanded. He also noted one business in zoning district CBD might be using building space for warehousing in contravention of zoning regulations.

Commission member Richard Burch asked about progress on manufactured homes regulations.

Commission member Richard Burch stated that he's glad that the R-4 zoning district passed, but the city now needs new residential zones, such as R-8.

Zoning Administrator Dennis Staton stated that the general residential district covers that.

Commission member Richard Burch stated that he recommends new zoning district for mixed residential units.

Commission member Kathy Small asked about progress on the chicken ordinance.

Chairman Pete Miller stated that the city administrator will work on it and report back to commission before handing off to city council.

On the armory, Chairman Pete Miller stated that city needs a plan before deciding what to do with it.

Commission member Richard Burch noted that giving armory away is not cost-effective and not in best interests of city.

PUBLIC COMMENT

The Planning Commission opened the floor to public comments, and none were received.

With no further business, Chairman Pete Miller moved that the Planning Commission adjourn. Commission member Richard Burch seconded the motion, which passed unanimously.

The meeting adjourned at 5:06 PM.

Submitted by:



Jeremy B. Caudle, CGFM
City Administrator

APPROVED AS CORRECTED – 1/23/17

