

**CITY OF INMAN  
PLANNING COMMISSION  
MONDAY, APRIL 10, 2017  
SPECIAL MEETING MINUTES**

The Planning Commission held a special meeting on April 10, 2017 at 5:00 PM at Inman City Hall.

In attendance were Chairman Pete Miller and Commissioners Ron Fisher and Richard Burch. Commissioner Donald Landrum was absent. City Administrator Jeremy Caudle was present until excused at 5:20 PM, and returned at 5:38 PM. Zoning Administrator Dennis Staton and Commissioner Kathy Small arrived after shortly the meeting was called to order.

Chairman Pete Miller called the meeting to order at 5:01 PM and read the FOIA statement.

The minutes from the February 27, 2017 meeting were approved, as corrected.

Commissioner Fisher moved to approve the agenda, which was approved.

**OLD BUSINESS**

Commissioner Burch moved to take from the table and approve the annexation petition for 55 Bomar Street. The motion was approved.

On electronic signs, Commissioner Burch noted that, per Spartanburg County rules, electronic signs can change their message once every eight seconds.

Chairman Miller suggested that the City adopt similar rules.

**NEW BUSINESS**

Chairman Miller stated that the City Administrator sent out a request for information to planning professionals on what would be involved in starting a comprehensive planning process.

On the enforcement of zoning regulations, Chairman Miller noted that the "rules are no good unless enforced."

---

Commissioner Burch suggested subcontracting code enforcement functions to, say, someone who's retired in the field.

Chairman Miller stated that commission members are unable to keep records and, for that reason, the commission needs to find someone regularly to keep minutes.

Commissioner Burch stated that it's good that the City Administrator has been keeping minutes, but that the recordkeeping function probably distracts from the City Administrator's ability to offer his guidance and professional opinion in commission meetings.

Commissioner Fisher stated, too, that City Administrator Caudle might have other meetings to attend at the same time as Planning Commission meetings, which could be problematic for minute-keeping purposes. Commissioner Fisher also recommended increasing zoning permit/application fees to cover the costs of, perhaps, a secretary.

Chairman Miller moved on to the request to rezone 21 S. Howard Street from R-10 to R-4.

Commissioner Burch asked what is the front/rear setback for a R-4 subdivision.

Chairman Miller stated that it is 20 feet front, 15 feet back.

Chairman Miller stated that with the implementation of zoning districts, several years ago, the intention was to make sure the zoning districts fit around the existing properties, most of which conformed to the then-implemented R-12 and R-10 districts.

Commissioner Burch noted that the applicant's subdivision plan, as presented, results in placing a R-4 subdivision within a R-10 neighborhood.

Chairman Miller replied that, for that reason, approval of the application would set an unfavorable precedent for creating "pockets" of R-4 developments within existing residential developments.

Commissioner Burch agreed with Chairman Miller's assessment.

Chairman Miller also observed that the plan, as submitted, does not meet R-4 building line requirement, too, because one of the lots on the plan did not meet the minimum lot requirements.

Commissioner Burch moved to deny the application since the lots on the applicant's site plan do not meet the dimensional requirements specified for R-4 zoning districts. The motion was approved unanimously.

Zoning Administrator Staton added that rezoning the parcel in question would create a R-4 pocket within a R-10 neighborhood.

Commissioner Burch responded that if all Bomar Street, further up from and adjacent to the parcel in question, were zoned R-4, then the "pocket" zoning wouldn't be an issue because the uses in neighborhood would thus be all compatible.

Commissioner Burch also stated that the intention behind the new R-4 district was to apply the zoning classification to new, larger planned developments, not to cut up existing neighborhoods.

(At this point, City Administrator Caudle was excused to attend a City Council public hearing, and the meeting proceedings were recorded electronically to assist in preparing the minutes.)

Chairman Miller pointed out the section in the R-4 zoning district regulation that permits small-lot subdivisions of less than eight lots and that the rules might need to be changed so that no R-4 subdivision would be permitted with less than eight lots. This would help eliminate, Chairman Miller continued, the possibility of having R-4 districts within other types of residential districts.

Zoning Administrator Staton also suggested that the wording in the R-4 regulation might spell out that this zoning district is for new subdivisions, only, so that the City doesn't have "piecemeal" R-4 districts.

Commissioner Burch said that having R-4 apply to new subdivisions was the intention of the Planning Commission, anyways.

Chairman Miller agreed, stating that it's important not to "break up" existing neighborhoods with similar types of R-4 rezoning.

Commissioner Burch stated that, if this rezoning were approved, nothing would stop developers from splitting up existing lots and putting small-lot homes on them, in turn making the City look "nasty."

Chairman Miller made the additional motion to deny the application on the basis that it would set a dangerous precedent to breakup an existing neighborhood and zoning district, which passed unanimously.

### **ZONING ADMINISTRATOR'S REPORT**

Zoning Administrator Staton gave his report as follows:

- 1 new house approved
- 4 renovation permits
- 0 sign permits
- 0 permit denials
- 1 new business approved at 4 Mill Street

### **PLANNING COMMISSION MEMBER COMMENTS**

Commissioner Burch noted that, over the next month, the Planning Commission needs to address commission members' non-attendance.

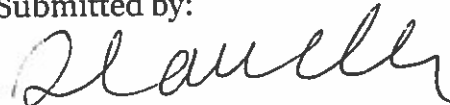
(At this point, City Administrator Caudle returned to the meeting.)

Chairman Miller stated that he spoke with Commissioner Landrum about his non-attendance.

Commissioner Burch moved to adjourn the meeting, which was approved.

The meeting adjourned at 5:42 PM.

Submitted by:



Jeremy B. Caudle, CGFM  
City Administrator

**CITY OF INMAN  
PLANNING COMMISSION  
MONDAY, JUNE 26, 2017  
REGULAR MEETING MINUTES**

The Planning Commission held its regular monthly meeting on June 26, 2017 at 5:00 PM at Inman City Hall.

Chairman Pete Miller was present, along with Commissioners Ron Fisher, Richard Burch. Commissioner Kathy Small arrived at 5:22 PM. City Administrator Jeremy Caudle was also present.

Chairman Miller called the meeting to order at 5:12 PM and read the FOIA statement concerning notification of the meeting.

Commissioner Fisher's motion to approve the May 22, 2017 meeting minutes was approved.

Commissioner Burch's motion to approve the agenda was approved.

**OLD BUSINESS**

On R-4 subdivision changes, Chairman Miller stated that the Planning Commission will submit the recommend amendments to the R-4 zoning district regulations for the City Administrator or him to put these amendments in sufficient form for City Council consideration.

On the issue of regulating Planning Commissioner absences, Chairman Miller stated that the Planning Commission would work on writing down recommended amendments to the zoning ordinance to submit to the City Administrator for his review and submission to City Council.

Chairman Miller summed up previous discussions he had had with representatives with the Appalachian Council of Government about unbuildable lots in the city. As Chairman Miller put it, the ACOG representative stated that if a lot is unbuildable, then it's unbuildable and the City doesn't need to do anything special about that.

---

With the annexation petition for 55 Bomar St., Chairman Miller stated that the Planning Commission had approved the application. The City Administrator stated that the application just needs a second reading approval from City Council.

### **NEW BUSINESS**

Chairman Miller opened discussion on the request by Clifford Buff to rezone 21 S. Howard St. from R-10 to R-4. (At this point, at 5:22 PM, Commissioner Kathy Small arrived at the meeting.)

Commissioner Miller recognized the applicant for the rezoning request, Cliff Buff, who observed that many of the lots in the neighborhood adjoining 21 S. Howard St. appear not to meet the minimum lot requirements of the current zoning classification. He encouraged flexibility in zoning requirements, especially with respect to minimum lots sizes.

Commissioner Burch moved that the Planning Commission not recommend approval of the request by applicant Cliff Buff to rezone 21 S. Howard St. from R-10 to R-4 based on the findings that the rezoning would be contrary to the safety and well-being of the City and would not be in accordance with good zoning practices, as the Planning Commission originally determined in its recommendation report dated 4/24/17, which the Planning Commission forwarded to the City Council. The motion passed with three in favor and Commissioner Fisher voting "no."

Chairman Miller recognized James Tapp, who had applied for the vacant Planning Commissioner seat.

Commissioner Fisher moved that the Planning Commission recommend that City Council appoint James Tapp to the vacant Planning Commissioner seat, which passed unanimously.

Chairman Miller turned to the issue of non-conforming signs. The consensus among the Planning Commission, after some discussion, was that the regulations on signs ought to be enforced.

---

## **ZONING ADMINISTRATOR'S REPORT**

With the absence of Zoning Administrator Staton, Chairman Miller referred the Planning Commission to the Zoning Administrator's report in the agenda packets.

## **PLANNING COMMISSIONER COMMENTS**

Commissioner Fisher stated his interest in having further discussions on tiny houses.

Commissioner Small stated that she'd like to see something rather than nothing in the 21 S. Howard St. neighborhood.

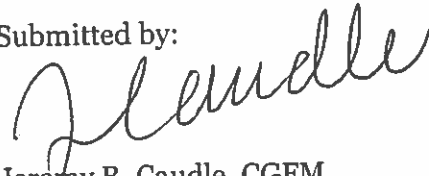
## **PUBLIC COMMENTS**

Chairman Miller opened the floor to public comments. No one was present to offer public comments.

Chairman Fisher moved to adjourn the meeting, which was approved.

The meeting adjourned at 6:28 PM.

Submitted by:



Jeremy B. Caudle, CGFM

City Administrator

**CITY OF INMAN  
PLANNING COMMISSION  
MONDAY, JULY 24, 2017  
REGULAR MEETING MINUTES**

The Planning Commission held its regular monthly meeting on July 24, 2017 at 5:00 PM at Inman City Hall.

Chairman Pete Miller was present, along with Commissioners Ron Fisher, Richard Burch, and James Tapp. Zoning Administrator Dennis Staton and City Administrator Jeremy Caudle were also present. Commissioner Kathy Small was absent.

Chairman Miller called the meeting to order at 5:04 PM and read the FOIA statement concerning notification of the meeting.

Chairman Miller stated that the minutes for the June 26, 2017 meeting would be ready for approval at the regular August meeting.

Commissioner Fisher's motion to approve the agenda was approved.

**OLD BUSINESS**

Chairman Miller stated that he submitted recommended R-4 zoning district subdivision changes to City Administrator Caudle. Chairman Miller stated that the Planning Commission would have these zoning ordinance changes in final form and ready for consideration at the next regular Planning Commission meeting.

On domestic animal changes, Zoning Administrator Staton discussed the new Inman Municipal Code ordinance that regulates keeping of animals in City limits. He also noted how the zoning ordinance in certain places references the old chapter in the Inman Municipal Code on regulating animals.

Commissioner Burch moved to approve recommending changing the zoning ordinance to make sure the zoning ordinance references, in the appropriate places, the new sections in the Inman Municipal Code regulating the keeping of animals. The motion passed with all voting in favor.



---

## **NEW BUSINESS**

Zoning Administrator Staton gave an overview of the Gemstone subdivision, where he described how most of the residences in this subdivision are double-wide homes. He stated that the subdivision developer wants to bring double-wides on existing vacant lots, but the current zoning district classification doesn't permit double-wides. Commissioner Burch moved to recommend re-zoning the subdivision as RG "General Residential," which was approved.

Chairman Miller brought up changes in zoning for MHP "Mobile Home District." He stated that one recommendation is to prevent single-wides, but double-wides would be permitted. He also stated that another recommendation would be to regulate how double-wides would be placed on lots. Also, porches would have to be a certain side and the structure would have to be underpinned. In addition, there would be a 3" x 12" pitch with respect to the structure's roof.

Zoning Administrator Staton stated that the zoning ordinance already covers some of these items under "mobile home standards."

Chairman Miller discussed zoning changes for the neighborhood in the Bobo Street, Bomar Street, Price Street, and Leonard Street area. He stated that Sewer Superintendent Bailey printed lot sizes for this neighborhood on a map, which he made available to the Planning Commission for the current meeting. The Planning Commission members reviewed this map and Chairman Miller discussed the lot sizes indicated on the map.

Chairman Miller passed out a sheet where he provided summary statistics on lot sizes for each lot for the streets mentioned above.

Commissioner Kathy Small arrived at 5:49 PM while the Planning Commission was still discussing rezoning changes for this neighborhood.

## **ZONING ADMINISTRATOR'S REPORT**

Zoning Administrator Staton gave his report as follows:

- 1 new house construction permit issued in Bush Fork,
- 5 renovation permits issued,

- 
- 1 sign permit issued on Asheville Highway, and
  - No new businesses started.

### **PLANNING COMMISSIONER COMMENTS**

Under Planning Commissioner comments, Commissioner Fisher discussed tiny home communities in the Hendersonville, NC area.

Chairman Miller discussed a housing development he observed that had side setbacks of 3 feet. He stated that the air conditioning unit takes up all the side setback on the property owner's side of the lot.

Commissioner Small expressed her concern about how the Planning Commission needs to act on rezoning the Bobo Street and Bomar Street neighborhood.

At this point in the meeting, at 6:06 PM, Chairman Miller excused Commissioner Burch from the meeting.

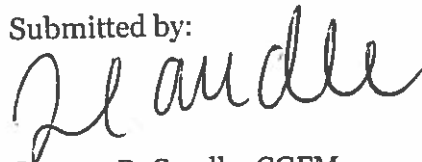
### **PUBLIC COMMENTS**

Chairman Miller opened the floor to public comments. No one was present to offer public comments.

Commissioner Fisher moved to adjourn the meeting, which was approved.

The meeting adjourned at 6:15 PM.

Submitted by:



Jeremy B. Caudle, CGFM

City Administrator