

CITY OF INMAN  
PLANNING COMMISSION

MEETING MINUTES  
JUNE 22, 2020

The Planning Commission met on Monday, June 22, 2020 at Inman City Hall. In attendance were Commission Members Pete Miller, Catha Small, Ron Fisher, James Tapp and Mark Autorino and Zoning Administrator, Dennis Staton.

Pete Miller welcomed everyone and read the FOIA Statement. He requested approval of February 24, 2020 meeting minutes, as written. Ron Fisher made the motion to approve the minutes, with James Tapp second, all members voting unanimously.

Pete Miller requested approval of agenda. Catha Small made the motion to approve, James Tapp second, all voting unanimously.

**Old Business**

5a. Status of GBD (General Business District) and CBD (Central Business District) recommendations and new classifications. Pete Miller stated that the City Administrator and Council haven't responded on changes or approval for what was originally submitted by the Planning Commission in November and December 2019. With COVID-19 happening and no meetings after February 2020 for the Commission, no update has been given. Pete will follow up with the City Administrator before the next meeting.

**New Business**

6a. Signage rules for NBD (Neighborhood Business District). Zoning Administrator, Dennis Staton, explained where to find sign regulations in the zoning manual. There are currently no regulations for NBD addressing signs. He suggested using current regulations, with exception of illumination and size based on location. The Commission discussed what the current regulations were for the business districts and made a recommendation on the following, in the NBD.

- Signs can be illuminated "during business hours only or 9 pm, whichever comes first."
- No flashing lights on signs.
- Sign measurement should be no more than 16 feet instead of the current 20 feet regulation in other zoning districts.

6b. Zoning of 11977 Asheville Hwy. (Tax Map# 1-44-06-226.01) and Asheville Hwy. (Tax Map# 1-44-06-226.02) should be zoned as GBD (General Business District). James Tapp made the motion to approve the zoning designation of GBD, Ron Fisher second, all members voting unanimously.

6c. Zoning of Pirate Cove (Tax Map# 2-42-00-408.00). James Tapp made the motion to approve the zoning designation of R-4, Pete Miller second, all members voting unanimously.

### **Zoning Administrator's Report**

Dennis Staton reviewed his report for the months of February, March, April and May 2020 with no discussion from board.

### **Zoning Members' Comments**

Catha Small stated that the gully area near 102, 104, 106 Bobo Street Extension needs to be cleaned out by the City or County. She had a question as to why the cemetery on Clark Road cannot be accessed at this time. Dennis Staton said that Niemitalo is currently building a subdivision on that road and at this time, there isn't access based on the paving that needs to be done. For safety reasons, the entire area is closed to the public. They hope to pave and get an alley paved for access.

Ron Fisher had an issue with national builders coming into the community, throwing up houses with no care for Inman and the future issues that may arise. Dennis Staton informed him that all the subdivisions that are currently being done are local people from Spartanburg County.

James Tapp complained about how bad Gaines Realty looks in terms of high grass, junk cars and an overall clean-up of the property.

Pete Miller requested the Commission read the first 20 pages of the booklet ACOG developed for the Town of Lyman to discuss at the next meeting. He also stated that someone had approached him about sub-dividing a lot on Ladson Street. Someone also approached him about needing help to remove two large trees on S. Howard Street in order to build the size house they would like. He told them that wasn't something we would do as a City.

Ron Fisher requested that the city find some financial help to improve the façade at 15 N. Main Street. He also requested that the city ask Tim Holmes to remove the old, torn up signage on the front of one of his buildings.

### **Public Comments**

No one from the public was in attendance.

With no further business per Pete Miller, James Tapp made the motion to adjourn the meeting, Catha Small second, all voting unanimously. Meeting adjourned at 5:59 pm.

Respectfully submitted,  
Mandy Shaw, Assistant City Clerk