

CITY OF INMAN  
PLANNING COMMISSION  
REGULAR MEETING  
OCTOBER 22, 2018  
5:00 PM  
COUNCIL CHAMBERS, CITY HALL

CHAIRMAN PETE MILLER OPENED MEETING AND WELCOMED EVERYONE.

PLANNING COMMISSION MEMBERS RON FISHER AND JAMES TAPP WERE PRESENT ALONG WITH ZONING ADMINISTRATOR DENNIS STATON. COMMISSION MEMBER CATHA SMALL WAS ABSENT DUE TO HER MOTHER BEING IN THE HOSPITAL.

PROPERTY OWNER PETRO RAMANTANIN AND BUSINESS OWNERS BRIAN & TAMMY MCDONALD WERE PRESENT.

FREEDOM OF INFORMATION STATEMENT WAS READ BY CHAIRMAN PETE MILLER REGARDING NOTIFICATION OF THIS MEETING.

COMMISSION MEMBER FISHER MADE A MOTION TO APPROVE THE MINUTES OF THE AUGUST 27, 2018 AND SEPTEMBER 24, 2018 MEETINGS, SECOND TO THE MOTION WAS MADE BY COMMISSION MEMBER TAPP, MOTION CARRIED WITH ALL VOTING.

COMMISSION MEMBER FISHER MADE A MOTION TO STRIKE 6A (FARMER'S SUBDIVISION) FROM THE AGENDA, SECOND TO THE MOTION WAS MADE BY COMMISSION MEMBER TAPP, MOTION CARRIED WITH ALL VOTING.

CHAIRMAN MILLER STATED THAT THE FAÇADE GRANT APPLICATION FOR "NEW TO YOU CONSIGNMENT" IS A WORTHWHILE PROJECT BUT THEY WOULD LIKE TO SEE THE UNDERNEATH OF THE AWNING COMPLETED AND IN THE CITY COUNCIL REGULAR MEETING HE RECOMMENDED THAT 5% BE ADDED TO THE FUNDING SO THAT UNDERNEATH THE CANOPY COULD BE COMPLETED BUT OWNER BRIAN MCDONALD HAD RESERVATIONS BECAUSE HE DIDN'T KNOW WHAT THE COST WOULD BE.

CHAIRMAN MILLER STATED THAT BRIAN MCDONALD TOLD HIM AFTER THE COUNCIL MEETING THAT HE WOULD TAKE CARE OF THE PAINTING BUT THEY DID NOT DISCUSS THE LIGHTING AND CITY ADMINISTRATOR JEREMY CAUDLE CALLED CHAIRMAN MILLER AND TOLD HIM THAT BRIAN MCDONALD WOULD LIKE TO TAKE CARE OF THE FRONT OF THE BUILDING.

BRIAN MCDONALD PRESENTED TO THE PLANNING COMMISSION AN ESTIMATE OF \$4,945.05 FOR REPAIRS BELOW THE CANOPY AROUND WINDOWS BUT THIS DOES NOT INCLUDE LIGHTS.

CHAIRMAN MILLER STATED THAT THEY WILL TAKE THIS AS INFORMATION TONIGHT AND THEY WILL TALK AND WILL MAKE A RECOMMENDATION TO CITY COUNCIL AND REQUESTED THAT BRIAN MCDONALD GET LIGHTING COSTS.

CHAIRMAN MILLER STATED THAT HE PRESENTED THE INFORMATION REGARDING THE HEDGES ALONG RAILROAD AND MAIN STREET TO CITY COUNCIL AND THEY ARE GOING TO CUT THEM REALLY LOW SO THEY CAN MAINTAIN THEM.

IN REGARDS TO THE PROPERTY CLEARING ON S. MAIN STREET PROPERTY OWNER PETRO RAMANTANIN STATED THAT THERE WERE QUESTIONS THROUGHOUT THE PROCESS OF

GETTING THAT DONE BUT NOW IT'S DONE AND IT LOOKS REALLY GOOD AND HE PLANS TO PUT A TREE LINE BETWEEN HIM AND THE NEIGHBORS TO GIVE THEM MORE PRIVACY. MR. RAMANTAININ STATED THAT YOU HAVE A RIGHT TO WORK ON YOUR OWN PROPERTY AND IF HE CHANGES THE USE OF THE PROPERTY HE PROMISES THAT HE WILL GET WITH THE ZONING ADMINISTRATOR AND HIS ENGINEERS TO DISCUSS THE PLANS. ZONING ADMINISTRATOR DENNIS STATON STATED THAT BUFFERYARD AND SETBACK NUMBERS ARE DIFFERENT AND TO GO WITH THE BIGGER NUMBERS BUT THE NUMBERS HE PUT IN THE LETTER THAT HE SENT TO MR. RAMANTANIN ARE CORRECT.

IN REGARDS TO THE MILL ANNEXATION CHAIRMAN MILLER STATED THAT THE MILL IS GOING TO WANT TO COME IN THE CITY BECAUSE THEY WILL BE READY IN JANUARY OR FEBRUARY, 2019 TO LEASE THE APARTMENTS AND THEY ARE GOING TO ACCEPT THEM IN. CHAIRMAN MILLER STATED THAT THIS IS A PDD, PLANNED DEVELOPMENT BUT IT DOES NOT FIT OUR CRITERIA SO WE'LL HAVE TO MODIFY IT.

CHAIRMAN MILLER STATED THAT THEY THINK THAT SPARTANBURG COUNTY HAS ACCEPTED IT AS AN APARTMENT BUILDING BUT THEY WILL NEED TO ASK FOR WHAT THE COUNTY HAS ON FILE AND A PRINT OUT OF WHAT WE HAVE ON OUR FILES HERE AT CITY HALL AND ZONING ADMINISTRATOR DENNIS STATON THAT WE NEED TO SEE THE AGREEMENT THAT THE CITY SIGNED WITH THE OWNERS OF THE APARTMENTS.

CHAIRMAN MILLER STATED THAT THE FAÇADE GRANT APPLICATION PERIOD HAS ENDED AND IT WILL BE THREE MONTHS BEFORE ITS OPEN AGAIN SO HE ASKED THE MEMBERS TO THINK ABOUT THE FAÇADE PROGRAM AND IF IT SHOULD IT BE JUST FOR THE DOWNTOWN CBD, CENTRAL BUSINESS DISTRICT OR SHOULD IT REACH OUT TO EVERYBODY IN THE CITY, HOW MUCH MONEY IS AVAILABLE, AND IS IT THE 2% OR IS IT SOME GRANT MONEY. CHAIRMAN MILLER STATED THAT THE FAÇADE GRANT IS ONLY FOR THE CDB, CENTRAL BUSINESS DISTRICT NOW AND THAT SEAWRIGHT'S FUNERAL HOME WANTED TO BE INCLUDED IN THE FAÇADE GRANT BUT THEIR ZONING CHANGED FROM CBD, CENTRAL BUSINESS DISTRICT TO GBD, GENERAL BUSINESS DISTRICT IN 2014.

CHAIRMAN MILLER STATED THAT CITY ADMINISTRATOR JEREMY CAUDLE HAS BEEN TAKING THEIR MINUTES BUT SINCE HE IS GONE THEY WILL NEED TO ESTABLISH SOMEONE TO TAKE THE MINUTES SO CITY CLERK ROBIN HENDERSON AND ASST. CLERK MANDY SHAW WILL ALTERNATE MEETINGS.

ZONING ADMINISTRATOR DENNIS STATON STATED THAT HE SENT AN APPLICATION FOR THE PLANNING COMMISSION TO CITY ADMINISTRATOR JEREMY CAUDLE BUT THEY DON'T HAVE IT SO HE WILL SEND IT TO CITY CLERK ROBIN HENDERSON TOMORROW MORNING. MR. STATON STATED THAT THIS APPLICANT LIVES IN THE CITY.

CHAIRMAN MILLER MADE A MOTION TO TABLE ITEM 6F. REQUEST FOR REZONING- SEAWRIGHT'S FUNERAL HOME, SECOND TO THE MOTION WAS MADE BY COMMISSION MEMBER TAPP, MOTION CARRIED WITH ALL VOTING.

ZONING ADMINISTRATOR DENNIS STATON SUBMITTED HIS REPORT OF FOUR (4) NEW HOUSES, NO RENOVATION PERMITS AND ONE (1) NEW BUSINESS.

UNDER ZONING MEMBERS COMMENTS:

RON FISHER STATED THAT HE SAT IN THE TRAINING SESSION AND IF YOU READ THE STATE LAW THAT OUR ZONING WORK SHOULD GO BY THE TOWN PLAN (COMPREHENSIVE PLAN) BECAUSE IT IS THE GUIDE BUT WE NEED TO DO A THREE (3) MONTH MORITORIUM TO DEVELOP A PLAN TO KNOW WHERE WE ARE GOING.

WITH NO OTHER BUSINESS, COMMISSION MEMBER FISHER MADE A MOTION TO ADJOURN,  
SECOND TO THE MOTION WAS MADE BY COMMISSION MEMBER TAPP, MOTION CARRIED  
WITH ALL VOTING.

MEETING ADJOURNED AT 6:18 PM.

REPECTFULLY SUBMITTED,  
ROBIN HENDERSON, CITY CLERK