

CITY OF INMAN
ZONING & PLANNING COMMISSION

Meeting Minutes
February 25, 2019

The Zoning and Planning Commission met on Monday, February 25, 2019 at Inman City Hall. In attendance were Commission Members Ron Fisher, Catha Small, James Tapp, Pete Miller and Zoning Administrator, Dennis Staton.

Pete Miller welcomed everyone and read the FOIA statement. He requested approval of January 28, 2019 meeting minutes as written. James Tapp made the motion to approve the minutes with Ron Fisher second, all voting unanimously.

Pete Miller requested approval of the agenda. Ron Fisher made the motion to approve the agenda with James Tapp second, all voting unanimously. In requesting an approval, Pete Miller stated that the Board would move directly to “New Business” as the first item on the Agenda.

New Business

- a. Eric Staley with Staley’s Pallet and Recycling wanted to discuss moving his business from Spindale, NC to Inman, SC, at 385 and 391 Hwy. 292. Mr. Jackson, Mr. Staley’s father-in-law spoke on his behalf. He explained the business currently operates in the following way:
 - Cut wood for pallets
 - Wood shavings sold for fuel
 - Rebuild wooden pallets
 - Recycle wooden pallets

Mr. Jackson stated that there will be 4 employees using various industrial tools to make the pallets and cut the wooden structures for recycling. The wood shavings will not be kept on-site for long periods of time. Heavy renovations will need to be done to current structure but will be enough for right now. There is room for expansion in the future. All cutting will be done inside building while operating from 7 am until 6 pm each day. There will be limited traffic, only trucks coming in and going out with the product(s). The business is required to have 3-phase power and Mr. Staley is currently working with Duke Energy to make sure the power is established and running before transferring business. Lumber will be stored outside, on the property, until needed.

Pete Miller asked if the current owner of the property understands what will be happening and if they have any questions? Mr. Staley said he didn’t think it would be a problem for them and submitted an approval letter from the owner. There is a rental

house associated with the property and the owner understands the issue of having an active business being operated beside it. Ron Fisher asked what type of lighting would be on the business. Mr. Jackson stated that he plans to have four (4) lights on each corner of the building for safety reasons.

Old Business

- a. Board member qualifications are still being worked out. Pete Miller stated that he requested the wording be changed to, "business owner or property owner," to obtain applicants from a bigger target area. As of today's date, nothing has been adopted.
- b. Façade update was addressed. Mayor Huff would like to change the façade application from quarterly to whenever the need arises. He would like the commission to look at the wording on the current application and revamp it to be more applicable to the current look of the buildings and surrounding area.
- c. Zoning designation for the "Cole" subdivision is R-10.
- d. Jennifer Vissage with ACOG will help the City develop a Comp. Plan. Mandy Shaw has been instructed to contact Jennifer to find out dates of when meetings will start taking place.

Zoning Administrator's Report

Dennis Staton, Zoning Administrator, gave his report with no discussion from members.

Zoning Members' Comments

Catha Small requested New to You Consignment have handicap accessible signage at entrance on Wingo Street and that it be open during normal business hours.

Ron Fisher stated how bad the building at 19 N. Main Street looks. He feels that there is a safety issue that needs to be addressed with the bottom portion of the glass windows rotting out. He is afraid the glass isn't up to current regulations. He also requested the business paint the building as there are a number of areas on the façade that are chipping and falling off.

James Tapp stated how bad the old Oak Gallery building is looking and something needs to be done to advise the current owner of what can be done.

Pete Miller stated that he has noticed water pooling in front of 9 N. Main Street and it looks as if there is an issue with the sidewalk. He has brought this issue to Heath Fowler and he is looking into it.

No further discussion from any members.

Public Comments

No discussion from the public.

With no further discussion, Catha Small made the motion to adjourn the meeting, Ron Fisher second, all voting unanimously.

Meeting adjourned at 6:03 pm

Respectfully Submitted:
Mandy Shaw, Assistant City Clerk