

CITY OF INMAN  
ZONING/PLANNING COMMISSION  
MARCH 25, 2019  
5:00 PM  
COUNCIL CHAMBERS, CITY HALL

CHAIRMAN PETE MILLER CALLED THE MEETING TO ORDER AND WELCOMED EVERYONE.

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

COMMISSION MEMBERS JAMES TAPP, RON FISHER AND CATHA SMALL WERE PRESENT.

ZONING ADMINISTRATOR DENNIS STATON AND CITY ADMINISTRATOR MISSY HOUSE WAS PRESENT.

MEMBER RON FISHER MADE A MOTION TO APPROVE THE FEBRUARY 25, 2019 MEETING MINUTES, SECOND TO THE MOTION WAS MADE BY MEMBER JAMES TAPP, MOTION CARRIED WITH ALL VOTING.

MEMBER JAMES TAPP MADE A MOTION TO APPROVE THE AGENDA, SECOND TO THE MOTION WAS MADE BY MEMBER RON FISHER, MOTION CARRIED WITH ALL VOTING.

UNDER OLD BUSINESS:

CHAIRMAN MILLER STATED THAT BOARD MEMBER CANDIDATE MARK AUTORINO IS PRESENT FOR THE MEETING BECAUSE CITY COUNCIL ADOPTED THE BOARD MEMBER QUALIFICATIONS AMENDMENT SO IT'S POSSIBLE TO NOT HAVE A CITIZEN OF INMAN ON THIS BOARD BUT IT BROADENS IT AND IT WILL BE UP TO THE PLANNING COMMISSION TO BE SURE THEY HAVE THAT BUT IF IT NEEDS TO BE CHANGED THEY CAN BRING IT BACK UP TO COUNCIL.

CITY ADMINISTRATOR MISSY HOUSE STATED THAT SHE WILL SEND THE FAÇADE GRANT CHECKLIST TO CHAIRMAN MILLER FOR THE REQUEST AT 49 MILL STREET AND CHAIRMAN MILLER STATED THAT THEY WILL GO LOOK AT THE BUILDING. ZONING ADMINISTRATOR DENNIS STATON CONFIRMED THAT 49 MILL STREET IS IN THE CBD, CENTRAL BUSINESS DISTRICT.

CHAIRMAN MILLER STATED THAT CITY COUNCIL HAD SECOND READING ON THE WATERS ROAD PROPERTY ANNEXATION SO IT IS IN THE CITY.

CHAIRMAN MILLER REPORTED THAT THE APPALACHIAN COUNCIL OF GOVERNMENTS IS WORKING ON THE COMPREHENSIVE PLAN BUT THEY HAVEN'T SAID ANYTHING TO THEM. CITY ADMINISTRATOR MISSY HOUSE STATED THAT THEY ARE DOING THE INITIAL PHASES BUT THEY HAVE NOT SET UP A MEETING WITH HER AT THIS POINT.

UNDER NEW BUSINESS:

MEMBER JAMES TAPP MADE A MOTION TO REZONE THE PROPERTY OF 385 & 391 HIGHWAY 292 FROM R-10, SINGLE FAMILY MEDIUM RESIDENTIAL DISTRICT TO GBD, GENERAL BUSINESS DISTRICT, SECOND TO THE MOTION WAS MADE BY MEMBER RON FISHER, MOTION CARRIED WITH ALL VOTING.

ZONING ADMINISTRATOR DENNIS STATON STATED THAT THE PROPERTY OWNER REQUESTED THE REZONING SO THAT A PALLET REFURBISHING BUSINESS CAN BE ALLOWED ON THESE PROPERTIES BUT ALL THE WORK WILL BE DONE INSIDE THE BUILDING AND ANY OUTSIDE STORAGE WILL REQUIRE AN ENCLOSED FENCE. CHAIRMAN MILLER STATED THAT THESE TWO PIECES OF RESIDENTIAL PROPERTY DID NOT BORDER ANY OTHER RESIDENTIAL PROPERTY IN THE CITY.

CHAIRMAN MILLER STATED THAT OUR RESIDENTIAL SETBACKS AND BUILDING LINES ARE NOT CONSISTENT AND AFTER DISCUSSION ON SETBACK REVISIONS ZONING ADMINISTRATOR DENNIS STATON RECOMMENDED THAT HE, MARK AUTORINO (IF HE COMES ON BOARD), PETE MILLER AND BRANDON WITH SPARTANBURG COUNTY TO GET TOGETHER AND WORK ON SETBACKS.

THE (4) PLANNING COMMISSION MEMBERS INTRODUCED THEMSELVES TO BOARD MEMBER CANDIDATE MARK AUTORINO AND STATED THEY ARE IN NEED OF A 5<sup>TH</sup> MEMBER. BOARD MEMBER CANDIDATE MARK AUTORINO STATED THAT HE IS FROM FLORIDA AND HAS BEEN BUILDING HOUSES IN SPARTANBURG COUNTY FOR 22 YEARS, CURRENTLY BUILDING THREE HOUSES IN THE EUFAULA SUBDIVISION AND HIS CONSTRUCTION BUSINESS IS LOCATED IN THE CITY OF INMAN.

MEMBER JAMES TAPP MADE A MOTION TO RECOMMEND TO CITY COUNCIL THAT MARK AUTORINO COME ON THE ZONING/PLANNING COMMISSION BOARD, SECOND TO THE MOTION WAS MADE BY CHAIRMAN PETE MILLER, MOTION CARRIED WITH ALL VOTING.

CHAIRMAN MILLER MADE A MOTION TO ANNEX THE PROPERTY OF 7 H STREET INTO THE CITY AND CLASSIFY IT AS R-12, SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT, SECOND TO THE MOTION WAS MADE BY MEMBER JAMES TAPP, MOTION CARRIED WITH ALL VOTING.

MEMBER RON FISHER MADE A MOTION TO ANNEX THE PROPERTY OF 430 GEMSTONE LANE AND CLASSIFY IT AS MHP, MOBILE HOME PARK DISTRICT, SECOND TO THE MOTION WAS MADE BY MEMBER JAMES TAPP, MOTION CARRIED WITH ALL VOTING.

UNDER ZONING ADMINISTRATOR'S REPORT THE JANUARY REPORT WAS SUBMITTED IN ERROR. DENNIS STATON STATED THAT THEY SHOULD HAVE THE FEBRUARY REPORT SO IT WILL BE SUBMITTED AT THE APRIL MEETING.

UNDER ZONING MEMBERS COMMENTS:

MEMBER CATHA SMALL QUESTIONED WHERE THE ANNEXATION OF 430 GEMSTONE LANE IS LOCATED. CHAIRMAN MILLER STATED THAT IT IS LOCATED BEHIND BI-LO.

NO PUBLIC COMMENTS.

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

MEETING ADJOURNED AT 6:04 PM.

RESPECTFULLY SUBMITTED,  
ROBIN HENDERSON, CITY CLERK

