

CITY OF INMAN
ZONING & PLANNING COMMISSION

MEETING MINUTES
NOVEMBER 25, 2019

The Zoning and Planning Commission met on Monday, November 25, 2019 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 October 28, 2019 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. James Tapp made the motion to approve, Catha Small second, all members voting unanimously.

Old Business

5a. CBD (Central Business District) discussion on what businesses are currently in the zoning district, how to define the district, and what the future of the zoning district will look like if restrictions are put in place. Retail sales and restaurants make the district viable long-term. Dennis Staton put together the proposed changes (see below) and has requested The Board look at the proposal before a final vote is made to approve the changes. The Board worked through the current CBD and plans to propose changes as discussed:

CBD PROPOSED CHANGES AS DISCUSSED

406.2 Permitted Uses. The following uses shall be permitted in the CBD Zoning District:

- A. General retail stores including convenience stores.
- B. Personal service businesses such as laundries and dry cleaners, alterations, barber and beauty shops, shoe repair shops, secretarial services, interior decorators, photographers and similar kinds of activities.
- C. General offices, government offices and buildings.
- D. Restaurants, including those that serve alcoholic drinks, and bakeries, ice cream shops, yogurt shops, donut shops and similar establishments.
- E. Cultural and community centers including museums, art galleries, facilities of civic, fraternal or charitable organizations, libraries, theaters, neighborhood recreation centers, and similar facilities.
- F. Hotels, motels and tourist homes.

- G. Parking lots and parking garages.
- H. Banks and other financial institutions.
- I. Grocery stores.
- J. Micro-breweries serving beer and wine only.

406.3 Conditional Uses. The following uses shall be permitted in the CBD Zoning District subject to conditions of this section and Article VIII, Section 818:

- A. Combination of residential units with any use permitted herein provided that all units have direct access to the outside of the structure. Parking provisions shall be complied with for each use.
- B. Radio and television stations provided that the requirements for parking, loading and unloading conform to those for industrial buildings as set forth in Article IX.
- C. Single family residence meeting current Building Code requirements.
- D. Multi-family residence meeting current Building Code requirements.
- E. Kindergarten, preschool and day care centers provided that parking requirements as set forth in Article V are met.
- F. Churches and other religious facilities provided that parking requirements as set forth in Article V are met.

406.4 Prohibited Uses. The following uses are prohibited in the CBD Zoning District. No activity that does not fall within the parameters of Section 406.1, 406.2 or 406.3 shall be permitted within the CBD Zoning District. The following uses are expressly prohibited in order to increase ordinance clarity:

- A. Sexually Oriented Businesses.
- B. Cellular Towers.
- C. Non-domestic animals - see City of Inman Ordinance #10-09.
- D. Tattoo Facility - see City of Inman Ordinance #09-07.
- E. Drinking establishments and/or bars serving primarily alcoholic drinks (beer, wine and liquor).
- F. Private and public storage facilities.

NOTE:

2 permitted uses were to be deleted altogether - one concerning public and private recreation establishments and the other on noncommercial horticulture - suggest that both of these be considered for inclusion in the General Business District (GBD).

5b. Alcohol sales in CBD. Pete Miller asked the question, "Do we want a bar that does not have to serve food, in the CBD?" Pete also spoke about the restrictions of a restaurant opening in the CBD and serving alcohol, if a church is nearby. He contacted ABC in Columbia and per

ABC employee, beer and wine does not count within 300 feet of a school or church. He will be checking these facts just to make sure this is correct.

5c. Update on subdivisions: Clearing trees at Las Casas, utilities are completed at Berry's Mill and they are close to paving streets, and the newest subdivision at Lake Emory has cleared land but nothing else to report on progress. Dennis Staton is sending out letters to all developers to get updates on progress and potential start dates on house construction.

New Business

6a. Zoning of Asheville Hwy. (Tax map# 1-44-06-224.00/1-44-06-231.00). The owner requested a zoning district of GBD (General Business District). Pete Miller made the motion to approve a zoning district of GBD, Catha Small second, all voting unanimously.

6b. Zoning of development on Southfield Street (Tax map#2-48-00-001.01). The owner has not submitted a plan review for the housing development and based on lot size, The Board would like to designate a zoning district that may be changed in the future, once the plans are reviewed and approved. James Tapp made the motion to approve a zoning district of R-10, Pete Miller second, all voting unanimously.

6c. Discussion on possible zoning district changes. Pete Miller requested all board members ride the entire district to evaluate what the current zoning regulations are based on lot size and current structure. If the following streets are not zoned correctly, changes may need to be made.

- North of Prospect Street
- South of Park Street
- East of Howard Street
- West of City Limits

6d. Discussion of rezoning Bloomwood Heights Subdivision. Pete Miller stated the entire subdivision needs to be looked at to see if the current zoning district works well with the lot size and structure. If possible expansion is done in the future, is the zoning district applicable to what would be constructed there?

Zoning Administrator's Report

Dennis Staton reviewed his report, with no discussion from members.

Zoning Members' Comments

Catha Small would like to get a petition started to put down speed bumps on Bobo Street.

No further discussion from members.

Public Comments

No public comments given.

With no further business per Pete Miller, Ron Fisher made the motion to adjourn the meeting, James Tapp second, all voting unanimously. Meeting adjourned at 6:24 pm.

Respectfully submitted,
Mandy Shaw, Assistant City Clerk