

CITY OF INMAN  
ZONING/PLANNING COMMISSION  
MAY 29, 2019  
5:00 PM  
COUNCIL CHAMBERS, CITY HALL

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

COMMISSION MEMBERS RON FISHER, MARK AUTORINO, JAMES TAPP AND CATHY SMALL WERE PRESENT.

ZONING ADMINISTRATOR DENNIS STATON WAS ALSO PRESENT.

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

COMMISSION MEMBER RON FISHER MADE A MOTION TO APPROVE THE MINUTES OF THE APRIL 22, 2019 PLANNING COMMISSION MEETING, SECOND TO THE MOTION WAS MADE BY CHAIRMAN PETE MILLER, MOTION CARRIED WITH ALL VOTING.

COMMISSION MEMBER MARK AUTORINO MADE A MOTION TO APPROVE THE AGENDA, SECOND TO THE MOTION WAS MADE BY COMMISSION MEMBER RON FISHER, MOTION CARRIED WITH ALL VOTING.

NEW BUSINESS:

a. COMMISSION MEMBER RON FISHER MADE A MOTION TO APPROVE A RECOMMENDATION FOR A REZONING REQUEST FOR THE PROPERTY OF 176 BOMAR STREET, TAX MAP #1-39-00-101.10 FROM "NBD, NEIGHBORHOOD BUSINESS DISTRICT" ZONING DISTRICT TO "GBD, GENERAL BUSINESS DISTRICT" ZONING DISTRICT, SECOND TO THE MOTION WAS MADE BY COMMISSION MEMBER MARK AUTORINO, MOTION CARRIED WITH ALL VOTING. ZONING ADMINISTRATOR DENNIS STATON REPORTED THAT THE BUSINESS OWNER WANTS TO EXPAND HIS REPAIR SHOP TO A USED CAR LOT.

b. CHAIRMAN MILLER STATED THAT THE BUSINESS OWNER OF "LAW DOGS" COULD NOT ATTEND THE MEETING BUT HE HAD DROPPED OFF AN APPLICATION FOR THE FAÇADE GRANT SO THEY WILL TABLE TO SEE IF HE SHOWS UP.

c. ZONING ADMINISTRATOR DENNIS STATON REPORTED THAT HE HAS TALKED WITH SEWER SUPERINTENDENT JEFF BAILEY AND HE HAS OBTAINED THE 10' FOOT STRIP NEEDED SO THE CITY NOW TOUCHES THE NEW "LAS CASAS" SUBDIVISION OFF CLARK ROAD AND JEFF IS IN THE PROCESS OF RECOMMENDING TO CITY COUNCIL THAT THE 10' FOOT STRIP BE ANNEXED INTO THE CITY AND JEFF IS ASKING THAT THE PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE ZONING OF THE 10' FOOT STRIP AND DENNIS RECOMMENDS THE ZONING DISTRICT OF R-6, "SINGLE FAMILY HIGH DENSITY RESIDENTIAL DISTRICT". THE 10' STRIP BELONGS TO THE PROPERTY OF 174 BROCK STREET BUT THIS ANNEXATION WILL NOT AFFECT THE PROPERTY OWNER. DENNIS SUBMITTED THE PRELIMINARY PLAT FOR "LAS CASAS" IN WHICH THE PROPERTY IS ADJACENT TO LAKE EMORY AND WILL BE PHASE III (COTTAGES AT LAKE EMORY) AND WILL CONSIST OF 148 PATIO HOMES BY NIEMITALO. CHAIRMAN MILLER AND ZONING ADMINISTRATOR DENNIS STATON STATED THAT AS A COURTESY REVIEW THAT THIS SUBDIVISION IS A GOOD THING FOR THE CITY AND A POSITIVE TO MOVE AHEAD

AND THEY RECOMMEND THAT THE SUBDIVISION TO BE ZONED AS R-6, "SINGLE FAMILY HIGH DENSITY RESIDENTIAL DISTRICT" ZONING DISTRICT.

d. CHAIRMAN MILLER REPORTED THAT AFTER THE SUBDIVISION IS COMPLETED THAT THEY ARE 99% CERTAIN THAT THE CITY OF INMAN WILL OWN THE ROAD ACCORDING TO SPARTANBURG COUNTY.

OLD BUSINESS:

a. COMMISSION MEMBER RON FISHER MADE A MOTION TO RECOMMEND THAT THE PROPERTY LOCATED AT 34 BISHOP STREET TO BE REZONED FROM R-12, "SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT" ZONING DISTRICT TO NBD, "NEIGHBORHOOD BUSINESS DISTRICT" ZONING DISTRICT, SECOND TO THE MOTION WAS MADE BY COMMISSION MEMBER JAMES TAPP, MOTION CARRIED WITH ALL VOTING.

b. CHAIRMAN MILLER MADE A STATEMENT THAT #2 CULBRETH STREET IS AN EYESORE AND RESIDENT ALICE WARREN WAS PRESENT AND STATED THAT SHE LIVES BESIDE THE HOUSE THAT BURNED ON CULBRETH STREET AND SHE NOR HER NEIGHBORS WANT A DOUBLE WIDE TRAILER PUT BESIDE HER HOUSE.

CHAIRMAN MILLER STATED THAT THEY HAVE A REZONING REQUEST FOR #2 CULBRETH STREET FROM R-10, "SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT" ZONING DISTRICT TO RG, "GENERAL RESIDENTIAL DISTRICT" ZONING DISTRICT AND RG ALLOWS DOUBLE WIDE MOBILE HOMES WITH RESTRICTIONS.

COMMISSION MEMBER JAMES TAPP STATED THAT THERE ARE 2 CHOICES: EITHER LEAVE IT ALONE OR REZONE FOR A MOBILE HOME.

COMMISSION MEMBER RON FISHER STATED THAT THEY SHOULD RE-ZONE THE WHOLE STREET AND HE IS SHOCKED THAT THIS EXISTS AT A CITY THAT DOESN'T HAVE A LAW WHERE AFTER 60 DAYS AFTER A BUILDING IS CONDEMNED YOU HAVE TO REMOVE THE BUILDING.

COMMISSION MEMBER CATHY SMALL STATED THAT SHE AGREES WITH MEMBER RON FISHER.

COMMISSION MEMBER MARK AUTORINO STATED THAT A NEW MOBILE HOME WITH BRICK UNDERPINNING WOULD BE BETTER THAN THE CONDEMNED PROPERTY.

CHAIRMAN MILLER ALSO STATED THAT WE WANT THE LOT CLEARED AND A NEW MOBILE HOME WOULD BE BETTER.

ZONING ADMINISTRATOR STATON STATED THAT HE RECOMMENDS GIVING INMAN CITY COUNCIL AT LEAST TWO (2) CHOICES AND LET THEM MAKE A DECISION.

CHAIRMAN MILLER MADE A MOTION TO RECOMMEND TO CITY COUNCIL: 1. USE EVERYTHING IN THEIR POWER TO GET THE LOT CLEARED AND SECONDLY RE-ZONE THE PROPERTY TO RG, SECOND TO THE MOTION WAS MADE BY COMMISSION MEMBER JAMES TAPP, MOTION CARRIED WITH ALL VOTING.

c. CHAIRMAN MILLER STATED THAT THEY JUST ADDRESSED ABANDONED PROPERTIES.

d. CHAIRMAN MILLER STATED THAT AT THE CITY COUNCIL MEETING THAT COUNCIL APPROVED ANNEXATIONS ON 2<sup>ND</sup> READING ON 7 H STREET, 2<sup>ND</sup> READING ON 430 GEMSTONE LANE, 2<sup>ND</sup> READING AMENDING ZONING ORDINANCE ON HWY 292 AND 1<sup>ST</sup> READING ON 22 B STREET WHICH IS THE INMAN MILLS BAPTIST CHURCH. CHAIRMAN MILLER MADE A MOTION TO RECOMMEND THE ZONING FOR 22 B STREET AS THE SAME ZONING AS 7 H STREET IS, SECOND TO THE MOTION WAS MADE BY COMMISSION MEMBER JAMES TAPP, MOTION CARRIED WITH ALL VOTING.

ZONING ADMINISTRATOR STATON STATED THAT DARRELL SHERBERT, OWNER OF LAW DOGS WANTS TO BUILD A ROOF OVER THE SEATING AREA OUTSIDE AND GET RID OF THE 4 PICNIC TABLES AND WANTS TO MAKE A LEGITIMATE SEATING AREA WITH LIGHTING SO NOW HE WILL HAVE TO COMPLY WITH ADA SO HIS ARCHITECT HAS PROPOSED A WHEELCHAIR RAMP ADJACENT TO HIS PROPERTY WHICH WILL PROTRUDE INTO THE ALLEYWAY WHICH THE CITY OF INMAN MAY OWN.

COMMISSION MEMBER MARK AUTORINO MADE A MOTION TO RECOMMEND TO CITY COUNCIL THAT THEY LET HIM PUT RAMP IN ALLEYWAY NO MORE THAN 3 FEET WIDE AS DRAWN, SECOND TO THE MOTION WAS MADE BY COMMISSION MEMBER RON FISHER, MOTION CARRIED WITH ALL VOTING.

CHAIRMAN MILLER STATED THAT HE TALKED WITH CITY ADMINISTRATOR MISSY HOUSE ABOUT THE FAÇADE GRANT APPLICATION FOR "LAW DOGS" AND IT DOES NOT INCLUDE NEW CONSTRUCTION SO THIS PROJECT WILL NOT QUALIFY.

ZONING ADMINISTRATOR DENNIS STATON REPORTED THAT HE ISSUED 8 PERMITS WITH 2- NEW CONSTRUCTION, 5 RENOVATION AND 1 SIGN (CRICKET WIRELESS); APPROVED 1 NEW BUSINESS- SEMPER PINE; AND CLARENCE GIBB'S (BERRY'S MILL SUBDIVISION) HAS STARTED INFRASTRUCTURE WORK BEHIND BI-LO AND HOPES TO BE COMPLETED WITH IT BY FALL WITH A THREE YEAR BUILD OUT WITH OVER 100 HOMES.

UNDER ZONING MEMBERS COMMENTS:

COMMISSION MEMBER RON FISHER STATED THAT THE CITY HAS NO COURAGE AND DOESN'T HAVE A LAW ON PROPERTY THAT NEEDS TO BE TORN DOWN.

COMMISSION MEMBER CATHY SMALL IS CONCERNED ABOUT THE SITUATION ON CULBRETH STREET.

CHAIRMAN MILLER STATED THAT THE FARMERS MARKET IS STRUGGLING AND SMITTY IS DOING ALL HE CAN.

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

RESPECTFULLY SUBMITTED,  
ROBIN HENDERSON, CITY CLERK