



City of Inman
Comprehensive Plan
2012

**COMPREHENSIVE PLAN
CITY OF INMAN, SOUTH CAROLINA**

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PRODUCED BY

CITY OF INMAN PLANNING COMMISSION
with the assistance of UPSTATE FOREVER and
Spartanburg Area Transportation Study (SPATS)

Ordinance Number: _____

**State of South Carolina
County of Spartanburg
City of Inman**

**An Ordinance to Adopt
The Comprehensive Plan
City of Inman, South Carolina**

Whereas, the City of Inman has deemed it necessary to adopt a Comprehensive Plan to serve as an effective and efficient guide for development in the City, and

Whereas, the City of Inman Planning Commission has recommended that the Comprehensive Plan would serve as the guide for future development, providing a cohesion between new and existing development, and

Whereas, the policies included in the City of Inman's Comprehensive Plan are in need of revision to conform to the 1994 Comprehensive Planning Enabling Act, and

Whereas, the Planning Commission has undertaken a thorough study of the existing policies and planning issues facing the city, and

Whereas, the Planning Commission and City Council have accepted public input related to planning issues and concerns from the citizens of Inman, and

Then, Let it Therefore Be Ordained, by the City Council of the City of Inman, South Carolina, that upon review of the City of Inman development issues, patterns and potential, and upon consideration of public input, the recommendation of the Planning Commission to adopt the Comprehensive Plan is hereby accepted, and is adopted in full force and effect within the municipal limits of the City of Inman.

ORDAINED, This 8th day of October, 2012:

Mayor, City of Inman

Clerk, City of Inman

First Reading: September 10, 2012

Second Reading: October 8, 2012

TABLE OF CONTENTS

INTRODUCTION	1
OVERVIEW	2
BACKGROUND	2
10 YEAR BENCH MARKS	2
POPULATION ELEMENT	5
INCOME	8
ECONOMIC DEVELOPMENT ELEMENT	10
NATURAL RESOURCES ELEMENT	23
CULTURAL RESOURCES ELEMENT	29
COMMUNITY FACILITIES ELEMENT	35
HOUSING ELEMENT	51
LAND USE ELEMENT	54
TRANSPORTATION ELEMENT	55
PRIORITY INVESTMENT ELEMENT	58
STATEMENT OF NEEDS AND GOALS	59
ADDITIONAL INFORMATION	75
APPENDIX	76



City of Inman, South Carolina Comprehensive Plan 2012

INTRODUCTION

This report is a revision and update of the City of Inman 2000 Comprehensive Plan. As required by South Carolina Law, Title 6, Chapter 29, the City of Inman Comprehensive Plan must be revised every ten (10) years and is being done in conjunction with the 2010 US Census. All revisions are under the auspices of the City of Inman Planning Commission with the assistance of Upstate Forever, a nonprofit organization that promotes sensible growth and protecting special places in the Upstate region of South Carolina.

The City of Inman Planning Commission has the duty to engage in a continuous planning program for the physical, social and economic growth, development and redevelopment of the area within its authority. The minimum nine elements of the comprehensive plan and any other elements prepared for the City of Inman are designed to promote public health, safety, morals, convenience, prosperity or general welfare as well as the efficiency and economy of the City of Inman. Each element is based on careful comprehensive surveys and studies of existing conditions and probable future development and includes recommendations for implementing the plans. S.C. CODE 6-29-340.

The purpose of this Comprehensive Plan is to serve as a guide for the City of Inman in its future growth and development as well as updating the City of Inman Zoning Ordinances.

In accordance with Article 3 of the State of South Carolina Comprehensive Planning Act of 1994, the following elements are included in this document.

- Population
- Economic
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Priority Investment
- Statement of Needs and Goals

OVERVIEW

The City of Inman is a small, enterprising community located in the Upstate of South Carolina. Inman has the unique asset of a quaint downtown area which cannot be duplicated and has not survived in other areas of our state and country. There is also a sense of family and connectivity not seen in many other areas. City officials strive to retain this atmosphere while encouraging growth and managed development necessary to preserve the small town feel. Inman is in the early stages of revitalization and is building and growing its capabilities, amenities and services for both the community of families and businesses, including professional medical, retirement, legal, real estate, and retail services.

The city sets, ideally, within a few miles of Interstate 26 and Interstate 85. This is a widely used corridor connecting the Upstate to major markets such as Charlotte, NC to the northeast and Atlanta, GA to the southwest. With its strategic location, the City of Inman is an attractive place to live (SEE APPENDIX).

BACKGROUND

The City of Inman has held two Strategic Growth Plan Mini-charettes with the first on Thursday, April 12, 2007 and the second on Tuesday, October 12, 2010. The intent of both meetings was to identify goals important to its citizens and develop a common vision for Inman. Notes from the meetings have been incorporated into this on-going Comprehensive Plan for the City of Inman (see APPENDIX). Questionnaires (see APPENDIX) have been provided to City of Inman Department heads and employees, business owners, non-profit organizations, and residents to assist in gathering information.

10 YEAR BENCH MARKS

- City limits expansion
- City limits Infrastructure
 - Main Street Upgrades
 - 2004 upgrades included installation of new sidewalks from Wingo Street to Ladson Street including areas for trees, new lamp posts
 - Inman City Parking Lot – Mill Street
 - 2008 upgrades included clearing and grading of lot, installation of curb and gutter, installation of stone and asphalt, installation of concrete sidewalk, installation of silt fence, and striping of lot
 - Mill Street Upgrades
 - 2012 sidewalk replacement Bishop Street intersection to Inman City Parking Lot – funded by Road Fee Funds
 - 2012 sidewalk replacement Blackstock Road intersection to Main Street, South side of Mill Street – funded by Road Fee Funds

Sewer department upgrades and expansions

- Fire department upgrades and improvements
- Police department upgrades and improvements
- Downtown beautification
 - Flower pots/plantings along Main Street and Mill Street
 - Plantings/bench at the flag pole downtown and across from City Hall
 - Banners hung from downtown lamp posts
- Community growth
 - Chapman High School (new building/new location)
 - Inman Intermediate School (develop and use of existing school building)
 - Sealy Park (by lease/grant)
 - Inman Mills Park and the Jim Everhart Baseball Field (by lease)
 - Inman Trail
 - Friends of the Inman Trail (F.I.T.)
 - Safe Routes to School grant
 - Rails, Trails Conservation Assistance Program
 - SCDOT Enhancement grant for Compton Bridge Road sidewalk
 - SCDOT Enhancement grant for Welcome to Inman signs
 - Palmetto Trail
 - Billboards along I-26 promoting Inman
 - Music On Mill – Fridays in the month of May
 - Ignite Inman – Car show
 - Light Up Inman – beginning of Christmas season event
 - Inman Community Watch Program
- Business growth

Health and Wellness Related

The Wellness Place Chiropractic Center
Inman Dental Assoc.
Caring Hands, CNA Training
ChiroUpstate Wellness Center
Underwood Family Chiropractic
Journey Counseling Ministry

Restaurants/Food Related

Bojangles	Little Caesars
Pancake House #3	SubWay
China Wok	Food Lion (closed 2011)
Inman House of Pizza	Sparkle City Sweets
Sun Garden Chinese Restaurant	
Liquid Assets Bistro	
Poppy Pub (closed 2012)	

Retail/Services

Inman Antique Mall	Wireless One – Verizon
L & M Recording Studio	Fore’s Tax Service
Custom Auction Services	Twice As Nice II
S.C. Mercantile & Gun Shop	Auto Zone
Fowler Bros. Cleaners	Hollifield Lawn Equipment
Silver Buttons	The Bargain Hut
ABC Store	Speedy Lube & Tire
Dollar General	Hollywood Hair Studio
Family Martial Arts, USA	Money Tyme Tobacco
Monica’s Beautiful Nails	Nik’s Auto Service
Purple Giraffe	State Farm
Salvation Army Family Store	Simply Divine Hair Studio
Butterfliez & Bullfrogz	School Boy Biker (closed 2012)
Hollywood Hair Studio	Junktique Annie’s
Junk Matters, LLC	Stone’s Print Shop
Under the Sun @ LaPooluza	Verizon Wireless

Community/Service Organizations

American Legion Post 45
American Legion Ladies Auxiliary Post 45
Better Homes and Garden Club
Downtown Merchants Association
Greater Inman Area Chamber of Commerce
Lions Club
Masonic Lodge
Rotary

POPULATION ELEMENT

The population element includes information related to historic trends and projections: number, size, and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age; and other information relevant to a clear understanding of how the population affects the existing situation and future potential of the area.

Population trends help define the character of a region and affect the physical growth of a community. As an area grows and changes, its population responds to those developments. Factors such as housing development and real estate, roads, infrastructure and utilities, schools, commercial and retail business and industry will be affected by these developments and will respond accordingly.

When reviewing the population of the Inman area, consideration must be given to the designation area. Inman is identified with the postal zip code of 29349 due to the Inman Post Office being a distribution facility. This zip code is used within and outside the Inman City Limits. The POPULATION element of this Comprehensive Plan presents information on the increase of people living within the City Limits of Inman as compared to Spartanburg County.

**TABLE P-1
POPULATION**

YEAR	1990	2000	Pct. Change 90 – 00	2010	Pct Change 00 - 10
City of Inman	1,742	1,884	8.2%	2,321	23.2%
Spartanburg County	226,793	253,791	11.9%	284,307	12.0%

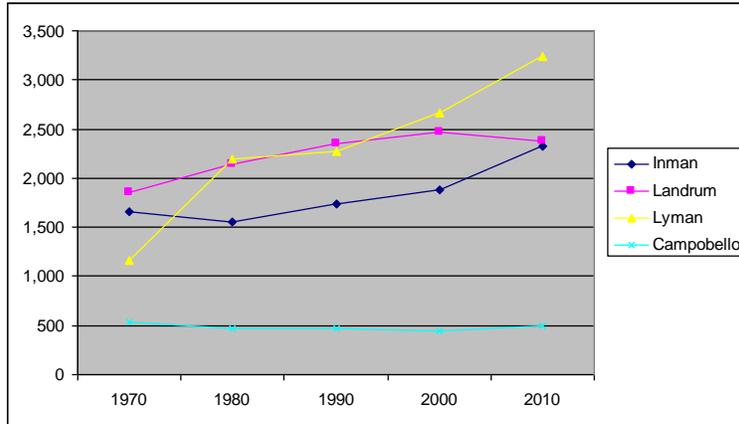
Source: US Census 2010
Compiled by InfoMentum – Decision Support System for Upstate South Carolina

As shown in the above table, the population increased within the City Limits of Inman by 437 or +23% between 2000 and 2010. Population growth within Spartanburg County increased by 12%.

The urbanized area around the City Limits of Inman is much larger in terms of geographic size and population than the city limits and draws workers and consumers that use many of the facilities and services provided by the city. This area is referred to as the Greater Inman Area and consists of the land immediately adjacent to the city limits including the Lake Bowen area, parts of Boiling Springs, and areas stretching to Lake Cooley, I-26, Gramling, and towards Greer. Though not within the Inman City Limits, many addresses are identified as Inman with the use of the 29349 zip code. Inman is the site of USPS distribution site with mobile mail delivery based out of this facility.

Population trends in surrounding municipalities and communities in Upstate Spartanburg County show a steady increase in the Inman area since 1980. With the Greer location of the BMW facility in close proximity, there has been a dramatic population increase.

**TABLE P-2
MUNICIPAL TRENDS**



Source: US Census 2010
Compiled by InfoMentum – Decision Support System for Upstate South Carolina

POPULATION CHARACTERISTICS

The Population Characteristics section looks at the makeup of the existing population. This section examines the current age, race, and gender of the population compared to Spartanburg County. The age characteristics of Inman’s population are relatively similar to Spartanburg County. The 2010 US Census found 37% of Inman’s population is over the age of 50. This could indicate Inman is an attractive area to people who are further established in their lives, possibly in or nearing retirement age. With this percentage of elderly citizens, Inman should see significant increases for the kinds of services demanded by these age groups.

**TABLE P-3
PERCENTAGE OF POPULATION BY AGE**

AREA	POP	<9	<19	<29	<39	<49	<59	<69	<79	80+
City of Inman	2,321	14%	13%	13%	11%	12%	12%	10%	8%	7%
Spartanburg Co.	284,307	13%	14%	13%	13%	14%	14%	10%	6%	3%

Source: US Census 2010

Race characteristics can also define a community. Inman has a predominantly white population of 69% while 24% are black and 7% other. In comparison, Spartanburg County's racial makeup consists of 72% white, 21% black, and 7% other.

**TABLE P-4
POPULATION BY RACE**

AREA	POP	WHITE		BLACK		OTHER	
		No.	Pct.	No.	Pct.	No.	Pct.
City of Inman	2,321	1,600	69%	566	24%	155	7%
Spartanburg Co.	284,307	205,680	72%	58,565	21%	20,062	7%

Source: US Census 2010

**TABLE P-5
POPULATION BY GENDER**

AREA	POP	MALE		FEMALE		MEDIAN AGE (years)
		No.	Pct.	No.	Pct.	No.
City of Inman	2,046	911	44.5%	1,135	55.5%	36.1
Spartanburg Co.	276,544	134,868	48.8%	141,676	51.2%	37.6

Source: US Census Bureau, 2005-2009 American Community Survey

INCOME CHARACTERISTICS

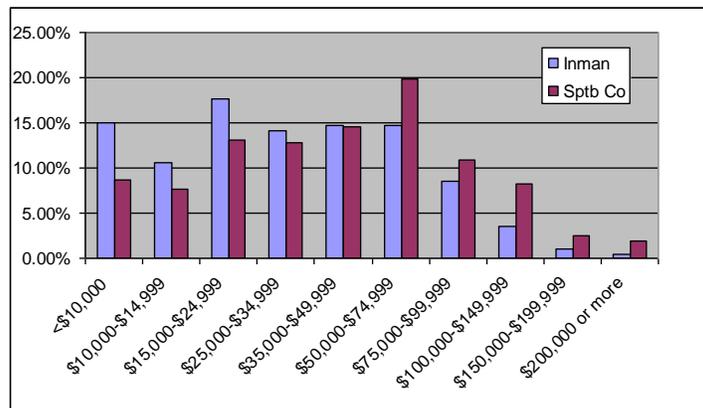
A community's income characteristics provide a picture of the employment and wage conditions of its residents. Typically, income is examined in three different ways: per capita, median house hold, and median family. Per capita income is the average income for all persons in the city, including those who do not earn income (e.g. children). Median household income examines income levels by residence, regardless of the composition of the household. Therefore, a household with one person living alone counts the same as a family with three young children. Median family income is a measure of income levels in those households that qualify as a "family" unit.

**TABLE P-6
INCOME CHARACTERISTICS**

AREA	POPULATION	MEDIAN HOUSEHOLD INCOME	MEDIAN FAMILY INCOME	PER CAPITA INCOME
City of Inman	2,321	\$27,639	\$35,234	\$15,485
Spartanburg Co.	284,307	\$42,349	\$53,398	\$22,230

Source: US Census 2010

**TABLE P-7
HOUSEHOLD INCOME DISTRIBUTION**



Source: US Census 2010

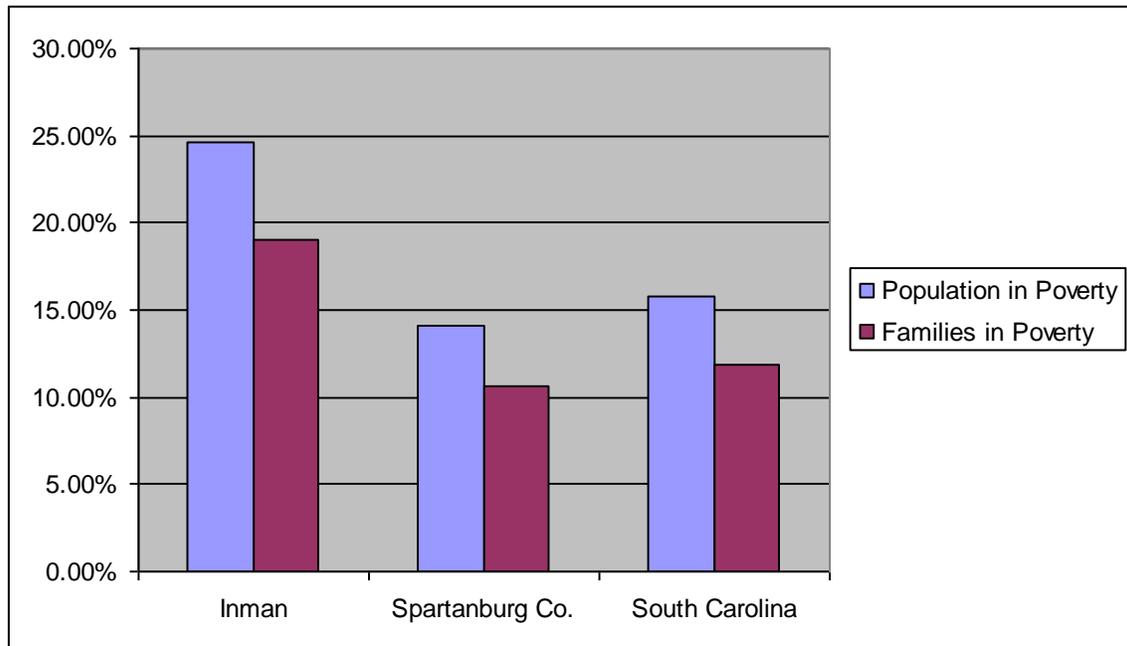
POVERTY STATUS AND PUBLIC ASSISTANCE

**TABLE P-8
POVERTY LEVEL**

AREA	Population in Poverty		Families in Poverty	
	No.	Pct.	No.	Pct.
City of Inman	503	24.63%	99	19.00%
Spartanburg Co.	37,811	14.10%	7,787	10.61%
South Carolina	676,555	15.82%	135,670	11.90%

Source: US Census Bureau American Community Survey 2005-2009

**TABLE P-9
POVERTY COMPARISONS**



Source: US Census Bureau American Community Survey 2005-2009

ECONOMIC DEVELOPMENT ELEMENT

The economic element includes historic trends and projections on the numbers and characteristics of the labor force, where the people who live in the community work, where people who work in the community reside, available employment characteristics and trends, an economic base analysis and any other matters affecting the local economy. Tourism, manufacturing and revitalization efforts may be appropriate to consider.

The City of Inman is located within a few miles of Interstate 26 and Interstate 85. This is a widely used corridor connecting the Upstate to major markets such as Charlotte, NC to the northeast, Atlanta, GA to the southwest, Asheville, NC to the northwest, and Columbia and Charleston, SC to the southeast. With its strategic location, the City of Inman is an attractive place to reside allowing residents the opportunity to work in a larger city while living within and enjoying the amenities and feel of “small town USA”.

EMPLOYMENT CHARACTERISTICS

**TABLE E-1A
EMPLOYMENT STATUS
City of Inman**

	Total	In Labor Force	Employed	Unemployed
Population 16 years and over	1,492	55.8%	50.1%	10.3%
16 to 19 years	119	16.8%	16.8%	0.0%
20 to 24 years	69	84.1%	55.1%	34.5%
25 to 44 years	535	87.5%	81.3%	7.1%
45 to 54 years	147	61.9%	61.9%	0.0%
55 to 64 years	212	62.3%	51.4%	17.4%
65 to 74 years	147	31.3%	29.3%	6.5%
75 years and over	263	6.8%	4.2%	38.9%

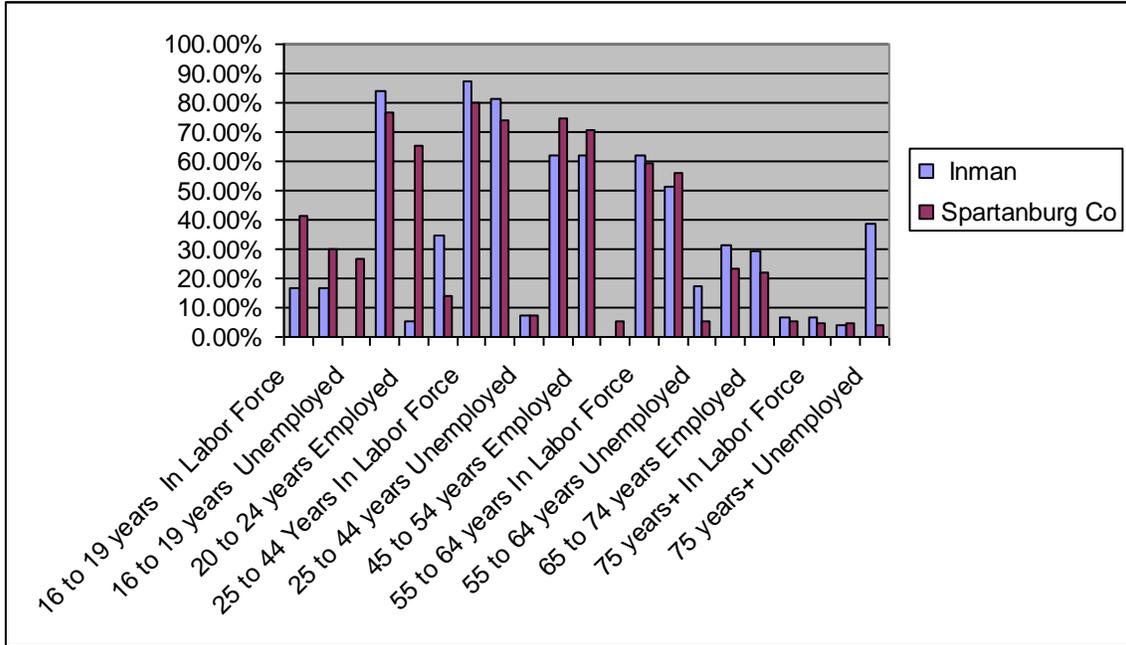
Source: US Census 2005-2009 American Community Survey

**TABLE E-1B
EMPLOYMENT STATUS
Spartanburg County**

	Total	In Labor Force	Employed	Unemployed
Population 16 years and over	216,873	61.7%	56.6%	8.3%
16 to 19 years	15,950	41.1%	30.1%	27.0%
20 to 24 years	17,101	76.5%	65.6%	14.2%
25 to 44 years	75,750	79.8%	73.7%	7.6%
45 to 54 years	39,521	74.8%	70.7%	5.5%
55 to 64 years	31,911	59.1%	55.8%	5.5%
65 to 74 years	19,412	23.4%	22.2%	5.1%
75 years and over	17,228	4.7%	4.5%	4.3%

Source: US Census 2005-2009 American Community Survey

**TABLE E-1C
EMPLOYMENT STATUS
Comparisons**



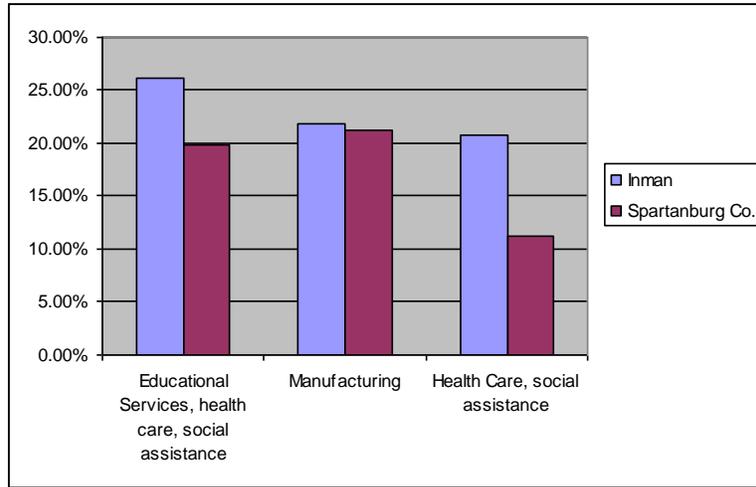
Source: US Census 2005-2009 American Community Survey

**TABLE E-2A
LABOR FORCE**

INDUSTRY	Inman			Spartanburg Country		
	Total	Male	Female	Total	Male	Female
Agriculture, forestry, fishing & hunting, & mining	0	0	0	711	85.90%	14.10%
Agriculture, forestry, fishing & hunting	0	0	0	580	82.80%	17.20%
Mining, quarrying, & oil & gas extraction	0	0	0	131	100.00%	0.00%
Construction	51	100%	0.00%	10,019	92.00%	8%
Manufacturing	163	66.90%	33.10%	26,187	69.30%	30.70%
Wholesale Trade	26	88.50%	11.50%	5,171	60%	40%
Retail Trade	90	80.00%	20.00%	13,964	46.80%	53.20%
Transportation & warehousing & utilities	17	100%	0.00%	5,095	78.30%	21.70%
Transportation & warehousing	9	100%	0.00%	4,303	77.60%	22.40%
Utilities	8	100%	0.00%	792	81.70%	18.30%
Information	23	13.00%	87%	2,156	47.70%	52.30%
Finance & Insurance & real estate & rental/leasing	12	33.30%	66.70%	5,500	45.40%	54.60%
Finance & insurance	8	0%	100%	3,600	40.50%	59.50%
Real estate & rental/leasing	4	100%	0%	1,900	54.70%	45.30%
Professional, scientific & management, & administrative & waste management services	86	52.30%	47.70%	9,442	59.50%	40.50%
Professional, scientific & technical services	24	37.50%	62.50%	4,077	52.50%	47.50%
Management of companies & enterprises	0	0.00%	0.00%	160	26.30%	73.80%
Administrative & support & waste management services	62	58.10%	41.90%	5,205	66%	34%
Educational services & health care & social assistance	195	23.10%	76.90%	24,324	20.60%	79.40%
Educational services	40	47.50%	52.50%	10,507	24.20%	75.80%
Health care & social assistance	155	16.80%	83.20%	13,817	17.80%	82.20%
Arts, entertainment & recreation, accommodation & food services	50	34%	66%	10,560	41.40%	58.60%
Arts, entertainment & recreation	10	20%	80%	1,049	50.90%	49.10%
Accommodations & food services	40	37.50%	62.50%	9,511	40.40%	59.60%
Other services except public administration	17	35.30%	64.70%	6,066	47.50%	52.50%
Public administration	17	82.40%	17.60%	3,467	50.60%	49.40%

Source: 2010 Census, American Community Survey

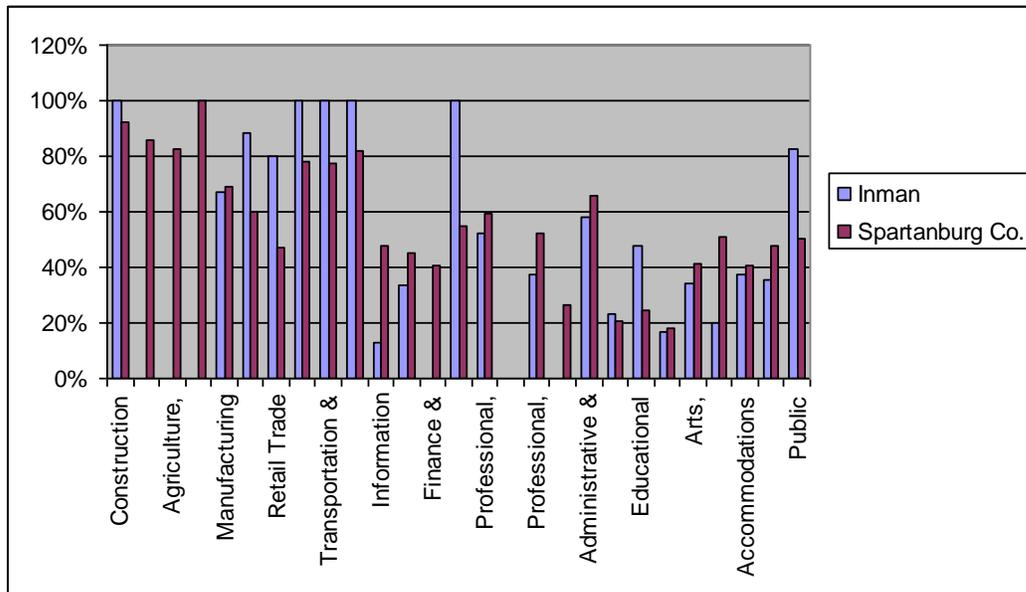
**TABLE E-2B
LABOR FORCE**



Source: 2010 Census, American Community Survey

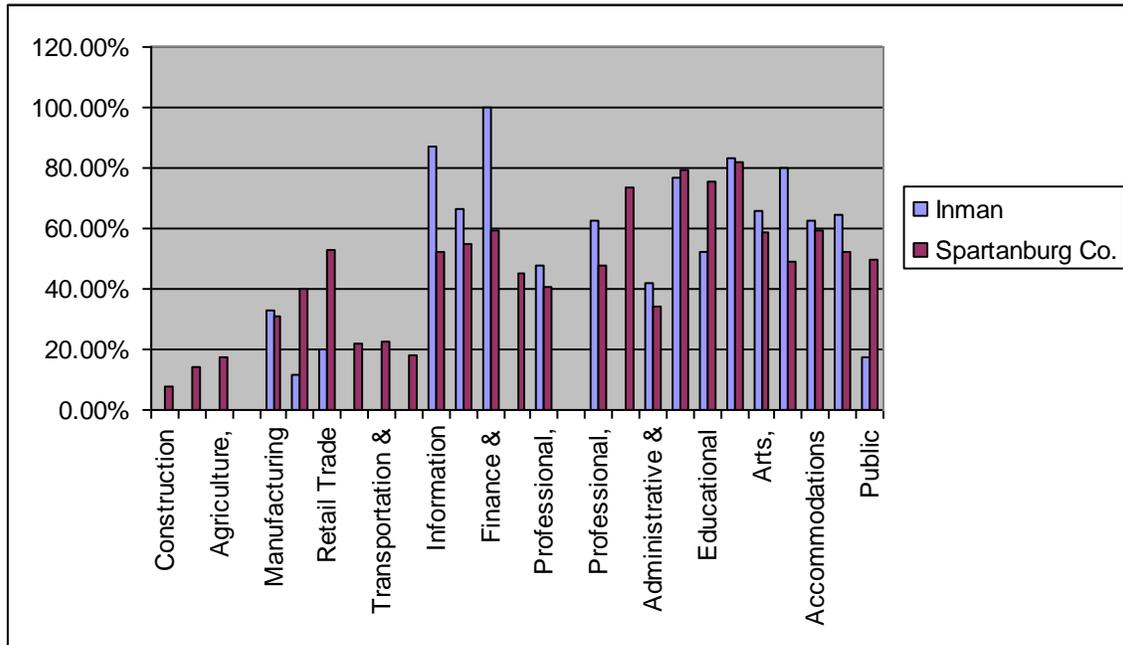
The City of Inman’s labor force is dominated by three categories of employment: educational services, health care, and social assistance; manufacturing; health care and social assistance. Spartanburg County District One Schools is the largest single employer in the Inman area. Also, found within or adjacent to the City Limits are five health care facilities. The city has higher percentage of employment than the county in these three areas while it is lower in construction, agriculture, and management of companies and enterprises.

**TABLE E-3A
Male**



Source: 2010 Census, American Community Survey

TABLE E-3B
Female



Source: 2010 Census, American Community Survey

One of the major factors in the economic growth of a community is the quality of its potential labor force. The better educated the work force, the higher the likelihood of businesses and industries locating in the community. With an educated work force, there is a better potential for quality jobs with higher earnings. These factors result in improvement in many areas, primarily for more spendable cash within the community.

TABLE E-4A
EDUCATIONAL ATTAINMENT WITHIN
EMPLOYMENT STATUS
City of Inman

	Total	In Labor Force	Employed	Unemployed
Population 25 to 64 years	894	77.3%	71.0%	8.1%
Less than high school graduate	225	69.8%	62.2%	10.8%
High school graduate/equivalency	302	72.5%	67.5%	6.8%
Some College/associates degree	199	85.4%	78.9%	7.6%
Bachelor's Degree/higher	168	86.3%	79.8%	7.6%

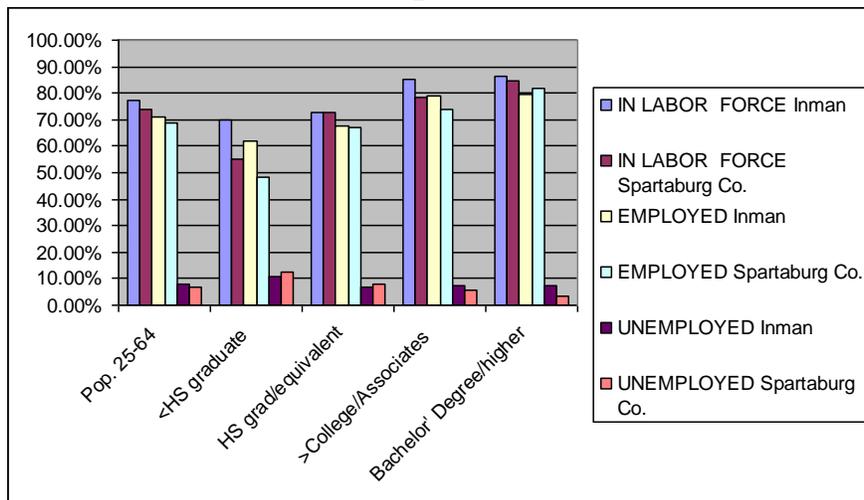
Source: US Census 2005-2009 American Community Survey

**TABLE E-4B
EDUCATIONAL ATTAINMENT WITHIN
EMPLOYMENT STATUS
Spartanburg County**

	Total	In Labor Force	Employed	Unemployed
Population 25 to 64 years	147,182	74.0%	69.0%	6.6%
Less than high school graduate	25,778	55.3%	48.5%	12.4%
High school graduate/equivalency	46,187	72.9%	67.0%	7.9%
Some College/associates degree	43,956	78.6%	74.1%	5.7%
Bachelor's Degree/higher	31,261	84.5%	81.7%	3.2%

Source: US Census 2005-2009 American Community Survey

**TABLE E-4C
EDUCATIONAL ATTAINMENT WITHIN
EMPLOYMENT STATUS
Comparisons**



Source: US Census 2005-2009 American Community Survey

JOB CREATION AND CAPITAL INVESTMENT

The City of Inman has seen new businesses open in the last ten years. To date, the following businesses have relocated to or annexed into the city limits. New business growth was a combination of new build and repurposing of existing buildings/facilities.

- 2003 - Mayor Carl Shults and City Council saw the importance of growing the city's tax base through annexation. A larger tax base would assist in providing improved services to the Inman Community such as garbage pick up, police protection, fire protection, street lights, fall leaf pick up, spring clean up. The Mayor and Council felt the best way to raise revenue was through annexation vs. tax increase. It is known that better services must have funding so it was felt annexation served the community needs and expectations while not increasing taxes and putting a financial burden on the citizens of Inman.

Business Located in Existing/Vacant Space

Caring Hands, CNA Training	Subway
ChiroUpstate Wellness Center	Sun Garden Chinese Restaurant
Custom Auction Services	Twice As Nice #2
Dollar General	Underwood Family Chiropractic
Family Martial Arts	The Wellness Place Chiropractic Center
Fore's Tax Service	Butterfliez & Bullfrogz
Inman Antique Mall	Under The Sea @LaPooluza
Journey Counseling Ministry (closed 2011)	Verizon Wireless
Little Caesars	
Money Tyme Tobacco	
Monica's Beautiful Nails	
Pancake House #2	
Purple Giraffe	

Business Located in Existing/Repurposed/Upgraded

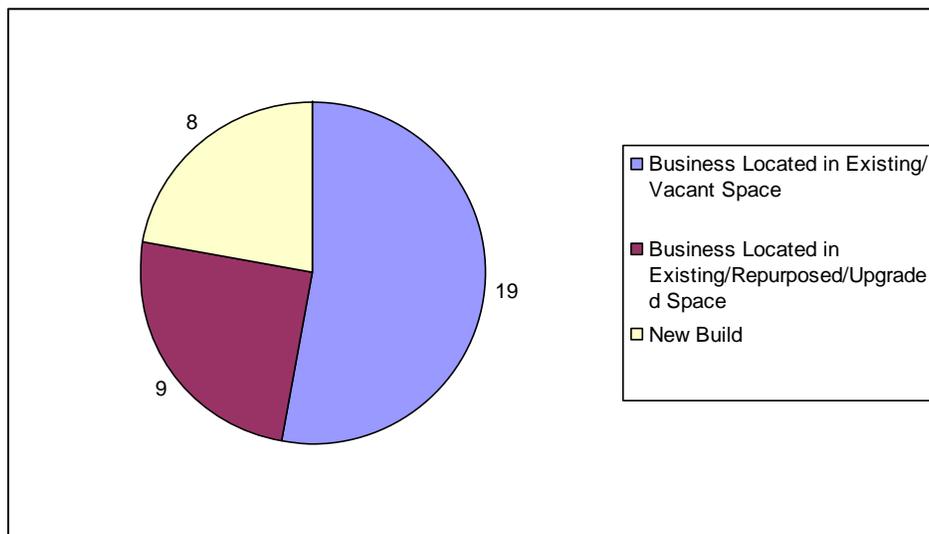
The Bargain Hut	Liquid Assets Bistro
Hollywood Hair Studio	School Boy Biker, LLC
Inman Dental Association	Junk Matters, LLC
Inman House of Pizza	Junktique Annie's
L & M Recording Studio	Poppy Pub
SC Mercantile & Gun Shop	Sparkle City Sweets
Salvation Army Family Store	Stone's Print Shop
Silver Buttons	
Simply Divine Hair Studio	

ABC Store
Auto Zone
Bojangles
China Wok
Food Lion (closed 2012)

New Build

Fowler Bros. Cleaners
Hollifield Lawn Equipment
Nik's Auto Service

**TABLE E-
CITY OF INMAN
2000- 2010 NEW BUSINESSES**



Source: 2010 City of Inman Business Licenses

COMMERCE CHARACTERISTICS

The City of Inman experienced a major blow to the economy with the down sizing of Inman Mills in 2001, taking one of the major local employers from the area. Also, with the closing of Norfolk Southern Saluda Grade in 2001 passenger service and limited freight rail service through Inman to Landrum, SC. In 2012, the city experienced the closing of Food Lion, Sav-A-Lot, Rent-A-Center, Stewart Gwinn Furniture Company, and Gumpy's Farm.

With the economic decline beginning in 2008, Inman has seen changes in housing prices and the local business climate with many residents commuting to work outside the City Limits.

**TABLE E
COMMUTING TO WORK**

Commuting to Work	City of Inman		Spartanburg Co.	
	No.	Pct.	No.	Pct.
Workers 16 years>	715	100%	119,142	100%
Car, Truck, Van-Drove Alone	593	82.94%	100,802	84.61%
Car, Truck, Van-Carpooled	100	13.99%	12,111	10.17%
Public Transportation	0	0%	348	0.29%
Walked	4	0.56%	1,941	1.63%
Other Means	15	2.10%	1,348	1.13%
Worked at Home	3	0.42%	2,592	2.18%
Mean Travel Time To Work	22.1 minutes		21.2 minutes	

Source: www.usa.com

**TABLE E
CITY OF INMAN BUSINESSES & SERVICES**

Business	Agriculture Related	Arts, Rec.	Auto Related	Construction Related	Finance, Insurance, Real Estate	Food Related	Health Related	Retail	Service
ABC Store								X	
Advance America					X				
Cash Advance									
Advance Auto Parts			X						
Allen Mason Towing			X						
Alterations, Plus									X
Arthur Burrell Repairs			X						
Atlanco Chemical Col.	X								
Auto Zone			X						
BB&T Bank					X				
B&T Bobcat Service									X
The Barn (closed 2011)								X	
Big Daddy's						X			
Bank of America					X				
Bargain Hut								X	
Bi-Lo						X			
Blue Ridge									
Psychotherapy Assoc.									X
Bojangles						X			
Bronco Mexican Restaurant						X			
Bud Campbell, Jr. – Builder				X					
Cannon & Sons Funeral Chapel									X
Caring Hands, CNA Training							X		
Carolina Vision Assoc.							X		
Charlie B's ABC								X	
Charles Nesbitt Car Repair			X						
China Wok						X			
City Barber Shop									X
Correll Insurance Agency					X				
Custom Auction Services									X
CVS Pharmacy #4185							X		
Deal Computers									X
Dollar General									X
Emmanuel Arts		X							
Family Dollar Store								X	
Family Martial Arts		X							
Finishing Works									X
First Citizens Bank					X				
Fore's Tax Service					X				
Food Lion #2121 (closed 2012)							X		
Fowlers Cleaners/Laundry									X
The Frame House									X
Fran's Fashions									X
Gaines Realty					X				
Gibson Services (HVAC)									X
Gifts For All Seasons								X	
Golden Age Nursing Home							X		
Granny's Kitchen						X			
Gumpy's Farm							X		
Hardee's					X				
Hollifield Lawn									X
Equipment									
Hollywood Hair Studio									X

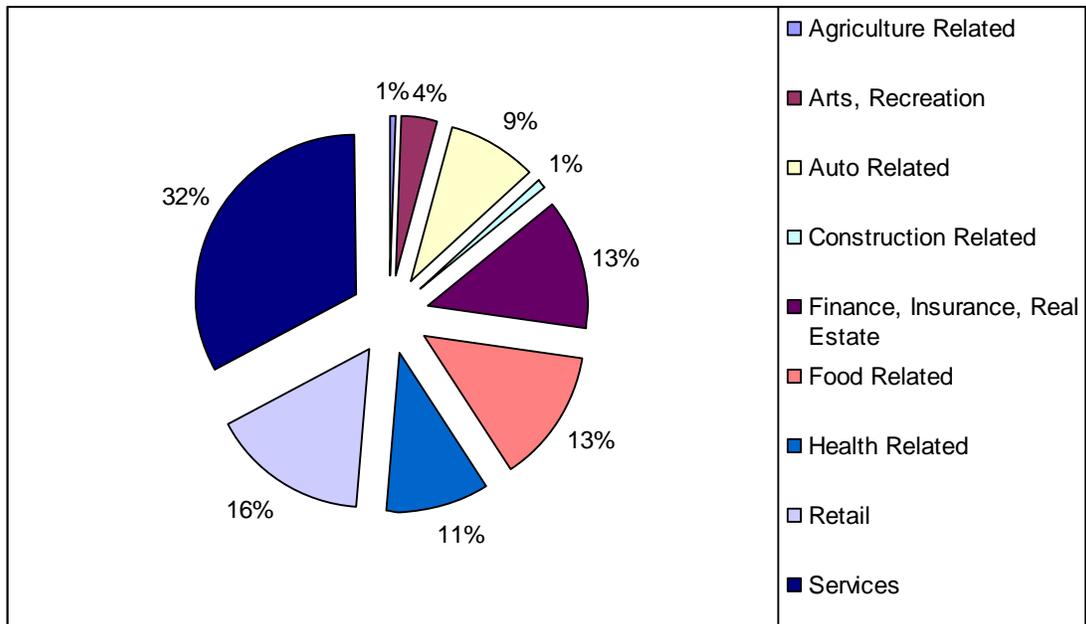
**TABLE E
CITY OF INMAN BUSINESSES & SERVICES**

Business	Agriculture Related	Arts, Rec.	Auto Related	Construction Related	Finance, Insurance, Real Estate	Food Related	Health Related	Retail	Service utility
ICWD									
Heritage Credit					X				
Inman Antique Mall								X	
Inman Beauty Shop									X
Inman Blacksmith									X
Inman Dental Assoc.							X		
Inman Family Practice							X		
Inman Healthcare							X		
Inman House of Pizza						X			
Inman Quilt Cottage								X	
J&E Coin Laundry									X
Journey Counseling Ministry (closed 2011)							X		
Kangaroo/Marathon									X
Kempson Rexall Drugs									X
Lisa's Styling Salon (closed 2011)									X
Little Caesars						X			
Luther Hallman, DMD							X		
Main Street Loans					X				
Maple Center (closed 2012)								X	
Martha's Drapery									X
McDonalds						X			
Mill Street Florist									X
Mill Street Recording		X							
Missy Shoppe								X	
Money Line Finance (closed 2012)					X				
Money Tyme Tobacco								X	
Monica's Beautiful Nails									X
MVP Self Storage									X
Nik's Auto Service			X						
Nodine Motor, Inc.			X						
Norman Textiles									X
Oakridge Community Care							X		
Palmetto Bank					X				
Pancake House #2						X			
Pat's Store #2									X
Premier Art & Frame									X
Professional Cuts									X
Purple Giraffe									X
Rent-A-Center (closed 2011)									X
Rising Star Dance Company		X							
Rite-Aid Drugs							X		
Salvation Army								X	
SC Mercantile & Gun Shop								X	
The Scuba Center									X
Seawright Funeral Home									X
Silver Buttons								X	

**TABLE E
CITY OF INMAN BUSINESSES & SERVICES**

Business	Agriculture Related	Arts, Rec.	Auto Related	Construction Related	Finance, Insurance, Real Estate	Food Related	Health Related	Retail	Service
Simply Divine Hair Studio									X
Speedy Lube & Tire			X						
Stewart-Gwinn Furniture (closed 2012)								X	
Studio 18 on Mill									X
Subway						X			
Sun Trust Bank					X				
Sungarden Chinese						X			
Super Dollar								X	
Tate's Auto Repair			X						
Taxpayer's Choice					X				
Transportation Lube			X						
Twice As Nice #2								X	
Twin Palmetto						X			
Upstate Tower Service									X
Verizon Wireless								X	
Wellness Place-Chiropractic							X		
Windstream									utility
World Finance					X				

**TABLE E
CITY OF INMAN BUSINESSES & SERVICES**



Source: 2010 City of Inman Business Licenses

TABLE E
CITY OF INMAN GROSS RETAIL SALES (Thousands)

AREA	2005	2006	2007	2008	2009	2010
City of Inman	\$24,886	\$32,663	\$22,452	\$32,799	\$31,941	\$35,310
Spartanburg Co.	\$7,815,571	\$8,101,098	\$7,465,099	\$7,963,141	\$7,835,780	\$8,671,639

Source: SC Department of Revenue and Taxations

BANKING CHARACTERISTICS

Within the City Limits of Inman, there are five banks all with ATMs on site.

- Bank of American
- BB&T Bank
- First Citizens Bank
- The Palmetto Bank
- Sun Trust Bank
- Founders Federal Credit Union has no facility but provides one stand alone ATM in the Food Lion Plaza for their customers.

NATURAL RESOURCES ELEMENT

This element could include information on coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, unique park and recreation areas, unique scenic views and sites, wetlands and soil types. This element could also include information on flood plain and flood way areas, mineral deposits, air quality and any other matter related to the natural environment of the area.

GEOGRAPHIC LOCATION

The City of Inman, South Carolina is located along Interstate 26 and in close proximity to Interstate 85 corridors. The city is linked to the region by US Highway 176 and SC Highway 292. Inman's strategic location is a crossroad to several major markets in the southeast (SEE APPENDIX).

CLIMATE

The climate of Spartanburg County is relatively mild as reported in 2010 ANNUAL AVERAGES from the National Oceanic Atmospheric Association.

Temperature Annual Averages (1981–2010)

Maximum 74F

Minimum 48F

Mean 61F

Precipitation (1981-2010)

Annual Average Rainfall (inches) 48.4"

Despite its location at the base of the Appalachian Mountains, Inman's climate is unusually mild year-round due to a weather phenomenon called the Isothermal Belt. Cold air comes over the mountains to the west but rarely affects the areas in a 60 mile trough at lower elevations immediately on the other side of the mountain. The temperate climate along with mountain scenery, make the Isothermal Belt a popular retirement location.

TOPOGRAPHIC CHARACTER

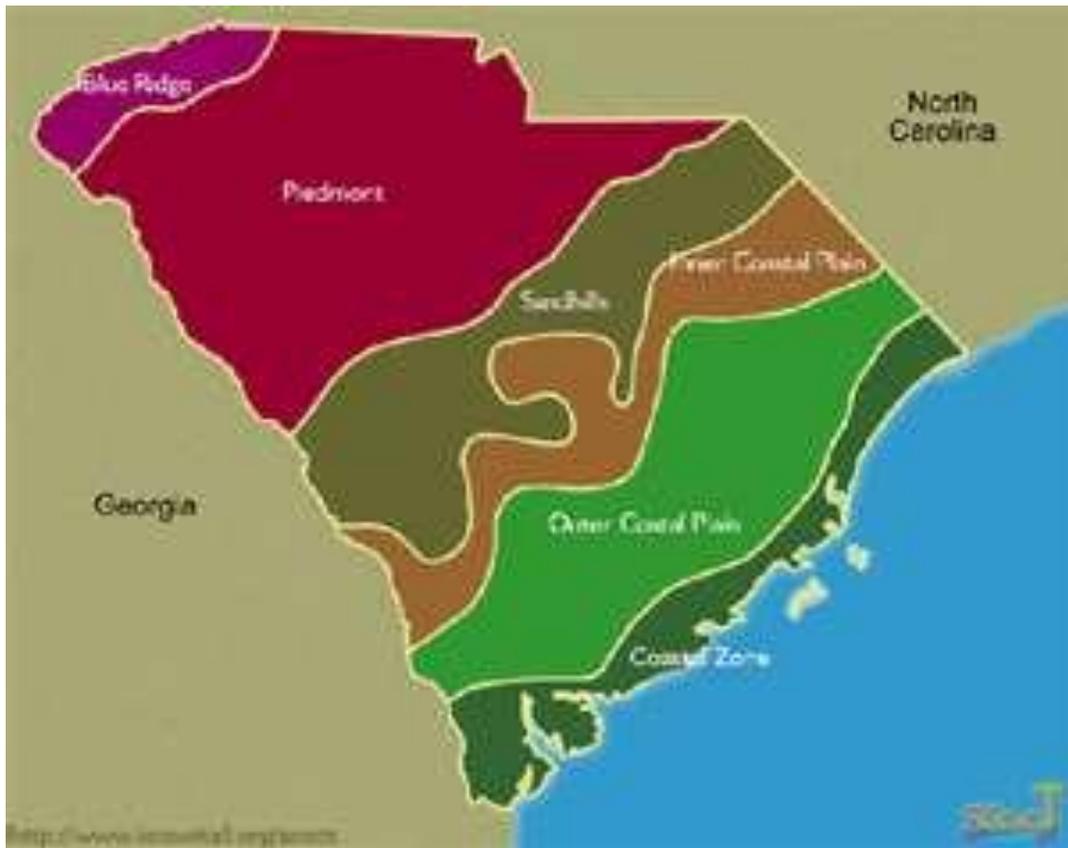
Inman is located in the Southern Piedmont region of South Carolina. The topography is characterized by rolling hills interspersed with several streams and creeks. Elevation in the city ranges from 600 feet to 850 feet. The general topography of the city supports development. Slope and drainage present some minor constraints to development in the immediate areas surrounding streams.

The Southern Piedmont (Southern Appalachia) extends through central North Carolina, South Carolina, and Georgia and into eastern Alabama. The area is characterized by irregular plains and open hills with occasional tablelands. Elevations generally range from about 30 meters to 100 meters, but rise to about 400 meters at the interface with the Southern Blue Ridge. Numerous and diverse rivers comprise a major

feature of the landscape. Although the Piedmont is geologically part of Southern Appalachia, the types of vegetation that characterize the region encompass a broad transition from upland forest types to the coastal plain. By most accounts, Piedmont forests were dominated by hardwoods at the time of early European settlement, and the extent far exceeded what exists today. However, the Piedmont was by no means entirely forested prior to European settlement. Eastern grasslands and savannas were extensive and present as late as the 1700's. Because Native American settlements were apparently common in the Piedmont, agricultural fields and other larger openings were historically part of the landscape.

Potential natural forest vegetation in the Southern Piedmont is oak-hickory-pine and Southern mixed forests. Southern red, northern red, chestnut, white, post and black are the most prevalent oaks. Shagbark, pignut, and mockernut are common hickory species. Shortleaf and loblolly are dominant pine species, with scattered longleaf stands along the Fall Line with the Coastal Plain. Pines are most prevalent on disturbed sites and due to the widespread historical disturbance factor, pines have replaced oaks and hickories in many cases.

<http://www.e-referencedesk.com/resources/state-geography/south-carolina.html>



www.sctv.org

SOILS

The soils of the Upper Piedmont have developed from the weathering of metamorphic rock such as granite, schist, gneiss, and diorite. The soils are mainly well drained with moderate to severe erosion hazards, dependent mainly on slope.

Inman is built principally on soils of Cecil-Davidson-Pacolet association and the Congaree-Mixed alluvial land association. The Cecil-Davidson-Pacolet association consists primarily of deep, well drained, gently sloping soils on broad ridges with firm layers of subsoil. These soils are generally considered good for development potential. The Congaree-Mixed, alluvial land association is characterized by deep, friable, moderately well drained to poorly well drained soils on bottom lands and are typically severely limited as far as development is concerned. These are found primarily in close proximity to streams and rivers.

LAKES, RIVERS, and STREAMS

The City of Inman lies in the Lawson Fork Creek Watershed which is part of the larger Broad River drainage basin. The headwaters of the Lawson Fork Creek flows just west of Inman towards the City of Spartanburg.

Watershed 03050105-14 (formerly 03050105-180) is located in Spartanburg County and consists primarily of *Lawsons Fork Creek* and its tributaries. The watershed occupies 54,410 acres of the Piedmont region of South Carolina. Land use/land cover in the watershed includes: 39.0% urban land, 33.5% forested land, 23.7% agricultural land, 2.1% forested wetland, 0.6% water, 0.6% barren land, and 0.5% scrub/shrub land.

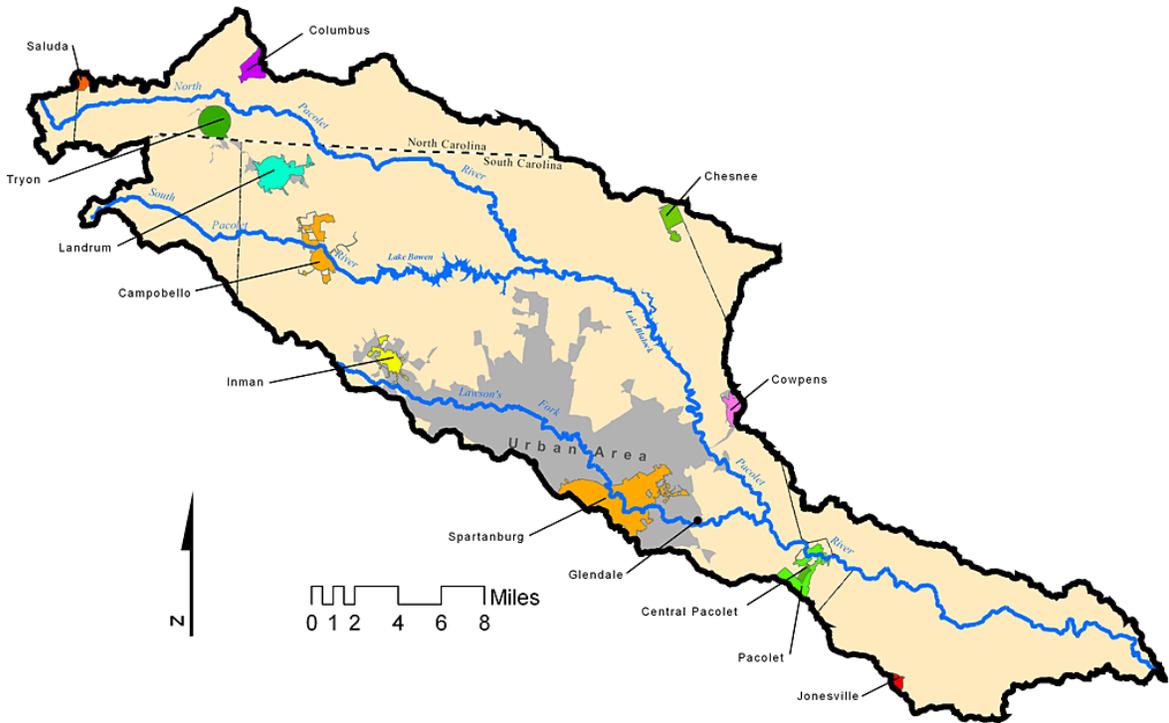
Lawsons Fork Creek accepts drainage from Greene Creek (Meadow Creek), Camp Creek, Fawn Branch, Big Shoally Creek (Little Shoally Creek, Flatwood Lake, Fairview Lake), Betty Green Creek (Waldrops Lake), Chinquapin Creek, Halfway Branch, and Fourmile Branch before draining into the Pacolet River. There are a total of 88.7 stream miles and 145.2 acres of lake waters in this watershed, all classified FW.

www.scdhec.gov/environment/water/shed/docs/50105-14.pdf

Streams near the city include Greene creek which feeds Lake Emory, Meadow Creek, and Motlow.

Also in close proximity to the city are Lake Cooley, Lake Bowen, and Lake Emory. SEE APPENDIX.

Pacolet River - Lawson's Fork Watersheds



Source: www.spartanburgconservation.org/watershed

FLOOD LANDS

The presence of floodplains or flood hazard areas has posed little constraint to development within the City of Inman. Affected areas are primarily along the Lawson's Fork Creek and Fairforest Creek corridors affecting a relatively small portion of the community. Federal flood plain legislation adds legal constraints and regulations to proposed development in flood hazard areas.

PARK AND RECREATION AREAS

The City of Inman is surrounded by extensive natural beauty with state parks, large lakes, scenic mountains, and valleys all a short drive away.

Over the last few years, the City of Inman has worked to create and plan several inter-related projects that would enhance the city and improve the quality of life for its citizens.

Currently, the following are available to the Inman community:

Spartanburg Park Commission – Inman Center

Historic Walking Map

Mathis Park

Sealy Park

Inman Mills Park and Jim Everhart Ballpark – Historic Textile League Facility

Lake Bowen and Landing

Hollywild Animal Park

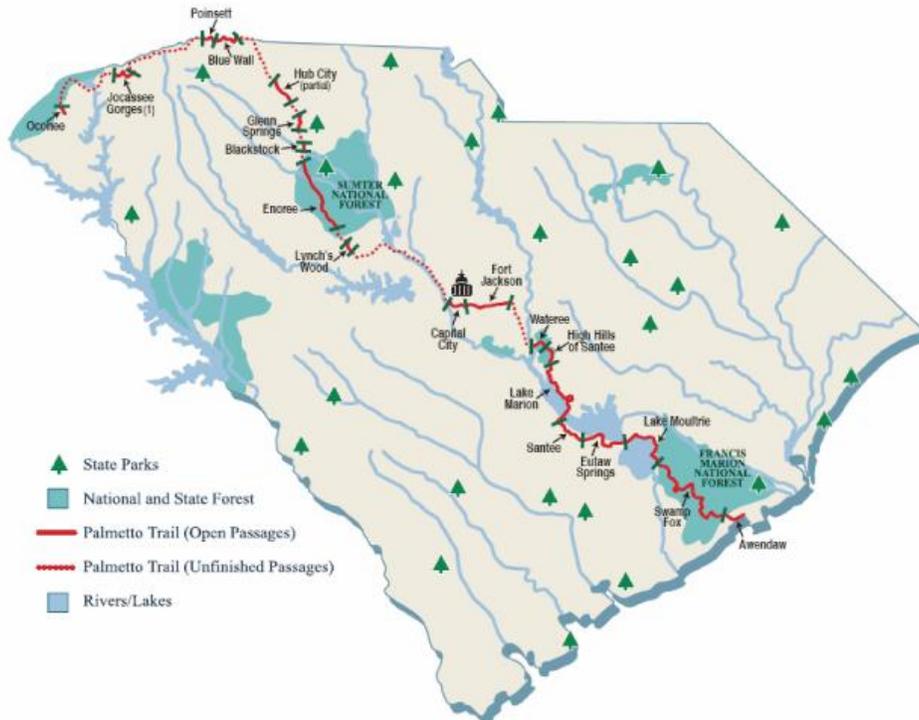
Inman Trail

UNIQUE SCENIC VIEWS and SITES

Windmill Hill is a mountain summit outside Inman. The summit climbs to 1,184 feet about sea level (SEE APPENDIX).

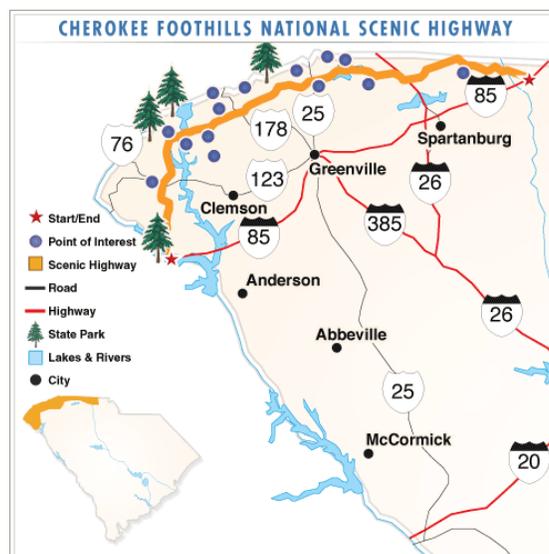
Palmetto Trail, when finished, will be a 425+ mile recreational trail that traverses the state of South Carolina. The Trail will begin at Oconee State Park in the Upstate and end north of Charleston on the coast. It will consist of several connecting passages that will showcase the unique history, culture, and geography of the Palmetto State. The Trail will connect the mountains to the sea forming a spine for a network of trails in South Carolina, the genesis of a statewide trail system. The planned trail corridor will run through the counties of Oconee, Pickens, Greenville, Spartanburg, Cherokee, Union, Laurens, Newberry, Fairfield, Richland, Sumter, Clarendon, Orangeburg, Berkeley, and Charleston. (<http://www.sctrails.net/trails/ALLTRAILS/Palmetto%20Trail/PALMETTO%20TRAIL.html>)

The Blue Wall Passage of the Palmetto Trail is a fourteen (14) mile, moderate section of the trail in Greenville and Spartanburg Counties. It goes through the South Carolina Nature Conservancy's Blue Wall Preserve, through Landrum, South Carolina, and into North Carolina ending at the Foothills Equestrian Nature Center (F.E.N.C.E.). The Inman passage/connection of the Palmetto Trail will connect F.E.N.C.E. with the University of South Carolina Upstate Passage. The USC Upstate Passage is a 1.3, easy to moderate section of the trail in Spartanburg County that goes through the University of South Carolina Upstate campus. It begins at the John M. Rampey, Jr., Center and goes along Lawson's Fork Creek. (http://en.wikipedia.org/wiki/Palmetto_Trail)



SOURCE: <http://www.sctrails.net/trails/ALLTRAILS/Palmetto>

Cherokee Foothills Scenic Highway (SC 11), once known as “Keowee Path” or “Cherokee Path”, was a 130 mile route used by the Cherokees, the English, and the French fur traders. It now provides a scenic alternative to driving I-85 through South Carolina. Extending from Interstate 85 near the North Carolina border to I-85 at the Georgia line, this route allows the traveler to experience magnificent views and to visit many attractions along the way.



SOURCE: www.discoversouthcarolina.com

CULTURAL RESOURCES ELEMENT

This element could include historic buildings and structures, unique commercial or residential areas, unique natural or scenic resources, archeological sites, educational, religious or entertainment areas or institutions, and any other feature or facility relating to the cultural aspect of the community.

HISTORIC HOMES

E. I. Bishop House was the home of one of Inman's founders and first mayor, Elijah Independence Bishop. It is believed to have been built in 1881. This two-story white house, built by E. I Bishop is located at 10 Bishop Street. Originally, the house had a long front porch across the entire front and lower side of the house until it was remodeled in the 1930's. The remodeled structure featured a double-decked front porch supported by large white columns. In 2012, the structure was lost to time, termites, and old age.

Dr. J. R. Gibson House was built circa 1907 and is located on the corner of Mill Street and Oakland Avenue. This two-story home features a partial wrap around porch and cross gabled roof including a small dormer.

J. R. West House, a two story home on Wingo Street was built in 1909. This structure was patterned after the Gibson house.

CHURCHES

The City of Inman has a number of churches and denominations. Below is a list of the Churches within the City Limits area:

Inman First Baptist Church

Inman United Methodist Church

Inman Presbyterian Church

Zion Hill Baptist Church

In close proximity to the City of Inman and serving Inman area residents are:

Aldersgate United Methodist Church

Community Bible Church of Holly Springs

Gramling United Methodist Church

Grace Way Church

Greater Bible Way Tabernacle Miracle Temple

Greater St. James Temple

Holly Springs Baptist Church

Holston Creek Baptist Church

Inman Mills Baptist Church

Liberty Baptist Church

Lighthouse Christian Fellowship

HISTORIC CHURCHES



Photo: SC Department of Archives and History

Shiloh Methodist Church was established in 1786. This wooden church building remains in its original setting on Blackstock Road approximately 1.5 miles south of Inman. Its location was important to the survival of the church because of its proximity to a spring and its location on one of the main routes through the Upcountry. It is the oldest church building in Spartanburg County.

Shiloh Methodist Church, built between 1825 and 1830, is significant as a particularly intact example of the vernacular meeting house form of ecclesiastical architecture common in rural churches in the late eighteenth and early nineteenth centuries. It is the earliest surviving church sanctuary in Spartanburg County and one of the earliest in the South Carolina upcountry. Its congregation, founded shortly after the American Revolution, is the “mother church” of several Methodist churches in the area and churches of other denominations as well.

The church’s simplicity of form and materials, as well as its strikingly rural and pastoral setting, has been preserved for more than 175 years. It is a simple, unadorned, one-room, rectangular building constructed in a vernacular meeting house form and clad in whitewashed, horizontally-applied drop or German siding.

The church cemetery occupies the back portion of the three-acre lot. The grave markers in the cemetery, dating from 1816 to 2004, are a mixture of granite headstones, still in good condition, old markers with barely legible lettering, and some with unreadable letters even by tracing the stones; many graves are marked by plain field stones.

Shiloh Methodist Church was a circuit church for most of its existence, dependent on a minister traveling a circuit to preach at several churches. About 1915, the last fourteen members of the congregation transferred their membership to Inman Methodist Church, now Inman United Methodist Church, which owns the historic church and cemetery. The church was listed in the National Register February 2, 2005.

<http://www.nationalregister.sc.gov/spartanburg/S10817742054/index.htm>

<http://www.hmdb.org/marker.asp?marker=12627>

Mt. Zion Baptist Church is located on historic Blackstock Road about eight miles west of Spartanburg and was the church home of many very early residents of the area before the Baptist, Methodist, and Presbyterian churches were established. It was established in 1826.

First Baptist Church of Inman was established in the early 1860's and held its first meeting under an arbor. The First Baptist Church was founded on a tract of land known as Windmill Hill in 1865. The church was originally known as Mount Calvary Baptist Church. The first meeting house, a small wooden structure, was built in 1868. In 1896, a new brick structure, the first brick church building in Inman, was built. E. I. Bishop, the first mayor, made the bricks for the church which can be seen today at the back of the auditorium.

Zion Hill Church was the first Black church in Inman. The first meeting was held in 1879 under a brush arbor on the north side of Windmill Hill. The church moved locations to a site on lower Blackstock Road.

Inman United Methodist Church was the first Methodist Church in Inman having been established in 1890. It was located near the corner of Bridges and North Howard Streets across from the Baptist cemetery. The church was a simple, long, one room wooden building. The building was proven unsafe following a windstorm in 1908 so a brick building was constructed on the corner of Bishop and Littlefield Streets in 1910.

CULTURAL/ENTERTAINMENT FACILITIES



SOURCE: www.hollywild.com

Hollywild Animal Park privately owned and operated, not for profit educational and entertainment facility. The 100 acre park features many “celebrity” animals having appeared in films, on television, and educational programs.

Spartanburg County and the City of Spartanburg provide the Upstate with a variety of cultural and historic venues including: Chapman Cultural Center, Spartanburg County History Museum, Twitchell Auditorium on the Converse College campus, and Spartanburg Memorial Auditorium.



SOURCE: www.chapmanculturalcenter.org

The Chapman Cultural Center, owned and operated by The Arts Partnership of Greater Spartanburg, is the community's preeminent common ground where the people of Spartanburg County and its visitors come together to discover, experience, and celebrate the performing and visual arts, science and history. The 86,000-square foot, three-building facility held its grand opening on October 3, 2007, after an extensive fundraising campaign that brought in \$44.5 million. More than 200,000 people visit the Cultural Center each year.

The Arts Partnership of Greater Spartanburg is funded in part by the South Carolina Arts Commission, which receives support from the National Endowment for the Arts.

FESTIVALS and EVENTS



SOURCE: www.foothillsthunder.com

Open Hearts Ride is a charity motorcycle run sponsored by the Foothills Thunder Motorcycle Club.



SOURCE: www.inmanschamber.org

Harvest Day Festival is an annual one day arts and crafts festival sponsored by The Greater Inman Area Chamber of Commerce. Begun in 1981, this event is held the last Saturday of September in downtown Inman and attracts an estimated 20,000+ visitors into the area.



SOURCE: www.destinationinman.com

Inman Ignites is a Car Show which began in June 2008 to attract car enthusiasts into the downtown Inman area.



Light Up Inman began in December 2006 to celebrate the beginning of the holiday season and provide an event to attract visitors and shoppers to the area.



Music on Mill began in May 2010 as a venue to attract visitors to downtown Inman on Friday nights in May.

UNIQUE COMMERCIAL and RESIDENTIAL AREAS

The City of Inman has a unique layout that merges both business and residential community in a way that is unique in this age of urban spread. That is, the historic section of the city hosts its established businesses that are reminiscent of a time when cities actually had a comfortable, serene, main street atmosphere, while at the same time, close-by US Hwy. 176 offers all the modern convenience amenities one could desire. Inman also offers both residents and visitors ample houses of spiritual worship.

UNIQUE NATURAL and SCENIC RESOURCES **ARCHEOLOGICAL SITES**

Indian Burial Grounds have been reported on land adjacent to Chapman High School located on Compton Bridge Road. Investigation and research is on-going.

EDUCATIONAL

See **EDUCATION FACILITIES** page 46 of this report for details.

RELIGIOUS

See **CHURCHES** page 29 of this report for further information.

ENTERTAINMENT

See **CULTURAL/ENTERTAINMENT FACILITIES and FESTIVALS and EVENTS** page 31 of this report for details.

COMMUNITY and SERVICE ORGANIZATIONS

Community and Service Organizations strengthen and support a community by providing opportunities that enable people to foster and strengthen a wide range of interests. Community and service organizations can be catalyst for community change as well as support to the local residents.

Within the Inman community, the following are active organizations:

- American Legion Post 45
- American Legion Auxiliary
- Better Homes and Garden Club
- Downtown Merchants Association
- Friends of the Inman Trail (F.I.T.)
- Greater Inman Area Chamber of Commerce
- Inman Community Crime Watch
- Spartanburg Recreation Center – located at Inman Elementary School
- Lions Club
- Masonic Lodge
- Rotary

COMMUNITY FACILITIES ELEMENT

The Community Facilities – Infrastructure element deals with many issues vital to the community’s growth and quality of life. Infrastructure planning for water, sewer, roads and other needs is vital for the community to attract and manage growth. City services such as police and fire protection, libraries, education, and recreation help make the community a desirable place for living.

EXISTING CONDITIONS

Sewage System and Wastewater Treatment

Wastewater Management for the City of Inman ensures the City's effluent waste products are treated and disposed of properly according to the State of South Carolina's DHEC mandates and guidelines before the reclaimed water can be reintroduced into the area's water system. Wastewater management is critical to maintaining the City's environment.

The City of Inman Wastewater Treatment Facility handles all sewer problems, runs all DHEC (Department of Health & Environmental Control) required tests, runs the sewer lab, handles all annexations, and is responsible for all sewer expansion and modernization projects. The Wastewater Treatment Facility serves residents within the city as well as outside city limits.

The Wastewater Treatment team consists of a supervisor and four (4) certified sewer operators. Personnel attend annual wastewater management conferences, and have numerous certifications in wastewater and chemistry.



Photo: Don McKay

The Wastewater Treatment Facility has seen growth and expansion under the leadership of several mayors. These include:

- 2001 –a larger lift station was built to handle waste from that drainage basin that would handle future growth at Southfield Road, for Subdivision that was to be built at Pleasant Green, Bush Fork, and any other that might develop. This was during Mayor Marshall Brown’s term.

- 2001 – The City of Inman took over Inman Mills Wastewater Operations under Mayor Carl Shults. Plans began to improve operations with investigation on how to fund through grants opportunities.
- 2002 – District One School Board approached the City concerning construction of a new Chapman High School adjacent to the City Limits. A request was made to provide sewer to the new school. This provided the City an opportunity to undertake a much needed and large sewer project. At that time the city needed to provide line capacity to all Inman customers. Without the line capacity Inman would have had more sewage back ups in homes, overflows of manholes, more environmental issues with compliance and health risk if the mayor and council did not have the forethought to improve the sewer system. Along with the improvements the city needed a maintenance shop where employees could repair equipment, break area, and office for its employees and a way to control inflow and infiltration and a Equalization tank. This was during Mayor Carl Shults' term.
- 2003 - Mayor Carl Shults and City Council saw the importance of growing the city's tax base through annexation. A larger tax base would assist in providing improved services to the Inman Community such as garbage pick up, police protection, fire protection, street lights, fall leaf pick up, spring clean up. The Mayor and Council felt the best way to raise revenue was through annexation vs. tax increase. It is known that better services must have funding so it was felt annexation served the community needs and expectations while not increasing taxes and putting a financial burden on the citizens of Inman.
- 2006 - Mayor Wright Gaines term saw the Chapman High School project break ground and sewer lines installed. The new school opened on time in August 2007. The project was completed five (5) days before school opened for 2007 – 2008.
- 2008 - Inman Mills Wastewater Plant was taken off line and tied into Inman Wastewater Plant to cut cost of two (2) plants, two (2) power bills, tests, two (2) permits to deal with, and replacement of 30 year old equipment. Consolidation of the two systems provided improved, streamlined services for all customers.
- 2010 – Under Mayor Bo Cantrell's term the upgrades to the Inman Wastewater Facility was completed.

Water Supply, Treatment, and Distribution

The Inman-Campobello Water District (ICWD) www.icwd.org was created in 1954 to serve Inman, Campobello and the surrounding areas. Since that time, the ICWD has expanded to provide water services to many more customers from one mile north of Business I-85 to North Carolina.

Solid Waste Collection and Disposal

The City's weekly trash pickup is handled by GDS, Inc. within City limits. Each address is provided 1 (one) 55-gallon plastic, wheeled container. All trash is picked up on Friday. If disabled, by making prior arrangements with City Hall, GDS will pick up the trash container wherever needed.

Republic Services is a leading provider of solid waste collection, transfer, recycling, and disposal services. The company provides services to commercial, industrial, municipal, and residential customers. Republic serves customers under contracts with more than 2,800 municipalities for waste collection and residential services. www.republicservices.com

Transportation

A flexible and reliable transportation system, well integrated into national and state systems, is essential for enabling a region to serve business and industry. Air, rail and highway systems provide a link for the Upstate's core cities and employment clusters. Transportation improvements have increased individual opportunities for employment and have provided employees better access to the region's labor force.

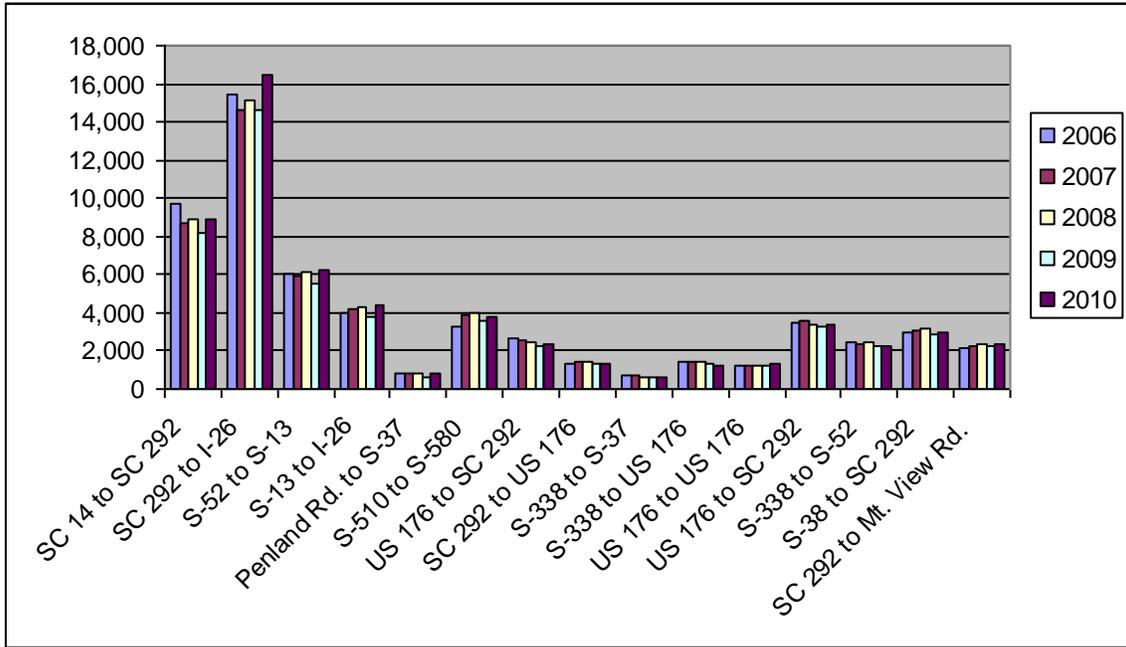
Roads

Inman has excellent access to highways, both state and interstate. Spartanburg County has 1,282 miles of state-maintained highways and 1,900 miles of county-maintained highways. Spartanburg County is linked to Charlotte, Atlanta, and Greenville by Interstate 85; and to Columbia, Charleston, and Asheville by Interstate 26.

Inman is served by two interstate highways, I-26 (3 miles) and I-85 (8 miles). SC Highway 292, Lyman Road and Prospect Street, are located southeast to northwest through the heart of downtown Inman, and connect with I-26 to the east and US 29 near the Town of Lyman. US Highway 176 borders the southeastern portion of the City and connects the city with North Carolina and Spartanburg.

The transportation network in Inman is made up primarily of residential streets and a few collector streets. A small portion of the City's streets are laid out as a grid network while the remaining streets have developed around US Highway 176, South Carolina Highway 292, and the Railroad.

**TABLE C-1
AVERAGE DAILY TRAFFIC COUNTS**



Source: www.scdot.gov

CITY SERVICES

General Government Facilities

The City of Inman owns and maintains several buildings and properties within and outside the city limits. Property holdings and structures include City Hall located at 20 South Main Street, the fire station on Humphrey Street, and the Armory on Park Street. City Hall houses the Inman Police Department and the Spartanburg County Magistrate's Office.



Photo: Bessie Fisher

City Maintenance

The City of Inman has a Street Maintenance Supervisor who handles all issues pertaining to building, street, city vehicle maintenance and repair.

The Supervisor is responsible for maintaining and cleaning the City's streets, sidewalks and parks, keeping them free of debris, and cuts all grassy areas the City is responsible for. Also, he is in charge of the City-wide cleanup during the last week in April, as well as leaf pickup for the months of November, December, January, and February.

City-Wide Clean Up

Items to be picked up:

- Metal
- Furniture
- Appliances
- Household items (free of Freon)
- Limbs (3 inches or less in diameter and 8 feet in length or less)

Items Will NOT be picked up:

- Hazardous Materials
- Oils
- Paint
- Rubber
- Batteries
- Chemicals

For holidays, and during holiday seasons, the Supervisor is responsible for the placement of all decorative street decorations and banners.



Photo: Don McKay

Fire Protection

The Inman area is served by two fire departments. The City of Inman Fire Department service area is the city limits of Inman with the station located on Humphrey Street in downtown Inman. The Inman Community Fire Department serves the areas surrounding the City Limits. That fire station is located on the corner of Windmill Hill Road and US Highway 176 just northeast of Inman,

The mission of the City of Inman Fire Department is to provide superior service to the citizens of the Inman community, in an effort to protect their lives, property, and environment. The members of the department will accomplish the mission through fire suppression, fire prevention, public education, emergency response, and non-emergency response. The Department maintains the highest level of readiness enabling delivery of firefighting and emergency rescue services in a safe, competent, and caring manner.

The Inman Fire Department is equipped to handle a range of fires including structural, brush-woodlands, vehicular, toxic and acrid smoke-fumes outbreaks and stands ready 24/7. The department has in-service: three (3) engines, one (1) seventy-five (75) foot aerial device, two brush/wood trucks, one (1) administrative vehicle, and an enclosed trailer to carry a cascade system, generators, and lights. Currently, there are eighteen (18) members consisting of nine (9) volunteers and nine (9) part-time fire fighters. The part-time fire fighters work Monday through Friday 8:00 am to 5:00 pm. The majority of the members work full time at other departments and are well trained.

The City of Inman has tripled in size over the last few years thus increasing calls and demands on the fire department. The fire district is comprised of residential and commercial areas and some wooded areas. What was once a majority of residential areas, as the city's boundaries have increased, the city limits are now approximately half residential and half commercial. With the continued growth, population has increased as has vehicular traffic within the city limits as well as driving through the area. The City of Inman is located at the crossroads of Highway 292, Asheville Highway - 176, and I-26. With the population growth and increase of vehicular traffic, the City of Inman Fire Department responds to various calls and accidents within the city limits and is often called upon to assist surrounding community departments as the need arises.

Inman has a fire protection ordinance and building codes to reduce the chance of fires. This department's service area has an ISO rating of 4. The ISO rating range is Best -1 to 10- Worst. With the ISO rating of 4, lower fire insurance rates for residents and businesses are significant compared to the higher rates. The rating is based on available equipment with testing as prescribed, the training of the fire department, and the continuing training.

Police Protection

The Inman area has police protection provided by the City of Inman and Spartanburg County Sheriff's Office. The City of Inman Police Department provides police protection and coverage within the Inman City Limits with the officers based in City Hall at 20 South Main Street. Currently, the Police Department has eight (8) full time officers and three (3) reserve officers patrolling the approximate six (6) non-contiguous miles of Inman City Limits.

In February 2011, the Inman Community Crime Watch began under the direction of Police Chief Keith Tucker and his officers. With quarterly community meetings being held, attendance averages 50+ with majority being in the 55+ age bracket. Meetings are held to update residents of the latest Inman crime statistics and offers suggestions and recommendations on how to assist the police officers in keeping the community safe through information and education. Those wishing to attend but need transportation call City Hall and arrangements are made through the police department and volunteers. Meetings are published on the City of Inman marquee, through the local weekly newspaper, and Crime Watch volunteers calling members who have provided contact information. The meetings have become an event where City of Inman residents meet, talk, and enjoy the company of neighbors. American Legion Post 45 provides the meeting location and local businesses have contributed refreshments for the meetings making this a social event for many with limited opportunities to visit with others.

Since the Crime Watch started, the following benefits have been seen:

- Inman Police regularly check on elderly, handicapped, and other identified persons within the city limits as well as some outside the limits.
- Fourteen (14) car break-ins have been solved as a result of Community Crime Watch.
- The Police Department receives, on a regular basis, great and useful information on drugs, vandalism, theft, and people in need.
- Residents express appreciation and a desire to be informed and involved.
- Several vandalism cases have been solved by the Inman Police Department based on information directly from the Community Crime Watch program.
- Locating those in need of fans during the summer heat wave. The need was publicized through the Inman Chamber of Commerce and THE INMAN TIMES, the local weekly newspaper, with fans and funds provided through private donations.
- Twelve (12) signs have been purchased to-date through private residents' donations with volunteers installing in several neighborhoods.
- Identifying those in need of blankets during the winter months.
- The police officers feel the program has made their jobs easier by having the good citizens of Inman standing with them in making Inman safer for everyone.

Emergency Medical Services

Emergency medical services are provided by Spartanburg County with an EMS facility located at the Inman Community Fire Department to serve the Inman area.

City of Inman Zoning and Planning Commission

The City Council shall create a Planning Commission to advise the Council of planning, land use, zoning, community development, and other matters as referred by Council, as well as to review subdivision plats, if applicable.

It is the function of the Zoning & Planning Commission to prepare and update the City's Comprehensive Plan and program for the physical, social, and economic growth of the city in order to promote the public health, safety, morals, convenience, prosperity, or general welfare, as well as the efficiency and economy in the development of the municipality. Specifically, the Planning Commission shall have the authority and responsibility to:

- Prepare and revise periodically a comprehensive plan and program for the development of the city.
- Prepare and recommend for adoption to the City Council a zoning ordinance (to include text and maps), subdivision regulations, and an official map. The Commission may also prepare a landscape ordinance and capital improvements plan.
- Study and report on other planning, community development, economic development, and land use matters, as assigned by City Council.
- If a comprehensive plan containing at least a major street element shall have been adopted, and if subdivision regulations shall have been adopted, then the Planning Commission shall have review and approval/disapproval authority over subdivision plats.

The Commission updated and revised the City of Inman Zoning Manual which was adopted by City Council in 2011.

City of Inman Trail Commission

It is the function of the Inman Trail Commission to prepare and update the city's Inman Trail comprehensive plan and program for the physical, social, and economic growth of the city in order to promote the public health, safety, convenience, prosperity, and general welfare, as well as the efficiency and economy in the development of the municipality relating/pertaining to the Inman Trail. Specifically, the Trail Commission shall have the authority and responsibility to:

- Prepare and revise periodically an Inman Trail Comprehensive Plan and program for the trail and active living development of the city.
- Prepare and recommend for adoption to the City Council trail regulations and an official trail map. The Commission may also prepare a landscape ordinance and capital improvements plan as it pertains to the Inman Trail.
- Study and report on other active living planning, community development, economic development, and land use matters, as assigned by City Council or Planning Commission.
- Work with the City of Inman Zoning & Planning Commission to coordinate and reflect current ordinances.

To support the Inman Trail Commission, a community group interested in promoting and assisting with the Inman Trail and related active living projects was assembled.

Friends of the Inman Trail (F.I.T.) will:

- advise/work with the Inman Trail Commission on issues relating to the Inman Trail

- organize activities
 - 5 K run/walks
 - activities in conjunction with Safe Routes to School
 - activities to promote use of the Inman Trail
 - fund raising activities to support the Inman Trail for signage/maps/brochures/landscaping/benches/mulch/etc.
- assist in organizing upkeep and maintenance of the Inman Trail
 - quarterly Inman Trail CLEAN UP Day
 - work with residents/businesses along the Inman Trail on beautification including landscaping, etc.
- design/maintenance of a F.I.T. web site/newsletter/brochure

Electricity

Electric power is provided by Duke Energy. www.duke-energy.com

Natural Gas

Natural gas is provided by Piedmont Natural Gas. www.piedmontng.com

Telephone

Local telephone service is provided by Windstream. www.windstream.net

Cable

Television service is provided by the following:

CHARTER www.charter.com

DIRECTV www.directv.com

DISH NETWORK www.dish.com

Transit

Currently, there is no fixed route public transit available in the City of Inman. The municipalities of Clemson, Anderson, Greenville, and Spartanburg are the only Upstate communities with fixed route transit service.

Spartanburg Regional's transportation system is recognized as one of the best transit organizations in the county. Spartanburg Regional is the only healthcare system in the United States that maintains a mass transit system and has medical personnel as drivers.

In 1987, Spartanburg Regional was asked by Spartanburg County to manage the county's transportation system. The results have been increased services and increased cost efficiencies through consolidation of services. In one year, the system increased the number of trips provided to the public from 11,000 to more than 100,000.

Anyone in Spartanburg County can access the system, which provides transportation to jobs, job training sites and healthcare facilities. Vehicles are also available to provide transportation for the disabled. www.spartanburgregional.com

Taxi Service

There is no taxi service available in Inman.



Photo: Bessie Fisher

Railroads

The City of Inman is located along the Norfolk Southern Railway System. Regularly scheduled passenger and freight services were discontinued in 2001 with the closing of Saluda Grade. The rail was downgraded to ten (10) miles per hour and is used only occasionally as freight transport to a wood chipping business in Landrum, SC.

Airports



Photo: www.gspairport.com

The Greenville - Spartanburg International Airport (GSP) is located along I-85 in Spartanburg County, about three miles from downtown Greer and 15 miles from Inman. This location places it about halfway between the cities of Greenville and Spartanburg, the two largest cities in Upstate South Carolina. to accommodate any type of aircraft in common use for passengers and cargo service.

The GSP terminal building has in excess of 226,000 square feet of space, second level jet bridge boarding and thirteen departure gates.

Two Federal Inspection Stations (FIS) consisting of Customs, Immigrations and Agriculture are located at GSP. The first FIS facility located under the south concourse is designed to handle 250 international passengers per hour. The second FIS location on the north cargo ramp is designed to handle cargo and corporate aircraft that require international clearance.

The latest runway extension, completed in June of 1999 extends the runway to 11,001 feet making it possible for GSP to accommodate any aircraft currently in operation today.

The north end of the airport is home to a 120,000 square foot FedEx facility. This facility, completed in the late summer of 2001 provides FedEx with the capability to sort up to 3000 packages per hour. Prior to the completion of this new facility, FedEx was only capable of sorting 1,000 packages per hour.

More than 1.6 million passengers per year are served by 21 airlines offering 60 non-stop daily departures to 18 major cities across the US. A connection in one of those 18 cities makes access to the world easy from GSP International. www.gspairport.com



GSP International Airport Aeronautical Map

Source: www.gspairport.com



Photo: www.cityofspartanburg.org

The Spartanburg Downtown Memorial Airport is located along SC 295, within the city limits of Spartanburg. This location places the airport about 1 mile from the nearest interstate, I-26, and about 5 miles from I-85. The airport is a general aviation facility with one runway of 5,203 feet and a second runway of 3,200 feet.

The airport is the City of Spartanburg's largest owned asset and is located in the southwest section of the city off of Ammons Road. Staffed by eight full-time and two part-time employees, the airport serves over 100 local aircraft, as well as corporate jets representing many of Spartanburg's largest companies. It features: state of the art/24 four hour Instrument Landing System (ILS), lighted taxiway/directional signage, tie down/hangar storage, aircraft maintenance/repairs, aircraft rentals, flight instruction, aircraft sales, courtesy/rental cars, propeller balancing, aircraft weighing, pilot's lounge, passenger waiting area, along with jet fuel and aviation gasoline at competitive pricing.

The airport staff is responsible for the safe and efficient operations of the airport. This department provides over-sight to all limited fixed-based operators engaged in flight instruction, aircraft rental, sales, and aircraft charter. www.cityofspartanburg.org

The Airport operates seven days a week.

Monday - Friday: 7 am -- 8 pm

Saturday - Sunday: 8 am -- 8 pm

Maintenance Hours:

Monday - Friday: 8 am -- 4:30 pm



Photo: Ralph Bowsfield

Fairview Airport is located in Landrum, SC along Interstate 26. This is a privately owned and maintained airport with one runway with a length of 2,770 ft and width of 30 feet. The runway is an asphalt or bituminous concrete.

EDUCATION FACILITIES



Source: www.infodepot.org

Public Libraries

The Inman Library is located near Highway 176 at 50 Mill Street in Inman, SC. Built in 1991, it is the oldest branch of the ten-branch system of the Spartanburg County Public Libraries. In addition to ten branches, the Spartanburg County Public Libraries also offer a Bookmobile and Homebound services.

The Inman Library service population (located within a 5-mile radius of the library) is over 29,000 people. The library is situated in School District One within walking distance of four of the district's schools. The library is open to the public:

Monday through Saturday

Monday, Tuesday, and Thursday

10 am - 8 pm

Wednesday and Friday

10 am – 6 pm

Saturday

10 am – 4 pm

The Inman Library has a variety of Library materials to borrow including books, music CD's, audio books, magazines, and books for digital download onto personal reading and listening devices. There are fourteen public computers with Internet access available for use. Patrons may also bring a laptop into the Library and utilize the library's free Wi-Fi. Wi-Fi can also connect in the library parking lot. The library's computer printer offers print-outs in both black and white (10 cents per page) and color (75 cents per page). Copies can be made on the photocopy machine for 15 cents per copy.

Through the Libraries' website, www.infodepot.org, patrons can access their personal library account, place holds on items, find information on upcoming programs, and access electronic databases and digital collections.

The Inman Library has two rooms that can be used for private study or tutoring. The large meeting room can be reserved for group meetings. It has a maximum occupancy of 60.

A variety of programs are offered at the Inman Library for all ages. Children's story times are offered twice per week. Special programs for teens and adults are scheduled at least once per month. Some of the programs offered include crafts, movies, book discussions, author visits, gaming, and summer reading programs for all ages.

The Inman Library is a perfect blend of small town atmosphere with the latest in technology and materials for the community.

Education

The City of Inman is located in Spartanburg County School District One which also includes the geographic areas of Holly Springs, New Prospect, Campobello, and Landrum.

The District had a total enrollment 5054 students in pre-kindergarten through twelfth grade for the 2010-2011 school year.

The City of Inman is served by the schools below. SEE APPENDIX MAP #6.

- Inman Elementary had 493 students K-3 through fourth grades with 65 staff during the 2010 – 2011 school year.
- Inman Intermediate School served 344 students in grades 4th through 6th grades with 42 staff during the 2010 – 2011 school year.
- Mabry Middle School's 2010 – 2011 enrollment count included 440 students in grades 7th and 8th with 55 staff.
- Chapman High School served 914 students 9th through 12th grades with 120 staff during the 2010 – 2011 school year.
- Swofford Career Center serves high school students in Districts One and Two.

The school district has recently completed the last phase of a long-range building plan that included the construction of two new state-of-the-art high schools, Chapman High School and Landrum High School. Other buildings in the District including the schools in Inman were renovated and additions were made such as fine arts classrooms, kindergarten classrooms, and support areas. This long-range building project ensures that the District can accommodate the space needs of its students as the area grows and prospers.

District One is governed by a nine-member elected Board of Trustees who represent the stakeholders of the various areas of the school district.

According to the 2010 State School Report Card for District One:

- District-wide student to teacher ratio is 22 to 1.
- For school year 2010-2011 the average teacher salary was \$ 47,772 which is slightly higher than the Southeastern average of \$47,508.
- Expenditures per pupil in 2010-2011 \$7,097.00

Annual report cards for South Carolina public schools and districts have been published for the 2010-2011 school year. Each school and district receives an “absolute rating” based on 2010-2011 student performance. Spartanburg School District One’s district and school ratings in the absolute category met or exceeded the state standard established by the South Carolina Education Oversight Committee, publisher of the report cards. The designations for absolute growth rating are “Excellent”, followed by “Good”, “Average”, “Below Average”, and “At Risk”.

The District’s overall absolute rating for student achievement was “Excellent”, which is the highest category that can be attained. This places Spartanburg School District One among the top seven school districts statewide in the Absolute Index. The District’s Excellent improvement rating puts District One in the top 2% of districts with similar demographics to ours. District One’s graduation rate is significantly higher than districts like District One statewide.

Absolute ratings for the Inman area schools in District One are as follows:

- Mabry Middle School—Excellent
- Inman Elementary School—Excellent
- Inman Intermediate School—Excellent
- Chapman High School—Good.

Among Spartanburg County School districts, District One had the highest 2011 SAT composite score of 1,507 which exceeds the national average of 1500 and exceeds the state average of 1427.

The overall academic achievement of District One Schools has ranked consistently in the top 10 districts state-wide for the last decade. Recently, District One Schools overall achievement rate on PASS (grades 3-8) ranked second in the state. The 2010 South Carolina School Report Card ranked the achievement levels of the Inman schools as follows:

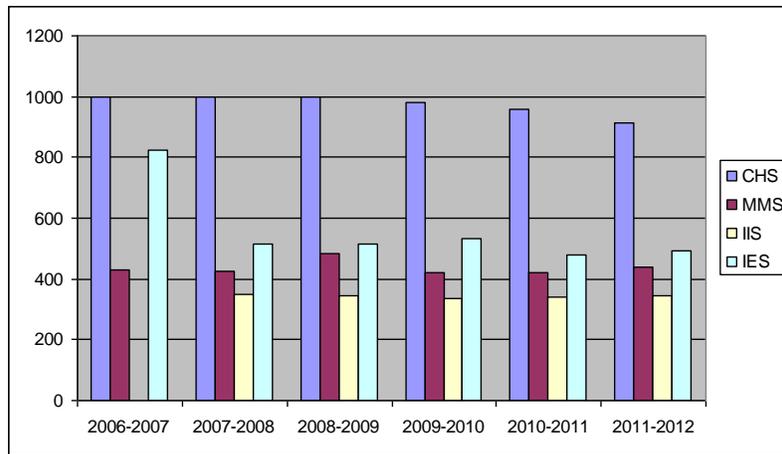
- Mabry Middle School—Excellent
- Inman Elementary—Excellent
- Inman Intermediate—Excellent
- Chapman High School—Good
- District One Schools was ranked as Excellent.

District One is accredited regionally by the Southern Association of Colleges and Schools and by Advanc-Ed, the international accrediting organization. District One Schools was the first school in the upstate to be recognized by Advanc-Ed as a quality school system going through District Accreditation. Currently, the District is preparing for its second Quality Assurance Review Visit in March by a national team of educators.

District One is very proud of the many initiatives and innovations that have been implemented including:

- The first high school AmeriCorps Program in South Carolina was begun in District One and over 350 students have benefited from the program.
- The Imagination Library, sponsored by Dolly Parton, which places books in the homes of preschool children, was piloted by Spartanburg Districts One and Four. After just a few short years, the program has touched the lives of over 17,000 young people, representing more than 30% of all eligible children in Spartanburg and Union Counties.
- Recognized nationally by Reading Recovery as a leader in literacy education.

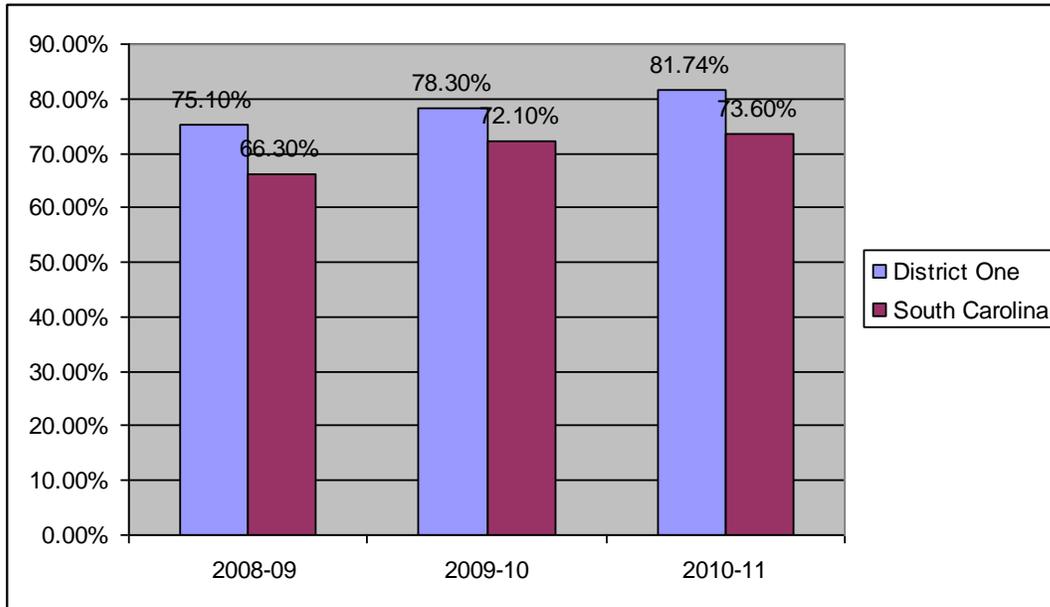
**TABLE CS-1
DISTRICT ONE SCHOOLS ENROLLMENT
CITY OF INMAN SCHOOLS**



Source: District One Schools

Note: District One Schools reconfigured the schools during the 2007 – 2008 school year with the opening of the new Chapman High School facility. Inman Elementary became K4 through 3, Inman Intermediate was opened for grades 4 through 6 in the original Mabry Middle School facility, and Mabry Middle School moved to the former Chapman High School facility for grades 7 and 8. The reconfiguration accounts for the significant enrollment difference between the 2006-2007 and 2007-2008 school years.

**TABLE CS-2
GRADUATION RATES**



Source: District One Schools

District One’s graduation rate is significantly higher than districts like District One statewide. As noted in TABLE CS-2, District One graduation rates are higher than statewide rates.

In close proximity to the City of Inman are several institutions of higher learning. Within a twelve mile radius, are:

- Converse College- liberal arts college for women
- Edward Via College of Osteopathic Medicine
- The Gwen Hendrix Hispanic Bible Institute – a joint venture with Freewill Baptist North American Missions
- Sherman College of Chiropractic – private college, not-for-profit
- Spartanburg Community College – two-year co-educational
- Spartanburg Methodist College – independent, residential, two-year college
- University of South Carolina Upstate – public university
- Virginia College - offers degree and certificate programs in business administration, cosmetology, medical assistant, medical billing, network engineering, pharmacy technician and more
- Wofford College– private, liberal arts institution

HOUSING ELEMENT

This element includes an analysis of existing housing by location, type, age, condition, owner and renter occupancy, affordability, and projections of housing needs to accommodate existing and future population as identified in the population and economic elements. The housing element requires an analysis of local regulations to determine if there are regulations that may hinder development of affordable housing. It includes an analysis of market-based incentives that may be made available to encourage the development of affordable housing. Incentives may include density bonuses, design flexibility and streamlined permitting process.

The City of Inman Zoning Ordinance Manual was amended in 2011. The previous Zoning Ordinance Manual was a generic document compiled by Appalachian Council of Governments (ACOG) to provide the City of Inman a manual when mandated by the State of South Carolina. The Zoning Commission for the City of Inman strives to encourage planned, managed growth to retain and enhance the small town atmosphere and maintain green spaces which is attractive to the overall design plan.

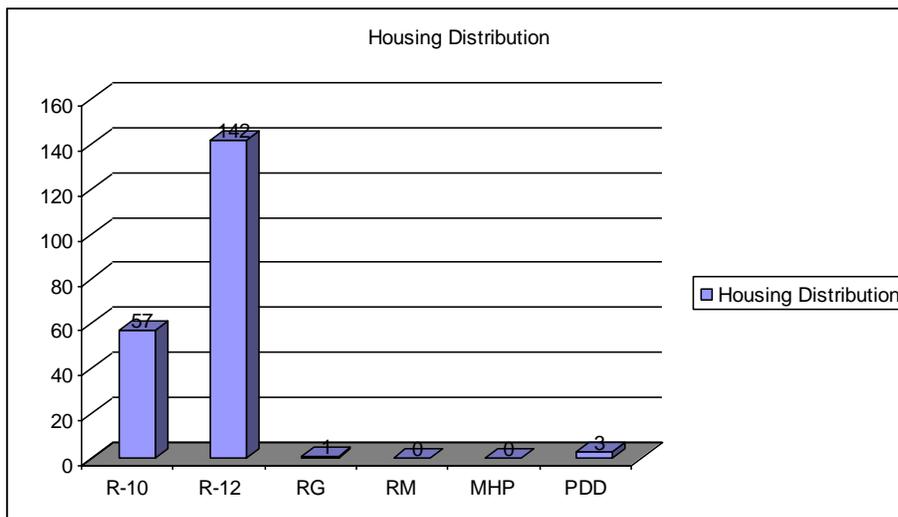
Type of Housing

The City of Inman is zoned for housing by the following:

- R-12** Single-Family, Low Density Residential District
- R-10** Single-Family, Medium Density Residential District
- RG** Single-Family and Duplex Residential District
- RM** Multi-Family, High Density Residential District
- MHP** Mobile Home Park District
- PDD** Planned Development District – established 2006

As seen in the chart below, since 2003, detached, site-built single-family dwellings constitute the primary source of housing within the City of Inman.

The City of Inman saw a significant increase in housing units in 2007 with annexations of multiple housing developments. The annexations continue with occasional single dwellings opting to annex into the city. Annexations are primarily by 75% or 100% property owner/owners approval.



Source: City of Inman Planning Commission

HOUSEHOLD CHARACTERISTICS

**TABLE H-1
HOUSEHOLDS (HH)**

AREA	2000 TOTAL HH	2010 TOTAL HH SIZE	2000 AVERAGE HH SIZE	2010 AVERAGE HH SIZE	2000 AVERAGE FAMILY SIZE	2010 AVERAGE FAMILY SIZE
City of Inman	750	989	2.39	2.26	3.03	2.97
Spartanburg Co.	97,735	109,246	2.52	2.53	3.01	3.05

Source: US Census Bureau, 2010

In reviewing households, the City of Inman is slightly lower than Spartanburg County in household size and family households.

Household size and composition changes are the result principally of:

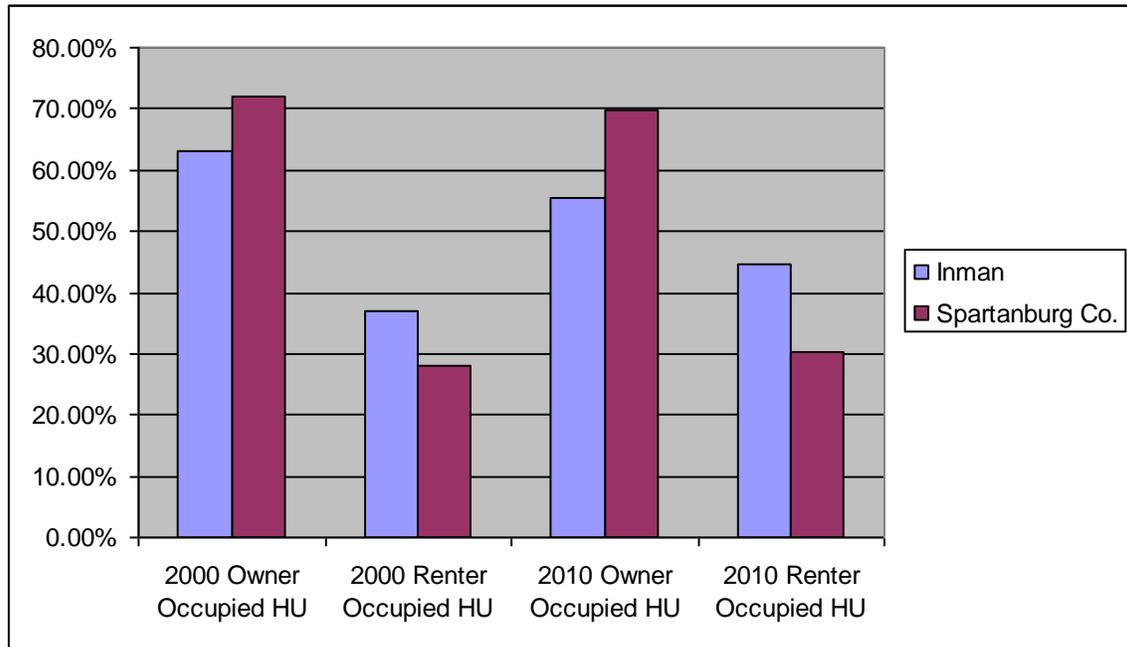
- (1) declining births,
- (2) an aging population,
- (3) divorces and separations,
- (4) delayed marriages,
- (5) increasing singles, never married, and
- (6) increasing female labor force participation.

**TABLE H-2
HOUSING OCCUPANCY (HO)**

AREA	2000 TOTAL HO	2010 TOTAL HO	2000 OWNER OCCUPIED	2010 OWNER OCCUPIED	2000 RENTER OCCUPIED	2010 RENTER OCCUPIED
City of Inman	750	989	473	547	277	442
Spartanburg Co.	97,735	109,246	70,339	76,269	27,396	32,986

Source: US Census Bureau, 2010

**TABLE H-3
HOUSING OCCUPANCY
COMPARISONS**



Source: US Census Bureau, 2010

LOW-INCOME HOUSING PROVIDERS

Low income housing assistance is available in Spartanburg County from the following agencies and institutions:

- City of Spartanburg Housing Authority
- South Carolina Regional Housing Authority #1
- Farmers Home Administration
- Habitat for Humanity

Not included in the above are non-profit sponsors and individuals providing rent-free housing.

Low income housing within the City of Inman is provided at the following:

- Bomar Street Apartments
- Church Street Apartments
- Duval Apartments
- Pleasant Meadows
- Poplar Creek
- Stillwell Manor

Adjacent to Inman City Limits, Timberlake Apartments provide low incoming housing.

In October 2011, CHRISTMAS IN ACTION chose the Inman area to repair owner occupied homes needing repairs.

LAND USE ELEMENT

This element deals with the development characteristics of the land. It considers existing and future land use by categories including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped land. This element is influenced by all previously described plan elements. The findings, projections and conclusions from each of the previous six elements will influence the amount of land needed for various uses.

CITY OF INMAN ZONING DISTRICTS

The City of Inman Council adopted a Zoning Manual on February 27, 2003 and appointed five (5) people to serve of the Zoning Commission with the majority being City of Inman residents. The current Zoning Manual was updated, amended, and adopted by City Council on September 12, 2011. Current Zoning Districts include:

- R-10** Single-Family, Medium Density Residential District
- R-12** Single-Family, Low Density Residential
- RG** Single-Family and Duplex Residential District
- RM** Multi-Family, High Density Residential District
- MHP** Mobile Home Park District
- CBD** Central Business District
- NBD** Neighborhood Business District
- GBD** General Business District
- GI** General Industrial
- PDD** Planned Development District – established 2006

**Table L-1
Annexations
City of Inman**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	TOTAL
R-10	4	38	2	4	0	1	3	0	5	57
R-12	6	5	5	1	111	7	2	4	1	142
RG	0	0	0	0	1	0	0	0	0	1
RM	0	0	0	0	0	0	0	0	0	0
MHP	0	0	0	0	0	0	0	0	0	0
CBD	0	0	0	0	0	0	0	0	0	0
NBD	1	1	1	1	0	1	0	0	1	6
GBD	4	11	5	0	6	2	0	0	0	28
GI	0	0	0	0	0	0	0	0	0	0
PDD	NA	NA	NA	2	1	0	0	0	0	3
TOTAL	15	55	13	8	119	11	5	4	7	237

City of Inman Zoning & Planning Commission meeting minutes
SEE APPENDIX.

TRANSPORTATION ELEMENT

This element was originally included in the community facilities element. The transportation element considers transportation facilities including major road improvements, new road construction, and pedestrian and bicycle projects. This element must be developed in coordination with the land use element to ensure transportation efficiency for existing and planned development.

EXISTING ROADS

Inman sits ideally at the crossroads of two major interstates. Interstate 26 links the city to Asheville, NC, Columbia, SC and Charleston, SC. Interstate 85 is Inman's connection to Greenville, SC, Charlotte, NC, and Atlanta, GA. SC Highway 292, also known as Lyman Highway on the western side, and Prospect Street on the east side runs through the heart of downtown Inman. US Highway 176 borders the southeastern portion of the city and connects Inman with Spartanburg and North Carolina.

The transportation network in Inman consists of primarily residential streets with few collector streets. A small portion of the city's streets are a grid network while remaining streets have developed around US Highway 176, SC Highway 292, and the railroad.

SEE APPENDIX.

PEDESTRIAN and BICYCLE PROJECTS

Safe Routes to School is a grant to improve and enhance the walkability of students and families to their respective schools. In 2008, Inman Intermediate and Inman Elementary Schools each received a Safe Routes to School grant in the amount of \$200,000 each.

In submitting the grant, the Goals and Vision for Local Safe Routes to School Program stated, "Our vision is to make the three schools located in Inman attractive, safe, and available for parents, children, and other stakeholders who would like to walk and bike to school if road and safety conditions were improved. We foresee a small town where all the adults are united in efforts to make Inman pedestrian and bike friendly. We envision a town where families and community members feel safe walking and biking around town, and where healthy habits such as walking and biking are recognized and encouraged. We foresee the *Safe Routes to School* program being the catalyst which ignites our comprehensive physical and health education program by incorporating biking, walking, and life-long fitness activities and education into the curriculum. Our goal is to have Inman recognized as a town that is pedestrian friendly and health conscious. We hope to use the *Safe Routes to School* program as motivation, leverage, and collaboration to expand on several long term initiatives for the betterment of the town of Inman and upper Spartanburg County. We foresee walking and bike paths connected to a rail bed trail and possibly even the Palmetto Trail! We believe that the town of Inman and our schools are on the cusp of making many great things happen that will improve the quality of life and the health of our students and stakeholders. The *Safe Routes to School* program is the backbone and start of this move toward healthier citizens."

In preparing the grant, committee members walked and surveyed the many paths pedestrians could use as they walk to the three neighborhood schools. It was decided that various upgrades for safety were necessary. These upgrades include the following, some which will be provided through SC Department of Transportation and not use grant funds. SEE APPENDIX.

1. Crosswalks at all schools and roads as listed below. Many have been repainted with reflective paint or new crosswalks installed.
 - Highway 176 at Park Road
 - Park at Oakland Avenue
 - Rail road bed crosswalk at Oakland and Park
 - Oakland Avenue at IES crosswalk
 - Miller at Oakland in Front of H.E. Hipp Gymnasium
 - Oakland Avenue near MMS artroom
 - North Main at Laurel
 - North Main at North Miller (near Golden Age Nursing Home)
 - Bishop and North Main
 - North Miller at SR 847
 - North Miller at Compton Bridge Road (N.Howard)
 - Bridges at N.Howard
 - Bridges and North Main at Railroad tracks.
 - North Main at Littlefield
 - North Main at Littlefield (new)
 - Bishop at Wingo
 - Main Street at Mill Street
 - Bishop and Mill
 - Highway 176 at B Street (extension of Mill across 176)
 - Canaday at W.Miller (IIS drop off)
2. Highway 176 at Park Road—pedestrian refuge
3. Sidewalk along North Main on IIS side cracked—replace
4. Sidewalk North Miller to SR 847 including bike lane--new
5. Sidewalk North Miller to North Howard from SR 847 including bike lane—new
6. Install planting island parallel to sidewalk on Oakland Avenue heading down toward Mabry Middle School to prevent cars from parking on sidewalk
7. ADA curbing
 - North Main at Littlefield
 - Littlefield and Bishop
 - Littlefield and Canaday
8. Replace/repair, add new sidewalk Wingo Street from North Main to Oakland Avenue
9. Sidewalk on North Main to Poplar Creek Apartments—left side of North Main—new

10. Textured calming strips
 - Oakland Avenue from Mill Street toward IES in curve at Littlefield
 - Oakland Avenue approaching crossing at IES
 - West Miller at IIS drop off
11. Pedestrian/bike friendly cross walks across railroad tracks:
 - Create asphalt pedestrian/bike crosswalk across RR tracks on North Miller with bike lanes
 - Create asphalt pedestrian/bike crosswalk across RR tracks on Bridges at North Howard and Main with bike lanes
 - Create asphalt pedestrian/bike crosswalk across RR tracks at Prospect and Main with bike lanes
12. Signage and signals:
 - Oakland Avenue “No Parking on Sidewalks”
 - N.Howard at Bridges 4 Way Stop
 - Littlefield at Bishop Flasher--School Speed Reminder
 - Main Street—repair Ped Heads
 - Mill at 176—repair Ped Heads
 - Oakland Avenue and West Miller—Flasher School Speed Reminder
 - Park Road at Highway 176 Flashers/Ped Heads

Inman Trail Commission oversees and promotes the Inman Trail. The Commission prepares and updates the city’s Inman Trail comprehensive plan and program for the physical social, economic growth of the city in order to promote the public health, safety, convenience, prosperity, and general welfare, as well as the efficiency and economy in the development of the municipality relating/pertaining to the Inman Trail. The Inman Trail Commission prepares and recommends trail regulations and an official map, prepares a landscape ordinance and capital improvements plan as it pertains to the trail; studies and reports on other active living planning, community development, economic development, and land use matters; work with and reports to the City of Inman Planning Commission to coordinate and reflect current ordinances. SEE APPENDIX.

Friends of the Inman Trail (F.I.T) is a community group assisting the Inman Trail Commission in promoting and assisting with the Inman Trail and related active living projects.

PRIORITY INVESTMENT ELEMENT

This element requires an analysis of projected federal, state and local funds available for public infrastructure and facilities during the next ten (10) years and recommends the projects for those funds. These recommendations must be coordinated with adjacent and relevant jurisdictions and agencies (counties, other municipalities, school districts, public and private utilities, transportation agencies, and any other public group that may be affected by the projects). Coordination simply means written notification by the local planning commission or its staff to those groups.

CAPITAL IMPROVEMENTS PROGRAM

The capital improvements program is the City's method for planning, budgeting and financing the purchase and construction of large capital infrastructure, facilities, equipment, and other fixed assets.

IDENTIFICATION OF FUNDING SOURCES

The following are sources of funding the City of Inman plans to use for reaching the goals and objectives. The City is not limited to the sources and city staff will continue to look for other sources of funding to assist in reaching the goals and objectives.

- Tax Anticipation Loan
- Hospitality Tax
- Grants (Federal and State)
- Fire General Obligation Bond
- Rural Development Fund

STATEMENT OF NEEDS AND GOALS

The Statement of Needs and Goals is present by projects and needs currently in progress or on-going.

CITY OF INMAN COMPREHENSIVE PLAN

Need Statement: To develop and maintain a planning process which will result in the systematic preparation, continual re-evaluation, and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of the city.

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Review and update current Comprehensive Plan	1. Review and update Plan, as as needed, during regularly scheduled monthly meetings 2. Schedule annual review of Plan 3. Use mapping computer program to color code zoning maps to designate specific area 4. Use mapping program to designate potential, available, commercial buildings/sites	Summer 2012 As annexations and/or changes are made Fall 2012	City of Inman Planning Commission City of Inman Wastewater Department-mapping Inman Trail Commission Community Leaders Business owners
2. Present updated information to City Council for approval	1. Community hearing to review and present 2. Approval by City Council	Sept. 2012	City of Inman Planning Commission City Council
3. Publish City of Inman Comprehensive Plan	1. Print copies available at Inman City Hall, Inman Public Library, Planning Commission members, Council members 2. Electronic copy on the City of Inman web site	Sept. 2012	City of Inman Planning Commission City of Inman Web Designer

**CITY OF INMAN
UNIFORMITY OF DESIGN**

Need Statement: Unify the community through design and use of materials and style.

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Public signage coordinated, integrated, and consistent on all City of Inman facilities and projects	Develop designs and incorporate into the Zoning Manual	Fall 2012 as funds are available and signs needing updating	Planning Commission Inman Trail Commission Merchants Advisory Board
2. Adoption of lettering and logo designs	Develop lettering and logo designs	Fall 2012	Planning Commission Inman Trail Commission Merchants Advisory Board
3. Select color pallet for downtown/city limits	Develop a color pallet	Fall 2012	Planning Commission Inman Trail Commission Merchants Advisory Board
4. Amend Zoning Manual to include uniform design	Present updates to City Council	Winter 2013	Planning Commission Inman Trail Commission City Council

**CITY OF INMAN
DOWNTOWN REVITALIZATION**

The City of Inman has experienced a decline in business and manufacturing in the last ten years due to the economic decline experience in our country. While the Boiling Springs and Greer areas of northern Spartanburg County have seen economic growth and development, the Inman area has not. However, Spartanburg County officials predict Inman is in a position for growth. With this prediction, the Planning Commission’s goals for the City of Inman are to have plans in place for the revitalization.

Need Statement: Promote the City of Inman to attract residents and businesses to relocate.

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Develop an inventory of available commercial properties	Gather information on all available commercial buildings	Fall 2012	Planning Commission Merchants Advisory Board Inman Chamber
2. Establish a Merchants Advisory Board	Members to be business owners within the City Limits of Inman	Fall 2012	Planning Commission City Council
3. Update downtown facades	Locate funding opportunities to paint facades downtown	As funds are available	Planning Commission Merchants Advisory Board City Council Grant Writer
4. Develop a marketing campaign and plans to attract businesses to the area	Gather information on possible incentives and what other areas have done to attract businesses	Fall 2012	Planning Commission Merchants Advisory Board City Council Inman Chamber
5. Upgrade and improve three city parks	Locate funding opportunities to: - replace aluminum picnic shelters with wooden, shingled covers - landscape with native, low maintenance, drought tolerant plantings	As funds are available and plans developed	Planning Commission City Council Grant Writer
6. Locate organizations and individuals to assist with upkeep of landscaping	Contact and publicize need for volunteers	As needed	Planning Commission City Council Merchants Advisory

**CITY OF INMAN
WASTEWATER TREATMENT FACILITY**

Need Statement: To monitor growth and needs of the Inman community and maintain a state-of-the-art facility, providing services for residents and businesses.

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Extend collection lines to Interstate 26 out Highway 292	Prepare information for extending lines. Locate potential funding through grants.	As needed	Wastewater Supervisor and staff City Council
2. Take Big Daddy's lift station out-of-service	Bore under Highway 176 to convert collection line to a gravity line to save cost of lift station operation.	Funding and approval of City Council	Wastewater Supervisor and staff City Council
3. Install collection lines to Wofford Street	Prepare cost information for project. Locate potential funding through grants.	As needed	Wastewater Supervisor and staff City Council
4. Install collection lines up Highway 176 to Village Greens Golf Course	Prepare cost information for project. Locate potential funding through grants.	As needed	Wastewater Supervisor and staff City Council
5. Expand current plant to 1.2 MGD plant	Prepare cost information for project. Locate potential funding through grants.	Determined by growth	Wastewater Supervisor and staff City Council
6. Expand current plant to 1.5 MGD plant	Prepare cost information for project. Locate potential funding through grants.	Determined by growth	Wastewater Supervisor and staff City Council
7. Expand current plant to 2.0 MGD plant	Prepare cost information for project. Locate potential funding through grants.	Determined by growth	Wastewater Supervisor and staff City Council
8. Install collection line up Compton Bridge Road	Prepare cost information for project. Locate potential funding through grants.	As needed	Wastewater Supervisor and staff City Council

**CITY OF INMAN
POLICE DEPARTMENT**

Need Statement: Continually monitor the growth and needs of the Inman community to provide police protection.

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Update current facilities.	Wall repair, paint, office furniture	As funding is available	Chief of Police City Council Planning Commission
2. Stand alone state-of-the-arts facility	Locate funding to remodel current City Hall to house Police Department	Fall 2014	Chief of Police City Council Planning Commission
3. Upgrade equipment	Locate funding opportunities to replace and upgrade current equipment	As equipment needs replacing and funding is found	Chief of Police City Council Grant Writer

**CITY OF INMAN
FIRE DEPARTMENT**

Need Statement: Continually monitor the growth and needs of the Inman community to provide fire protection.

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Update current facilities	Wall repair, paint, office furniture	As funding is available	Fire Chief City Council
2. Stand alone state-of-the-arts facility	Locate funding to remodel and build state-of-the-arts Fire Department adjacent to The Inman Armory	Fall 2016	Fire Chief City Council Grant Writer
3. Upgrade equipment	Locate funding opportunities to replace and upgrade current equipment	As equipment needs replacing and funding is found	Fire Chief City Council Grant Writer

**CITY OF INMAN
PUBLIC WORKS DEPARTMENT**

As the City of Inman continues to grow and expand services, there is a need to develop a Public Works Department for street maintenance, zoning enforcement, etc. With the relocation of the Inman Fire Department to the City Complex site, the old fire department location can be used as the Public Works Department with space available for the Maintenance Supervisor’s office, Planning Commission offices, etc.

Need Statement: Continually monitor the growth and needs of the Inman City limits.

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Update former Fire Department facilities	Wall repair, paint, office furniture	Fall 2017	Street Maintenance Supervisor City Council
2. Stand alone state-of-the-arts facility	Locate funding to remodel and update former Fire Department facility	Fall 2018	Street Maintenance Supervisor City Council Planning Commission Grant Writer
3. Upgrade equipment	Locate funding opportunities to replace and upgrade current equipment	As equipment needs replacing and funding is found	Street Maintenance Supervisor City Council Grant Writer
4. Hire additional personnel to assist in expanding services	Locate, hire additional personnel	Fall 2013	City Council Street Maintenance Supervisor

CITY OF INMAN TRAIL COMMISSION

The Inman Trail is a concept for a 2.2 mile, closed-loop walking route that will unify and enhance the Inman community by promoting pedestrian activity along a planned, closed loop pathway.

Need Statement: Promote the City of Inman as an active living community.

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Develop an Inman Trail Comprehensive Plan	Gather information on Inman Trail	Fall 2012	City of Inman Trail Commission City of Inman Planning Commission Community Leaders Business Owners
2. Promote Inman as a walkable/active living community	Update Historic walking map Include active living information in all Inman promotional sources Locate funding opportunities to paint facades downtown	Beginning with adoption of Inman Trail Comprehensive Plan	Inman Trail Commission Planning Commission City Council Grant Writer
3. Designate paths of travel for various modes of pedestrian exercise	Design signage for making trail	Spring 2013	Inman Trail Commission Planning Commission City Council
4. Develop map of Inman Trail	Map available at City Hall Electronic copy on the City of Inman web site Map included in all Inman promotional sources Gather information on properties along the current and proposed links	Fall 2013	Inman Trail Commission Planning Commission City Council
5. Publish City of Inman Trail Trail Plan	Print copies available at Inman City Hall, Inman Public Library, Electronic copy on the City web site	Fall 2013	City of Inman Planning Commission City of Inman Web Designer

The Inman Trail will develop and expand in phases:

1. Phase One of Inman Trail
 - Surfacing from Oakland Avenue down to Park Road to Hwy. 176. This route is the old railroad bed which District One Schools owns. The distance is 1,287.1 feet
 - Surfacing 785.1 feet on Hwy. 176 starting at Park Road and proceeding east south east. This property is owned by Inman Mills Textile Corporation.
 - Three (3) resting benches along Phase One. The locations are on Oakland and Park Road, Park and Hwy. 176 and Hwy. 176 and A Street. These visible areas will allow pedestrians to rest in a safe manner.
 - Landscaping will include indigenous plants that are drought resistant.
 - Trail section from Oakland to Hwy. 176 will need some erosion control using rip/rap rocks and an occasional bolder.
 - Four (4) transition areas with brick work.
2. Phase Two of Inman Trail
 - Connect Hwy. 176 and Park Road to the Inman Mills Baptismal pool. The total surface is 887.3 feet and will run along the old railroad bed. A small creek parallels the rail bed and will create an esthetic environment for walking. This link of the walking trail will end at an historical local landmark.
 - Resurface the existing track at T. E. Mabry Middle School with a rubber surface. This surface reduces the joint stress related injuries for pedestrians and runners. This lighted track is used by the Inman community and is open 24/7.

Strategies

1. Finalize Inman Trail plans
2. Obtain formal approval of City of Inman Council members
3. Receive technical assistance and guidance from the National Parks Service through the Rails, Trails Conservation Assistance Program (RTCA) – received October 2009
4. Obtain easements/permission from private land owners
5. Seek funding through grants and fund raising
6. Community input through Town Hall Meetings, etc.
 - Encourage community to use trail as a linear park
 - Solicit involvement in development, planning, funding
7. Invite and involve schools, churches, and non-profit organizations
8. Phases One and Two
 - Present plans/designs to community
 - Invite/include local businesses, non-profits, schools, churches, Scout troops to donate time and funds

**CITY OF INMAN
MILL STREET**

Mill Street is the location of downtown businesses and is in need of upgrades and improvements to the sidewalks, street, and drainage.

Need Statement: Upgrade Mill Street and sidewalks from Main Street to Oakland Avenue.

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Develop a plan to upgrade and improve Mill Street	Gather information on needs - sidewalks - paving - sewer upgrades - water upgrades - electric/cable upgrades - landscaping	Fall 2012	Planning Commission Inman Trail Commission City Council Merchants Advisory Board
2. Publish report of goals, needs, and possible costs of upgrades	Contractors provide cost estimates	Spring 2013	Planning Commission Inman Trail Commission City Council
3. Locate funding sources	Research possible funding Sources Contact SCDOT and all parties involved in upgrades	Spring 2013	Planning Commission City Council Grant Writer
4. Implement plan	Bid and hire contractors	As funds become available	City Council

CITY OF INMAN COMPTON BRIDGE ROAD PROJECT

District One Schools have seen an increase in student population, thus the need to add additional classrooms. Formerly, Inman community schools were centrally located within walking distance build a new senior high school and no available property near current schools, Chapman High School was built on the outskirts of the city on Compton Bridge Road. Currently there is no sidewalk to connect the school with existing pathways.

In 2009, the City of Inman received South Carolina Department of Transportation Enhancement Grant to provide a safe route to the school using matching funds from the city, District One Schools, and additional state and county funds.

During 2010, engineering and related information was gathered, plans finalized, and construction is projected to begin in 2012.

Need Statement: Provide a safe walking area for students and City of Inman residents.

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Begin upgrades and construction	Design plans implemented	Summer 2012	SCDOT City Council

CITY OF INMAN SAFE ROUTES TO SCHOOL

In 2008, the City of Inman and Spartanburg County District One Schools were awarded two (2) SAFE ROUTES TO SCHOOL (SR2S) grants for Inman Elementary School and Inman Intermediate School. The schools were awarded \$200,000.000 each with requirements to formulate a comprehensive SR2S Plan specific to their needs. Each school's plan incorporated the five E's of the SR2S which are: Engineering, Education, Encouragement, Enforcement, and Evaluation. The school district will act as the agent to oversee the grant.

The SR2S Program enables and encourages children, including those with disabilities, to safely walk and bicycle to and from school. SCDOT'S Safe Routes to School Program assists schools and communities in the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of schools while promoting a healthy lifestyle for children and their parents.

With the reorganization of SCDOT, Inman's implementation of SR2S has been delayed. The two schools have their necessary plans in place and the delay is now releasing of funds for construction and upgrades.

Need Statement: Provide a safe walking area for students, City of Inman residents, and visitors.

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Begin upgrades and construction	Design plans implemented	Fall 2012	SCDOT District One Schools City of Inman
2. Five E's	Schools implement SR2S Comprehensive Plans	Fall 2012	Inman Elementary Faculty and Staff Inman Intermediate Faculty and Staff District One

CITY OF INMAN PALMETTO TRAIL

In March 2011, The Palmetto Conservation announced the routing of the current uncharted link of the Palmetto Trail from Landrum to USC Upstate through Inman, connecting to and partially incorporating the planned Inman Trail.

When completed, the Palmetto Trail will be a 425+ mile recreational trail that traverses the state of South Carolina. The Trail will begin at Oconee State Park in the Upstate and end north of Charleston on the coast. It will consist of several connecting passages that will showcase the unique history, culture, and geography of the Palmetto State. The Trail will connect the mountains to the sea forming a spine for a network of trails in South Carolina, the genesis of a statewide trail system. The planned trail corridor will run through the counties of Oconee, Pickens, Greenville, Spartanburg, Cherokee, Union, Laurens, Newberry, Fairfield, Richland, Sumter, Clarendon, Orangeburg, Berkeley, and Charleston.

The Blue Wall Passage of the Palmetto Trail is a fourteen (14) mile, moderate section of the trail in Greenville and Spartanburg Counties. It goes through the South Carolina Nature Conservancy’s Blue Wall Preserve, through Landrum, South Carolina, and into North Carolina ending at the Foothills Equestrian Nature Center (F.E.N.C.E.).

The Inman passage/connection of the Palmetto Trail is proposed to be designated a bike path along Compton Bridge Road also know as old, historic Howard Gap Road. This link will connect F.E.N.C.E. with the University of South Carolina Upstate Passage. The USC Upstate Passage is a 1.3, easy to moderate section of the trail in Spartanburg County that goes through the University of South Carolina Upstate campus. It begins at the John M. Rampey, Jr., Center and parallels Lawson’s Fork Creek.

Need Statement: Provide a link for the Palmetto Trail connecting Landrum and USC Upstate .

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Investigate possible routes connecting Compton Bridge Road to Landrum	Meet and tour possible routes	To be determined by Palmetto Conservancy	Palmetto Conservation Trail Commission Planning Commission City Council
2. Provide signage linking the Inman Trail with Palmetto Trail where possible	Develop signage	To be determined by Palmetto Conservancy	Palmetto Conservation Trail Commission Planning Commission City Council
3. Include Palmetto Trail within Inman Trail maps/ brochures	Update Inman Trail maps	To be determined by Inman Trail Commission	Trail Commission F.I.T

CITY OF INMAN INMAN FARMER'S MARKET

The Inman Farmer's Market began in the summer of 2009 as a satellite of the Spartanburg Hub City Farmer's Market. Hub City administered the operation in conjunction with the City of Inman Planning Commission and the Greater Inman Area Chamber of Commerce in the summers of 2009 and 2010. Hub City Farmer's Market had no market in 2011 due to lack of community interest and producer availability to serve the Market. Hub City Farmers Market proposed to serve the Inman area with the Mobile Market on a bi-weekly schedule. The Mobile Market is meant to serve areas outside the downtown Spartanburg Farmer's Market. This was never implemented

Need Statement: Provide the City of Inman residents and businesses fresh produce from locally grown markets.

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Develop an Inman Farmer's Market Board	Contact people interested in a Farmer's Market Present to City Council Publicize information	Fall 2013	Planning Commission Merchants Advisory Board
2. Develop a plan for an Inman Farmer's Market	Gather information on all available sites for market Gather information on possible vendors and producers	Fall 2013	Inman Farmer's Market Board Planning Commission Merchants Advisory Board
3. Publish plan and pertinent information	Present to City Council Publicize information	Spring 2014	City Council Inman Farmer's Market Board Planning Commission Merchants Advisory Board
4. Promote Inman Farmer's Market	Present to City Council Contact vendors and producers	Spring 2014	City Council Planning Commission Merchants Advisory Board
5. Establish an Inman Farmer's Market	Contact vendors and producers	Summer 2014	City Council Inman Farmer's Market Board Planning Commission Merchants Advisory Board

CITY OF INMAN THE ARMORY

The South Carolina National Guard of Inman was activated March 18, 1948. The Armory building was decommissioned and ownership transferred to the City of Inman on September 27, 2005. The facility was used for public functions until the fall of 2009 when it was closed to the public due to disrepair. The building is centrally located among three community schools, directly off US Highway 176, and along an abandoned rail bed.

Need Statement: With no local meeting venue, the Inman community is in need of a large area for public events and private parties

Goals	Strategies	Proposed Time Line	Responsible Parties
1. Provide Inman community with Civic Complex	Develop plans and schedule to upgrade the Armory into a state-of-the-arts Civic Center	F all 2015	Planning Commission City Council Grant Writer
2. Upgrade Armory Facilities - public restrooms - public parking - state-of-the-arts technology - designated Inman Trail Head	Locate funding opportunities to upgrade facility as a Civic Complex	Spring 2016	Planning Commission City Council Grant Writer
4. Develop a meeting venue - community meeting rooms - meeting venue for wedding receptions, parties, events	Locate funding opportunities to replace and upgrade current equipment	Spring 2016	City Council Planning Commission Grant Writer
5. Designate an area as the Inman Trail Head to provide information	Gather relevant information Develop plan to display information	Fall 2016	Inman Trail Commission City Council Grant Writer

**Inman Armory Project
Possible Uses**

Civic Center Complex

Welcome Center/information

Inman information

Trail Head w/information, maps, restrooms, water, etc – open free to the public

Inman Museum – open free to the public, donation box available, locked when building is rented

Planning/Zoning Commission office

Office for Street Supervisor

Oversee rental/upkeep of center

Chamber office

Personnel/volunteers to coordinate/man Welcome Center

Responsible to have person “on grounds” and/or available when building is in use

City of Inman Motor Pool

Uses to include

Welcome Center – located in foyer of building with desk/telephone (no long distance capability at this location)

Open daily with volunteers

Office area – locked during off hours or when building is rented

Street maintenance/Zoning Administrator’s office

Chamber office/storage

Unisex restroom, kitchen to include refrigerator, sink, microwave, table

Meeting rooms – remain locked unless reserved

Rental based on utility costs, maintenance – for community non-profits

Rental outside Inman community, see events venue rental

Including: internet capability, chairs, podium, screen

Events venue

Prep kitchen with sink, stainless countertops, refrigerator - area remains locked unless contracted/included in rental agreement

Tables, chairs, portable stage- unavailable unless contracted/included in rental agreement

Sound buffering curtains surrounding Main Area- in use only when contracted/included in rental agreement, must be “installed” by volunteer on duty for event

Rental based on utility costs, maintenance plus additional 20% into Armory fund for continued upkeep and major repairs

Outdoor classrooms, meeting site – see above for rental costs

Inman Farmers’ Market – business licenses to assist in upkeep of complex

South Carolina fence

Outdoor “kitchen” with grill for community/private events, rental - see events Venue

Physical fitness area as part of Trail Head

ADDITIONAL INFORMATION

Information for this document was gathered, in part from the following:

- www.2010.census.gov
- www.census.sc.gov
- www.cityofinman.org
- www.cityofspartanburg.org
- www.duke-energy.com
- www.e-referencedesk.com/resources/state-geography/south-carolina.html
- www.factfinder.census.gov
- www.gspairport.com
- www.hmdb.org/marker.asp?marker=12627
- www.icwd.org
- www.infomentum.org
- www.nationalregister.sc.gov/spartanburg/S10817742054/index.htm
- www.piedmontng.com
- www.quickfact.census.gov
- www.republicservices.com
- www.scdhec.gov/environment/water/shed/docs/50105-14.pdf
- www.sctrails.net/trails/ALLTRAILS/Palmetto
- www.spart1.org
- www.spartanburgcounty.org
- www.spartanburgregional.com
- www.upstateforever.org
- www.windstream.net

APPENDIX

INTERSTATE HIGHWAY ACCESS
INMAN'S LOCATION IN SPARTANBURG COUNTY, SC
INMAN'S HIGHWAY ACCESS
INMAN WATERWAYS
INMAN'S ELEVATION
INMAN SCHOOLS LOCATIONS
INMAN ZONING MAP
INMAN CITY LIMITS STREETS
SAFE ROUTES TO SCHOOL MAP OF IMPROVEMENTS
INMAN TRAIL SYSTEM
INMAN TRAIL SYSTEM with STREETS
INMAN TRAIL SYSTEM LINKS
SPATS INMAN BICYCLE RECOMMENDATIONS

APRIL 12, 2007 CITIZEN INPUT MEETING NOTES

OCTOBER 12, 2012 COMMUNITY CHARETTE INVITATION

OCTOBER 12, 2012 COMMUNITY CHARETTE CITIZENS' INPUT AND
CONCERNS

CITY OF INMAN DEPARTMENT LEADERSHIP SURVEY FORM
FOR COMPREHENSIVE PLAN

CITY OF INMAN BUSINESS OWNER SURVEY FORM
FOR COMPREHENSIVE PLAN

CITIZEN OF THE CITY OF INMAN SURVEY FORM
FOR COMPREHENSIVE PLAN

NON-PROFITS OF THE CITY OF INMAN SURVEY FORM
FOR COMPREHENSIVE PLAN

INMAN TRAIL BROCHURE

City of Inman Planning Commission
Citizen Input Meeting Notes
April 12, 2007

#1 BUSINESS RECRUITMENT

Current:

Revitalize downtown through Harvest Day Festival, Music on Mill, Light up Inman, Parade and Antique Stroll, Ignite Inman, auction
Survey of business owners good info; Bessie is important communication link
County Tourism Plan has encouraged downtowns

Challenges for Future:

More volunteers, help needed for marketing and recruiting downtown
Develop Underground Knowledge book idea to bring about more opportunities for rent or sale
Develop Antique Creep idea
Continue to identify ways to coordinate with County Tourism Plan

#2 COMMUNICATION

Current:

Planning Commission reports to Council at Council meetings; few citizens attend
New partners are being identified and projects complete but slowly

Challenges for Future:

Need to identify new ways to get word out on Planning Commission efforts
Need to recruit volunteers for smaller jobs that are identified
Need for City leaders and volunteers to understand each role
Identify new partners like the Boy Scouts and others through the Tourism Action Plan
Potential partnership with Pacolet and Carl Ruppe

3 LIVABLE AND SUSTAINABLE LAND USES

Current:

Many relationships established and resources acquired – Safe Routes to School, National Park Service, Partners for Active Living/PEACHES, SPATS, CTC (list)
Rail Trail will come through downtown and revive businesses; work with Palmetto Conservation Foundation & SPATS to bring Statewide Palmetto Trail through Inman
Fitness Trail will bring more opportunity
Parks: Created one, acquired one, and improved one
Harvest Day had recycle program

Challenges for Future:

Continue to coordinate with Palmetto Conservation Foundation and SPATS for trail

Farmer's Market and Armory/Civic Center discussions continue

Peach Museum discussion needs to continue

#4 INFRASTRUCTURE AND AESTHETICS

Current:

Model Sewer System brings others in to see Inman example

New Inman signs will send statement of pride

Planning Commission studying highway ordinance

Mill St. parking lot complete

Pedestrian improvements

Great street maintenance program

Working on zoning regulations to promote walking and green space

Challenges for Future:

Asheville Highway improvements

Historic Advisory Committee potential - Architectural Review Board a long-range goal

Runoff/drainage issues



City of Inman
Planning Commission
October 5, 2010

The Planning Commission for the City of Inman has scheduled a community charette for Tuesday, October 12, 2010 beginning at 5:00 pm in the Fellowship Hall of Inman First Baptist Church.

You are cordially invited to attend this meeting of the hearts and minds of Inman where we will celebrate our accomplishments and determine our next steps as the Planning Commission prepares to update the City of Inman Comprehensive Plan. Your input will help make better, more focused plans for the future of Inman.

Please be a force and voice as we review the 2007 Charette notes, discuss future goals and where we would like to see in Inman's future.

The Planning Commissioners request you RSVP to City Hall at 472-6200, Ext. 2 or reply to this email by Friday, October 8. This is necessary to have adequate materials and seating available for the meeting.

Sincerely,

Douglas Hurlbert
Planning Commission Chair

**City of Inman Planning Commission
Citizen Input Meeting
October 12, 2010**

<u>Number Focusing on Same Issue</u>	<u>Citizen Concern</u>
5	Revitalize Buildings
2	Aesthetics
	Business of the Month
3	Inman Trail
1	Walkable/workable
1	Activities to market downtown
	String of Pearls advertising
1	Retail niche
	Restaurant spin-off
2	Tourism Anchor
2	Mayor's house
	Textile museum
	Peach museum
1	Paint fire hydrants
	Fund raising
	Community project
	Unique projects
	Tours to Inman
	Sign Project
	Include donor's names on signs
	Healthy Businesses
	Business Recruitment
	Incentives Formula
	Agenda List for Businesses
	Market on other events
	Architectural review



To: Department Leadership

From: City of Inman Planning Commission

Note:

The City of Inman Planning Commission is updating the “Comprehensive Plan” and needs your input! This document must be completed and updated by Planning Commissions of all municipalities in South Carolina every ten years. This document will serve as an official record of our city’s needs and goals and provide guidelines for reaching them. In an effort to make this document truly a reflection of our city departments’ input, we are asking you to participate by answering the following questions as they relate to your specific department. It would be beneficial if you could include the input and ideas from as many people in your Department as possible. Additional pages and photographs are welcomed and appreciated as we work toward the revitalization and redevelopment of our city.

1. Department Name:
2. Department Leader’s Name:
3. Department’s Responsibilities:
4. Department’s Resources (number of people, their training, major pieces of equipment and structures):
5. Department’s Immediate Needs, with projected time line (people, equipment and structures):
6. Department’s Future Needs, with projected time line:
7. Briefly list how your Department has changed/grown over the past 10 years:
8. Briefly describe how you anticipate your Department to change/grow over the next 10 years, with projected time line:
9. Name your Department’s most important accomplishment in the past year:



To: Inman Businesses

From: City of Inman Planning Commission

Note:

The City of Inman Planning Commission is updating the “Comprehensive Plan” and needs your input! This document must be completed and updated by Planning Commissions of all municipalities in South Carolina every ten years. This document will serve as an official record of our city’s needs and goals and provide guidelines for reaching them. In an effort to make this document truly a reflection of our city business’ input, we are asking the community to participate by answering the following questions as they relate to your specific business. It would be beneficial if you could include the input and ideas from as many employees as possible. Additional pages and photographs are welcomed and appreciated as we work toward the revitalization and redevelopment of our city.

1. Business Name:
2. Business Contact Information:
3. Business Purpose and Mission:
4. Business’ Resources (number of employees and training necessary, etc.)
5. Business’ Immediate Needs, with projected time line (people, equipment and structures):
6. Business’ Future Needs, with projected time line:
7. Briefly list how your business has changed/grown over the past 10 years:
8. Briefly describe how you anticipate your business to change/grow over the next 10 years, with projected time line:
9. Name your business’ most important accomplishment in the past year:

**PLEASE COMPLETE AND RETURN TO PLANNING COMMISSION
AT
INMAN CITY HALL**



To: Citizens of Inman

From: City of Inman Planning Commission

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1. Name:
2. Contact information:
3. Briefly list the changes/growth you are familiar with over the past 10 years:
4. Briefly list the changes/growth you would like to see over the next 10 years, with projected time line:
5. Describe Inman’s most important accomplishment in the past year:

**PLEASE COMPLETE AND RETURN TO PLANNING COMMISSION AT
INMAN CITY HALL**



To: Inman Non-Profits

From: City of Inman Planning Commission

Note:

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1. Organization Name:
2. Organization Contact:
3. Organization Purpose and Mission:
4. Organization Membership:
5. Organization’s Immediate Goals, with projected time line:
- 6 Organization’s Future Goals, with projected time line:
7. Briefly list how your organization has changed/grown over the past 10 years:
8. Briefly describe how you anticipate your organization to change/grow over the next 10 years, with projected time line:
9. Describe your organization’s most important accomplishment in the past year:

**PLEASE COMPLETE AND RETURN TO PLANNING COMMISSION AT
INMAN CITY HALL**

The Inman Trail

General Overview



The Inman Trail is a concept that would unify and enhance the Inman community by promoting pedestrian activity along a planned, closed loop pathway. This idea is currently in the process of introduction for approval by the local agencies. The benefits of the Inman Trail would include creating safe routes to school for children, designated paths of travel for various modes of pedestrian exercise, a means of recreation and community interaction, and an outdoor stage for natural science education. The Inman Trail has been tentatively laid out on the attached map of Inman and is composed of five links, each with a distinctive character:

1. The School Link .75 miles



This link is anticipated to occupy the abandoned railroad bed from Inman Mills to North Main Street. The bed makes an excellent place for a trail since it has already been cleared and graded, not to mention the fact that it runs through the middle of three local schools: Inman Elementary, Inman Intermediate, and Mabry Middle Schools. It is anticipated that this will be the first link to be completed. The School Link will feature a 10' wide, ADA accessible, asphalt paved trail past residential back yards and through areas of mature trees and native landscaping. Educational signage is anticipated on various botanical specimens to educate users. Benches,

trash cans and trail signage will add to the park-like environment, which will include personal exercise stations along the route.

2. The North Main Street Link 0.5 miles



This link is anticipated to be located within the currently vacant, generously wide, western right-of-way associated with the railroad tracks along Main Street, leading past the historic central business district. The distinctive character of this link would be more like a linear city park, with a more formal style of landscaping, benches, trash cans, signage and adjacent parking, all within full view of the central business district, just across the street. This link will extend the access of safe route to the schools to additional residential areas as well as provide a stage for the center city events (Harvest Day, Christmas Parade, Veteran's Day Parade, etc.). The implementation of this link will require special permission by the Norfolk Southern Railroad since the track is technically active.

3. South Main Street Link 0.5 miles



This link is anticipated to run concurrently with and require the upgrade of existing sidewalks along a few residences and several businesses. South Main Street is also SC State Highway 292, which is the most used route to the historic central business district. The upgrading of this sidewalk system will give passersby on the heavily traveled Asheville Highway (US 176) a glimpse of something new happening, drawing them off the main highway toward the historic central business district.

4. Mill Street Link 0.3 miles



This link is anticipated to run concurrently with and require the upgrade of existing sidewalks along businesses and a few residences. It would provide an alternate route to the historic central business district and is the most direct route from Inman Mills. This route is useful in accessing the Library and Post Office and is a main venue for Harvest Day. The intersection of this route and Asheville Highway (US 176) already has a park-like quality that would be an asset to the trail system and be fully visible to passersby on this heavily traveled vehicular route.

5. Asheville Highway Link 0.6 miles



This link will be the most difficult to accomplish. It is anticipated to be located along side the busiest vehicular route in town (a five lane highway). The benefit of this link is twofold: first, it serves as the final connector that would close the trail upon itself, making a full loop that can provide pedestrian travel that does not require back tracking to return to a starting place. Secondly, it would provide a view of the trail for the large volume of vehicular traffic on US 176, allowing them to see

a portion of the trail which continues out of sight, hopefully whetting their interest to turn off the highway, park their vehicle, and take a walk. This link has two sections: the eastern and western.

The existing condition of the 0.3 mile eastern section, between Mill Street and S. Main Street, is a 5' wide sidewalk tight against the curb, which is not conducive to pedestrians, particularly with small children.

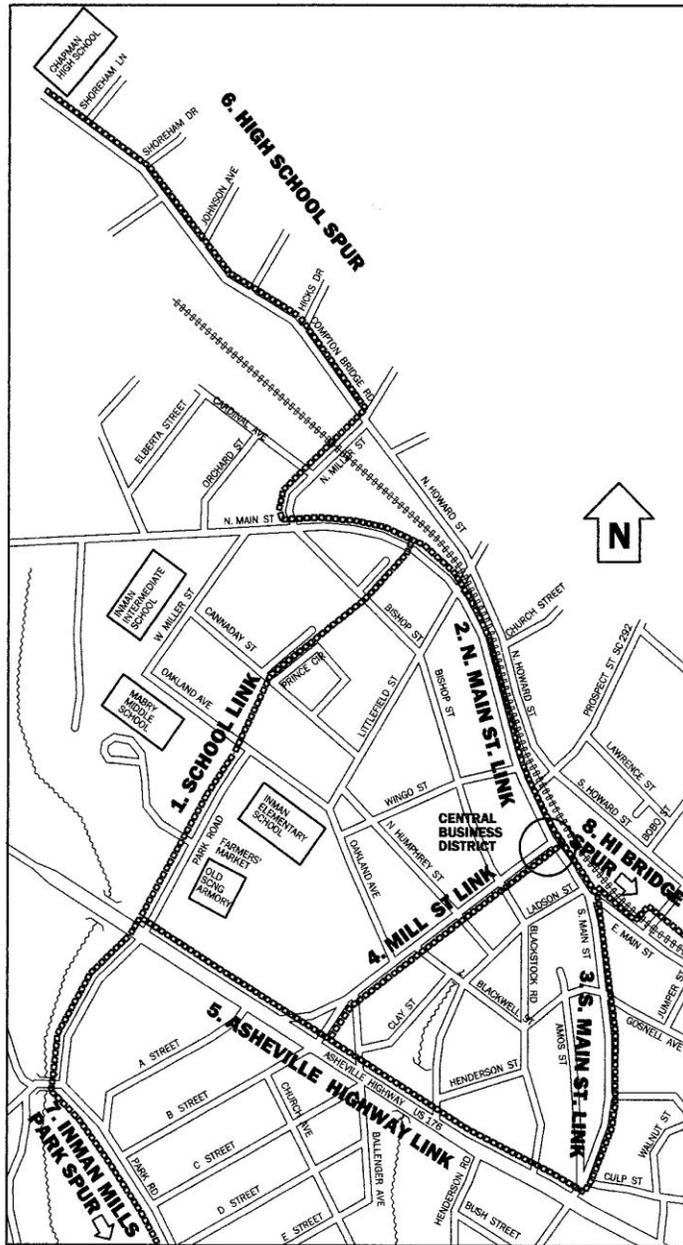
Agreements would be necessary with existing businesses and landowners to gradually implement the improvements of a wider sidewalk, further away from the curb. This link will most likely take the longest amount of time to complete do to this complexity.

The existing condition of the 0.3 mile western section, between Mill Street and Park Road, is quite different from the eastern portion of this link. It has a beautiful, wide, open, park-like quality to it with thick grass and mature trees. It would be easy to locate a trail through this area and create a park-like setting.

Future Links



Once the first five links are successfully completed, it would not be hard to imagine the trail expanding southward along Asheville Highway to include the major vehicular-oriented businesses (including a number of fast food restaurants, grocery stores, drug stores, other franchise retail establishments). It would be possible to expand parallel with or along side the railroad right-of-way southeastward and connect back to Asheville Highway, completing a larger loop and unifying the vehicular-highway-oriented businesses with the historic downtown district.



The Inman Trail will be composed of five links:

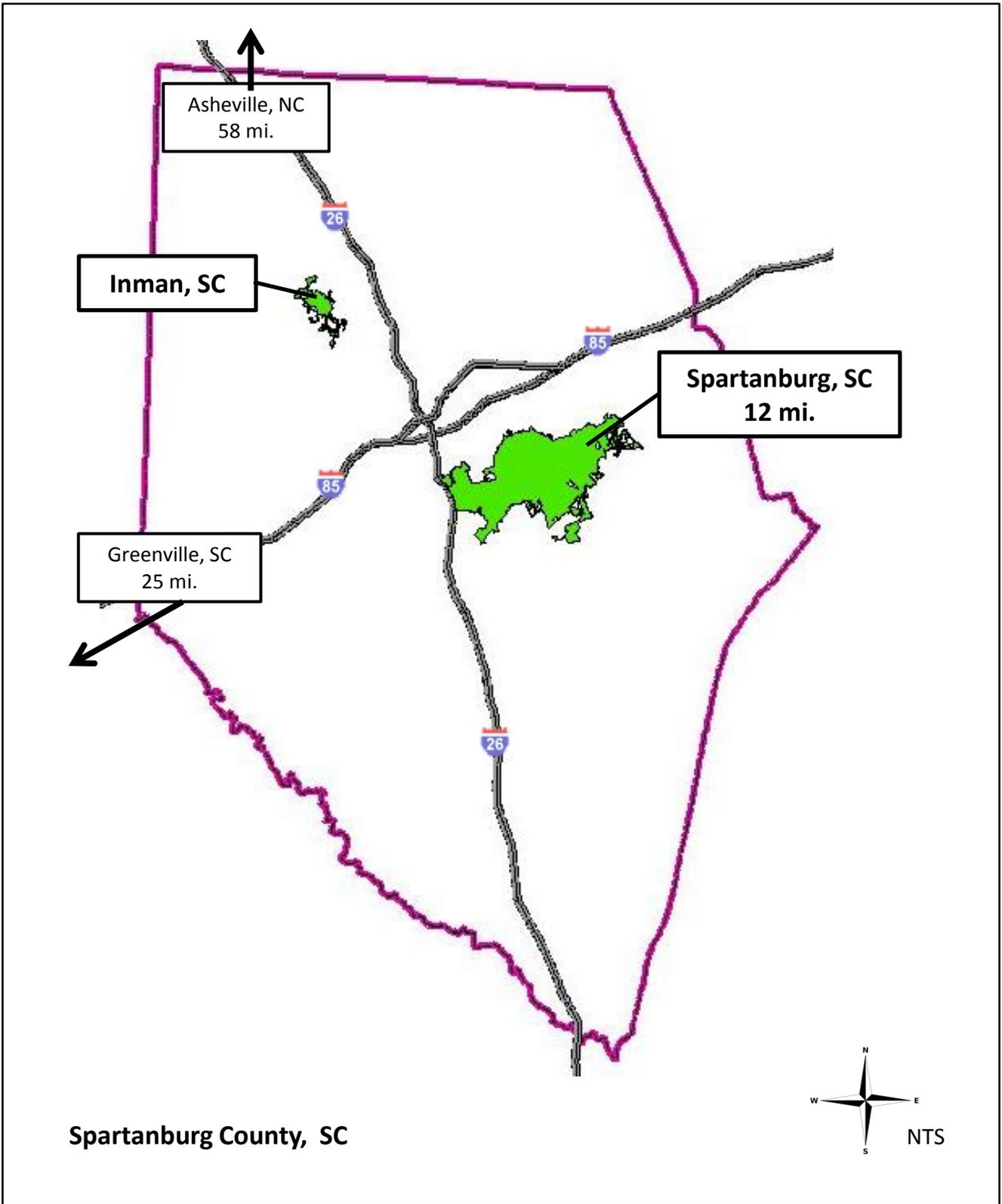
1. The School Link (.75 miles)
2. The North Main Street Link (.5 miles)
3. The South Main Street Link (.5 miles)
4. The Mill Street Link (.3 miles)
5. The Asheville Highway Link (.6 miles)

The total perimeter distance will be 2.1 miles.

The Inman Trail will have three spurs:

6. The High School Spur (.75 miles)
7. The Inman Mills Park Spur (.6 miles)
8. The Hi Bridge Spur (.75 miles)

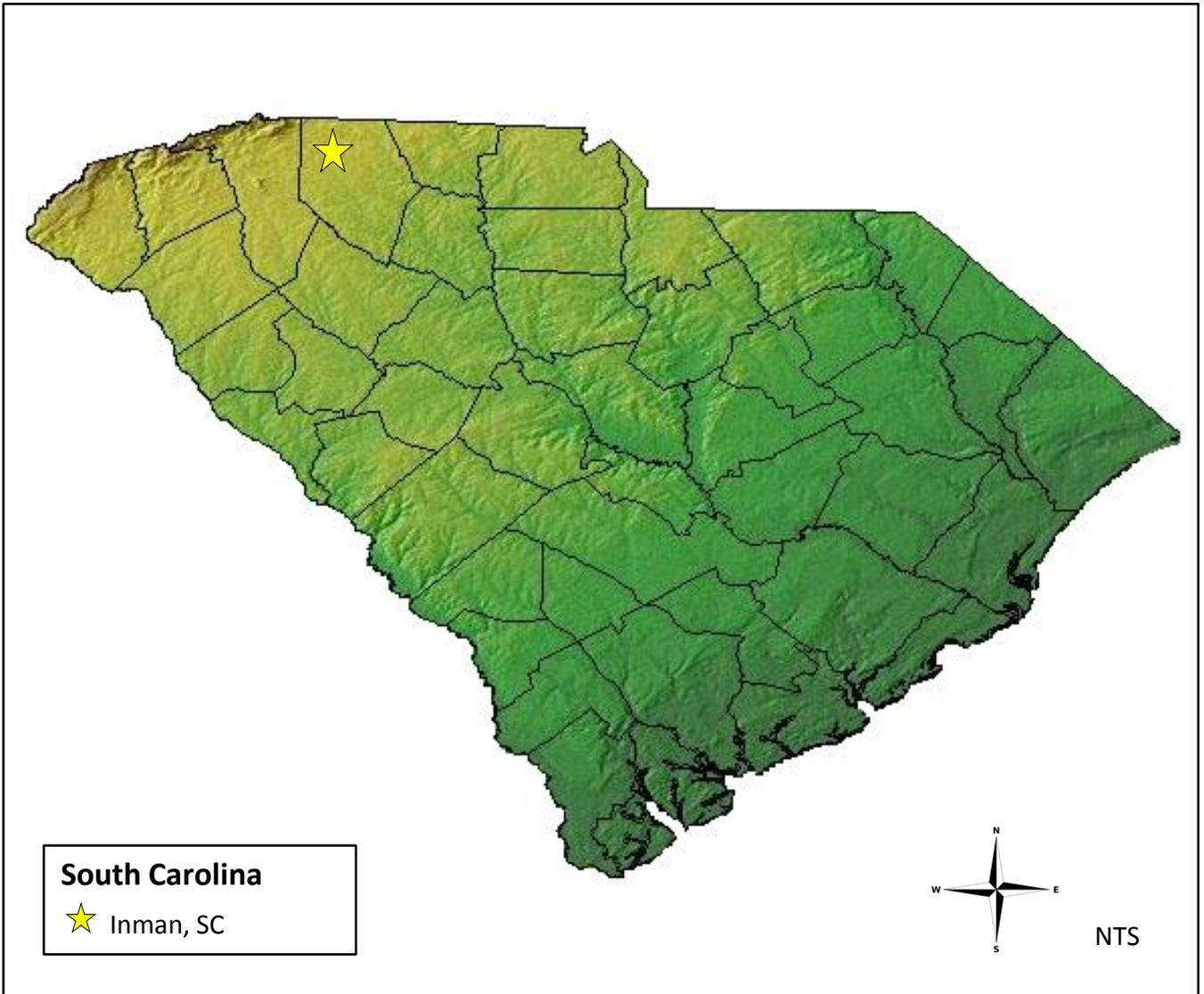
The 6. High School Spur, the 2. North Main St. Link, and the 8. Hi-Bridge Spur are potential portions of the Palmetto Trail.



Interstate Highway Access

This map was prepared by volunteers for Upstate Forever in 2011-2012 as a courtesy to the City of Inman. Information on this map is not guaranteed to be accurate. The creators of this map and Upstate Forever expressly deny any responsibility for the map and data. Data is courtesy of Spartanburg County GIS and Planning and Development Departments.

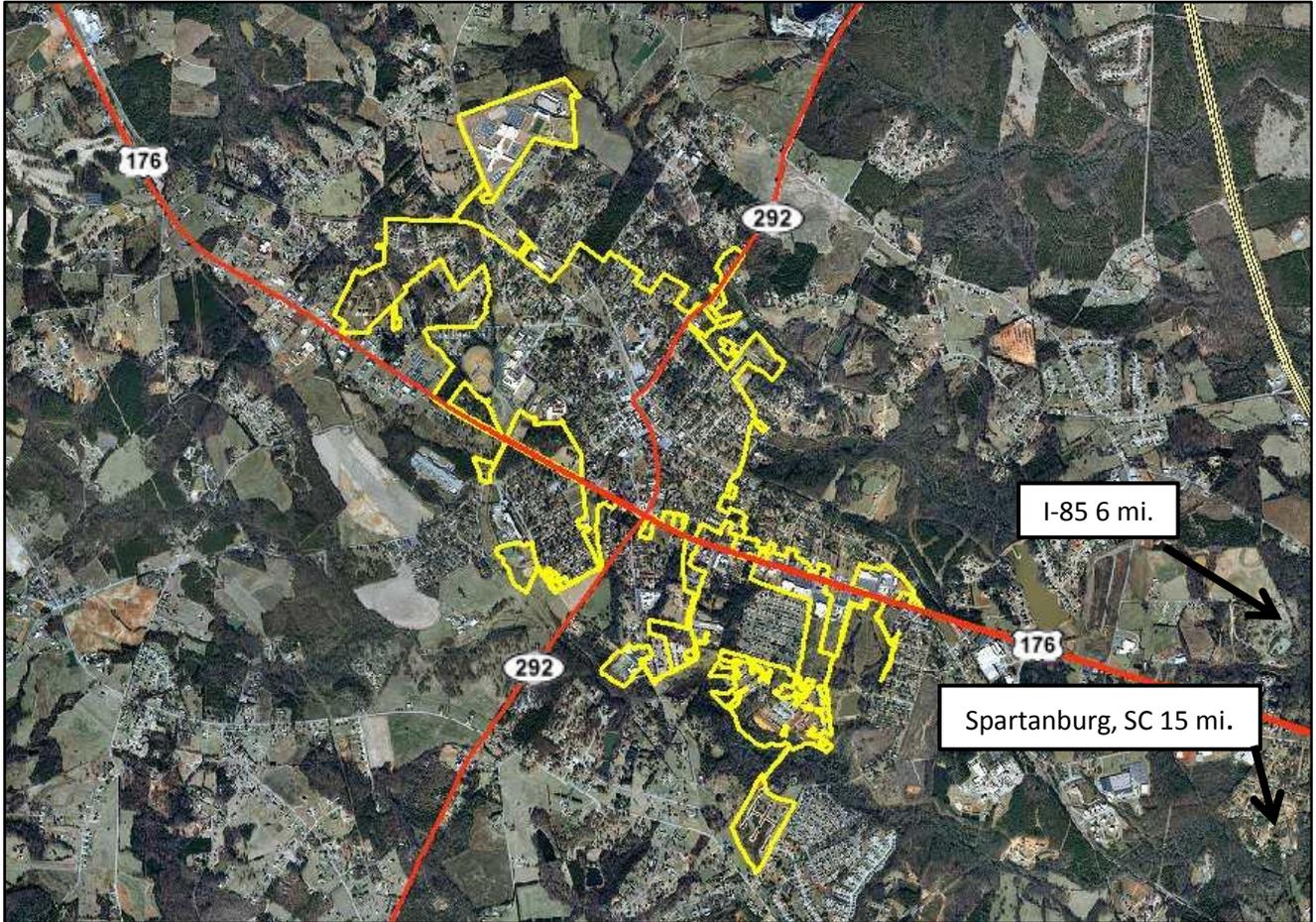




Location in Spartanburg County, SC

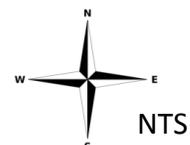
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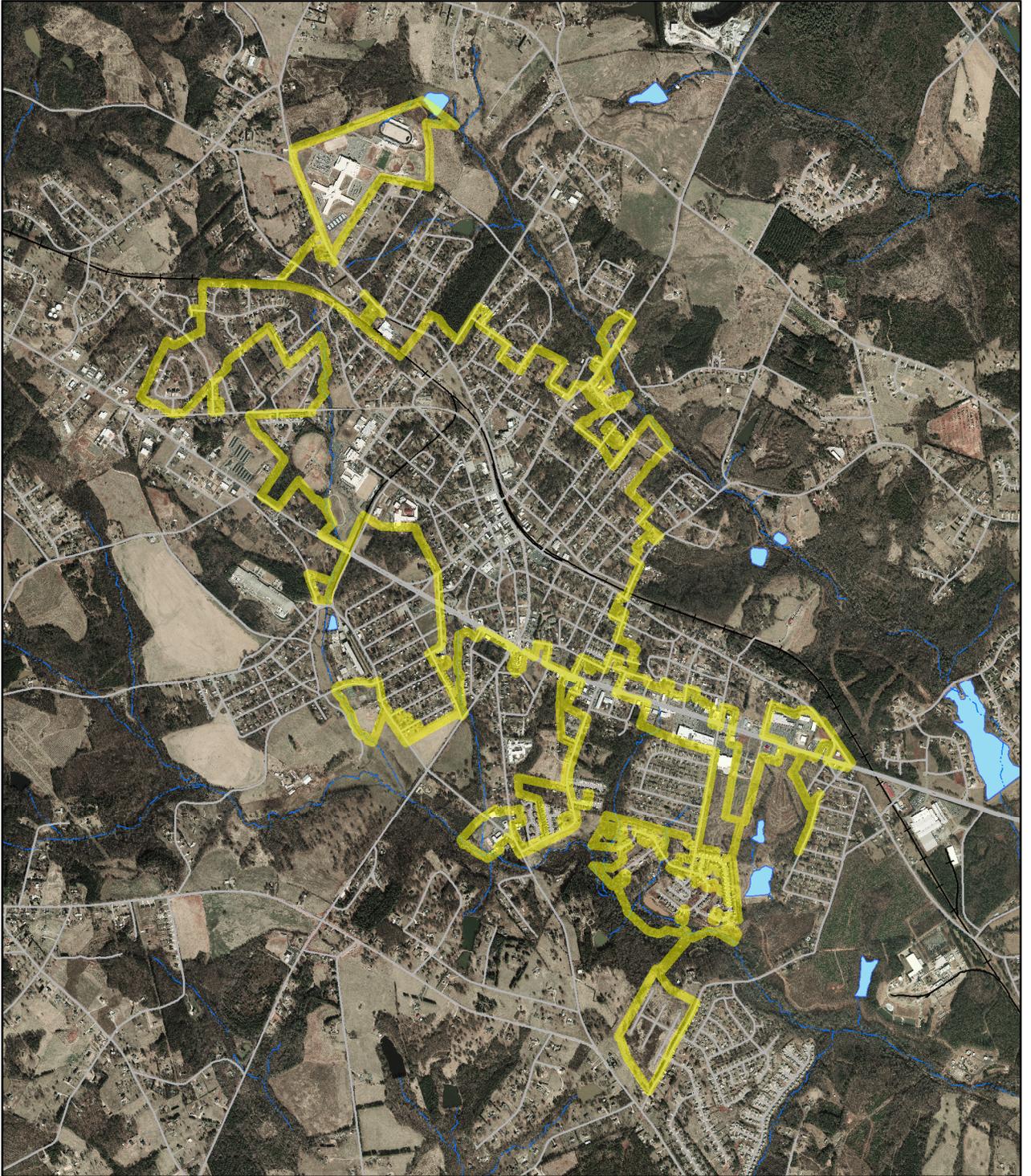


Highway Access

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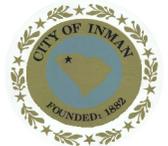


Inman Waterways



Legend

-  CityLimitDec07
-  Streets
-  Railroad
-  Stream
-  Lakes



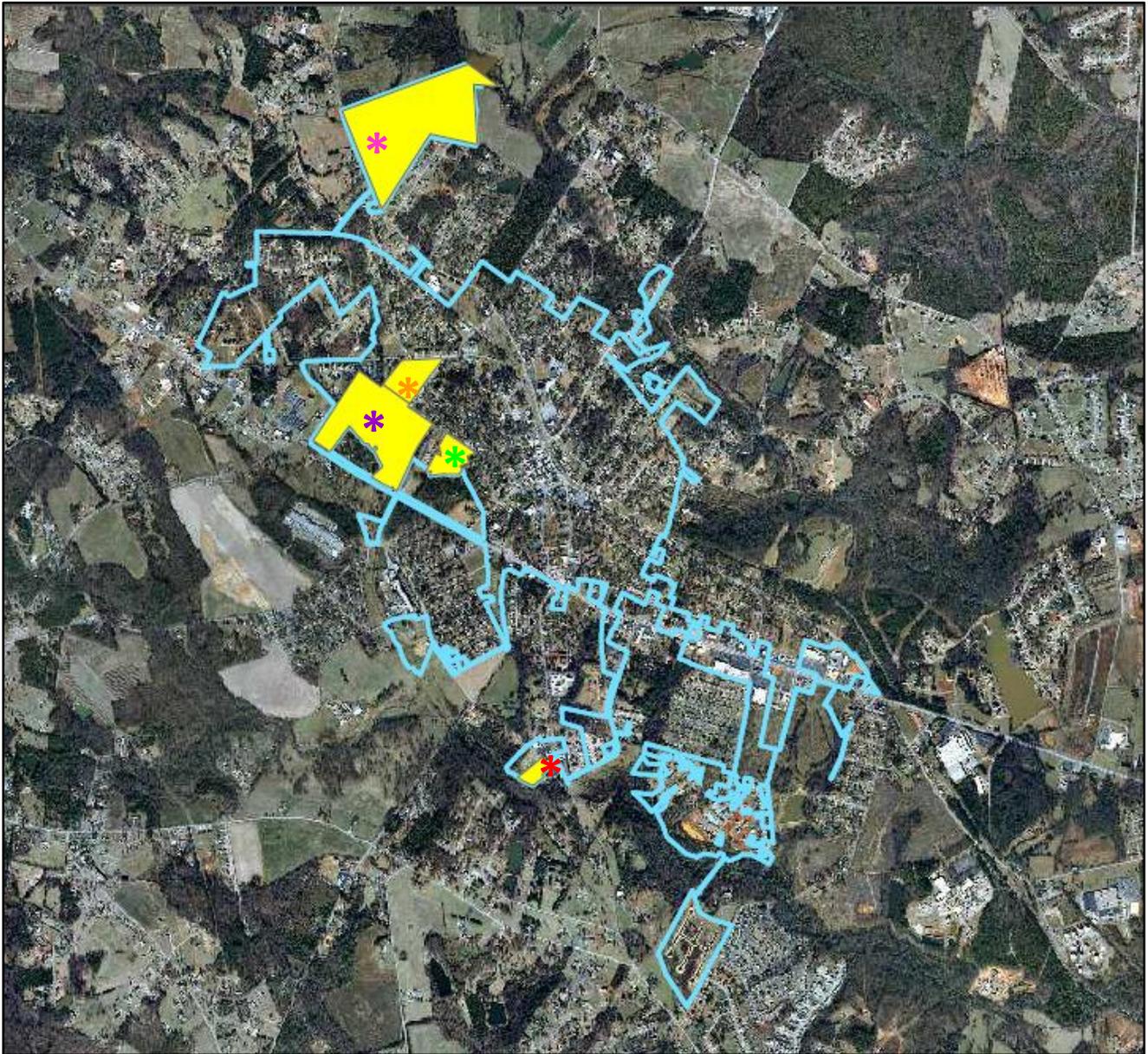


Elevation

NTS

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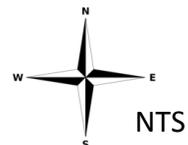




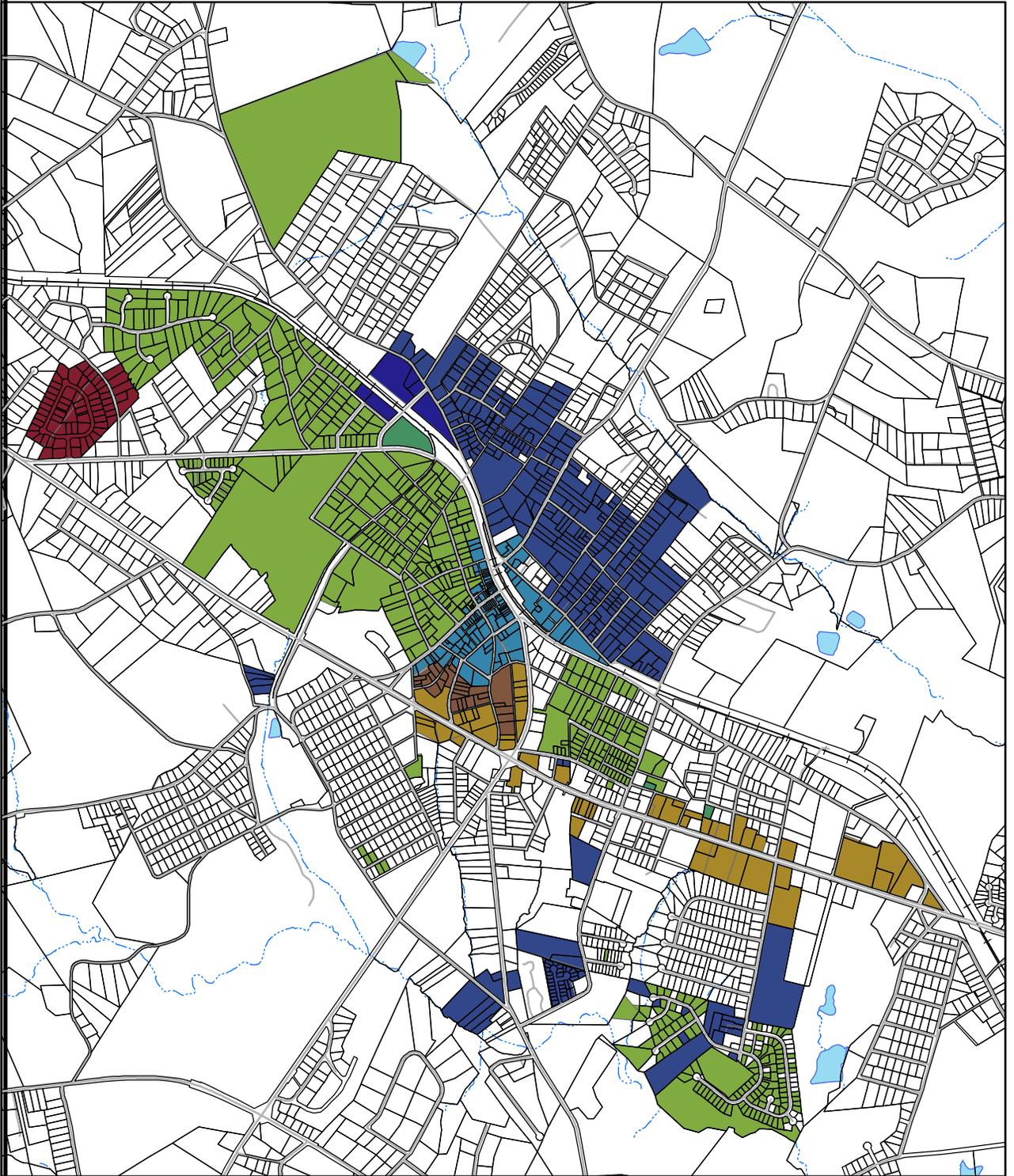
School Locations



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Inman Zoning



Legend

Parcels 2011

InmanZoning

<all other values>

Zone

CBD

GBD

GI

MHP

NBD

PPD

R10

R12

RG

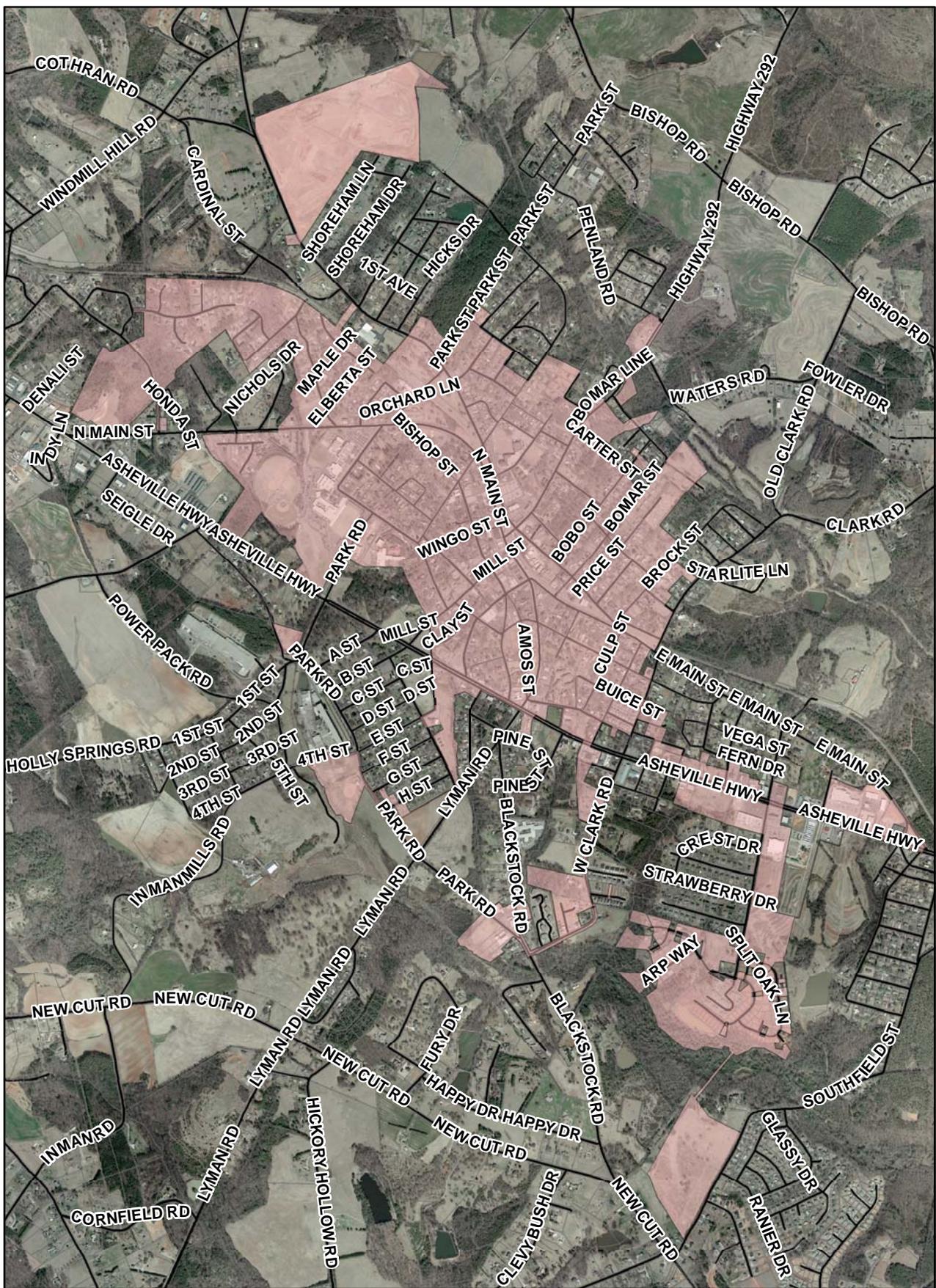
RM

Railroad

Stream

Streets





Inman City Limits

Legend

CityLimitDec07



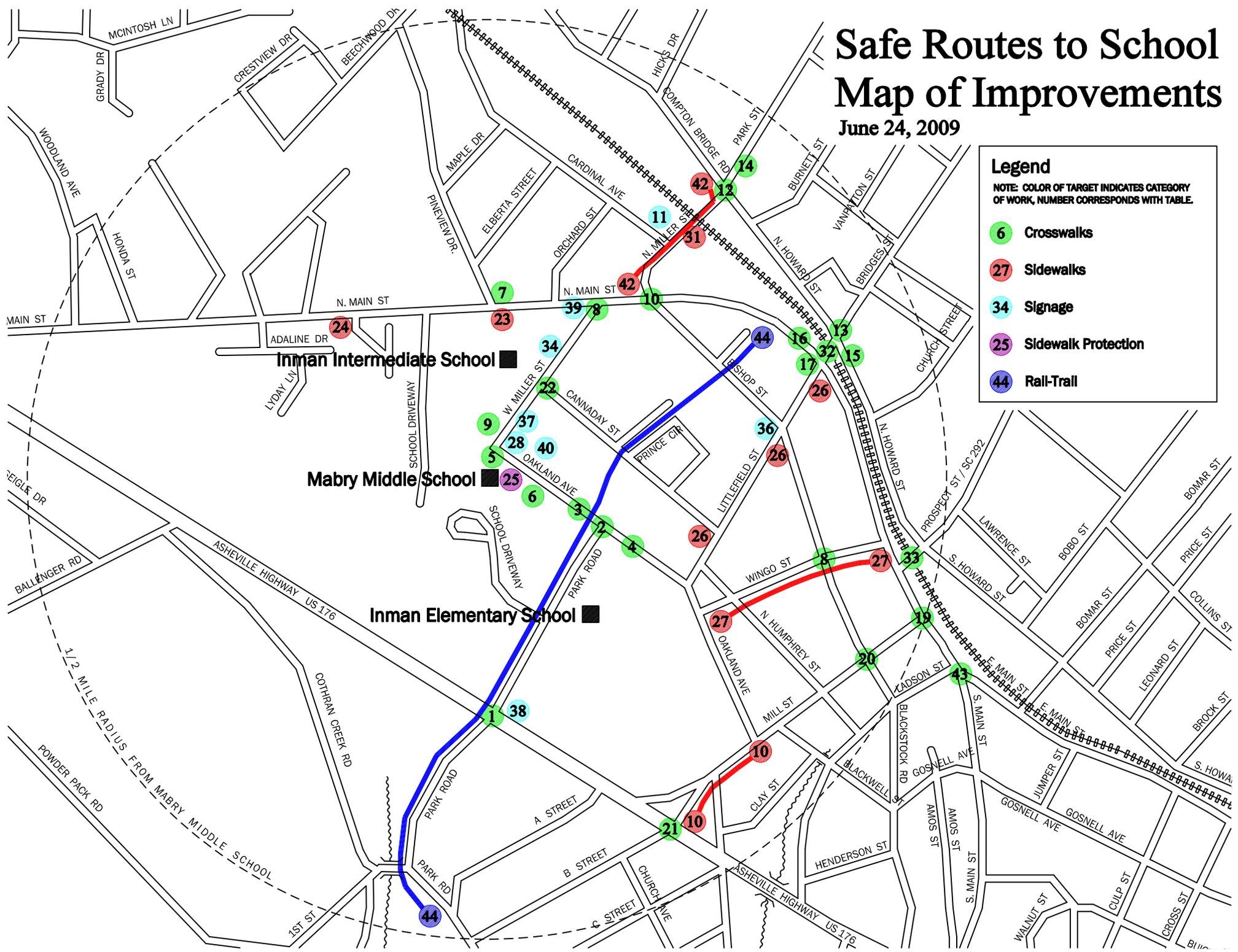
Safe Routes to School Map of Improvements

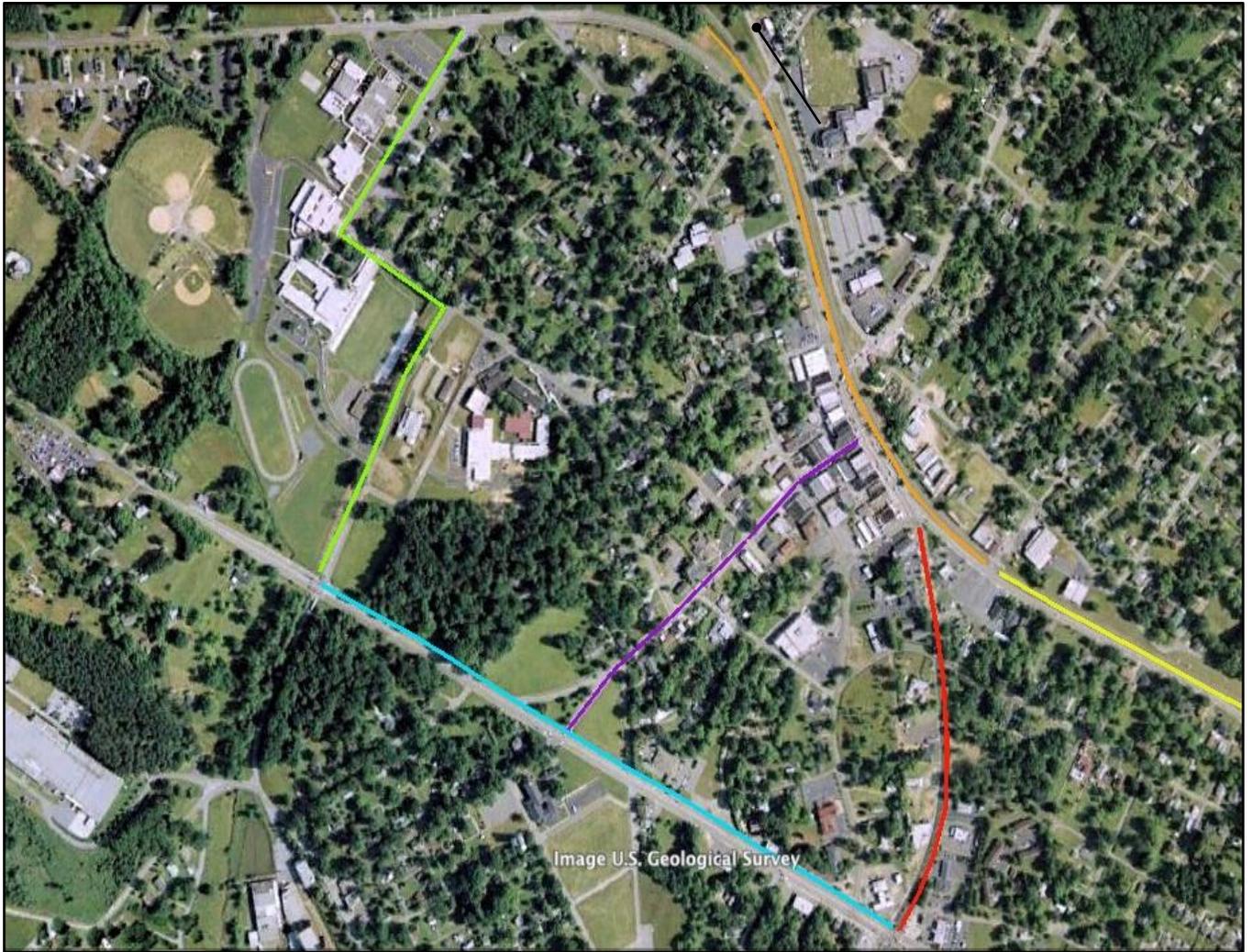
June 24, 2009

Legend

NOTE: COLOR OF TARGET INDICATES CATEGORY OF WORK, NUMBER CORRESPONDS WITH TABLE.

- 6 Crosswalks
- 27 Sidewalks
- 34 Signage
- 25 Sidewalk Protection
- 44 Rail-Trail



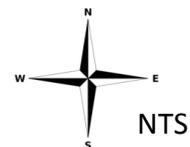


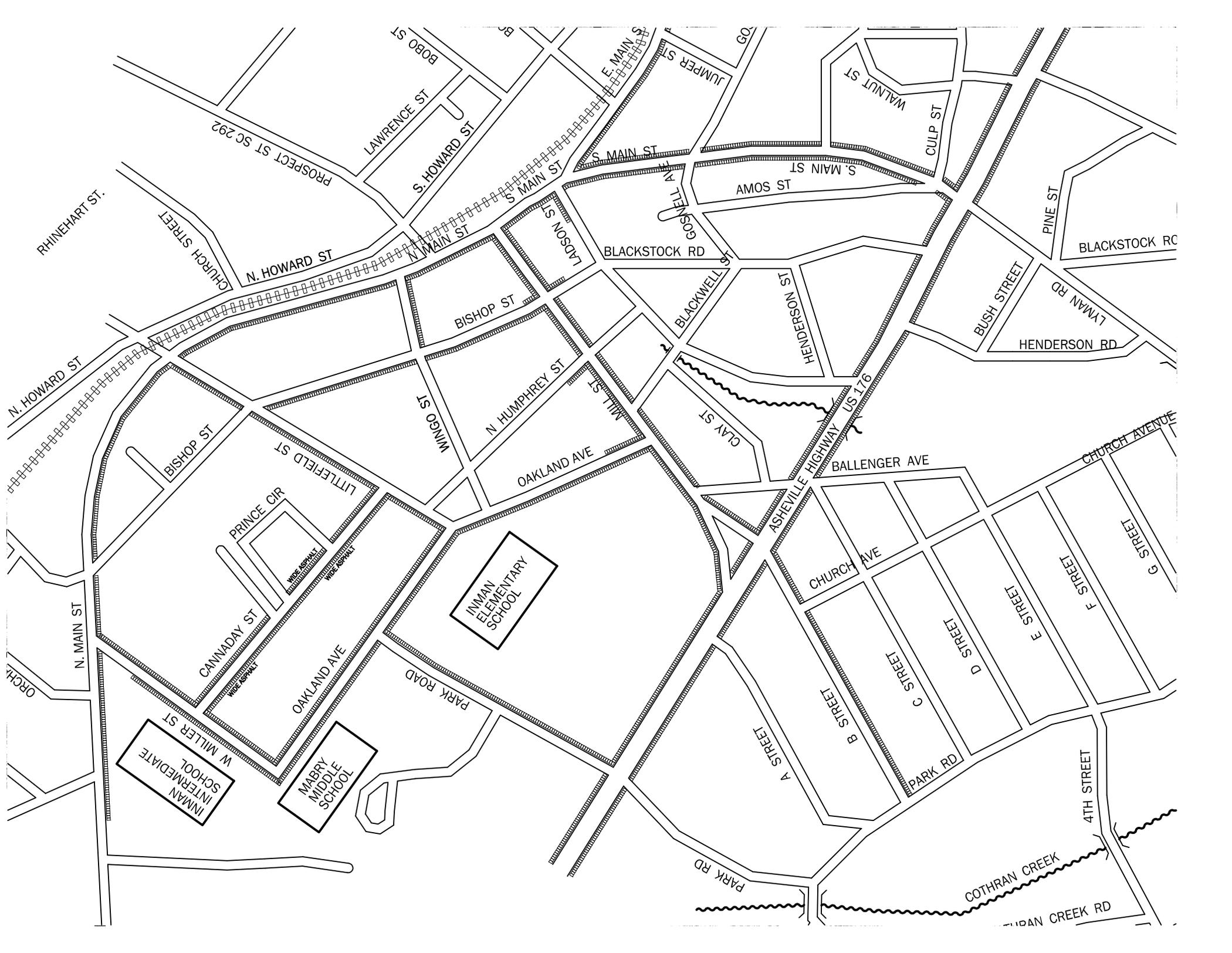
Trail System

Inman Trail

School Link	
North Main Street Link	
South Main Street Link	
Mill Street Link	
Asheville Highway Link	
Hi Bridge Spur	

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RHINEHART ST.

CHURCH STREET

PROSPECT ST SC 292

LAWRENCE ST
S. HOWARD ST

N. HOWARD ST

N. MAIN ST

BISHOP ST

LADSON ST

BLACKSTOCK RD

AMOS ST

WALNUT ST

CULP ST

PINE ST

BLACKSTOCK RD

LYMAN RD

HENDERSON RD

N. HOWARD ST

BISHOP ST

LITTLEFIELD ST

WINGO ST

N. HUMPHREY ST

OAKLAND AVE

MILL ST

CLAY ST

BLACKWELL ST

HENDERSON ST

ASHEVILLE HIGHWAY US 176

BALLENGER AVE

CHURCH AVENUE

G STREET

F STREET

E STREET

D STREET

C STREET

B STREET

A STREET

PARK RD

4TH STREET

COTHRAN CREEK

INMAN CREEK RD

INMAN
ELEMENTARY
SCHOOL

INMAN
INTERMEDIATE
SCHOOL

MABRY
MIDDLE
SCHOOL

PRINCE CIR

CANIADAY ST

OAKLAND AVE

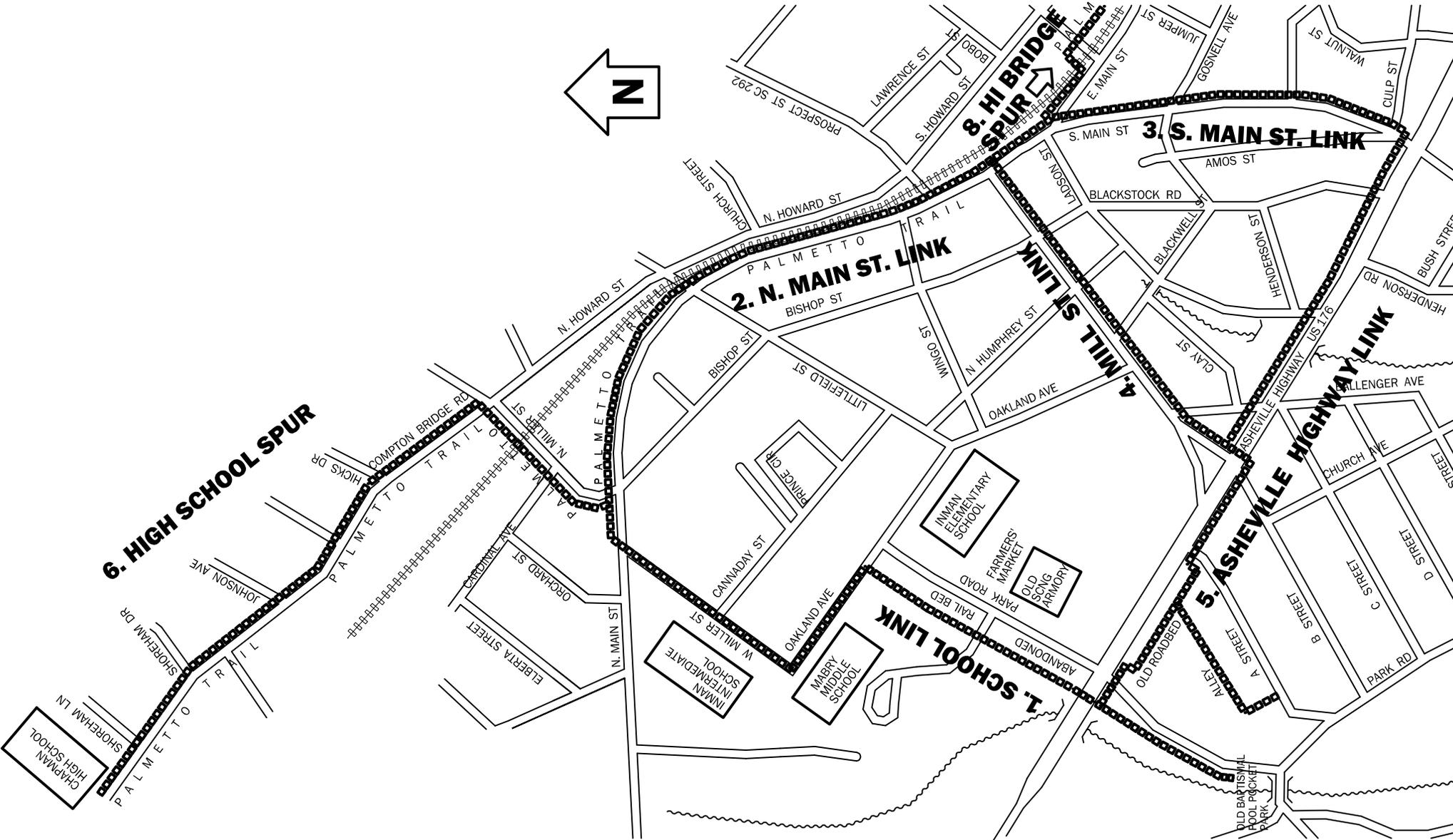
PARK ROAD

N. MAIN ST

W MILLER ST

WIDE ASPHALT

WIDE ASPHALT



INMAN

KEY DESTINATIONS

- Chapman High School
- Mabry Middle School
- Inman Intermediate School
- Downtown
- Inman Health and Fitness
- Farmer's Market

KEY ISSUES

- Need bicycle and pedestrian connections to its schools.
- Developed an "Inman Trail" plan with five links.
- Compton Bridge Rd. is dangerous to Chapman High School (no sidewalk, but children walk to school).
- Many walkers/runners along Main Street.
- Need wide facilities to accommodate multiple user types.
- Connection to Palmetto Trail.

PRIORITY PROJECTS

1. "School Link" of Inman Trail. This project runs along a former railroad bed. The tracks have been removed but right-of-way has reverted back to adjacent landowners. Acquisition or easement will be necessary. This link would be a shared-use trail and serve as a Safe Route to Schools.
2. "North Main Link" of Inman Trail. This project runs beside the existing railroad, connecting Downtown.
3. Connection to Chapman High School. Compton Bridge Road is very dangerous for pedestrians and bicyclists. A safe connection is needed from residential areas and Downtown to the high school.

PRIORITY INTERSECTION

US 176 (Asheville Highway) and SC 292 (S. Main Street/Lyman Road).

- Sidewalk needed on one side of Lyman Road. Other side needs maintenance
- Stripe new high-visibility crosswalks.
- Reconstruct existing curb ramps.
- Provide median refuge islands.
- Provide high-visibility pedestrian warning signs.
- Provide in-roadway pedestrian crossing signs.
- Ensure existing countdown signals are functioning properly.



Above: Mabry Middle School



Above: Downtown Inman



Above: Chapman Rd

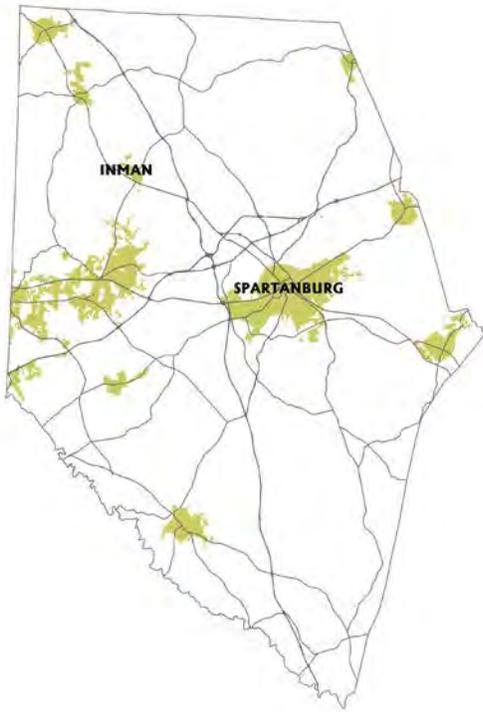


Above: Downtown: 'North Main Link'



Above: Intersection of US 176 & SC 292

INSET MAP: INMAN



Above: existing conditions on Park Road.

Below: A photo visualization of a future rail-trail to Inman Mills along Park Road (also connecting to Mabry Middle School).

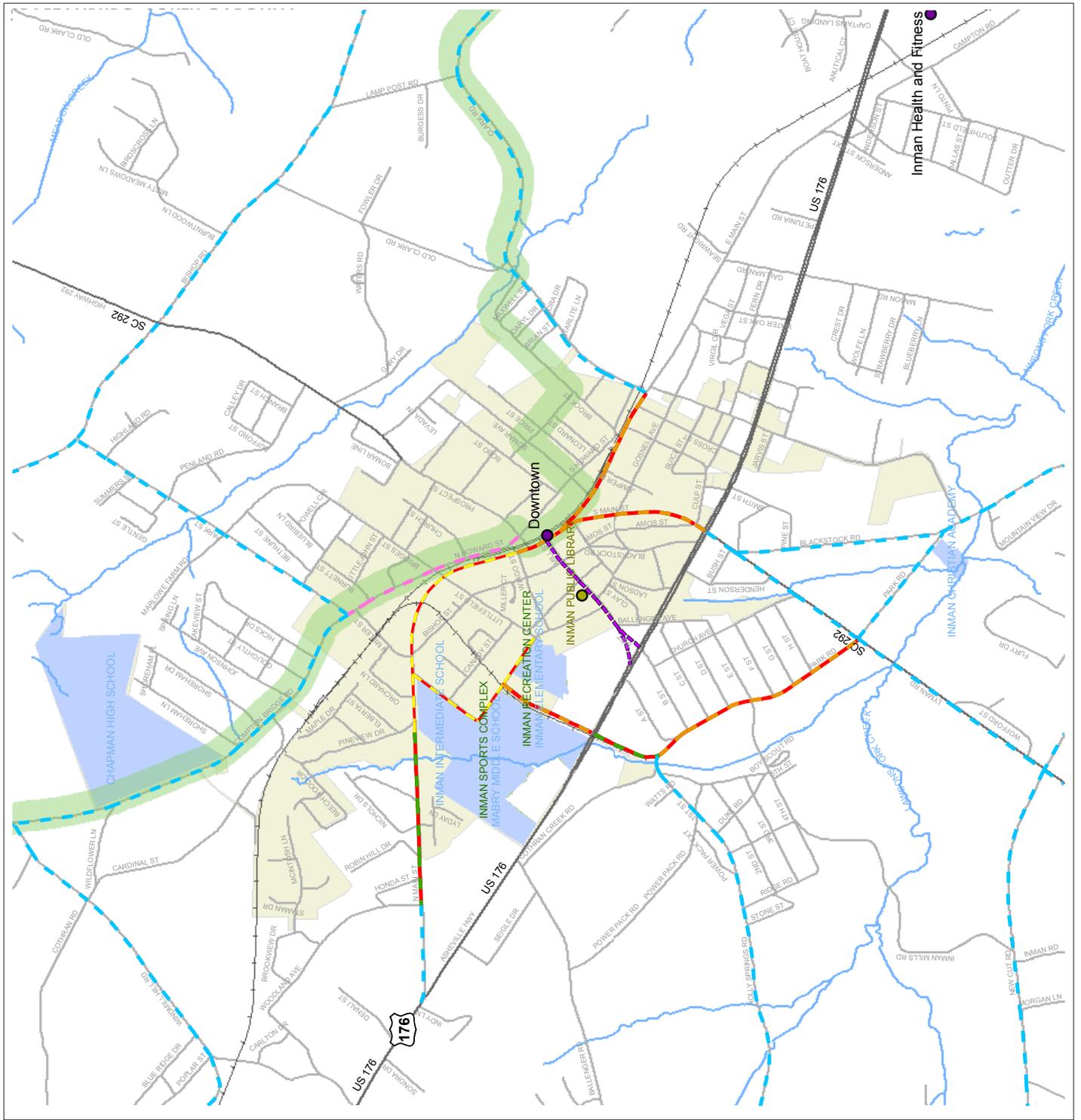


MAP 6.2 INMAN BICYCLE RECOMMENDATIONS

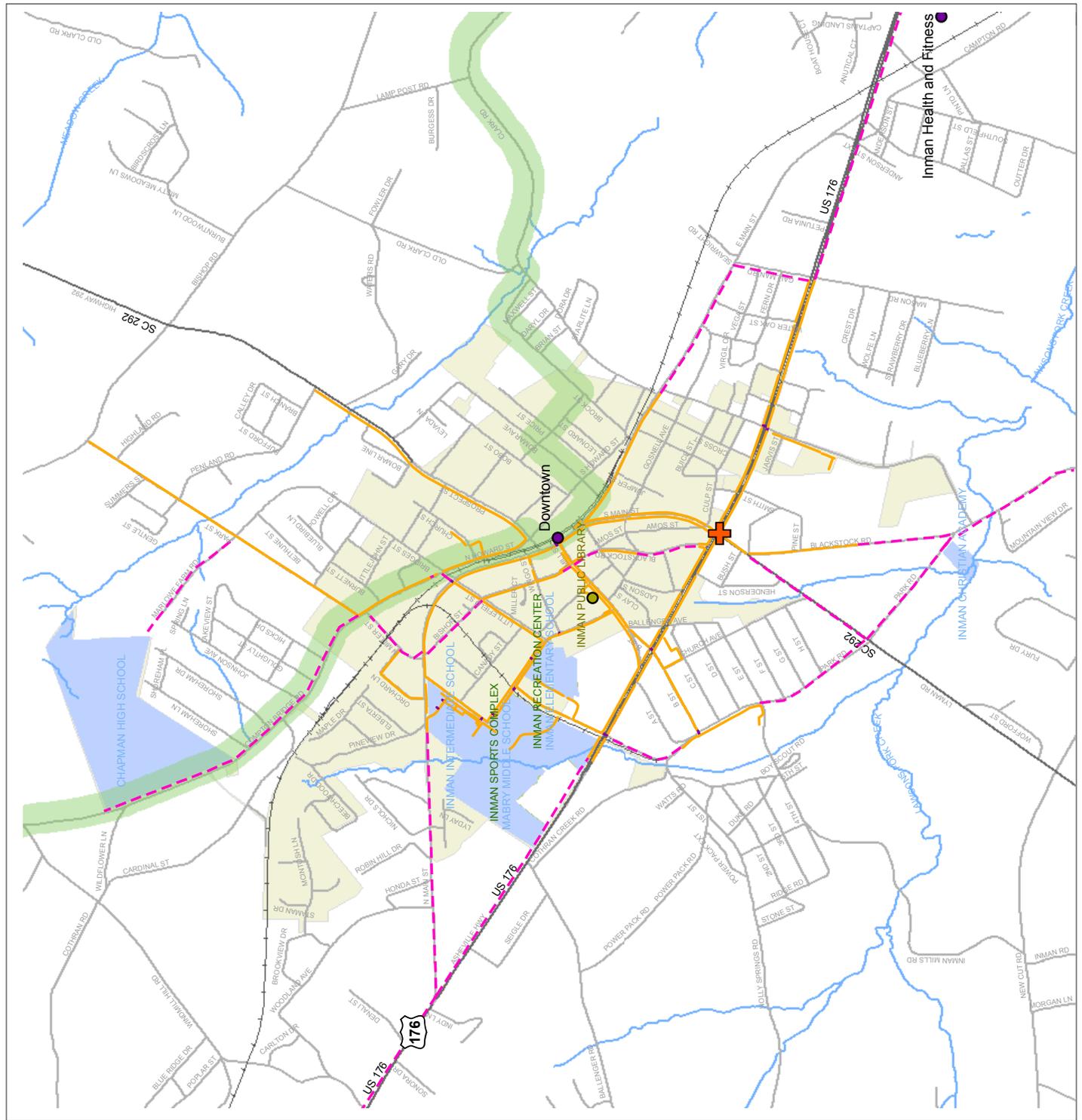


Legend	
	Cultural Tourism
	Various Destinations
	Libraries
	Destinations
Recommended Bicycle Facilities	
	Bike Lane, Stripe
	Bike Lane, Restripe
	Bike Lane, New Const
	Sharrow, Stripe
	Side Path, New Const
	Paved Shoulder, New Const
	Road
	Existing Trails
	Future Palmetto Trail
	Enhancement Plan Rec. Trails
	Rail Road
	Streams and Lakes
	Schools
	Parks
	Water
	County Boundary

Data Source: SPATS



MAP 6.3 INMAN PEDESTRIAN RECOMMENDATIONS



Legend

- Intersection Improvements
- Cultural Tourism
- Various Destinations
- Libraries
- Destinations

Recommended Pedestrian Facilities

- Existing Crosswalks
- Existing Sidewalk
- Recommended Sidewalk
- Existing Trails
- Future Palmetto Trail
- Enhancement Plan Rec. Trails
- Rail Road
- Streams and Lakes
- Schools
- Parks
- Water
- County Boundary

Data Source: SPATS