

CITY OF INMAN
ZONING/PLANNING COMMISSION MEETING
February 6, 2012 5:00 PM
Meeting Minutes

The Zoning/Planning Commission of Inman, SC met on Monday, February 6, 2012 at 5:00 in Inman City Hall. In attendance were Commission members Doug Hurlbert – Chairperson, Bessie Fisher – Secretary, Chad Morris, Pete Miller, Heath Fowler – Street Maintenance Supervisor, and Dennis Staton – Zoning Administrator. Also in attendance were Caroline Henson, Council member, Sherry Barrett from Upstate Forever, and Teri Newmark from Correll Insurance. There was a quorum of Commission members present.

December meeting minutes were reviewed. A motion to accept the minutes as presented was made by Doug Hurlbert with a second from Chad Morris. December minutes were approved unanimously. January meeting notes were reviewed. Minutes from the January 26 called meeting will be read and approved at a later date.

Dennis Staton, Zoning Administrator discussed the current zoning map and inconsistencies found. Original zoning of the city was created by Appalachian Council of Governments (ACOG). ACOG created Inman's zoning maps along with other small towns in their area of coverage from their location in Greenville with unknown coordination with and input from Inman residents. There is no evidence of community involvement in the final product to meet the city's unique needs. With growth and change of uses of several properties, zoning designations need to be updated to reflect existing and future use. A review of the zoning of South Howard Street confirmed the area to be zoned Central Business District (CBD). The following was submitted to Commission members as reasons to rezone that area:

- Historically the property has been more general business and light industrial than Central Business District
- The area is physically separated by the Norfolk Southern railroad tracks from the downtown or Central Business District
- South Howard Street and North Howard Street does not intersect with any of the Main streets (North Main, East Main or South Main)
- The ICWD, as a utility, is more appropriately zoned in the General Business District than the Central Business District
- North Howard is not zoned Central Business (mostly residential with several Neighborhood Business)
- By rezoning from Central Business District to General Business District will make the area more likely to be developed because more types of businesses will qualify
- General Business District includes all businesses in the Central Business District plus general retail stores and service businesses, such as plumbers, electricians, repair shops, and similar types of uses

Following discussions, a motion was made by Doug Hurlbert with a second from Pete Miller to change the existing zoning designation of South Howard Street from Prospect Street to Bomar Street. The zoning designation will change from Central Business District (CBD) to General Business District (GBD). The motion passed unanimously. Dennis will present this amendment to the City of Inman Zoning map to Council at the regularly scheduled February meeting.

On January 26, 2012, the Planning Commission held a called meeting to review a request to establish a recycling business within the city limits. There are currently no zoning guidelines for this type business. Dennis presented information on this topic to be included in the current Zoning Manual:

Section 408 GBD-General Business District 408.2 Permitted Uses

408.2 Permitted Uses. The following uses shall be permitted in the GBD Zoning District:

- N. Recycling centers in which used materials are separated and processed for eventual reuse in new products. Provided that all work must be conducted indoors and any external storage of materials must be established to the rear of the front line of the principal structure and provided that such storage be completely enclosed by a solid fence or wall of at least six (6) feet in height composed of treated wood or brick. Further provided:
1. no on-site smelting or further processing is allowed,
 2. no perishable or food items allowed, and
 3. no hazardous materials, including but not limited to oil, grease, batteries, asbestos, lead and other chemicals allowed.

Commission members discussed the amendment to the current Zoning Manual. Following discussions, a motion was made by Doug Hurlbert with a second from Chad Morris to update the existing GBD Zoning Manual to include the information as presented. The motion passed unanimously. Dennis will present this amendment to Council at the regularly scheduled February meeting.

Dennis presented updates to the City of Inman's NEW BUSINESS PERMIT APPLICATION and SIGN PERMIT APPLICATION. The updates will simplify the process while allowing for necessary information. Commission members approved the changes unanimously.

When Dennis Staton became Zoning Administrator, it was for a short time. He has now been asked by the mayor to stay in the position so a new Planning Commissioner will be needed to fill his position. The mayor is currently seeking a candidate to fill that position.

Doug Hurlbert presented the following information:

- Met with the mayor to tour the current restrooms at Inman Mills Park which is leased by the City. He was asked by the mayor to provide drawings to update the bathroom facilities which he has done. The designs included bringing the facility up to ADA code. The work has begun at the park.
- The installation of pedestrian crossings along Asheville Highway (Hwy. 176) is the result of the Safe Routes to School (SR2S) grant received by District One Schools in 2008. Doug has contacted SCDOT for additional information on locations and to discuss Inman Trail designs as it relates to the installations.

DOT does not notify municipalities when doing work in their area. Doug has requested he and the city be contacted when work is scheduled.

- Collective Wayfinding signs are needed to acquaint and inform the public and visitors to Inman. Doug presented the following information:

- **Goal**

- The goal of the Collective Wayfinding signs is to provide motorists traveling along local major arteries with a directory of downtown Inman, encouraging them to visit and experience the walkable downtown.

- **Description**

- The signs are low maintenance, colorful, unique, highly visible, quirky, and at a pedestrian scale. Lighting and landscaping are optional. The signs are not designed to meet impact requirements of DOT and will need to be placed on private property.

- **Representation**

- The signs provide local merchants, services, schools, and governmental offices the capability to display their names and a directional arrow.

- **Regulation**

- The individual entities displayed on the sign would be strictly regulated to maintain uniformity, which will exhibit a sense of unity and simplify the information so it can be easily understood. Text size, font type and color would be regulated and restricted, with no logos, no exceptions.

- **Location**

- The signs will occur at locations identified by the Planning Commission and approved by City Council. Each sign will have an individual color scheme and unique piece of artwork secured to the top.

- **Artwork**

- The artwork selected to be mounted on top of the signs represents everyday artifacts that one would associate with life in a small town: a bicycle, bird houses, hub caps, colored bottles, little red wagon, tricycles, etc.. Multiple artifacts mounted in grouping on top of the signs would symbolically represent community. A single color of paint matching the sign base would be applied over the entire artifact to simplify it, create unity with the base, and transpose it into an object of art. Colors will be as selected by the Planning Commission and approved by City Council.

- **Schedule**

- It is the intent of the Planning Commission to have these signs erected before 2012 Harvest Day.

Doug will present this information to Council members at the regularly scheduled February meeting.

- Doug and Bessie Fisher made a brief tour of the back alley behind Main Street initially to scope out possible future parking areas for the CBD. While they were walking, they met up with the Fire Chief and began discussing the public water supply system and the ability to provide sprinklers to buildings within the CBD. Also they discussed the presence of low-hanging power cables spanning the alley, which makes it dangerous for fire and emergency vehicles.

Hurlbert intends to meet with the ICWD and Duke Power to see what options the city may have to make utility infrastructure improvements in the future.

Bessie Fisher reported the City Comprehensive plan is ready to include maps before a workshop with Z/P members to discuss, edit, and revise the document. She will schedule a meeting with Jeff Bailey at the Wastewater Treatment Facility and Sherry Barrett at Upstate Forever who will assist with the maps.

Sherry Barrett of Upstate Forever reported she will work with the Inman Trail Commission on the future Trail and areas/topics to consider when designing the layout. Upstate Forever will provide various information presentations to assist the Trail Commissioners. It was suggested Melody Williams of Partners for Active Living (PAL) also provide information.

With no further business, Chad Morris made a motion to adjourn with a second from Doug Hurlbert. Approval was unanimously.

Submitted by:

Bessie Fisher, Secretary