

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

The Zoning/Planning Commission of Inman, SC met on Monday, March 5, 2012 at 5:00 in Inman City Hall. In attendance were Commission members Doug Hurlbert – Chairperson, Bessie Fisher – Secretary, Pete Miller, Heath Fowler – Street Maintenance Supervisor, and Dennis Staton – Zoning Administrator. Also in attendance were Kevin Newman, Council member, Teri Newmark from Correll Insurance, and Judy Allen, Inman resident. There was a quorum of Commission members present.

February meeting minutes were reviewed. A motion to accept the minutes as presented was made by Doug Hurlbert with a second from Pete Miller. Minutes were approved unanimously.

Dennis Staton, Zoning Administrator reviewed:

- **Zoning Contacts**

- Sent letter to Teri Newmark of Bird Insurance re signs
- Spoke with Maria Marck of ASAP Event Advertising signs for BiLo Grand Re-Opening
- Spoke with Maria Bailey of Under the Sun @ LaPoolza re signs
- Spoke with Dale Sumner re porch renovation at 110 Riverside Drive
- Spoke with Al Campbell re handicap ramp at 231 SC Highway 292
- Spoke with Dewell Gwinn of Stewert Gwinn Furniture re business license

- **Other contacts**

- Jeff Walker of ICWD re rezoning from CBD to GBD

- **Consent letters sent to Spartanburg County**

- Interior renovations for BiLo
- New business - Under the Sun @ LaPoolza at 11765 Asheville Highway, Suite 104A
- Addition of screen porch at 110 Riverside Drive
- Addition of handicap ramp at 231 SC Highway 292

- **Permits**

- Sign permit approved for Bird Insurance at 9 Ladson Street
- Business license approved for liquidation sale at Stewert Gwinn Furniture

- **Welcome to Inman signs**

- Re-drafted Right of Way agreement to include maintenance and termination - Agreement has been sent to City Attorney for review
- After Attorney approval, the Agreement will be sent to Inman Mills and TGA for their review/signing
- Still trying to contact Marion Reed, owner of property at SC 292 and Bishop Road re placing sign on his property

- **Inman Trail** (no change since last report)

- Per the City Attorney we can use the Easement and Hold Harmless Agreement with the 2 land owners for the section that we are ready to move forward with
- Need to schedule meetings with the land owners – School District 1 and Inman Mills

- **Permanent Signs**

- Along with Heath Fowler, surveyed all ground mounted permanent signs on Asheville Highway, East Main Street, South Main Street, North Main Street, Mill Street, Prospect Street, South Howard Street, North Howard Street, Bishop Street and Blackstock Road to identify unused and/or unsafe signs that potentially should be removed. Two signs were identified: Starr Bar and BP Service Station

- **Heath Fowler**
  - Removed temporary signs on Asheville Highway belonging to Jackson Hewitt Tax Service and advised them that they were not in compliance with City regulations
  - Assisted in identifying unused/unsafe ground mounted permanent signs
- **Official Zoning Map** (no change since last report)
  - Chip Bentley, ACOG, has delivered a draft zoning map
  - The draft map has had a limited review by the Planning Commission and later by the Zoning Administrator and Heath – several changes have been identified
  - After corrections are finalized (hopefully by end of February), Chip will need to finalize the zoning map
  - When final zoning map is received, need to coordinate with Jeff Bailey to ensure that it can be updated as changes occur
- **Other**
  - A Sign Permit Application has been finalized and placed on the City website
  - Draft permit applications have been created for New Business and Existing Building Modification. Hopefully, these will be finalized and placed on the City website soon.
  - Permit applications will be developed for Zoning Requests and Appeals and Variances.
  - Finalized documents for February Council Meeting on following topics:
    - Reasons for Rezoning
    - Proposed Rezoning from CBD to GBD
    - Section 408.2.N, addition of recycling centers
  - Contacted Joseph McMillin with status report on recycling

Doug Hurlbert reported:

- Collective way finding signs - gathering prices to be presented at next Council meeting
- Duke Energy
  - to meet with representatives on feasibility of lighting way finding signs
  - discuss sagging electrical lines in back alley that inhibits some vehicular traffic
- ICWD – met with Jeff Walker
  - ICWD has no plans for upgrades at this time, current needs are being met
  - Sprinkler systems can be accommodated downtown with current lines
  - Main lines include 24 inch main along Asheville Hwy. and 18 inch on Mill
- Lighting buildings
  - lights across building facades have been disconnected due to condition of wiring
  - Paul Ricardi, former Street Maintenance Supervisor investigated cost of replacing lights with energy efficient lighting to meet safety codes, nothing has been done
  - Doug will meet with Chris Cothran to discuss lighting
  - Doug will meet with Duke Energy to determine how to proceed
  - Councilman Newman agreed that Hospitality Tax funds can be used for this project
  - Light Up Friday could be used as a promotion to attract visitors into Inman. Auctions are held on Friday nights and with restaurants and other businesses open, could be a way to promote/draw people downtown.

- Old mayor's house
  - column on front façade is partially collapsed, caution tape has been installed
  - city must decide how to proceed
  - restoration more costly than a rebuild
  - no grants available at this time for restoration
  - property is valuable to the city due to location
  - **Pete Miller** stated:
    - city must consider reasons for structure being donated to city to benefit city as a meeting location, museum, etc. and to showcase Inman
    - there are architectural details inside
    - \$40,000 roof was installed by previous owner prior to city taking ownership
    - needs to be stabilized until a decision can be made
- Upstate Forever field trip to Belmont, NC on April 17<sup>th</sup>. Will be attending to tour area and meet with officials on how they have accomplished revitalization and maintaining Mill Villages
- Extra Territorial Jurisdiction (ETJ). Is currently investigating the possibility of getting ETJ approved in South Carolina as it is presently allowed under a general statute in North Carolina. This would allow the city to enforce landscaping and signage ordinances along both sides of US 176 whether or not the parcels are within the city limits, creating a more unified appearance.
- Top Ten City Planning Meeting in mid-May for all professional planners and planning staff in the Upstate. The meeting is to discuss planning issues that everyone is facing in the region and to network. ETJ will be on the topics for discussion.

Bessie Fisher discussed:

- Inman First Baptist Church –needs to install marked crosswalks from church facility to ballpark located across Church Street which is a county road. Doug will contact SCDOT to determine procedures to acquire crosswalk. Will then contact Keith Maxwell, Head of Church Security, with the information.
- City Comprehensive plan workshop is scheduled for Tuesday, March 20 at 5:00 in City Hall to begin the revision and editing of the plan.

Councilman Kevin Newman reported:

- Former Food Lion location has windows boarded up. Has contacted the management company to discuss removal of boards and potential renters for the building.
- Is interested in bringing the City and Chamber together to bring businesses into Inman

With no further business, Pete Miller made a motion to adjourn with a second from Doug Hurlbert. The vote was unanimous.

Submitted by:

Bessie Fisher, Secretary