

CITY OF INMAN
ZONING/PLANNING COMMISSION MEETING
June 4, 2012
Meeting Notes

The Zoning/Planning Commission of Inman, SC met on Monday, June 4, 2012 at 5:00 in Inman City Hall. In attendance were Commission members Doug Hurlbert – Chairperson, Bessie Fisher – Secretary, and Dennis Staton – Zoning Administrator. Also in attendance were Teri Newmark from Correll Insurance, Sherry Barrett, and Richard Lane, Chairman of the Inman Trail Commission. With no quorum of Commission members present this was an information meeting only.

With no quorum, May meeting minutes review/approval and review of April 17 Belmont, NC tour notes were postponed until the regularly scheduled July 2 meeting.

Sherry Barrett of Upstate Forever presented the revised and updated Proposed Downtown Pedestrian Overlay District using information from the Trail Commission workshop in May. The pedestrian overlay will encompass most, if not the entire Central Business District. Discussion included revising the area of the CBD and revising the regulations for that zoning classification to accomplish the same goal. The Planning Commission would like to schedule a community workshop to present the pedestrian overlay to property owners in the CBD area. This meeting will review the concept and images of the overlay and allow stakeholders' input. Following the community meeting, the concept and required paperwork will be presented to Council at the regularly scheduled August Council meeting. Doug Hurlbert, Chair of the Z/P, will discuss with the mayor before scheduling the community meeting. Hurlbert and Staton will review the current area encompassed by the CBD within the next week or so and report back to the Commission with their recommendation to any changes/revisions.

Richard Lane, Chairman of the Inman Trail Commission, presented a prototype of the updated proposed Inman Trails kiosk/sign with colors included. With no quorum present to vote on acceptance of logo, an email has been sent to all Z/P members to review and vote on-line. The Trail Commission would like to have Z/P present the approved logo to Council at the regularly scheduled June Council meeting. Attending Commission members Doug Hurlbert and Bessie Fisher were in agreement with the logo.

Dennis Staton, Zoning Administrator, presented the informational letter being sent to all commercial property owners within the City Limits of Inman to inform them of signage ordinances and regulations. This letter will be included with the City of Inman Business License renewal letters. The Z/P Commission feels education of the ordinances needs to come before enforcement. Also, the Commission feels the need to make a fair and equitable attempt to help the businesses promote themselves while complying with the ordinances. It was discussed that, once enforcement is instituted, there is no grandfather clause for any business and all must comply with current ordinances.

Doug Hurlbert reported on the following:

- Extra Territorial Jurisdiction (ETJ) which would give the City of Inman specific jurisdiction along corridors within the Inman community where property is not within the city limits. This is allowed by South Carolina law but must be a written agreement with County and City ordinances in place. This would provide a fair and equitable solution to all parties involved in respect to signage and landscaping. With the ETJ in place, a corridor overlay will need to be established to allow for fair and equitable guidelines for current and future property owners.
- Wayfinding Signs- locations have been tentatively pinpointed. SCDOT must now tour the proposed locations to determine satisfying their sight line restrictions for each sign location. This will most likely result in a Wayfinding sign design of smaller proportions. The wayfinding signs, when completed and installed, will provide those business using non-compliant signs, a compliant form to advertise in a fair and equitable manner.
- WELCOME TO INMAN signs must have property owner permissions signed for the project to continue. Doug and Bessie will make a strong attempt to contact the remaining two property owners over the next few weeks. The TGA location is no longer an option so another must be determined.

Bessie Fisher, Secretary, reported the City Comprehensive plan is ready for review by Commission members and copies were delivered to those attending the meeting. Those Commission members not in attendance have been informed to stop by City Hall to pick up their copy for review. A printed copy of the draft is available at City Hall for those wishing to review. Copies of the comp plan will be included in the Council packets for the June Council meeting.

A proposed time line for items discussed follows:

Comprehensive Plan

Commission and Council members receive draft at June meeting

First reading of comp plan ordinance at July meeting

Draft of comp plan placed on City web site for community review

Public hearing and second reading at August meeting

Pedestrian Overlay

First reading of ordinance at August Council meeting

With no further discussions, the meeting was closed.

Submitted by:

Bessie Fisher, Secretary