

Meeting Summary

City of Inman, SC Zoning/Planning Commission Meeting
July 2, 2012, 5:00 PM, City Hall

Persons Present:

Doug Hurlbert, Chair
Dennis Staton, Zoning Administrator
Heath Fowler, City Maintenance
Pete Miller, Member
Sherry Barrett, Upstate Forever
Terri Newmark, Greater Inman Chamber of Commerce

The above persons met in the Council Chambers. As a quorum was not present, no business could be conducted or decisions made. The groups decided to meet anyway and discuss matters at hand.

Central Business District Study

Dennis Staton and Doug Hurlbert had walked the perimeter of the Central Business District since the last meeting to review the area currently included within that district. Both decided that they would recommend to the Commission that the District be revised slightly by reducing the area to only include a contiguous area of what appears to be appropriate. While there were a few residences within this area, both decided that there could be some special conditions built into the revised zoning classification for these properties to allow the owners to continue a residential use without having to receive waivers. In good economic times, it seems that it would be financially advantageous for residential property owners to re-develop their land for commercial use, complying with the zoning for that district. Hurlbert will create a map to identify the recommended district area and distribute to Commission Members. The names and addresses of the property owners will need to be collected in order to communicate with them and invite them to a Town Hall type meeting where possible zoning adjustments will be discussed for public comment and reaction.

Welcome and Wayfinding Signage

Hurlbert reported that all property Owners connected with the Welcome signs have given verbal approval for the signs to be erected on their property, but up to three parties have not signed the formal letter of approval on their own as was expected. Hurlbert will see if Robin Henderson can make a trip with him out to their residences to provide on-the-spot, in-home notarization.

Hurlbert reported that the Wayfinding Signs are in the process of being reduced in size/scale and slightly modified to allow them to be surface-mounted on the sides of buildings. This will allow signs to be located at crucial locations where there is insufficient land area, or DOT regulated sight triangles (intersection of Main and Mill, N. Main and Wingo, US176 and Blackstock, US176 and E. Main., and Ladson and Main). Hurlbert stated that getting permission from property Owners for signage is becoming the Commission's greatest challenge.

Inman Theater

Hurlbert reported on the tour of the old Inman Theater by several interested citizens for the purpose of determining the possibility/feasibility of its restoration. It was noted that the property was valued by the seller at \$80,000, and that the renovation could cost several hundred thousand dollars.

Other Notes

Sherry Barrett reported on what other communities in (Landrum, Lyman, Duncan, Boiling Springs, Simpsonville, Spartanburg and Greenville) are currently doing regarding the application/receipt of grants and improvement projects. Hurlbert reported that Chad Morris had turned in a letter of resignation and that we would be looking for another city resident to fill that open position. Hurlbert reported on the recent inspection of the ADA Improvements to the Inman Mills Ballpark Restrooms. Hurlbert reported that the State Archives Architectural Historian will be unable to travel to Inman for a tour of town due to severe travel budget reductions. He has invited Hurlbert to bring photographs and meet at his office in Columbia. Hurlbert will try to do this sometime this summer.