

CITY OF INMAN  
ZONING/PLANNING COMMISSION MEETING  
August 6, 2012  
Meeting Minutes

The Zoning/Planning Commission of Inman, SC met on Monday, August 6, 2012 at 5:00 in Inman City Hall. In attendance were Commission members Pete Miller – Vice Chairperson, Ken Dittimore, Bessie Fisher – Secretary, Dennis Staton – Zoning Administrator, and Heath Fowler.- Street Supervisor. Also in attendance were Teri Newmark from Correll Insurance and Sherry Barrett with Upstate Forever.

With a quorum present, Pete Miller made the motion to approve May meeting minutes. Ken Dittimore seconded the motion. The minutes were approved unanimously. Pete Miller made the motion to approve June meeting notes. Ken Dittimore seconded the motion. The notes were approved unanimously. Ken Dittimore made the motion to approve July meeting notes. Pete Miller seconded the motion. The notes were approved unanimously.

Bessie Fisher, Secretary, presented the updated City of Inman Comprehensive Plan for review and discussion. With a few minor revisions, Pete Miller made the motion to approve the Comprehensive Plan with stated corrections. Ken Dittimore seconded the motion. The Plan was approved unanimously. Following corrections, Bessie will meet with Larry Flynn, City Attorney to review. Following the attorney's review, the document will have final review with Planning Commission before presentation to the Council. The Comprehensive Plan will be an ordinance which will need two (2) readings by Council.

Dennis Staton, Zoning Administrator presented a proposed change to the Central Business District (CBD). The proposed changes will scale down the CBD to a more compact or core area. See attached REASONS FOR REZONING THE CENTRAL BUSINESS DISTRICT. Following a review and discussion of the proposed revisions, Bessie Fisher made the motion to approve the changes. Pete Miller seconded the motion. The vote passed unanimously.

With the approval of zoning changes, the Zoning Commission will advise Council on changing CBD geographic boundaries and associated standards. The Committee will proceed with plans to invite property owners in the CBD and General Business District (GBD) to explain revisions and answer questions and concerns. The Zoning Commission proposed a time line on this project:

- August 27 – rescheduled September Zoning and Planning Commission meeting  
review and revise CBD standards
- Last week of August - letters to property owners mailed
- September 13 – Town Hall meeting 6:00 PM
- October 8 – Z/P Commission meeting – formal approval of CBD and GBD  
changes

Commission Chairperson, Doug Hurlbert, was out-of-town for the meeting. A 5:45 PM conference call was made to discuss above topics, receive his input, and vote. With his votes, all items passed unanimously by the Zoning and Planning Commission. Doug asked that Bessie Fisher be commended for her time and effort to update the City of Inman Comprehensive Plan which saved the city at least \$10,000 while giving the city a personalized, accurate document.

Dennis Staton, Zoning Administrator, presented his July report. Dennis has served as Administrator for one year and stated July 2012 was the busiest month. His July notes are attached. One topic discussed was locating mobile homes within the City Limits of Inman. Current Zoning ordinances state mobile homes should be located within the MOBILE HOME PARK DISTRICT but interpretation of the ordinance could allow for mobile homes in other areas. Dennis proposed amending the Zoning Manual under PROHIBITED USES to state "No mobile homes". Those in attendance agreed with this proposal.

Bessie Fisher updated:

- Inman Chamber of Commerce has posted AVAILABLE COMERCIAL PROPERTIES on their web site with photos and contact information
- District One Schools has received a Mary Black Foundation grant to install the school link of Inman Trail from Oakland Avenue to the Baptisml Pool at Inman Mills
- Compton Bridge Road sidewalk construction should begin this fall

Peter Miller discussed the demolition of the former Mayor's house on Bishop Street. He will be visiting the site to investigate the possibility of preserving bricks and beams for constructing a memorial on site commemorating the first Mayor's house.

Ken Dittmore is interested in a recycling program for Inman. Dennis explained that Inman now has a recycling service located in the old lumber yard. There are future plans for this business to open on certain days to allow Inman residents to recycle.

With no further business, Pete Miller reminded everyone of the rescheduled August 27 Planning meeting and adjourned.

Submitted by:  
Bessie Fisher  
Secretary