

CITY OF INMAN  
ZONING/PLANNING COMMISSION MEETING  
January 7, 2013  
Meeting Minutes

The Zoning/Planning Commission of Inman, SC met on Monday, January 7, 2013 at 5:00 in Inman City Hall. In attendance were Commission members Doug Hurlbert-Chairman, Pete Miller – Vice Chairperson, Bessie Fisher – Secretary, and Heath Fowler, City of Inman Street Maintenance Supervisor. Also in attendance were Richard Lane and Ricky Pace, Inman Trail Commissioners, Teri Newmark from Correll Insurance, David Grayshock, Inman Chamber of Commerce President, and Nancy Lynn owner of Finishing Works.

With a quorum present, Doug Hurlbert made the motion to approve November 5, 2012 meeting minutes. Pete Miller seconded the motion. The minutes were approved unanimously.

Doug Hurlbert, Chairman, explained that signs and signage are old, continuing business which needs to be completed for Planning Commission to move on to other projects in 2013. He reviewed the following:

Palmetto Trail – no further information has been received concerning updating maps and website to include the Inman link. Jim Majors, the city's contact, emailed Doug that signs are being made that were used in Landrum and will be available for the Planning Commission's review when received. He states they are simple and non-obtrusive yet provide direction.

Welcome to Inman signs – need to finalize property owners' permission and submit to SCDOT. To date, Pete Miller has completed all paperwork for the Bishop Road/Hwy 292 site, Mandy Shaw will obtain the Hwy. 176 permission from owner, Steve Skinner, Bessie Fisher has forwarded a hold harmless form to Pat Robbins at Inman Mills for signatures to locate a sign at Hwy. 292 and Park Road, and Bessie will also get the permission from District 7 to place a sign on their property at Bishop Road and Hwy. 176.

Wayfinding signs – this project was put on hold when it was realized the restrictions of SCDOT for placement of signs at key intersections. A new design will need to be determined. Other intersections can use original design. Bessie and Teri Newmark will investigate placement at Park/176, Mill/176, Hardees intersection, and East Main at High Bridge. Downtown wayfinding signs could be painted on large building facades with property owners' permission..

Inman Trail – Richard Lane reports construction on the link at Mabry Middle School is tentatively scheduled to begin in the spring. This is made possible by a Mary Black Foundation grant to District One Schools. Richard will draft a letter to Dr. Garner informing him of this meeting and the sign design approved for the Inman Trail and incorporating into this link. Doug suggested the Rail with Trail be “pulled out of mothballs” and begin work on this project.

Sign Ordinances – in general have become a difficult topic with little enforcement at the moment. Current sign ordinances are in place with the intent to beautify and unify the city to make a more aesthetically pleasing area for residents, merchants, and visitors. It is difficult to enforce the sign ordinances fairly when properties along Highway 176 consist of those inside and outside the city limits. City of Inman Sign Ordinances are more restrictive than current Spartanburg County sign ordinances which poses additional difficulties. Doug has been investigating Extra Territorial Jurisdiction (ETJ) which would be an agreement between Spartanburg County and the City of Inman to allow the city jurisdiction over certain specific areas, in this case, signage and landscaping along the Highway 176 corridor from High Bridge to North Main Street. This has not been fully investigated until Spartanburg County hired a Planning Director which has now been accomplished. Doug will now contact Spartanburg County Planning to discuss the possibility of ETJ.

Doug summarized by suggesting the following priorities for Planning Commission for 2013. They are listed below:

- Extra Territorial Jurisdiction
- Wayfinding Signs
- Inman Trail
- Rail with Trail

With the absence of Dennis Staton, Zoning Administrator, Doug presented 2 petitions for annexation into the City of Inman by City Council which were zoned as:

**ANNEXATION ORDINANCE  
100 PERCENT PETITION METHOD  
ORDINANCE NO. 12-10**

Tax Map# 1-44-00-141.00  
Lot 84 Woods Creek Crossing PB 155-10  
213 Serenity Path

Tax Map# 2-41-00-003.00  
Lot 9 Woods Creek Crossing PB 155-10  
337 Split Oak Lane

Tax Map#2-41-00-022.00  
Lot 28 Woods Creek Crossing PB 155-10  
716 Sandy Creek Way

**Zoned R-12**

Doug Hurlbert made motion/second by Pete Miller, approved unanimously.

ANNEXATION ORDINANCE  
100 PERCENT PETITION METHOD  
ORDINANCE NO. 12-05

Tax Map# 1-39-13-050.00  
Lot 11 & P/O 10 H. R. Ballenger & E. L. Thompson Sub. PB 23-163  
601 N. Main Street

Zoned R-12

Doug Hurlbert made motion/second by Pete Miller, approved unanimously.

With no further business, Doug opened the floor for questions. David Grayshock, President of the Inman Chamber of Commerce, asked about available downtown parking and the need for signage to designate free parking. Bessie will follow up by investigating all possible downtown parking options.

With no further business, a motion to adjourn was made by Bessie with a second by Doug. The motion passed unanimously and the meeting adjourned.

Submitted by:  
Bessie Fisher, Secretary

NOTES:

1. Property owner's permission has been obtained for the Bishop Rd./Hwy. 176 at the Workability site.
2. Steve Skinner permission has not been obtained. Commission members have chosen this site due to the fact all other options were investigated and no permissions could be obtained. Mr. Skinner is willing to give the city permission.
3. Permission for the Hwy. 292 at Bishop Rd. has been obtained.
4. Inman Mills property site has one more form to complete.