

CITY OF INMAN
ZONING/PLANNING COMMISSION MEETING
February 4, 2013
Meeting Minutes

The Zoning/Planning Commission of Inman, SC met on Monday, February 4, 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, Street Maintenance Supervisor. Also in attendance were Councilman Kevin Newman, Roger Newman from The Frame House, Teri Newmark from Correll Insurance, Sherry Barrett with Upstate Forever, Nancy Lynn owner of Finishing Works and Jane Price, a downtown business property owner.

With a quorum present, Doug Hurlbert made the motion to approve a revision to the November 5, 2012 meeting minutes. Peter Miller seconded the motion. The revision was approved unanimously.. The revision will read: *All Mill Street sidewalk upgrades were funded through Set Aside fees from Steve Parker.* Doug made the motion to approve January 7, 2013 meeting minutes. Pete Miller seconded the motion. The minutes were approved unanimously.

Roger Newman, a downtown business property owner, presented a proposal on the use and design for city property located on 10 Bishop Street. This property once included the home of one of Inman's founders and first mayor, Elijah Independence Bishop. The two storied house is believed to have been built in 1881. Originally, the house had a long front porch across the entire front and lower side of the house until it was remodeled in the 1930's. The remodeled structure featured a double-decked front porch supported by large white columns. In 2012, the structure was lost to time, termites, and old age. Mr. Newman is proposing a pocket park including a gazebo style structure, landscaping, fencing, benches, and walkways to be used as a quiet stop along the Inman Trail or a destination for photo opportunities and possible small weddings.

Pete Miller made a motion for Mr. Newman to provide the Planning Commission with a schematic plan with drawings and cost estimates. The motion was seconded by Doug Hurlbert and the motion passed unanimously.

Doug Hurlbert, Chairman, reviewed the following:

Palmetto Trail – no further information has been received concerning updating maps and website to include the Inman link.

Welcome to Inman signs – need to finalize property owners' permission and submit to SCDOT.

Wayfinding signs – to comply with City of Inman sign ordinances and SCDOT regulations, a new design was proposed to use a movable sign designed as a bicycle pulling a Red Flyer wagon holding directional signs. SEE ATTACHED. Bessie made the motion for Doug to proceed with a prototype of the design and provide Planning Commission with cost estimates. Pete seconded the motion and was approved unanimously.

Central Business District (CBD) ordinance amendments - will allow the city to retain it's current building styles/look. Bessie made the motion with a second from Doug to approved revisions. The motion passed unanimously. SEE ATTACHED. Bessie and Doug will now meet with City Attorney to review changes before presenting to City Council for final approval.

Zoning Commission ordinance revision – the Zoning & Planning Commission will revise the membership requirements of the current ordinance. The current ordinance reads:

Section 1102 Planning Commission Membership, Terms of Office

The Planning Commission shall consist of five (5) members, recommended by Planning Commissioners and appointed by the City Council for terms of four (4) years. Prospective Planning Commission members shall be nominated by a City Council member and approved by a majority vote of those City Council members present and voting. In appointing members, City Council should consider the prospective member's professional expertise, knowledge of the community, and concern for the future welfare of the total community and its citizens. **Planning Commission members should represent a broad cross section of the interests and concerns within the City with majority of membership being legal residents of the City of Inman.** Planning Commission members shall serve no more than two (2) successive full terms. Any Planning Commission member whose term has expired shall continue to serve until the City Council appoints a replacement.

The proposed revision will read: *Planning Commission members should represent a broad cross section of the interests and concerns with the City with majority of membership being legal residents and/or business property owners of the City of Inman.*

With the absence of Dennis Staton, Zoning Administrator, there was no update on current zoning issues.

Old business from 2012 was reviewed with updates by Bessie Fisher.
2012 Old Business Review

Jan. 9 mtg. notes – Zoning maps updating-will have Dennis Staton report at March meeting

Feb. 6 mtg. notes – Collective Wayfinding signs-addressed above

March 5 – Extra Territorial Jurisdiction – Doug will make an appointment to meet with Spartanburg County Planning Director to discuss

- Lighting downtown facades – one quote has been obtained with the need to obtain a total of three (3) quotes. Doug will compose a quote statement for the proposed project. Councilman Newman would like the lighting installed as soon as possible so it can be enjoyed for city functions.

April 6 – Petro Ramentanin Open Market. Planning Commission has received none of the requested information from the property owner. The City of Inman currently has no ordinances addressing Open Air Markets, Flea Markets, and Swap Meets. Zoning Commissioners have been presented with Spartanburg County's regulations on this topic. This will be reviewed at the March meeting.

May 7 – Inman Trail sign design proposal- sign will be mounted on regular sign post rather than the proposed iron, tree design.

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Oct. 1 – Business property owner on Z/P-see above

Nov. 5 – Façade lighting - see above

Business property owner on Z/P – see above

With no further business, Doug made the motion to adjourn with a second from Pete.
The motion passed unanimously.

Submitted:

Bessie Fisher
Secretary