

CITY OF INMAN
ZONING/PLANNING COMMISSION MEETING
April 1, 2013
Meeting Minutes

The Zoning/Planning Commission of Inman, SC met on Monday, April 1, 2013 at 5:00 in Inman City Hall. In attendance were Commission members Doug Hurlbert - Chairman, Pete Miller – Vice Chairperson, Bessie Fisher – Secretary, Dennis Staton – Zoning Administrator, and Heath Fowler - Street Maintenance Supervisor. Also in attendance were Councilman Kevin Newman, Teri Newmark from Correll Insurance, Sherry Barrett with Upstate Forever, and Nancy Lynn owner of Finishing Works.

With a quorum present, Doug Hurlbert made the motion to approve February 4, 2013 meeting minutes. Peter Miller seconded the motion. The minutes were approved unanimously. With no quorum present for the March 4, 2013 meeting, notes were supplied but no action was necessary.

Doug Hurlbert presented/report:

CBD ordinance – unanimous approval on revision below before sending all CBD revisions to City Council:

Initial: 406.11 Exterior improvements and repairs, expansions, and renovations of existing buildings shall conform to this ordinance or meet prior approval of the zoning and planning commission.

Approved Change: 406.11 Improvements or repairs to interior and/or exterior features of existing buildings shall conform to dimensional requirements when:

- A. Repairs or upgrades exceed 50% of the surface areas of the affected exterior walls
- B. Expansions or renovations exceed 50% of the buildings gross floor area

Signage updates

Wayfinding signs- prototype is in place and receiving positive feedback.

Initial cost was approximately \$125.00 with Councilman Newman being unsure how Doug Hurlbert can be reimbursed for his out-of-pocket expenses. Hospitality Taxes may not be available for this marketing project.

Palmetto Trail signs – to be installed by end of September

Welcome to Inman signs – all paperwork now with SPATS/SCDOT

Open Air Market ordinance discussion – reviewed copy from City Attorney.

There were two (2) revisions which Bessie will send to the attorney.

1. Use term AN ESTABLISHED Open Air Market
2. Article 7 to read: In addition to buffers required under ARTICLE VII – BUFFERYARDS, Open Air Markets, Flea Markets, and Swap Meets shall provide landscape screening at the street. This buffer, which must be adjacent to the right-of-way, shall include canopy trees no less than four (4) per one hundred (100) feet and no less than eight (8) feet in height and 1 ½” caliper.

Z/P membership ordinance update – Chris Skinner, owner/operated of Taxpayer’s Choice has been appointed to the Commission

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Inman Trail updates

Compton Bridge Road sidewalk – work continues with drainage pipe installations

District One Trail – completion date scheduled for July, 2013

Rail with Trail – no updates

Sidewalk assessment – being done by Trail Commissioners

Trail Comp Plan – work continues

Extra Territorial Jurisdiction – put on hold

Temporary Storage units – all those with units have been contacted with deadlines to remove established

Dennis Staton, Zoning Administrator

- Permits issued
 - Dale Cochrum of 22 Oakland Avenue for temporary storage building until May 8
 - Helen Frier of 9 Bomar for rear deck/porch addition
 - Niemitalo, Inc for construction of 2 houses in Woods Creek subdivision (586 and 590 Nature Walk Way)
 - Jean Boggs of 13 Oakland Avenue for temporary storage building until April 15
 - Vitaliy Krinitsyn for construction of new house on Ballenger Avenue
 - Brooks Barnette of 314 Copper Creek Circle for construction of detached garage
 - Billy Willingham and Eric Domi of 11811 Asheville Highway for sign for Big Boom Gun and Pawn – **the former Metromont Paint store building**
 - Citizen's Construction for construction of new house in Copper Creek subdivision (418 Copper Creek Circle)
- Other contacts
 - Laurie Horton of Spartanburg County Planning Department re handicapped parking – **Planning Commission discussed and concluded current parking regulations in the Zoning Manual should be amended to meet Spartanburg County codes and include handicapped parking.**
 - Ronnie Benstead of 105 Elberta Street re temporary storage building
 - Janelle Jones of Spartanburg County GIS Office re street numbers
 - Shawn Smith of 64 Bomar Street re trailer issues
 - Stacie Ishikawa of 18 South Main Street re carport
 - Ray and Wayne Morris of 11440 Asheville Highway re parking lot
 - Tom Glover of TGA re placement of “welcome” sign – no response
 - 6 consent letters sent to Spartanburg County

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New Business

Bessie Fisher reported on the Inman Theater Project. The vision of this group is: The Inman Theater Project is a volunteer group of citizens, community leaders, and artisans dedicated to restoring the Inman Theater as a vital entertainment destination in the community. The goal is not only to restore this historic building but to breathe new life and purpose into this Mill Street landmark. By renovating and bringing the structure up to code, its use then becomes limitless and a true asset to Inman and surrounding communities.

With no further business, Doug made a motion to adjourn. Pete seconded the motion and it passed unanimously.

Submitted:

Bessie Fisher, Secretary