

CITY OF INMAN  
ZONING/PLANNING COMMISSION MEETING  
May 6, 2013  
Meeting Minutes

The Zoning/Planning Commission of Inman, SC met on Monday, May 6, 2013 at 5:00 in Inman City Hall. In attendance were Commission members Doug Hurlbert - Chairman, Pete Miller – Vice Chairperson, Bessie Fisher – Secretary, Chris Skinner, and Heath Fowler - Street Maintenance Supervisor. Also in attendance were Inman Trail Commissioners Sasha Price, Ricky Pace, Neil Phillips, Councilman Kevin Newman, Teri Newmark from Correll Insurance, Sherry Barrett with Upstate Forever, Nancy Lynn owner of Finishing Works, and David Grayshock, President of the Inman Chamber of Commerce.

With a quorum present, April 1, 2013 minutes were approved unanimously with revisions and corrections. Corrections were:

Initial: 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.

Approved revision will read per Councilman Newman’s request: Wayfinding signs prototype is in place and receiving positive feedback. Initial cost was approximately \$125.00.

Doug Hurlbert presented/reported:

Annexation of property below was reviewed with a motion by Pete and second by Doug to zone as R-12. This is consistent with adjacent properties in the Woods Creek area. The motion was approved unanimously.

**ANNEXATION ORDINANCE  
100 PERCENT PETITION METHOD  
ORDINANCE NO. 13-02**

Tax Map #2-41-00-020.00  
Lot 26 Woods Creek Crossing PB 155-10  
715 Sandy Creek Way  
**Zoned R-12**

April 26 meeting with City Attorney

**Central Business District amendments to current ordinances:**

**406.5** changed MAXIMUM BUILDING SETBACKS:

Front: As permitted in Section 406.11

**406.10** Street Planting Strips. OMITTED due to updated amendments.

RENUMBERED - 406.11 and changed wording to below:

**406.10** Modifications or changes to interior and/or exterior features of existing buildings shall conform to dimensional requirements in SECTION 406.5 when:

A. Building permit is required, along with B and/or C below:

B. Repairs or upgrades exceed 50% of the surface areas of the affected wall.

C. Expansions or renovations exceed 50% of the buildings gross floor area.

**406.11 Permitted Frontage Types. – changed number and deleted Private will include Table with dimensions**

**406.13 Prohibited Private Frontage Types. - OMITTED**

A. Common Yard

**406.14 Exemptions to 406.11. – changed number to 406.13, deleted B.**

A. Any single-family residential lot of record

CBD ordinance discussion – see above for report. Pete had concerns about how restrictive 406.10 will be in regards to painting or changing the surface of the building. Per Doug's explanation, two triggers must be activated in order to require that the property be made compliant: (1) the need for a Building Permit, and (2) the modification of 50% of the building plan area or 50% of a building elevation/façade. If greater than 50% of the building plan or elevation/façade is modified and a building permit is not required, then compliance is not required. If a building permit is required, but less than 50% of the building plan or elevation/façade is modified, compliance is not required. Building Permits are generally required when changes include modification to the building's fire rated assemblies, modification to egress patterns, and structural modifications. Following this discussion, Doug made the motion and Pete seconded to accept changes and send to Council for first reading. The motion passed unanimously. The next phase of the process will be rezoning those properties now deemed outside Central Business District.

#### Façade/Parapet Lighting report/update

In 2012, Doug and Bessie met with local, licensed electrician Donnie Bagwell concerning the lights along the building façade/parapets in downtown Inman which are used during the Christmas season. The lighting is currently in disrepair and needs to be updated and brought up to current codes. Donnie surveyed the current lighting and gave a bid of \$8,675.18 to make repairs to bring it into code compliance

In April, 2013, Doug met with Mayor Cantrell concerning the lighting. The mayor asked Doug to get three (3) competitive bids for the job. Doug explained the bid process would include hiring a Licensed Electrical Engineer to visit Inman, survey all that will be needed to bring lighting to code, then create a bid package to have available to those wishing to bid on the job. The Engineering fee for this work is estimated to be \$2,000. Doug suggested the Mayor consider this to be classified as a repair and allow Donnie to do the job for under \$10,000.

During an April 26 meeting with the City Attorney, Bessie and Doug discussed the lighting. The Attorney suggested enacting a façade

easement for business property owners before continuing with the process. He also agreed the best approach to the project would be to call this a repair to current lighting and used the current bid. Bessie has compiled a list of building owners and property information of affected properties to be contacted for permission.

Councilman Newman suggested contacting Fire Chief Chris Cothran and local electrician Larry Bagwell for any information on the original lighting of the buildings. SEE BOTTOM OF MINUTES FOR NOTES.

It was discussed and decided to present a proposal to Council at the regularly scheduled Council meeting on Monday, May 13, that \$10,000 from Hospitality Funds be made available for this project using licensed electrician Donnie Bagwell, contingent on permission from all building property owners before work begins. Planning Commission does not want to spend the time to get Owner's signatures on the Easement paperwork if the money will not be available to complete the work.

Hospitality Tax questions/comments from meeting:

**Hospitality Funds uses**

Per Attorney Larry Flynn, as the Legislative Body for the City of Inman, Council has authority to determine uses for Hospitality Funds through interpretation of SC Codes.

Bessie compiled the following to present to Larry Flynn and Doug Hurlbert as possible reasons/proof for using Hospitality Funds:

The Inman Trail is the first step in developing Inman as an active living community with a closed-loop sidewalk system. As a closed loop Trail, anyone stepping onto the sidewalk can walk the full 2.75 mile circle, returning to their starting point unlike the Pine Street Trail or Swamp Rabbit Trail which are linear paths requiring users to retrace their path to return to their starting point.

In 2011, the Palmetto Trail announced their intent to link Landrum, SC to USC Upstate through Inman which adds another step to Inman's active living plan. This link of the Palmetto Trail will be designated as a bicycle trail.

September 2013 is the proposed date for installation of Palmetto Trail signage. With this completed, Inman will be a link in the state's Palmetto Trail connecting the mountains (Upcountry) to the sea (Low Country). Inman will be included in future Palmetto Trail publications.

With the Inman Trail and Palmetto Trail in place and signage installed, Inman now becomes a destination for visitors and residents to enjoy the outdoors by walking, running, and/or bike riding. With this focus, the City of Inman will need to develop advertising/marketing strategies to acquaint the public with the Trails and attract businesses to the area.

In reviewing the use of revenue from hospitality taxes, listed in *bold/italics* below are current possible allowed uses.

Inman Use of Hospitality Tax Funds  
SC ARTICLE 7  
LOCAL HOSPITALITY TAX

**SECTION 6-1-730.** Use of revenue from local hospitality tax.

(A) The revenue generated by the hospitality tax must be used exclusively for the following purposes:

(1) tourism-related buildings including, but not limited to, civic centers, coliseums, and aquariums;

(2) *tourism-related cultural, recreational, or historic facilities*; Per workshop, must bring visitors into the City Limits for the purpose of spending money in local businesses

1. Harvest Day-stores open/people shopping & visiting
2. Car Show-stores open/people shopping & visiting
3. Light Up Inman-stores open/people shopping & visiting  
    Façade lighting updates – approximately \$10,000  
    Event financial support
4. Updates and maintenance of City Parks which bring visitors into the City Limits for birthday parties, play dates, ball games, etc.
5. Jim Everheart Ballfield
6. Bishop Street pocket park – along Inman Trail

(3) beach access and renourishment; *NA*

(4) *highways, roads, streets, and bridges providing access to tourist destinations*;

1. Inman Trail upgrades, improvements
2. Sidewalks along/connecting Inman Trail
3. Connect North Main Street to Safe Routes to School sidewalk on Miller Street where it ends at Orchard. This sidewalk would continue from Orchard to North Main, connecting the Inman Trail to the Palmetto Trail.
4. Assist in funding for completion of School Link of Inman Trail

(5) *advertisements and promotions related to tourism development; or*

1. Billboards  
    Banner across billboards announcing Harvest Day, Car Show, Light Up Inman
2. Wayfinding signs – *approximately \$2,500 to complete/install all signs*
3. Signage, benches, trash cans, kiosks for Inman Trail
4. Promotion of Inman Trail through maps, kiosks, advertising
5. Spartanburg Visitors and Convention Bureau Visitors Guide – distributed

throughout southeast

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(6) water and sewer infrastructure to serve tourism-related demand.

*(B)(1) In a county in which at least nine hundred thousand dollars in accommodations taxes is collected annually pursuant to Section 12-36-920, the revenues of the hospitality tax authorized in this article may be used for the operation and maintenance of those items provided in (A) (1) through (6) including police, fire protection, emergency medical services, and emergency-preparedness operations directly attendant to those facilities. (Spartanburg County is in this category.)*

1. Police and fire security during events
2. Fire truck – used for security during events

Wayfinding signs report/updates

Doug made a motion with a second from Bessie that the Planning Commission recommend up to \$2,500 in reimbursement funds be approved for the fabrication and erection of up to ten (10) individual and unique Collective Wayfinding signs similar to the Purple Bicycle Prototype at the corner of US 176 and SC 292. The next signs will include changeable text/lettering. The \$126.02 spent on the prototype will be reimbursed prior to additional signs being created. The motion passed unanimously. This motion will be made at May City Council meeting.

Open Air Market ordinance discussion – has had first reading by Council

WELCOME TO INMAN signs – Doug has been informed that the Compton Bridge Road sidewalk project and the Welcome to Inman sign project are both funded by a SC DOT Enhancement grant. Rules stipulate that only one enhancement project can be in process at a time. Once the first project is 50% completed, the next project can begin. All paperwork is in the hands of SPATS for the signs.

Bessie Fisher

Palmetto Trail updates

**The Palmetto Trailhead  
South Howard Street, Inman, SC  
Mural**

**Palmetto Trail Update**

Friday, March 8, 2013 was an historic day for the Inman community. On that day, Jim Majors with the Palmetto Conservation Foundation toured the area with City of Inman Planning Commissioners Doug Hurlbert and Bessie Fisher. With this tour, Mr. Majors determined sign locations for the Palmetto Trail linking Landrum to USC Upstate through Inman.

The Inman link, to be designated a bike trail, will begin at the intersection of Clark Road and South Howard Street which will be a Trail Head of the Palmetto Trail. A Trail

Head designates a location to park and walk/ride the Trail.

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Sign placement will begin in the next few months with completion date being September. With the placement of signs, Inman will be included on Palmetto Trail maps. This project will literally put the City of Inman on the map for active living enthusiasts.

#### **Greater Inman Chamber of Commerce**

David Grayshock and I have had several conversations concerning murals around Inman and hope the Chamber will team with Spartanburg School District One in this project.

#### **Trail Head Information**

On Wednesday, May 1, 2012, I met with Spartanburg School District One to discuss a possible mural designating the Inman Trail Head on South Howard Street. In attendance was Dr. Ron Garner, Superintendent, Mike Blackwell, Coordinator of Operations, and Cindy Riddle, Fine Arts Coordinator.

The property owner of 32 S. Howard is agreeable to the designation and mural on his building. The School District is excited and receptive to helping with the project. With the end of school fast approaching, it is not possible to have anything done quickly. The Palmetto Trail “formally” opens the Trails the last of March so suggested March 2014 be the target for ribbon cutting of project. The signage along the Inman link is expected to be installed by late September 2013 which is in time for Harvest Day. With these two events and publicity they both will garner, Inman will definitely be on the right “trail” to promoting itself as an active living community.

Mrs. Riddle will be investigating options and funding. She suggested:

- an artist in residence with the final product being the mural
- there are several local muralists
- will cost approximately \$2,000 - \$2,500 start to finished project
- few grants are available during these difficult economic times so will need to locate funding
- The Inman Beautification Fund is overseen by the Spartanburg County Foundation and might be a source for some of this money. Though SCF currently has no open grant cycles, they do offer discretionary funding in the amounts of \$500 - \$5,000. This might assist with the murals

Also during the meeting on the Palmetto Trail Mural, Dr. Garner discussed the following:

#### **The Inman Trail**

#### **The Mary Black Foundation/Inman Mills/Spartanburg District One Schools**

On Wednesday, May 01, 2013, I met with Dr. Ron Gardner and Mike Blackwell of District One Schools concerning the Mabry School Link of the Inman Trail. The School District has applied for a Mary Black Foundation grant for the project in the amount of \$275,000 which included resurfacing the track which is used by the entire community.

With current economic conditions, the District was fortunate to receive a grant for \$198,000. Below are current numbers for the project:

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MB Foundation Grant	\$198,000.00
Low Base Bid	\$209,504.10
Alternate #1 (Inman Mills Link)	\$ 27,615.14
Alternate #2 (Move from 6 to 8 ft.)	\$ 10,810.00
Engineering Costs	\$ 24,500.00

**Total Project** **\$272,429.24**

The School District has encountered many challenges and obstacles to reach the bidding process. One large obstacle was the designation of the [project vicinity](#) as a 50 year flood plan which requires special drainage/engineering. This added unforeseen costs to the project.

Dr. Garner has been meeting with community leaders and various funding sources to acquire the necessary funds to complete this project for the Inman Community.

Currently, he has received additional funds from:

- Spartanburg County to repave track. Any allocated funds not used for the track can be applied to the Trail funds
- Spartanburg County Foundation
- School District 1

With several contacts/funding pending, the School District is in need of an additional \$20,000 - \$30,000 to complete this community project as part of the Inman Trail. If funds are not available the project could stop.

NOTE: This link of the Trail will be used by the entire community not just students.

The School District contributed funds toward the Compton Bridge Project when there was a possibility it would be dropped due to lack of funding.

With the Inman Trail being promoted as an active living destination, Hospitality Tax Funds could be used by Council approval toward this project. City Council, per City Attorney, has the Legislative Power to make decisions on how this funding is used.

The City of Inman needs to join with the Mary Black Foundation, Inman Mills, Spartanburg School District One, and Spartanburg County Foundation to support its residents and visitors as everyone strives to live a more active, healthy life.

Bessie reported:

Dr. Garner requested assistance through Planning Commission and The Inman Trail Commission to request \$20,000 to complete this project.

Having emailed Trail Commissioners and met with Planning Commissioners, it is recommended the city provide the School District with \$20,000.

Council Cornelius Huff, who was unavailable to meet, has shown his support of this project, will have this item on the agenda for the May Council meeting, and will make the motion for Council to support and approve this funding.

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Doug made a motion with a second by Bessie to support the request of funds to Assist the School District in completing this new link of The Inman Trail. It passed unanimously.

Trail Commissioners will attend Council meeting to support the presentation and Cornelius.

Dennis Staton, Zoning Administrator, was unavailable and will make his reports and updates at the next meeting.

Pete Miller reported on the Bishop Street Pocket Park.

Rye grass is growing with signs of Bermuda grass sprigs.

Investigating types of trees to plant for screening, needing tall, narrow trees with a possible 5 to 10 year cut down

Existing Stumps have been ground

With the end-of-the-school year, Swofford is unable to assist with a gazebo style structure at the time. The project with the school will be delayed until the 2013-14 school year.

New Business

Teri Newmark, Vice President of the Inman Chamber, reported on Assisting Inman Merchants project sponsored by the Inman Chamber of Commerce.

The Chamber's current project is Paint the Town where Chamber members, merchants, and local students paint awnings/lower facades of downtown business properties. This will take several Saturdays of work. Merchants are excited and those driving by were showing interest as well. The Chamber is funding this project with the hope of several merchants who provided their own paint.

With no further business, the meeting was adjourned.

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NOTES:

Parapet/façade lighting:

On May 7, 2013, Chris Cothran was contacted concerning the downtown façade lights. He said:

Light were originally installed by the company used by the city to purchase the Christmas tree and lights

Chris Cothran and licensed electrician Larry Bagwell provided power by installing wiring from power poles on the railroad side of Main to the buildings.

With the upgrades and changes in later years to Main Street, the power poles were removed and no power source was available. The lights were unused for several years. Past Mayor Carl Schultz, after numerous community requests, instructed Chris and Larry to get the lights working anyway possible for the Christmas season and permanent repairs could be made later. Those repairs have not been made to date.

Trail Link:

Through e-mail on May 8, 2013, Bessie asked Dr. Garner and the School District to provide additional information on the Inman Trail School Link Project.