

CITY OF INMAN
ZONING/PLANNING COMMISSION MEETING
June 3, 2013 Meeting Minutes

The Zoning/Planning Commission of Inman, SC met on Monday, June 3, 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 Inman Trail Commission Chairman Richard Lane, Council Members Kevin Newman and Ginger Morrow, Teri Newmark from Correll Insurance, Sherry Barrett with Upstate Forever, Nancy Lynn owner of Finishing Works, and Dewell Gwinn a local business property owner

With a quorum present, May 6, 2013 minutes were approved unanimously.

Doug Hurlbert reported/updated on:

- Façade Lighting
 - calling this a repair would decrease costs to the city
 - using a licensed electrician, he takes responsibility for damage to buildings and/or complaints from property owners
 - City attorney advised an easement agreement between the city and the business property owner to ensure future repairs can be done
 - Planning Commission has identified 43 properties with 24 property owners who must be contacted and easements signed.
- Wayfinding signs
 - reimbursement has been received for the first sign so project will proceed
 - each sign is a one-of-a-kind art piece using Inman artifacts. Sign locations will determine size of each sign.
 - Planning Commission has identified 9 possible sign locations with 7 property owners who must be contacted and permissions signed.
 - Being mobile and easily moved, signs can be relocated when/if the property owners ask or the city sees the need.
 - Caroline Henson, Council Person, asked about the sign ordinances they pertain to the signs. Z/P has discovered they do not and will have a recommendation to this issue at the next meeting.
- The Mayor and Doug will attend a meeting on Thursday, June 6 with County DOT beginning at 3:00 to discuss a sidewalk extension from the existing Inman Intermediate School to Poplar Creek Apartment Complex. This is part of the Safe Routes to School grant.

Bessie Fisher reported on the Finish the Palmetto Trail meeting held on May 23 at the Glendale Outdoor Center. Inman's link of the Trail should be signed by the last Saturday in September to coincide with Harvest Day. The main focus of the meeting was to discuss the completion of the Trail from the Spartanburg area to the Atlantic Ocean. To know more, a web link was provided. www.finishthepalmettotrail.org

Dennis Staton, Zoning Administrator, gave his report for the month of June.

- Permits issued
 - Matt Chavis for remodeling 14 South Main Street for new business – Then, Again and Now
 - Andrea Wall for sign at 2 Bishop Street – Dine By Design Catering
- Other contacts
 - Jeff Walker of ICWD re “storage” at 12 Prospect Street. Property is zoned residential but should be GBD to reflect surrounding properties. Doug made the motion to rezone with a second from Pete. The motion passed unanimously. Dennis will contact Mr. Walker and provide necessary paperwork to proceed.
 - following this change of zoning designation, Dennis will begin the process of rezoning those properties now deemed outside Central Business District with the current CBD Ordinance amendments.
 - Sandy Peace re citation letter for failure to pay remodel fee
 - Stacie Ishikawa of S&A Discount Grocery re building addition
 - Billy Champion of 121 Wingo Street re noise issues
 - Dewell Gwinn re building renovations at 2 Bishop Street **see below for further information**
 - Frank Kelly re corner of Bishop and Mill Streets (possible parking lot)
 - Charlie Wilbanks of SC DOT re encroachment permit re parking lot at corner of Mill and Bishop Streets
 - 3 consent letters for approved construction/remodel jobs or new business forwarded to Spartanburg County
 - Todd Belcher at Inman Antique Mall is now a leasing agent for U-Haul with vehicles parked in his parking lot. This type business is not addressed in current Zoning Ordinances. Commission members suggested Dennis visit Todd, explain the situation, and provide paperwork to request a variance. Z/P will provide a letter of support for this variance to the Zoning Appeals Board. Until the issue is heard, he is allowed to continue the business.
 - 3 storage containers-one has been removed, second has gone several weeks over deadline, and third on Elberta Street has not been addressed since Dennis has not met with the property owner. He is never been at home when Dennis stops by.

Mr. Dewell Gwinn attended the meeting to voice his concerns on his property at 2 Bishop Street which is being repaired for rental. The topic of building permit for repairs had been discussed. Per updated CBD ordinances (see below with explanation), the work done at Mr. Gwinn's location are repairs, do not need building permits, so are allowed in CBD.

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.

CBD ordinance discussion 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.

Richard Lane of the Inman Trail Commission updated everyone on the signage for the Trail. To reflect the design of the upcoming Palmetto Trail link through Inman, the Inman Trails signs will be downsized to reflect the Palmetto Trail sign dimensions which can be mounted on current road signs where possible.

Bessie reported she provided the Inman Trails logo at the Finish the Palmetto Trail meeting and was questioned on how many trails Inman has since the sign reads INMAN TRAILS. She suggested the Trail Commission revisit that since this question came up. The question was asked, "How many Trails does Inman have?" I replied one Trail with various links. This seems confusing when considering the sign from an "outsiders" perspective.

Teri Newmark asked the status of the WELCOME TO INMAN SIGN. SCDOT had communicated that only one SCDOT Enhancement project could be in progress at one time and must be 50% completed before the second could begin. It appears the Compton Bridge Road Sidewalk Project, the first to begin, should be over 50% complete. Doug will call Charlie Willbanks at SCDOT for an update.

PAGE 4

New Business

Councilman Newman

- voiced concerns in regards to ARTICLE XIV –FEE SCHEDULE Section 1401 Application Fees which was passed by Inman City Council on September 12, 2011. Sign Permit Application fee was reduced from \$150 to \$75 the fall of 2012. Council Newman has had discussions with people who feel this fee is too steep during these economic times. Fees were designed to monitor new signs and does not contribute to the Zoning Administrator's salary.
- requested the Commission review the fees schedule to determine a solution. The possibility of an incentive package being compiled has been discussed by Planning Commission and the Inman Chamber of Commerce for several years. In the past, Council felt there were no incentives the city could offer new businesses but there is a possibility of waiving fees for new businesses might be a possibility. The Chamber has A.I.M (Assisting Inman Merchants) a reimbursable grant as a way to help businesses with such fees.
- suggested a new business packet for those locating within the city. Dennis Staton has compiled a one page information letter for that purpose and is now being distributed as needed.

With no further business, the meeting was adjourned.

Submitted by

Bessie Fisher, Secretary