

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

With no quorum present, the November 4 meeting was rescheduled to discuss time sensitive items.

The Zoning/Planning Commission of Inman, SC met on Wed., November 6, 2013 at 5:00 in Inman City Hall. In attendance were Commission members Doug Hurlbert - Chairman, Pete Miller – Vice Chairman, Bessie Fisher – Secretary, and Dennis Staton – Zoning Administrator.

October 7 meeting minutes will be reviewed and approved at a later date.

Dennis Staton, Zoning Administrator, presented the following:

- CBD zoning ordinances have been approved by Council. It is now time to complete and get Council approval of associated rezoning of properties. Bessie made the motion to include Bishop Street #1, 3, and 7 in the CBD rezoning packet. Pete seconded the motion which was approved unanimously. This will go to Council's November meeting for first reading if possible.

- **REASONS FOR CENTRAL BUSINESS REZONING**

The current Central Business District (CBD) is too large and wide spread. The proposed CBD will result in a smaller and more compact district that will be more closely represent the true "downtown" area of Inman.

Additionally, by rezoning some of the current wide spread CBD parcels to the General Business District (GBD), they will become more flexible in accommodating more types of business than can be appropriately zoned in the CBD. This flexibility will allow and encourage more diversified businesses in the district immediately adjacent to the CBD.

- An Amos Street property is being investigated for possible multi-family development. It is currently zoned for that use. The question was asked if the development can be accessed onto Amos Street which is too narrow for two vehicles to pass without each partially leaving the pavement. Dennis has a call into Spartanburg County Roads and Bridges for information on this question.
- In discussing roads, it was discussed that in the event roads or infrastructure must or is recommended to be widened and/or improved to meet Spartanburg County ordinances, the Commission recommends to Council the property owner be responsible for all costs. This includes new development including by not limited to single family, multiple family, and commercial building. Further research will be done on this proposal.
- The business at the corner of Ladson and South Main has voiced interested in an addition to the building. The proposed improvement would be an open-air roofed structure that can be secured after hours. Dennis will meet with owners to ask for a concept drawing including materials and dimensions. Owners will be advised they must meet Spartanburg County Building Codes and will be inspected by the County.

With no further business, the meeting was adjourned.

Submitted by: Bessie Fisher, Secretary