

CITY OF INMAN
ZONING/PLANNING COMMISSION MEETING
Meeting Minutes
March 3, 2014

The Zoning/Planning Commission of Inman, SC met on Monday, March 3, 2014 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. A quorum was present. Also attending: Councilmen Kevin Newman and Council Woman Ginger Morrow, Greater Inman Area Chamber of Commerce President David Grayshock and Vice President Teri Newmark, Karen Jones – resident, and Nancy Lynn – Finishing Works owner.

February 3, 2014 meeting minutes were reviewed. A motion to accept as presented was made by Pete Miller with a second by Bessie Fisher. The vote passed unanimously.

The meeting continued with Doug Hurlbert, Chairman reporting on:

- Gem Stone Lane parcel zoning. Bessie made the motion to zone as R-10 with a second by Peter Miller. Upon investigation by Dennis Staton using the current zoning map, adjacent properties are zoned R-12. With this information and to be consistent with current zoning, Pete made the motion to amend to R-12 with a second by Bessie. The vote passed unanimously.

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

Tax Map# 1-44-00-112.00
P/O LOT 11 Gemstone Acres Sub-Div Sec 1 PB 147-691 PB 152-881
513 Gemstone Lane, Inman SC 29349
Zoned R-12

- Inman Welcome Signs Bidding Update – Hurlbert explained that the Bids for the new Welcome Sign Structures would be received , opened and publically read tomorrow (Tuesday March 4, 2014) at 5:00 PM. The Planning Commission will convene specifically to perform this task and will likely make a recommendation to the City to accept the lowest bid received. The Commission may also want to check the references of the low bidder, if they feel this is pertinent.
- Updates on signage in general – Hurlbert read aloud the attached article he has written and then distributed hard copies for each person present. Resulting comments were positive. No negative remarks were made with regard to the artifacts, which are a Planning Commission program running through June 30th. David Grayshock voiced his support of the article and requested an original Inman Found/Folk Art Artifact be designed and installed at his place of business.

Dennis Staton, Zoning Administrator, reviewed and explained the following:

- Permits issued
 - new home construction at 415 Split Oak Lane in Woods Creek subdivision – this is the 4th new home construction permit in 2014
 - new restaurant at 2 Bishop Street – a bar-b-cue establishment
- Other contacts
 - zoning issues for 17 Bloomwood Heights
 - building issues at 22 Bomar Street
 - zoning issues for 65 Bomar Street
 - the Bomar Street issues concerned placement of mobile homes. These are prohibited in these areas. Zoning manual needs clearer wording. Following discussions, it was determined Mobile Homes be included in PROHIBITED USES in all residential areas other than Mobile Home Park District.
 - zoning issues for 25 South Main Street
 - 2 consent letters forwarded to Spartanburg County Building Codes for new house construction
 - the librarian at the Inman Library would like to install kiosks along the Inman Trails to encourage children to read. Dennis will refer this back to the Trail Commission.

CITY OF INMAN ZONING MANUAL
PROPOSED ORDINANCES AMENDMENTS
MOBILE HOMES/TRAILERS

Designates proposed amendments

ARTICLE IV - DISTRICT REGULATIONS

The following regulations pertain to the districts established by this ordinance.

Section 401 R-12, Single Family Low Density Residential District

401.5 Prohibited Uses. ~~No activity~~ **Activities** that ~~does~~ **do** not fall within the parameters of Sections 401.1, 401.2 or 401.3 shall be ~~permitted~~ **prohibited** within the R-12 Zoning District. The following uses are expressly prohibited in order to increase ordinance clarity.

- Sexually Oriented Businesses
- Cellular Towers
- Non-domestic Animals – see City of Inman Ordinance #10-09
- Tattoo Facility – see City of Inman Ordinance #09-07
- **Mobile homes/trailers – as defined in ARTICLE XV - DEFINITIONS**

Section 402 R-10 Single Family Medium Density Residential District

402.5 Prohibited Uses. ~~No activity~~ **Activities** that ~~does~~ **do** not fall within the parameters of Sections 402.1, 402.2 or 402.3 shall be ~~permitted~~ **prohibited** within the R-10 Zoning District. The following uses are expressly prohibited in order to increase ordinance clarity:

- Sexually Oriented Businesses
- Cellular Towers
- Non-domestic Animals – see City of Inman Ordinance #10-09
- Tattoo Facility – see City of Inman Ordinance #09-07
- **Mobile homes/trailers - as defined in ARTICLE XV - DEFINITIONS**

Section 403 RG-General Residential District

403.5 Prohibited Uses. ~~No activity~~ **Activities** that ~~does~~ **do** not fall within the parameters of Sections 403.1, 403.2 or 403.3 shall be ~~permitted~~ **prohibited** within the RG Zoning District. The following uses are expressly prohibited in order to increase ordinance clarity:

- Sexually Oriented Businesses
- Cellular Towers
- Non-domestic Animals – see City of Inman Ordinance #10-09
- Tattoo Facility – see City of Inman Ordinance #09-07
- **Mobile homes/trailers - as defined in ARTICLE XV - DEFINITIONS**

Section 404 RM - Multi-Family High Density District

404.5 Prohibited Uses. ~~No activity~~ **Activities** that ~~does~~ **do** not fall within the parameters of Sections 404.1, 404.2 or 404.3 shall be ~~permitted~~ **prohibited** within the RM Zoning District. The following uses are expressly prohibited in order to increase ordinance clarity:

- Sexually Oriented Businesses
- Cellular Towers
- Non-domestic Animals – see City of Inman Ordinance #10-09
- Tattoo Facility – see City of Inman Ordinance #09-07
- **Mobile homes/trailers - as defined in ARTICLE XV - DEFINITIONS**

Bessie Fisher, Secretary updated:

- Lighting façade
22 property owners to be contacted
43 properties
9 approved letters
5 sets of paperwork sent for signatures/notarization
- Comprehensive Plan – UNIFORMITY OF DESIGN, color palette
The Trail Commission has chosen evergreen/hunter green, tan, and small accents of peach of the trail signs. It was recommended that Trail Commission make a

presentation to Z&P to present the colors and designs for trash cans and benches. This will be part of the UNIFORMITY OF DESIGN section of the city and trail's comprehensive plan. Dennis will relay this information to the Trail Commission.

- Zoning Manual – amendments and additions were distributed to Z/P Commission members to include/update their manuals.
- Trail Commission would like to install trail signs on Main Street near the Stewart Gwinn building and at the corner of N. Main and Mill Street. Suggestions were made to accomplish this. Dennis will relay this information to Trail Commission.

Councilman Kevin Newman and Council Woman Ginger Morrow reported on the South Carolina mandated LOCAL GOVERNMENT FUND. The City of Inman received \$55,000 last year which is less than the 4.5% mandated by SC law. The Council people will be sending additional information.

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

Submitted by:

Bessie Fisher, Secretary

Welcome to Our Town!



Have you seen the proposed new Inman Welcome Signs? Do you like the design? Have you heard any positive or negative comments directed toward the design? Have you seen the welcome signs for Boiling Springs, Duncan and Lyman? Have you heard any positive or negative comments about these signs?

What makes the Inman Welcome sign different from those at Lyman, Duncan and Boiling Springs? Would you agree that the most obvious difference is that it says “Inman” on it instead of Boiling Springs, Lyman or Duncan? Other than that, aren’t they all basically the same: two masonry piers supporting a sand-blasted/painted sign between them?

Do you feel the Inman sign adequately represents a place where the Spanish Conquistador, Juan Pardo, passed through in 1567, a city that was founded in 1882 by the Southern Railroad, was the fresh peach capitol of the United States for a number of years, and had a local brick manufacturer?

Did you know that the font used in the Inman Welcome sign does not match either the City’s official letterhead or the font used at the sign in front of City Hall? Did you know that the sign graphics were designed by an artist (somewhere in Asia) who has never been to Inman, and likely has no idea where South Carolina is located? Does the stonework on our sign carry any special significance with regard to local structures that were built with indigenous stone, which happens to be scarce and exhibit poor structural capabilities? Do you think people will stop and want their picture taken with the new Inman Welcome Signs? Do you think Southern Living Magazine is going to travel to Inman once our

signs are installed and feature an article on them? When the Inman Welcome Signs are erected, should we point out all of these questions to others, or just support our city and be positive about them?



Have you seen Inman's new collective wayfinding signs and the associated, whimsical and colorful artifacts? Did you know that the purpose of these is to uniquely draw attention on a shoestring budget and help create some interest in Inman, particularly the central business district? Have you heard any comments, positive or negative, directed toward these signs and artifacts? Have you seen similar artwork in other cities, if so where? Would you agree that these uniquely set Inman apart from Lyman, Duncan, and Boiling Springs? Would you agree that they creatively represent the essence of "Home", as they are everyday artifacts associated with growing up in a small town?

Are you familiar with the terms "Found Art" and "Folk Art"? If not, you should Google these and become informed. Is it possible that residents and businesses could easily create their own found/folk art that would be similar to the current collective wayfinding artifacts, and this would create a sense of unity and pride?

Do you think people will stop and want their picture with these artifacts? The answer is yes, because they already have! In fact, one out-of-state person passing through town called City Hall to see where they could purchase the pattern for one of our shapes! Do you think if this catches on, Southern Living Magazine would travel to Inman and write a feature article on Inman? When people ask you about these artifacts, how do you respond to them? Do you take advantage of this situation and tell them what they represent and positive things about our city, or do you spread negativity?

Progress requires change, and change is always controversial. Good art is, by its very nature, provocative and controversial. If we want progress, we will cause change, and in turn, controversy. It's how we face this controversy that makes us a great City. A City with a clearly identified goal and unified residents is unstoppable and destined for greatness. Are you doing your part to help Inman reach its destiny of greatness?