

## MINUTES OF THE MANNING BOARD OF ZONING APPEALS

**Monday, October 26, 2009**  
**Breedin Assembly Room**  
**6:30p.m.**  
**Pansy Ridgeway Admin. Bldg.**

### **Members Present:**

Larry Williamson, Chairperson  
Levy Young  
Ted Gardner  
James Zimmerman

**I. Welcome/Introductory Remarks:** Mr. Williamson welcomed all and presented the Board to all present.

**II. Invocation:** Mr. T. Gardner.

### **III. Approval of Minutes:**

Minutes of the Regular Meeting of September 28, 2009. Mr. J. Zimmerman **moved** to receive and adopt the minutes with any necessary corrections. Mr. T. Gardner seconded the motion. All favored the motion.

**IV. Request No. E-2009-04 by Thomas Coffey to be allowed a special exception to operate an unattended card operated fuel business in a core commercial district,**

**42 N. Brooks Street, Tax Map No. 187-02-01-001-00, Core Commercial (CC).**

Mrs. Rhodes opened the hearing, by explaining the nature of the request, to operate an unattended card operated fuel station in a core commercial zoned district.

The Board asked questions that included the following:

**(Mr. Zimmerman)** What type of fuels will be offered, and location of refueling area?

**(Mr. Levy)** Inquired about parking locations.

**(Mrs. Rhodes)** Could color scheme of green and yellow be toned down, so that it

may mimic the historical colors in the downtown

area?  
possible?

(Mr. Williams) Will landscaping be followed per site plan of as close as

***Proponent:***

Thomas Coffey, property owner

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Mr. Coffey shared the following items:

- (1) The existing building was constructed in the early 1940's. The building has fell into complete disrepair. The building is unsalvageable for any use.
- (2) In previous years new tanks, pumps, and a canopy have been installed, and kept up according to EPA and DHEC standards.
- (3) The existing building will be replaced by a 6' x 8' building for use as the control center.
- (4) Downtown location will offer regular unleaded, super unleaded, and type 2 fuel for cars and small trucks. No diesel will be offered for large vehicles at this location.
- (5) The landscaping site plan will be followed as closely as possible to offer eye appeal for the downtown area.
- (6) The existing billboard, which is well constructed out of steel material, will be used for advertising of Fuel 24 and Rigby Oil only.
- (7) The green and yellow colors that are used for this fueling station are copyrighted, Therefore being unable to change the colors per Fuel 24 insignia.

A motion was made by Mr. Gardner to approve the request. Mr. Young seconded the motion to grant the special exceptions. All favored the motion.

***Opponent:***

No one was present who opposed the request.

**VI. Board Comments:**

**Larry Williamson**

Mr. L. Williamson thanked the staff members for their support.

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**VII. Adjournment**

Mr. L. Young **moved** to adjourn. Mr. J. Zimmerman seconded the motion. All favored the motion.

Time: 7:01 pm

Respectfully submitted,

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Rebecca V. Rhodes, Administrator