

**MINUTES OF THE REGULAR MEETING
OF THE
MANNING BOARD OF ZONING APPEALS**

Monday, March 27, 2006
6:30 p.m.

Breedin Assembly Room
Pansy Ridgeway Admin. Bldg.

Members Present:

Larry Williamson - Chairman
Thomas James
Levy Young

I. Welcome/Introductory Remark: Mr. Williamson called the meeting to order, welcomed all and announced the time of Board meetings.

II. Invocation: Mr. Williamson.

III. Approval of Minutes:

Minutes of Regular Meeting of February 27, 2006. A **motion** was made by Mr. James and was seconded by Mr. Williamson to accept the minutes. All favored the motion.

IV. Election of Vice-Chairman:

Mr. Williamson stated that he would nominate Mr. James as vice-chairperson.

Following, a **motion** was made by Mr. Williamson and was seconded by Mr. James to accept Mr. James as vice- chairperson. All favored the motion.

V. Request No. V-2006-02 to be allowed a variance of 5' to front and 5' to the side setback requirements to erect a sign at the corner of South and Mill Streets, Tax Map #187-04-01-23-00, General Commercial (GC) property owned by Harvey Clark.

Proponents

A. Harvey Clark, Owner of City Laundry, 400 S. Mill Street

Mr. Clark presented to the Board some photos of other businesses located throughout the City with existing signs located within their setbacks. Then, Mr. Clark stated that he built his building closer to the road to be more uniformed with the buildings aligned along the street; however, two buildings are blocking the view of his business. As a result, he wanted to place an identification sign in front of his building which posed another problem.

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The problem created with locating the sign in front of the building would cause the sign to be placed within the setback thus needing a variance, but would cause a problem for customers backing out: Customers would back into the sign. Therefore, he was requesting a variance to allow him to place a sign on the corner as requested.

Mr. Williamson stated that the old NAPA and The Hanger signs in the photos were grand-fathered.

Mr. Bjorkman stated that the sign if allowed to be placed on the corner would need to be pushed back enough to allow a visual clearance area. The bottom of the sign must be at least 10 feet from the ground up and the top no higher than 35 feet.

Mr. Williamson asked if DOT (South Carolina Department of Transportation) had been contacted about the sight area from the corner.

Mr. Clark stated that DOT was contacted and an angular measure was completed and there were no problems. In addition, Mr. Clark stated that his sign had not been constructed yet, but that it would have a monopole and be illuminated. Also, the base of the sign would be long and narrow.

There were no opponents.

A **motion** was made by Mr. Williamson and was seconded by Mr. Young to grant the variance subject to the approval of DOT. All favored the motion.

VI. Request No. A-2006-01 an appeal for relief from Section 500.3.2, Adjoining Lots, of the Zoning Ordinance to be allowed to use the setback requirements most appropriate for the properties located in the Dolphin Cove Subdivision, Vangie and Jamie Courts, Tax Map Page 168-15, Residential 20 (RS-20), property under contract by Bruce Perdue/owned by Fred Hatfield, Jr.

Proponents

**Bruce Perdue, Buyer/Applicant
168-15-01-058-00, 059, 060, 061, 062, 063 and 064 (Respectively Lot 36-41)**

Mr. Perdue stated that he had lots that were under the 80' width minimum requirement and that Dolphin Cove was already an established subdivision, but if he increased the lot sizes as required by the ordinance it would increase his cost to \$4,500.00.

Mr. Perdue further stated that he wanted to build starter homes approximately 1,100 to 1,200 sq. ft. at a moderate cost for individuals graduating from high school who would not go to college, but get a job. He further stated that the cost for most homes in the

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Manning area was above the cost that he planed to sell his homes at, mentioning that he knew this information because he does finance for a living.

Following, Mr. Williamson stated that the setback requirements for a Residential District (RS-6) was an option: Lot Width - 50'; Front - 30'; Rear - 25'; Side - 5'5' and Height - 35'.

Billy Ray Bowers, Contiguous Property to Dolphin Cove Subdivision

Mr. Ray stated that he had property contiguous and inquired if the roads would be paved.

Mr. Williamson responded that the City did not have anything to do with private roads.

Judy Thames, Realtor, RMAX

Ms. Thames stated that the new construction would bring more reasonable homes to the County starting at \$140 thousand and up as well as more income and support.

Sharron Sparrow (Representative for Mr. Hatfield)

Ms. Sparrow stated that Mr. Hatfield was in the hospital, but was in favor of the setback being approved by the Committee.

Barbara Jenkins (Mrs. Robert A. Jenkins), Boundary Street

Ms. Jenkins stated that she received a letter regarding the wrong issue. She stated that she should have received one for the request regarding the amphitheater and asked that a copy of the letter be sent to her.

Next, Ms. Jenkins stated that she tried to call City Hall regarding the matter, but was never able to get through to anyone.

Mr. Bjorkman apologized to Ms. Jenkins and stated that if all the telephone lines are busy that the system would reroute you to the voice-mail system. Also, Mr. Bjorkman stated that the letter regarding the amphitheater would be forwarded to Ms. Jenkins as she requested providing notice of the meeting and request.

No one present spoke against the request (no opponents).

- VII. Request No. E-2006-03 by Clarendon County Chamber of Commerce to be allowed a special exception to operate an amphitheater on the corner of Keitt & Mill Streets, Tax Map #s 169-14-04-10-00, zoned General Commercial (GC).**

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Cleve Dowell, Past Chairman, Chamber of Commerce

Mr. Dowell stated that he had worked on the project along with Bill Upp over a year and a half. He shared some background history with the Board and stated that a special exception was needed to implement the project at the proposed site and to move forward with construction.

Ms. Barbara Jenkins, Boundary Street

Ms. Jenkins inquired if the stage would be permanent.

Mr. Upp responded that the stage would be permanent. (The design: Ramp and a canopy to cover stage - 34' or 36', see drawings).

Following, more discussion, a **motion** was made by Mr. Young and was seconded by Mr. James to grant the appeal. All favored the motion.

VIII. Board Comments:

Larry Williamson

Mr. Williamson stated that Mr. Gardner continues to have problems with his legs. Also, Mr. Williamson thanked board members for a job well done.

IX. Adjournment:

Mr. Young **moved** to adjourn. Mr. Williamson seconded the motion. All favored the motion.

Time: 7:07 pm

Respectfully submitted,

Mary Adger, City Clerk