

MINUTES OF THE MANNING BOARD OF ZONING APPEALS

Monday, July 28, 2008
6:30 p.m.

Breedin Room
Pansy Ridgeway Admin. Bldg.

Members Present:

Larry Williamson
Levy Young
Ted Gardner

James Zimmerman-Alternate

Staff Members Present:

Rebecca V. Rhodes - Administrator
Mary Adger- Administrative Services Coordinator

I. Welcome/Introductory Remarks: Mr. Williamson welcomed all. No one from the media was present.

II. Invocation: Mr. Ted Gardner.

III. Approval of Minutes:

Minutes of the Regular Meeting of May 27, 2008. A **motion** was made by Mr. Gardner and was seconded by Mr. Williamson to accept the minutes. All favored.

IV. Election of Officers: Mr. Williamson stated that the board was behind since January in handling this matter; however, the board was ready to move forward and carry out this administrative duty.

It was declared that two offices were vacant to be filled: Chairperson and Vice-chairperson.

Following, a **motion** was made by Mr. T. Gardner to allow Mr. L. Williamson to continue to serve in the capacity as chairperson. Mr. J. Zimmerman seconded the motion. All favored the motion.

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Next, Mr. L. Williamson **moved** to allow Mr. T. Gardner to serve as vice-chairperson. Mr. J. Zimmerman seconded the motion. No discussion followed. All favored the motion.

Mr. Williamson thanked everyone for the opportunity to serve as chairman again. He announced that Mr. Zimmerman was new to the board and that the work performed by the members was a public service– no one gets paid to do the job.

V. Request No. E-2008-05 by Clarendon School Dist. 2 to be allowed a special exception to operate a school/government related facility in a residential district, 15 Major Drive, Tax Map No. 169-16-06-014-00, Residential-6 (RS-6).

Proponents

John Tindal, Superintendent, Clarendon School District Two, 8 Major Drive

Mr. Tindal requested that the school be allowed to use the location for office space for its parenting program which is currently located on Raccoon Road. Mr. Tindal stated that to renovate the current site is not a feasible first option for the District; however, their second option which is to house the program at the Major Drive location is more advantageous. Also, the move would place the program in closer proximity to the District office. Therefore, the District requests an exception to permit an office for a limited amount of time. The character of the neighborhood will not be altered. Approximately eight people will be housed in the facility and will make visits to the school and homes of the students/parents. There should not be any mass movement of personnel.

Mr. Tindal elaborated that it is the intent of the District to add to the early childhood center; however, presently, funding is not available.

Mr. Williamson stated that he had before him a letter from Collis and Peggy Moore that he received tonight concerning the request that included their desire to have a six-foot fence erected. Mr. Williamson read the letter. Mr. Tindal stated that he was aware of their request.

Mr. Williamson inquired about parking at the site.

Mr. Tindal indicated that all parking would be off-street on the premises. No parking would be on the street; however, other parking was available across the street at the District office.

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Mr. Zimmerman inquired about the temporary nature of the use of the facility and the structural changes that would take place since the housing market in Manning was tight.

Mr. Tindal stated that there would not be any structural changes, only some cosmetic improvements on the facility such as painting, carpeting, landscaping, etc.

Mr. Zimmerman inquired about the crossing of the street in the middle of the block.

Mr. Tindal stated that everyone would be encouraged to cross at the intersection.

Mrs. Rhodes reminded everyone that we were here for a special exception hearing and not a re-zoning hearing and that if approval is granted for the special exception and it discontinues, the land use reverts back to its original use: Residential-6 (RS-6). Anyone coming to use the facility after that for a purpose other than what is permitted outright will have to make a request for the intended purpose.

Mr. Tindal stated that the District did not own the property but was leasing it.

Betty Smoot, 14 Sumter Court, Manning, SC

Mrs. Smoot stated that she was not opposed to the proposed use nor were the people present with her; however because of recent cross vehicle traffic thru the property, she along with the other property owners would like to have a fence erected, too. One property owner has a little boy and is concerned. Also, Mrs. Smoot submitted a letter requesting the erection of a fence to alleviate their concerns with driving thru the abutting yard.

Opponents

No opponents were present.

A **motion** was made by Mr. Gardner and was seconded by Mr. Zimmerman to approve the request with the following condition placed on it: Installation of a fence. There was no discussion. All favored the motion.

- VII. Request No. E-2008-06 by Clarendon School Dist. 2 to be allowed a special exception to operate a school/government related facility in a residential district, 11 Rural Avenue, Tax Map No. 170-13-09-002-00, Residential-10 (RS-10).**

Proponent

John Tindal, Superintendent, Clarendon School District Two, 8 Major Drive

Mr. Tindal stated that inadequate space existed for three members of staff that included the administrative personnel from food services and medical services (psychologist). Mr. Tindal stated that the move out of the Manning High School facility will not cause a significant increase in the foot or vehicular traffic; however, parents and students will visit the site for testing. Others from state agencies will visit periodically, too. Operational hours will be from 7:30 am to 4:30 pm. Closed on weekends. On occasion, there could be a few exceptions.

In addition, Mr. Tindal stated that minor renovations will be made to the facility that will enhance the property inside and out.

Mr. Zimmerman asked if the garage located on the premises would be utilized.

Mr. Tindal responded that they were unable to secure the garage; however, they may put a door on it for storage; the garage would not be utilized for parking.

Opponents

No opponents were present.

A **motion** was made by Mr. Levy and was seconded by Mr. Gardner to permit the special exception. All favored.

Mr. Tindal thanked the Board on the behalf of the Board of Trustees and assured the Board that nothing would be done to significantly change the character of the community.

VII. Request No. V-2008-03 by Nazir Moosa to be allowed a sign variance of 234 square feet to allow another wall sign, at 2010 West Boyce Street, Tax Map 169-09-00-001-00, General Commercial (GC).

Mrs. Rhodes stated that Wal-Mart has met the 10% maximum wall requirement.

Mr. Williams inquired if there were any options.

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Mr. Gardner stated that the sign was not all that large.

Mrs. Rhodes stated that the applicant was not present because he had to attend jury duty out of state.

Mrs. Rhodes stated that Wal-Mart had 1073.97 in total signage and had exceeded the sign requirement by 323.97. Mr. Moosa's concern was that there wasn't any advertisement for his business outside of business (Wal-Mart). The eye-care center and the nail salon are part of Wal-Mart and do not advertise outside on the building, but do have signage on the marquee.

Mr. Williamson stated that he could not get a mental picture of the signage on the wall (building).

Mrs. Rhodes stated there were no other options because Wal-Mart used all the allowed signage.

Mr. Williamson stated that the Board went to great length on the signage for Wal-Mart.

Mrs. Rhodes stated that she did not recommend the wall signage.

Mr. Gardner stated that when you enter into Wal-Mart the presence of the business is known.

Mr. Zimmerman stated that Wal-Mart exceeded the signage.

Mr. Young stated that we maybe opening up the Board to other requests from the other uses in the Wal-Mart building.

A **motion** was made by Mr. Young and was seconded by Mr. Gardner to deny the request. All favored the motion.

VIII. Board Comments:

Mr. James (Jimmy) Zimmerman

Mr. Zimmerman thanked the board for accepting him as a member.

IX. Adjournment:

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

Time: 7:11 pm

Respectfully submitted,

Mary Adger, Administrative Services Coordinator