

MINUTES OF THE MANNING BOARD OF ZONING APPEALS

Monday, February 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 welcomed all and announced that the Board meeting times.

II. Invocation: Mr. L. Williamson.

III. Approval of Minutes:

Minutes of Regular Meeting of January 24, 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 Officers:

Mr. Williamson asked if the election of officers could be postponed until later on the agenda to allow all members of the Board to participate in the election of officers.

Mr. James consented with Mr. Williamson to postpone the election of officers until later on the agenda.

V. Request No. V-2006-01 to be allowed a variance of 15' to the rear setback requirement of 25' on East Boyce Street at St. Peters Lodge #54, Tax Map # 187-03-07-006, zoned General Commercial (GC).

Mr. Williamson opened the floor to hear from the applicant for the variance request.

Proponent

William E. Fenters, Jr., 230 E. Boyce Street, Manning

Mr. Fenters stated that members of the St. Peters Lodge bordering the property of James King would like a 15' variance to put a shelter to cover the area for inclement weather. Mr. Fenters further stated that within the letter submitted the dimension and other items were shared; however, it was not know when construction of the overpass would be started.

**Page 2. Minutes of the Regular Meeting of the Manning Board of Appeals
February 27, 2006.**

There were was no opposition of the request (no proponents present).

Mr. Williamson stated that he had looked at the property and did not see anything wrong with putting in the shelter and stated that it would be an enhancement to the property.

Following, a **motion** was made by Mr. Williamson and was seconded by Mr. James to grant the request. All favored the motion.

Mr. Williamson informed Mr. Fenters that notification would be forwarded outlining the action taken and other requirements.

VI. Request No. E-2006-02 to be allowed a special exception to operate a barbershop on the corner of West Huggins Street & Hampton Avenue, Tax Map #s 169-14-03-015-00, zoned Residential 6(RS-6).

Hammett Lemon, Huggins & Dyson Street, Manning, SC

Mr. Hammett requested permission to operate a barbershop at W. Huggins & Dyson (West Huggins Street is bisected by two streets. The name changes to Hampton Avenue on the south side of the street and Dyson on the north side.)

Mr. Lemon stated that he presently operated a barbershop on Dyson Street, but had limited space and desired to expand his business.

Mr. Williamson inquired about parking space, the number of chairs anticipated and if a contractor would be constructing the proposed facility.

Mr. Lemon replied that there would be adequate space for parking after the building was erected which would be constructed by a contractor and that he anticipated no more than five chairs at most; however, he was not sure when construction would begin.

Following, a **motion** was made by Mr. Young and was seconded by Mr. James to grant permission to build/operate a barbershop. All favored the motion.

Mr. Williamson informed Mr. Hammett that notification would be forwarded outlining the action taken and other requirements.

Next, the Board preceded with the election of officers.

A **motion** was made by Mr. Young and was seconded by Mr. James to keep Mr. Williamson as their chairperson. During the discussion, Mr. Williamson thanked both board members for choosing him. Following, all favored the motion.

**Page 3. Minutes of the Regular Meeting of the Manning Board of Appeals
February 27, 2006.**

VII. Board Comments:

Mr. Thomas James

Mr. James expressed what a pleasure it has been for him to have serve the City for several years and that he looked forward to the future.

Mr. Larry Williamson

Mr. Williamson acknowledged that Mr. Young and Mr. James had experienced much adversity during their service, but he wanted both of them to know how much he appreciated all that they both had given in service.

Also, Mr. Williamson thanked Mr. Young and Mr. James for their confidence that they placed in him to allow him to continue to serve as Chairman.

VIII. Adjournment:

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

Time: 6:46 pm

Respectfully submitted,

Mary Adger, City Clerk