

MANNING BOARD OF ZONING APPEALS

Monday, May 22, 2006
6:30 p.m.

Breedin Assembly Room
Pansy Ridgeway Admin. Bldg

Members Present:

Larry Williamson - Chairman
Thomas James
Levy Young

Ted Gardner - Alternate

I. Welcome/Introductory Remark: Mr. Williamson called the meeting to order and welcomed all.

II Invocation: Mr. Larry Williamson.

III. Approval of Minutes:

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

IV. Request No. V-2006-03 by The Brown Design Group to be allowed a sign variance of 323.97 sq. ft. on West Boyce Street, at Tax Map #s 169-08-00-006 (Lot A, B, C) and 169-09-00-001-00, General Commercial District (GC).

No one was present in favor of or in opposition of the request.

Mr. Gardner inquired if there would be a height issue with building and the size of the sign that would be installed near the highway in relationship to the variance request.

In response, Mrs. Adger stated that originally there was some discussion regarding a height variance for the building, but the matter had been resolved; however, there were discussions on signs and the maximum number of signs allowed as well as total sign area.

Prior to the current zoning amendment, only a maximum of 750 square feet was allowed for the total sign area and the maximum height allowed was 35 feet. With the amendment, there was no change to the latter, but a provision was made to allow a variance if the total sign area exceeded 750 square feet. As a result, the request is being made because it exceeds the total sign area allowed. The total sign area includes all of the signs on the building and the monopole sign that will be located near the highway. In addition all the signs are in compliance with the City's ordinance.

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After reviewing the drawings and some discussion, a **motion** was made by Mr. Young and was seconded by Mr. Gardner to allow the variance of 323.97 square feet. All favored the motion.

- V. Request No. V-2006-04 by Bruce D. Perdue for the Dolphin Cove Subdivision to be allowed a variance of 15' to the front setback requirement of 30' and 15' to the rear setback requirement of 25' on Corey Corbet Drive, Tax Map # 168-15-01-064-00, Residential District (RS-20).**

Proponent

Bruce Perdue, Property Owner

Mr. Perdue stated that on this property was a privacy fence and electrical lines which existed an easement for them. Because of the two issues building at the current set back given which is for RS-10 would have to build a two-story house that would cost approximately \$120,000. Would like to build a 1280 sq. ft. house with garage.

Mr. Perdue stated that if he built a two-story it would no longer provide privacy for the property owner with the privacy fence and it would increase the cost of the house. In addition, if a one-story house was built under the current setback requirement, it would be the size of a single-wide mobile home.

No one was present in opposition.

Following, a **motion** was made by Mr. Gardner and was seconded by Mr. James to grant the variance as requested. All favored the motion.

- VI. Request No. V-2006-05 by Bruce D. Perdue for the Dolphin Cove Subdivision to be allowed a variance of 15' to the front setback requirement of 30' on Chase Corbet Drive, Tax Map # 168-15-01-058-00, Residential District (RS-20).**

Proponent

Bruce Perdue, Property Owner

Mr. Perdue stated that this lot had two fronts and that he wanted to center the house on the lot more or less for aesthetic purposes. The house can fit on the lot, but would be uniformed with others along street with the variance.

No one was present in opposition.

Following, a **motion** was made by Mr. James and was seconded by Mr. Young to grant the variance as requested. All favored the motion.

VII. Request No. V-2006-06 by Big T Jewelers / Kenny Tidwell to be allowed a variance of 10' to the side setback requirement of 20' on the west side of lot (by Clarendon Eye Center) on West Boyce Street at Tax Map #169-10-02-050-00, General Commercial (GC).

Proponent

**Charles Crook, S&C Construction Company, Representative for Kenny Tidwell
Kenny Tidwell, Property Owner**

Mr. Crook stated that the property was 80' wide and the property owner wanted to put a 30' wide building on the narrow lot which would pose a concern with parking; therefore, the owner wanted to shift the building on the lot.

In addition, Mr. Crook stated the property owner intended to order a building, but needed to know if the variance was granted prior to purchase. Also, it was the owner's desire to get a variance for the other side of the property, but understood that application would have to made later.

Following, Mr. Gardner inquired about the type of material the building would be constructed of.

In response, Mr. Crook stated that the building would be both brick and stucco.

no Mrs. Adger stated for the record that some inquiries were made on the property by phone, but correspondences were received (Owner of the daycare nearby and Clarendon Eye Center).

No one was present in opposition.

Following, a **motion** was made by Mr. Gardner and was seconded by Mr. Young to approve the variance request. All favored the motion.

Next, Mrs. Adger notified Mr. Crook that a site plan for the group commercial development should be submitted to the Planning Commission for approval and to contact the Administrative Officer for additional information regarding the matter.

VIII. Board Comments

Mr. Ted Gardner

Mr. Gardner apologized to the Board for his extended absence during his recovery period and stated that he hoped to have regular attendance going forward.

Mr. Larry Williamson

Mr. Williamson thanked each member for his input and for serving in such an important

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capacity.

IX. Adjournment:

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

Time: 7:05 pm

Respectfully submitted,

Mary Adger, City Clerk