

**MINUTES OF THE REGULAR MEETING
OF THE
MANNING PLANNING COMMISSION**

Monday, July 10, 2006
6:30 p.m.

Breedin Assembly Room
Pansy Ridgeway Admin. Bldg.

Members Present

Justice Dingle- Chairman
William Blair
Stephanie Black
Effie Hilton
Monica Reed

I. Welcome/Introductory Remarks: Mr. Dingle called the meeting to order and welcomed all.

II. Invocation: Mrs. Hilton.

III. Approval of Minutes:

Minutes of Planning Commission Regular Meeting, April 10, 2006.

A **motion** was made by Mrs. Black and was seconded by Mrs. Hilton to accept the minutes. No discussion. All favored.

IV. Review site plan for property owned by Kenny Tidwell located on West Boyce Street at Tax Map # 169-10-02-050-00, General Commercial (GC).

The Board reviewed the site plan supplied by Mr. Tidwell for the proposed strip mall that would be built on his property.

Mrs. Black noted that the owner would have to abide by the zoning regulations for construction and off-street parking.

Following, a **motion** was made by Mrs. Hilton and was seconded by Ms. Reed to approve the site plan. No discussion. All favored the motion.

V. Discussion of a proposed text amendment to the zoning ordinance to re-zone property located on Bradham Street from Residential-6 (RS-6) to General Residential-2 (GR-2), Tax Map No.'s 169-16-03-004; 169-16-03-007 and 169-16-03-008.

The Board reviewed the letter submitted by Mr. Alexander Conyers requesting that the property be re-zoned. Mr. Dingle asked what was the intention of Mr. Conyers' request.

Mrs. Black stated that there are duplexes surrounding the owner's properties that have been grand-fathered in before the adoption of the Zoning Ordinance and that Mr. Conyers would like to build duplexes on his property.

Mrs. Black also noted, for the record, that she and her husband currently own a duplex next to Mr. Conyers' property. Mrs. Black did not feel that it would be a conflict of interest to discuss this matter.

Mrs. Mary Adger, Interim Administrator, clarified that Mr. Conyers has asked the Planning Commission to sponsor the re-zoning of his property which would allow him to build duplexes on his property. Mrs. Adger also stated that if the Planning Commission recommends to Council that the property be re-zoned, and the re-zoning is approved by Council, the owner would have to come before the Planning Commission with a site plan at a later date before proceeding with construction.

Following, a **motion** was made by Ms. Reed and was seconded by Mrs. Hilton to recommend to Council that the property be re-zoned to General Residential-2 (GR-2). No discussion. All favored the motion.

VI. Orientation Training

Mr. Dingle asked Mrs. Adger to elaborate on the training offered.

Mrs. Adger stated that there is currently a state law requiring mandatory training for zoning officials. Mrs. Adger also stated that zoning officials for this size municipality are required to complete their training by December 31, 2006. In addition, Mrs. Adger stated that there are two sessions to attend, Session I and Session II, which must be completed in that order. Also, Mrs. Adger informed the Commission that they would be reimbursed their travel expense.

Mr. Dingle asked Mrs. Adger to send information when Session I would be offered again.

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July 10, 2006.**

VII. Adjournment:

A **motion** was made by Mrs. Black and was seconded by Mrs. Hilton to adjourn. No discussion followed. All favored the motion.

Time: 6:50 p.m.

Respectfully submitted,

Daun Davis
Interim City Clerk