

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

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

Breeding Assembly Room  
Pansy Ridgeway Admin. Bldg.

**Members Present**

Larry Williamson, Chairman  
Levy Young  
Ted Gardner

**Members Absent**

Thomas James-Excused  
Ted Gardner- Excused

- I. **Call Meeting to Order/Introduction:** Mr. Williamson called the meeting to order and welcomed all present.
- II. **Invocation:** Mr. Williamson.
- III. **Approval of Minutes:**

**Minutes of the Board of Appeals Regular Meeting, October 23, 2006.**

A **motion** was made by Mr. Young and was seconded by Mr. Williamson to accept the minutes as presented. No discussion. All favored.

- IV. **Request No. V-2006-08 by Bruce Purdue to be allowed a variance of 10' to the side setback requirements of 15' at 1050 Vangie Court, Tax Map # 168-15-01-051-00, Residential-20 (RS-20).**

Mr. Williamson asked that anyone speaking for or against the re-zoning request to put their name and address on the sign-in sheet at the appropriate time.

Next, Mr. Williamson asked the applicant to come forward.

**Proponent:**

**Bruce Purdue, 127 Londonderry Rd., Goose Creek, SC 29445**

Mr. Purdue stated that he was requesting a variance to the side setback requirements so

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that he could build a house on the lot. Mr. Purdue stated that the dimensions of the house to be built would be six feet (6') wider on the side than the fifteen foot (15') setbacks currently allowed under the zoning regulations. Mr. Purdue stated that he would need a ten foot (10') variance on both sides in order to build the house.

Mr. Williamson asked Mr. Purdue if he was asking the Board to allow the house to be built ten feet (10') from the side property line. Mr. Purdue stated that he would need a variance of five feet (5') on each side property line.

Mr. Williamson asked Mr. Purdue if he had any other alternatives other than requesting the variance to the side property lines.

Mr. Purdue stated that he could build the house on the property in a crooked fashion in order to meet the current side setbacks, which would not be aesthetically correct, but requiring a variance to the rear setback requirement. Mr. Purdue stated that another alternative would be that his customer could choose another house plan that would be ten feet (10') narrower than they would like.

Mr. Williamson asked Mr. Purdue if his request would bring the house in line with the front setbacks of the other houses in the area. Mr. Purdue stated that it would be three to five feet deeper than the other houses currently there.

Following, a **motion** was made by Mr. Young and was seconded by Mr. Williamson to grant a variance of five feet (5') to each side setback requirement of fifteen feet (15'). There was no discussion. All favored the motion.

**V. Request No. V-2006-09 by Bruce Purdue to be allowed a variance of 10' to the side setback requirement of 15' at 1044 Vangie Court, Tax Map# 168-15-01-050-00, Residential-20 (RS-20).**

Mrs. Williamson asked Mr. Purdue to explain to the Board his request.

Mr. Purdue stated that the property was a v-shaped lot located in a cul-de-sac and requested a variance of five feet (5') to the side setback requirements to build a house with a fifty-foot (50') front on the property and a two-car garage that mirrors the house directly across the street, but slightly larger.

Mr. Williamson asked if the side variance would be needed along the full length of the house. Mr. Purdue stated that it would not because of the shape of the lot.

Mr. Young asked if the house would have a two-car garage.

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Mr. Purdue stated that it would have a two-car garage.

Following, a **motion** was made by Mr. Young and was seconded by Mr. Williamson to grant a variance of five feet (5') to each side setback requirement of fifteen feet (15'). There was no discussion. All favored the motion.

**VI. Comments:**

**Mrs. Adger**

Mrs. Adger thanked the Board for all their hard work this year and wished the Board a Merry Christmas. Mrs. Adger stated that the Board was invited to the City of Manning Annual Employees' Christmas Appreciation Dinner, December 7, 2007.

**VII. Adjournment:**

A **motion** was made by Mr. Young and was seconded by Mr. Williamson to adjourn. No discussion followed. All favored.

**Time: 7:00 p.m.**

**Respectfully submitted,**

**Daun Davis  
Interim Clerk**