

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

Monday, February 11, 2008
6:30 p.m.

Breedin Room
Pansy Ridgeway Admin. Bldg.

Members Present:

Mr. William Blair, Chairperson
Ms. Monica Reed, Vice- Chairperson
Mrs. Pamela Clavon-Brunson
Mrs. Jane Powell
Mr. Arthur Moyd

Members Absent/ Excused (E):

Mrs. Stephanie Black - E

Staff Present:

Mary Adger, Administrative Services Coordinator

I. Call Meeting to Order/Introduction: Mr. Blair called the meeting to order.

II. Invocation: Mrs. Pamela Clavon-Brunson.

III. Approval of Minutes:

Minutes of the Planning Commission Regular Meeting, January 14, 2008. A motion was made by Ms. Reed to approve the minutes as written. The motion was seconded by Mrs. J. Powell. No discussion followed. All favored the motion.

IV. Discussion of Request No. 2008-01M by Henry A. and Deborah M. Lucas to re-zone property located at 122 North Boundary Street from General Residential 1 (GR-1) to Office Commercial (OC), Tax Map No. 169-15-08-003.

Proponent

Deborah M. Lucas, Property Owner

Mrs. Lucas stated that the property on Boundary Street was rental property and that she could never maintain a tenant. Mrs. Lucas stated that, presently, she desires to rent the property to Mr. Duvalle Elliott. However, Mr. Elliott informed her after trying to get utility services that he could not open his business at that location without the property being re-zoned.

Page 2. Manning Planning Commission, Minutes of February 11, 2008.

Mrs. Lucas stated that Mr. Elliott asked her if she would re-zone the property to allow him to operate his business at that location.

Opponents

No one was present against the zoning request.

Ms. Pansy Ridgeway

Mrs. Ridgeway stated that she did not plan to speak but just wanted to say that the property was re-zoned once. A long time ago the property had been utilized for a dentist office as well as a veterinarian office. Later, the property had been zoned back to residential.

Mr. Blair asked Ms. Ridgeway did she have any objections to the re-zoning of the property. Ms. Ridgeway stated that she had no objections.

Mrs. Adger reminded the Board that the re-zoning of the property would permit other businesses to operate at that location in the future as well if Mr. Duvalle relocated his business elsewhere.

Mrs. Powell inquired about the zoning of the school. The school is zoned office commercial.

Following the discussion, a **motion** was made by Ms. M. Reed and seconded by Mr. A. Moyd to make a recommendation to Council to re-zone the property from General Residential-1 (GR-1) to Office Commercial (OC). All favored the motion.

V. Board Comments:

Mr. Arthur Moyd

Mr. Moyd informed Mrs. Adger that one of the street flags was turned upside down that is located on West Boyce Street between Church and Brooks Streets.

Mrs. Adger informed the Board that Mrs. R. Rhodes was in attendance at the Clarendon County Council meeting tonight.

VII. Adjournment:

A **motion** was made by Mrs. J. Powell and was seconded by Mrs. P. Clavon-Brunson to adjourn. All favored.

Time: 6:52 pm

Respectfully submitted,

**Mary G. Adger
Administrative Services Coordinator**