

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

**Monday, March 9, 2009
6:30 p.m.**

**Breedin Room
Pansy Ridgeway Admin. Bldg.**

Members Present:

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

Staff Present:

Rebecca V. Rhodes, Administrator
Mary Adger, Administrative Services Coordinator

I. Call Meeting to Order/Introduction:

II. Invocation

III. Approval of Minutes

Minutes of the Planning Commission Regular Meeting, January 12, 2009. A motion was made by Mrs. S. Black and was seconded by Ms. M. Reed. to accept the minutes as printed. All favored.

IV. Discussion of re-zoning for properties located at Tax Map No. 187-02-05-017-00 owned by United Bonded Warehouse (Kirby Johnson) and at Tax Map No. 187-02-04-020-00 owned by Clarendon County located at the Corner of Durant and Dinkins Street.

Mrs. Rhodes asked the board to table the request until the next meeting because the drawings were not ready.

Mrs. Black **moved** to table hearing as requested because the site plans were not ready. Ms. Reed seconded the motion. All favored.

V. Discussion of the Zoning Ordinance, Article 7, Section 715, Garage sales, Yard Sales, and Rummage Sales.

Mrs. Rhodes stated that it was brought to her attention that the Zoning Ordinance addresses garage sales; however, the Code of Ordinances causes a little headache with families for certain property owners because of the gray area between the two ordinances. The zoning ordinance states that the maximum period for each sale is two (2) days. The maximum number of sales allowed per year is two (2) per family. It does not limit the number per property; therefore, it leaves a gray area that allows families to work the system by having residential property owners to permit them to have sales on their properties. That was not the intent of the ordinance. Therefore, it is our desire to match the Zoning Ordinance with the Code of Ordinances. In addition, people are having yard sales every week at commercial businesses. Again, because of the gray area, the system is being worked.

There was some discussion of the text amendment presented and how the two ordinances make it difficult enforce the two day two sales per family limit.

In addition, Mrs. Rhodes stated that the zoning ordinance does not address the number of yard sales allowed on commercial properties.

A **motion** was made by Mrs. J. Powell and was seconded by Ms. M. Reed to recommend amending the zoning ordinance so that the maximum period for each sale is two (2) days. A maximum number of two (2) sales allowed per year, per address, on commercial areas and only two per year, per address, on residential areas by the occupants of the property. Renters who wish to have a yard sale must have the written permission of the property owners, from which they are renting. No discussion followed. All favored the motion.

VI. Board Comments:

Willilam Blair

Mr. Blair stated that the new street (Kennedy Lane) looked good. Also, Mr. Blair inquired about the type of building located at 317 Collins Street.

Mrs. Adger responded that the a beauty salon will be locating there.

Mrs. Black inquired if the National Bank of South Carolina will have access to the street.

Mrs. Rhodes stated the bank has an interest in access to the street; however, presently, there is another small piece of property separating the bank from the street.

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Jane Powell

Mrs. Powell stated that she would like to commend the officers for enforcing the speed limit up and down Brooks Street. Also, Mrs. Powell inquired about the progress of Lowe's.

Mrs. Black stated that she has noticed the enforcement, too.

Mrs. Rhodes stated that Lawrence Manning Academy has requested to be annexed into the city to assist with enforcement as well and other benefits.

In light of Lowe's, Mrs. Rhodes stated that the incentive given was purposeful and that Lowe's is still coming. The reimbursement coming from Lowe's is what they would have given to the city in business license fees, demolition fees, fees for water and sewer lines added or replaced and other cost items. And with the closing of Federal Mogul, other local job opportunities that will be available with Lowe's coming to Manning will include landscaping, demolition, construction and security as well as the 72 jobs in the package. Manning, too, has been fortunate to have a new Bojangles, CVS and gift shop.

Mrs. Black inquired if enforcement could be made on trucks parking at the Lowe's site.

Mrs. Rhodes stated that security is being enforced at that location.

VII. Adjournment:

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

Time: 7:03 pm

Respectfully submitted,

**Mary G. Adger
Administrative Services Coordinator**