

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

**Monday, March 10, 2008
6:30 p.m.**

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

Members Present:

Mr. William Blair, Chairperson
Mrs. Stephanie Black
Mr. Arthur Moyd - Alternate

Members Absent / Excused (E)

Ms. Monica Reed, Vice- Chairperson-E
Mrs. Pamela Clavon-Brunson-E
Mrs. Jane Powell-E

Staff Present:

Mary Adger, Administrative Services Coordinator

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

It was stated that other Board members, Jane Powell, Pamela Brunson and Monica Reed were unable to attend the meeting. Also, it was stated that Mrs. Rhodes was not present because she was attending a County meeting.

II. Invocation: Mrs. Stephanie Black.

III. Approval of Minutes:

Minutes of the Planning Commission Regular Meeting, February 11, 2008. A motion was made by Mrs. Black and was seconded by Mr. Moyd to approve the minutes as presented. There was no discussion. All favored.

IV. Discussion of Request No. 2008-02M by South Brooks Properties to re-zone property located along Richburg Street from General Commercial (GC) to General Residential-1 (GR-1), Tax Map Nos. 169-06-07-022 and 169-10-02-053.

Mrs. Adger stated that the property before the board was once zoned for residential use and later changed to its present zoning as general commercial. In addition, Mrs. Adger stated that it is the intent of the property owner to build affordable housing for the elderly at this location but the request before the board today is for re-zoning; however, if the property is

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re-zoned, then Mr. Geddings will come back before the board again at a later date for a site plan review. For the record, the owner was informed that at least two (2) accesses will be needed for the property in order not to over burden an already heavily traveled pass thru street: Richburg.

Proponents

Mr. William Geddings, Property Owner

Mr. Geddings stated that it was his intent to build multi-housing units similar to the ones located behind the school. He stated that he has done some single and some multilevel units before; however, the lay of the land determines that it is a good place for duplexes and that he will construct up to 54 units.

Sara Baker (for Edna Jackson), 103 Richburg Street

Mrs. Baker posed a question, "How does the re-zoning affect a property?"

Mr. Blair stated that there was a dire need for housing in Manning.

A **motion** was made by Mrs. Black and was seconded by Mr. Moyd to recommend that the property be rezoned from general commercial to general residential-1 (GR-1). All favored.

There was no one present against the re-zoning request.

Mr. Geddings thanked everyone for coming and stated that he plans to provide quality homes in the area.

V. Discussion of permitted uses in core commercial district.

Mrs. Adger stated that the city is concerned about the impact that churches and church related facilities are having on the core commercial area of downtown. The city provides more compatible zoning areas throughout the city more conducive for the churches and their related facilities. For example, the current churches and related church facilities are no longer opening on Sundays and Wednesday and the hours agreed upon. Thus, parking issues

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have become more significant. The request before the board is to discontinue the operation of churches and their related facilities in the core commercial district and to permit them by special exception in other areas.

Following some discussion, a **motion** was made by Mrs. Black and was seconded by Mr. Moyd to recommend the change to the Table of Permitted Uses to disallow operation of churches and church related facilities in the core commercial district. All favored.

VI. Board Comments:

Stephanie Black

Mrs. Black inquired about the status of the burned-out house on S. Boundary Street near Hardee's (Located on the opposite side of street from the restaurant.). The house has been burn-out for a period of time and appears to be an eye-sore as well as unsafe. Will the house be demolished?

Mrs. Black inquired about a multi-level house located on North Church Street behind Maxway that renovation stopped on for a long period of time and appears to be unsecured. Mrs. Black requested that the City check to see if the house has been secured since all work has ceased to ensure that no one is utilizing the vacant premises for criminal activity, shelter for the homeless or an unsafe place.

Also, Mrs. Black stated that on North Brooks Street, between the Presbyterian Church and the library, the sidewalk is in need of repairing.

William Blair

Mr. Blair William Blair stated that the sidewalk on West Boyce Street near Lawson's Upholstery and the sewing shop operated by Mrs. Dollie and Mrs. Queen is need of repair. There appears to be a hole in the side walk.

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VII. Adjournment:

A **motion** was made by Mrs. Black and was seconded by Mr. Moyd to adjourn. All favored.

Time: 7:17 pm

Respectfully submitted,

**Mary G. Adger
Administrative Services Coordinator**