

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

Monday, March 13, 2006  
6:30 p.m.

Breedin Room  
Pansy Ridgeway Admin. Bldg.

**Members Present:**

Mr. William Blair  
Mr. Justice Dingle  
Ms. Monica Reed

**Members Absent-Excused (E):**

Mrs. Stephanie Black - E  
Ms. Diane Georgia- E  
Mrs. Effie Hilton

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

**II. Invocation:** Mr. Blair.

**III. Approval of Minutes:**

**Minutes of the Planning Commission Regular Meeting, January 9, 2006.** A **motion** was made by Mr. Blair and was seconded by and was seconded by Ms. Reed to approve the minutes. All favored the motion.

**IV. Discussion of a proposed amendment to the City of Manning Zoning Ordinance to zone property located on West Boyce Street/South Carolina Highway 261, Tax Map# 169-10-01-001-00, to General Commercial (GC).**

Mr. Bjorkman in a brief explanation informed the Board that two separate annexations took place and both property owners used different surveyors resulting in a small strip between the two properties not annexed into the City. When the owner of the small strip was made aware that a portion of the property was not annexed, a petition was made to Council for annexation.

Following, a **motion** was made by Mr. Blair and was seconded by Ms. Reed to recommend to Council the zoning of the property to General Commercial. No discussion followed. All favored the motion.

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Next, Chairman Dingle asked if there were any comments.

The Board had no comments; however, Mr. Bjorkman asked to share some information with that would bring the Board up to date on activities taking place.

Mr. Bjorkman reminded the Board of the ditching plan that they recommended to Council and that a grant for \$500 thousand had been applied for to implement the project. Also, he mentioned that a needs' assessment was held on March 7 and that there would be a CDBG application grant assessment at City Hall on March 30<sup>th</sup> at 6:00 pm and encouraged the board to come out and participate and to encourage others to participate.

Next, Mr. Bjorkman mentioned the activity surrounding the recently annexed property on West Boyce Street/Highway 261: Rumored who is coming, reviewed site plans, required nice landscaping (Manning is a Tree City.), discussed signage and a service station. Also, discussions are taking place with Pete Hipps (Santee Lynches) for a text amendment to the Zoning Ordinance to cover signage for large retail areas.

In addition, Mr. Bjorkman stated that he did not have any information on when training would be available as required by law. Also mentioned, the Zoning Ordinance was available on disk and would be updated once the amendment for signage takes place.

Last, Mr. Bjorkman announced that the City had a web site and gave its url:  
[www.cityofmanning.org](http://www.cityofmanning.org).

Following, Mr. Blair inquired about future annexation along West Boyce Street / Highway 261.

Mr. Bjorkman responded that there have been petitions by the school, but the City is looking to annex other properties too.

**V. Adjournment:**

A **motion** was made by Mr. Blair and seconded by Ms. Reed to adjourn. All favored the motion.

**Time:** 6:47 p.m.

**Respectfully submitted,**

**Mary G. Adger, City Clerk**