

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

Monday, April 13, 2009
6:30 p.m.

Breedin Room
Pansy Ridgeway Admin. Bldg.

Members Present:

William Blair, Chairperson
Monica Reed, Vice-Chairperson
Jane Powell
Pamela Brunson
Arthur Moyd

Members Absent

Stephanie Black

I. Call Meeting to Order/Introduction: Mr. William Blair, Chairman.

II. Invocation: Arthur Moyd.

III. Approval of Minutes

Minutes of the Planning Commission Regular Meeting, March 9, 2009. A motion was made by Mrs. Brunson and was seconded by Mrs. Powell to approve the minutes that were provided. During the discussion, Mr. Moyd stated that the minutes should reflect that Mrs. Black and Ms. Reed were presence. 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.

Mr. Blair read the zoning request.

Mrs. Rhodes explained the differences between re-zoning and site plan approval.

Proponents

Cleve Dowell, President of Clarendon County Habitat for Humanities

Mr. Dowell introduced Connie Robinson, Executive Director of Habitat. Mr. Dowell explained the project, gave a history of the of the Habitat Village Project and discussed the CDBG grant.

Following some questions and answers that included property maintenance and length of time a homeowner must reside at the location, Mrs. Rhodes explained the PUD to the Board and stated that they needed to approve the re-zoning of the property and the site plan; however, the re-zoning of the property came first.

Opponents

No one was present against the request.

A **motion** was made by Mrs. Powell and was seconded by Mrs. Brunson to re-zone the properties located at Tax Map No. 187-02-05-017-00 owned by United Bonded Warehouse (Kirby Johnson) from Light Industrial to a PUD in addition to Tax Map No. 187-02-04-020-00 owned by Clarendon County located at the Corner of Durant and Dinkins Street from Residential-6 to a PUD. All favored the motion.

V. Site Plan Approval for Clarendon County Habitat for Humanity.

Mrs. Rhodes explained the site design. Included were the following items:

1. *Setbacks.* Ten foot side setbacks, ten foot front setbacks and a 15 foot rear setbacks for each building.
2. *Lot Sizes.* Lots are either .13 or .14 acre.
3. *Yard Orientation.* (Small houses) Small yards, less upkeep.
4. *Storage spaces.* Located in rear of lots.
5. *Parking/Driveways.* Parking located in front and/or rear lots.

A **motion** was made by Ms. Reed and was seconded by Mr. Moyd to approve the site plan. All favored.

**Page 3. Minutes of the Regular Meeting of the Manning Planning Commission,
April 13, 2009.**

VI. Board Comments:

Monica Reed

Ms. Reed inquired about the ditch on Sykes Street. She commented on appearance of the ditch.

Mrs. Rhodes stated that the Department of Transportation (DOT) owned all the ditches; the city did not own any ditches.

VII. Adjournment:

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

Time: 6:59 pm

Respectfully submitted,

**Rebecca V. Rhodes
Administrator**