

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

**Monday, May 12, 2008
6:30 p.m.**

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

Members Present:

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

Members Absent- Excused (E)

Mrs. Stephanie Black - E

Staff Present:

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

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

II. Invocation: Mr. Arthur Moyd.

III. Approval of Minutes:

Minutes of the Planning Commission Regular Meeting, March 10, 2008. A motion was made by Mr. Moyd and was seconded by Mrs. Brunson to approve the minutes with the proper corrections if there are any. There was no discussion. All favored.

IV. Discussion of Request No. 2008-03M by R. Joel Taylor, Richard D. Taylor and Linda E. Taylor to re-zone properties located at Tax Map No. 187-04-04-003-00 from General Residential-1 (GR-1) to General Commercial (GC) and Tax Map Nos. 187-04-04-005-00 and 187-04-04-09-00 from Residential-10 (RS-10) to General Commercial (GC).

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Proponents

Atty. William Coffey, Representative for Property Owners

Mr. Coffey stated that the area was developing into a medical community and that these properties were located across from Doctor Edward C. Keitt's office, which is near the Disability Board and the hospital. Also, Mr. Coffey shared that the properties will be in keeping with office commercial. In addition, Mr. Coffey stated that the hospital will either leave the property as it is or make changes later; however, the hospital has to have a center campus.

Mr. Blair stated that he read in the paper about the growth of the hospital and was impressed with what is being done.

No other proponents nor opponents were present for the re-zoning amendment.

A **motion** was made by Mr. Moyd and was seconded by Ms. Reed to recommend to Council to re-zone the properties as requested. No discussion followed. All favored the motion.

V. Discussion of Request No. 2008-4M by Bessie R. Parker to re-zone property located at 118 W. Boyce Street, Tax Map No. 169-15-03-007-00, from Residential-20 (RS-20) to General Commercial (GC).

No proponents nor opponents were present for the re-zoning amendment.

Mrs. Rhodes stated that Attorneys Johnson, McKenzie and Robins are the representatives for the property owner; however, Mr. John Odom is purchasing the property. Presently, Mr. Odom does not have any plans for the property other than re-zoning it. Mrs. Rhodes noted that most of the properties surrounding this one are commercial; however, some residential property is contiguous to it.

Mrs. Powell stated that she observed most of the area was general commercial.

Mrs. Rhodes stated that if the property was re-zoned the city would require buffering. She further indicated that the property was small and could be sold.

Mrs. Powell stated that if the property was re-zoned to office commercial the property would be limited to use.

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Following the discussion, a **motion** was made by Mrs. Powell and was seconded by Mrs. Brunson to recommend to Council that the property located at Tax Map #169-15-03-007-00, owned by Bessie Parker be re-zoned to general commercial. All favored the motion.

VI. Review of Site Plan for Adams and Wilson Development located on Highway 261/West Boyce Street at Tax Map No. 169-15-09-003-00.

Mrs. Rhodes stated that the Preliminary Plat approval is for a new CVS that will be located near NBSC. Mrs. Rhodes stated that the Board could approve, deny or modify the plat; however, as the zoning administrator, she would make final approval.

Further, Mrs. Rhodes noted the following items regarding the preliminary plan:

- **Road.** A new road way that would exit out to Highway 261/Boyce Street.
- **Parking.** Meets parking requirements.
- **Landscaping.** Will have to meet landscaping plan prior to getting a business license or permit.

Some discussion followed that included lights, handicap parking and surveillance. It was recommended to add an additional handicap parking space and to plant Sycamore trees.

A **motion** was made by Mrs. Brunson and was seconded by Ms. Reed to approve the plan with the recommended changes.

VII. Discussion of Zoning Ordinance Amendment No. 2008-2T. An amendment to the sign ordinance to allow for special event signs for for-profit organization.

Mrs. Rhodes stated that a request came before Council to erect a special event sign. As a result, an ordinance was developed. Mrs. Rhodes read it to the Board and inquired what was their position.

During the discussion, Mrs. Powell asked how often would the signs be allowed.

Mr. Blair stated that the stick signs were placed everywhere and looked very tacky.

Mrs. Rhodes stated that the codes' enforcement officer pulls them down. Also, Mrs. Rhodes stated that if signs are not permitted then, they are prohibited.

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Mrs. Brunson inquired if a fee would be charged if the signs were allowed.

Mrs. Rhodes said that a fee would not be charged; however, a fine could be imposed for a violation such as not removing the sign within 48 hours.

It was further stated that to enforce the ordinance renderings could be provided even though there would be no control over the content.

It was suggested that the same ordinance could be used or new one could be adopted that that requires a time frame to be provided; however, it should not be given more than 30 days prior to an event and should be removed within 48 hours following an event with the approval of the property owner required.

A **motion** was made by Mrs. Powell and was seconded by Ms. Reed to recommend to Council the amendment for Special Event Signs. All favored the motion.

VIII. Discussion of Zoning Ordinance Amendment No. 2008-3T. An amendment to the zoning ordinance to add tree preservation regulations.

Mrs. Rhodes stated that the Tree Board recommended that the City adopt a tree protection ordinance for site development that would keep or allow replacement of like trees.

Some items included in her discussion are listed below:

- Not to clear cut building site.
- Include any tree greater than 10" in diameter. Tree Board recommended six inches.
- Add Russell Duncan as a Board Member.
- Ordinance was developed for removal and preservation of trees. Not more than 25% of the trees are allowed to be cut/removed.
- Includes subdivisions with 25 lots or more and/or with new streets

Following some discussion, a **motion** was made by Mrs. P. Brunson and was seconded Mr. A. Moyd to recommend to Council the proposed zoning ordinance with changes from ten inches to six inches for trees. All favored the motion.

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IX. Board Comments:

Monica Reed

Ms. Reed stated that the abandon houses on Sykes Street and 228 Peterson Lane needed attention.

Jane Powell

Mrs. Powell mentioned that an ordinance for big box companies leaving was needed.

X. Adjournment:

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

Time: 8:07 pm

Respectfully submitted,

**Mary G. Adger
Administrative Services Coordinator**