

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

Monday, June 11, 2007  
6:30 p.m.

Breeding Assembly Room  
Pansy Ridgeway Admin. Bldg.

**Members Present**

Justice Dingle, Chairman  
William Blair  
Stephanie Black  
Pamela Clavon-Brunson  
Jane Powell

**Members Absent:**

**(E= Excused/ U= Unexcused)**

Monica Reed- U

**I. Call Meeting to Order/Introduction:** Mr. Dingle called the meeting to order and welcomed all present. Mr. Dingle also welcomed Mrs. Jane Powell as the Alternate to the Board.

**II. Invocation:** Mrs. Black.

**III. Approval of Minutes:**

**Minutes of the Planning Commission Regular Meeting, February 12, 2007.**

A **motion** was made by Mrs. Black and was seconded by Mr. Blair to accept the minutes as presented. There was no discussion. All favored the motion.

**IV. Discussion of a proposed amendment to the City of Manning Zoning Ordinance to zone property owned by Cecil Ridgill and Presley Ridgill, located along West Boyce Street/South Carolina Highway 261, Tax Map #'s 169-10-01-001-00 and 169-10-01-002-00 to General Commercial.**

Mr. Dingle stated that the property was located next to the property where Wal-Mart was located. In addition, Mr. Dingle noted that the bulk of the properties along that area is currently zoned as General Commercial.

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Mrs. Black asked if the owners were notified and were present.

Mrs. Davis stated that the owners were notified but were not present. In addition, Mrs. Davis stated a request was presented to Council to annex the property into the city limits and that the ordinance was awaiting second and final reading during Council's June, 2007 meeting.

Following some discussion, Mrs. Davis stated that properties annexed into the city are done by ordinance which require two readings and are zoned as Residential-20 (RS-20). Then, if the property owners wish to have the property re-zoned, they would have to submit a request to the Planning Commission who would then make a recommendation to Council. If Council agrees with the recommendation, it would be done by Ordinance which would again require two readings.

Next, Mrs. Davis stated that the city's consultant, Mr. Pete Hipps, Director of Planning, Santee-Lynches Regional Council of Governments, recommended that the Planning Commission review property to be annexed into the city and to make a recommendation to Council whether to annex the property in as General Commercial (GC) before second and final reading of the annexation ordinance.

A **motion** was made by Mrs. Black and was seconded by Mr. Blair to recommend to Council that the property be re-zoned as General Commercial. There was no discussion. All favored the motion.

**V. Orientation Training/Continuing Education for Local Planning and Zoning Officials.**

Mr. Dingle stated that information was provided concerning the tentative schedule for Continuing Education and Orientation Training for Local Planning and Zoning Officials. Mr. Dingle asked Mrs. Davis to explain.

Mrs. Davis stated that staff and members of local Planning and Zoning Boards are required by law to attend training. In addition, Mrs. Davis explained that new members are required to attend six (6) hours of training and those who have completed orientation training must follow up with three (3) hours of continuing education yearly.

Next, Mrs. Davis stated that the city would pay the registration fees and mileage to the training site for each member and asked everyone to contact Mrs. Mary Adger to schedule their training.

Mr. Dingle then explained to Mrs. Powell the duties and role of the members of the Board.

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**VI. Adjournment:**

A **motion** was made by Mrs. Clavon-Brunson and was seconded by Mrs. Black to adjourn. No discussion followed. All favored.

**Time: 7:00 p.m.**

**Respectfully submitted,**

**Daun Davis  
City Clerk**