

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

**Monday, October 08, 2012  
6:30 P.M.**

**Council Chambers  
Manning City Hall**

**Members Present**

William Blair, Chairman  
Pamela Clavon- Brunson, Vice- Chairman  
Janice Coney  
Lou Murray

**Members Absent**

Stephanie Black -Excused  
Monica Reed -Excused

**Staff Present**

Mrs. Mary Adger, Administrative Services Coordinator  
Ms. Donna Walker, Administrative Services Clerk

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

**II. Invocation:** Mrs. Brunson

**III. Approval of Minutes:**

**Minutes of the Planning Commission Regular Meeting of August 13, 2012.**

A **motion** was made by Mrs. Brunson and was seconded by Mrs. Murray to accept the minutes. All favored the motion.

**IV. Discussion of site plan review of the proposed addition to Clarendon Eye Center on Paxville Hwy.**

**Scott Bell, Architect, Representative**

Scott Bell stated that he is an architect from Sumter and that he is representing Clarendon Eye Center. He stated that the Clarendon Eye Center wanted to add a new addition to the existing 3,100 sq.ft. building.

**2. Minutes of Regular Meeting of the Manning Planning Commission, October 08, 2012.**

Following Mr. W. Blair inquired if the new addition would be in the rear of the property?

**Mr. Bell responded that:**

- “The new addition will be in the rear of the property. Also, the new addition will be about 1,900 sq. ft. with additional parking.”

Following the discussion, a **motion** was made by Mrs. Murray to approve the site plan. Mrs. Coney seconded the motion. All favored the motion.

**V. Discussion of site plan review of the proposed addition to Ebenezer Baptist Church on Dinkins Street.**

**Mrs. Adger**

Mrs. Adger stated to the Board that the applicant requested to withdraw its site plan at this time.

**VI. Discussion of site plan review of the proposed duplex on Boundary Street.**

**Cliff Bagnal, Applicant**

Mr. Bagnal stated that he wanted to put a duplex on Boundary Street which would include two bedrooms, two bathrooms, a kitchen and a den each.

**The Board commented as follow:**

**Mrs. P. Brunson**

- Will the duplex be rental only?

**Mrs. J. Coney**

- What about parking?

**Following is Mr. Bagnal's responses to the questions:**

- “Yes, the duplex will be for rent only.”
- “Each duplex will have three parking spaces but the code for parking only requires two parking spaces.”

Following the discussion, a **motion** was made by Mrs. Brunson to approve the site plan. Mrs. Coney seconded the motion. All favored the motion.

**VII. Board Comments:**

**Mary Adger, Staff**

Mrs. Adger brought to the board's attention a need to review the extension of parking space into residential districts. She stated that the information would be mailed for review and added as an agenda item for the next meeting. The Board inquired if there were any complaints. Mrs. Adger shared with the Board that the city has had some complaints about the extension of parking in residential districts. However, according to the city's zoning ordinance in Article 7, Section 700.2, parking spaces may extend up to one hundred twenty feet into a residential district provided that certain conditions are met.

**Mr. W. Blair**

Mr. Blair stated that the owner of Craig Used Cars on Sunset is expanding the parking lot into a residential district.

**Mrs. Adger**

Mrs. Adger responded that the matter is being looked into by the administrator; however, the owner has some drainage issues with the back lot.

**VIII. Adjournment**

A **motion** was made by Mrs. Brunson to adjourn. Mrs. Murray seconded the motion. All favored the motion.

Time: 7:37 P.M.

Respectfully submitted,