

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

**Monday, October 13, 2008  
6:30 p.m.**

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

**Members Present:**

Mr. William Blair, Chairperson  
Mrs. Pamela Clavon Brunson  
Mrs. Jane Powell  
Mr. Arthur Moyd

**Members Absent- Excused (E)**

Ms. Monica Reed-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:** Mrs. Pamela Brunson.

**III. Approval of Minutes:**

**Minutes of the Planning Commission Regular Meeting, May 12, 2008.** A motion was made by Mr. Moyd and was seconded by Mrs. Powell to receive the minutes with the necessary corrections. There was no discussion. All favored.

**IV. Review site plans for Lowe's Home Center's, Inc. for property located on West Boyce Street, Tax Map No. 169-10-01-004-00, General Commercial (GC).**

Mrs. Rhodes stated that Lowe's will be completely demolishing the shopping center and removing all of the existing parking surface to re-grade and repave the area. Other information shared by Mrs. Rhodes included the following:

- Smaller versions of stores. New building erected - 66,000 sq. ft.
- Parking requirements - 263. Exceeding parking requirements by placing 293

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- parking spaces.
- Signs. Permit applied for once contractor completes designs.
- Landscaping. Will be completed before business license is issued.
- Jobs created. 70 Full-time and 20 part-time.
- Closed by end of year if all permits are acquired. Could open fall of 2009 or spring 2010.
- Variance Request. Will appear before the Board of Appeals for a height variance for parapet.
- An incentive packet. Developed an economic incentive packet.

Mr. Alan Johnson, Representative for Lowe's was present and answered questions for the Board.

Mrs. Rhodes stated that if the preliminary site plan is approved by the Board she could approve the final plan.

A **motion** was made by Mrs. Powell and was seconded by Mrs. Brunson to approve the preliminary site plan. All favored the motion.

**V. Discussion of zoning for properties located along W. Boyce Street, Tax Map Nos. 169-07-00-001-00, 169-07-00-002-00 and 169-00-02-008-00 Office Commercial (OC).**

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

Mrs. Rhodes stated that the three schools were brought in as office commercial; however, the zoning ordinance requires to bring them before the board for a recommendation. If there are no objections to the current zoning, the request is to leave them zoned as office commercial.

Following, a **motion** was made by Mrs. Brunson and was seconded by Mr. Moyd to recommend that the zoning remain office commercial. All favored the motion.

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**VI. Board Comments:**

**Arthur Moyd**

Mr. Moyd inquired about the property located at the Corner of Boyce & Boundary Streets.

Mrs. Rhodes responded that two or three lots were purchased by one person to be sold at a later time.

Mrs. Brunson responded that she was glad to see the changes. The area looks better.

**Jane Powell**

Mrs. Powell stated that the removal of the burned building was good. She inquired if the rumor of Apple Bee's coming to Manning was true.

Mr. Blair responded that he heard that Apple Bee's was coming but would locate outside the city limits. Following, Mr. Blair asked if the City still had an interest in annexation for the Highway 261 corridor.

Mrs. Rhodes stated that letters were sent to property owners; however, many were not interested because of their taxes doubling, such as paying a business license tax when the County does not have one. Nevertheless, during City Council's retreat, other incentives will be looked at, including a reduced business license.

Mrs. Rhodes further stated that she did not know how a reduced license would work but it would be discussed.

Also, Mrs. Rhodes mentioned that Lowe's Home Improvement Center will become public next week. The company will provide good opportunities. Seventy full-time jobs and twenty part-time jobs will be created, included are supervisory positions grossing more than \$50,000.

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**VII Adjournment:**

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

Time: 7:07 pm

**Respectfully submitted,**

**Mary G. Adger  
Administrative Services Coordinator**