

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

**Monday, December 10, 2012
6:30 P.M.**

**Council Chambers
Manning City Hall**

Members Present

William Blair, Chairman
Janice Coney
Lou Murray

Members Absent

Stephanie Black –Excused
Pamela Clavon- Brunson- 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. Coney

III. Approval of Minutes:

**Minutes of the Planning Commission Regular Meeting of October 08, 2012 &
Minutes of the Special Called Meeting of November 13, 2012.**

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

IV. A proposed amendment to the City of Manning Zoning Ordinance Article 7, Supplemental Regulations, 700.2 Extension of Parking Space into a Residential District to regulate the extension of parking by the Board of Appeals.

Mary Adger, Staff

Mrs. Adger brought to the Board's attention that the earlier proposed amendment included language with a trigger for the owner to bring a request before the Board of Appeals. The trigger initiated the owner's request for a variance to allow extended parking space

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into a residential district. However, after the recommendation went to council, council voted to send it back to you for reconsideration to prohibit commercial parking on residential lots. But include language that all residential lots with commercial activity be rezoned to commercial or industrial districts. Mrs. Adger further shared that she was not present at the meeting of city council; however, in light of businesses that are allowed by special exceptions such as churches and barbershops as discussed with the administrator, these types of businesses are allowed to operate in residential districts. Therefore, it would prove beneficial to clear up the proposed ordinance by adding “offstreet” parking space as part of the triggering language instead requiring all residential with commercial activity to convert to commercial zoning.

The Board commented as follow:

Mrs. Coney

- The business would already have an existing parking lot in order for this to apply to the business owner?

Mrs. Adger

The proposed amendment is for offstreet parking. For example the business on Sunset Drive currently has parking; however, they needed additional parking. So instead of the zoning administrator granting additional parking into a residential district, off-street parking will be decided by the Board of Appeals.

Following the discussion, a **motion** was made by Mrs. Coney to send forth the language as written in section 700.2 Extension of Off-street Parking Space into a Residential District. Mrs. Murray seconded the motion. All favored the motion.

V. Board Comments:

Mr. W. Blair

The trucks are still parking at Kaycee Outlet.

Mary Adger, Staff

Mrs. Adger stated that according to the city’s zoning ordinance the property is zoned commercial and the trucks are allowed to park in a commercial district; however, the property owner would have to make a complaint.

Mr. W. Blair

Mr. Blair stated that he knows the property owner and will have a discussion with him about the trucks that are being parked in the neighborhood.

VIII. Adjournment

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

Time: 6:45 P.M.

Respectfully submitted,

Donna Walker, Administrative Services Clerk