

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

**Monday, March 13, 2017
6:30 p.m.**

**Council Chambers
Manning City Hall**

Present:

Pamela Clavon-Brunson
Monica Reed
Peggy Knox
William Blair, Chairperson

Absent/ Excused (E):

Rev. Effie Hilton (E)
Lou Murray, Vice Chairman (E)

Staff Present:

Charmel Mack- Administrative Assistant Clerk
Mary Adger- Administrative Service Coordinator

- I. Welcome/Introductory Remarks:** Mr. Blair, Chairman called meeting to order.
- II. Invocation:** Rev. Effie Hilton.
- III. Approval of Minutes :**

Minutes of the Planning Commission Regular Meeting, February 13, 2017

A **motion** was made by Mrs. Knox and second by Mrs. Brunson to approve the minutes with corrections of Mrs. Knox last name and corrections of a statement made by Mrs. Hilton instead of Mrs. Knox. All were in favor of the motion.

IV. Review Site Plan for property located at 234 Commerce Street, Tax Map # 169-10-02-06000 zoned General Commercial (GC) by Thompson Turner Construction.

PROPONENTS

Michael Palmer, Representative of Thompson Turner Construction, new addition at 234 Commerce Street Manning, South Carolina on behalf Clarendon County.

Mr. Blair asked if the carport will be open.

Mr. Palmer stated a fence would be around the carport. The carport would have a roof with no walls.

Mr. Blair mentioned that Commerce Street is a heavy traffic area and the public could potentially be exposed to a corpse. Mr. Blair recommended Mr. Palmer install a carport that is entirely enclosed with electrical doors on both ends.

Mr. Palmer mentioned that the property would have a privacy fence with a gate and the gate will close after a car arrives on premise.

Mrs. Adger asked, if the privacy fence would be placed on Commerce Street.

Mr. Palmer stated that the fence would circle the driveway, and the fence will be located in three areas of the property.

Mrs. Knox inquired if the carport entrance will be on Commerce Street.

Mr. Blair mentioned that the fence durability could potentially deteriorate.

Mr. Palmer indicated that his company was considering installation of a chain link fence with privacy slats.

Mr. Blair stated that if the fence deteriorated, the public would have visibility of the property.

Mr. Palmer stated that he would take the Planning Commission concerns to the attention of Clarendon County.

Minutes from the Regular Meeting of the Manning Planning Commission.

March 13, 2017

Page 3.

Mrs. Adger asked the Planning Commission if they would allow her to inquire the changes at a later time. Mrs. Adger informed Mr. Palmer that she could approve their site plan if the Planning Commission grants her approval. However, Mr. Palmer will have to meet the Planning Commission recommendation of an enclosed carport.

Mr. Brunson **recused** herself from making a motion due to an immediate family member work for Thompson Turner Construction.

OPPONENTS

There was no one present in opposition

Following, Mrs. Knox made a **motion** to approved Thompson Turner Construction Site Plan pending the Planning Commission's recommendation of an enclosed carport, and that the company meets the City of Manning zoning ordinance buffer requirements. Monica Reed seconded the motion. All were in favor of the motion.

Mr. Brunson made a **motion** to grant Mr. Adger authorization to approve Thompson Turner Construction Site Plan with minor changes, and that the company meets the buffer requirement. Mrs. Knox seconded the motion. All were in favor of the motion.

V. Santee Lynch Regional Council of Government

Susan Lanfried and Kyle Kelly, Representative from Santee Lynches Regional Council of Governments

Kyle Kelly, the Economic and Community Sustainability Director for Santee Lynch Regional Council of Government, provided the Planning Commission a draft of the Comprehensive Plan to review. The draft consisted of the City of Manning strategic plans and the inventory conditions. Mr. Kelly provided the Planning Commission the process for adopting the Comprehensive Plan. He informed the Planning Commission that once the Comprehensive Plan is recommended to City Council to adopt, there will be a 30 day public notice period and City Council will need to hold a public hearing with two readings.

Minutes from the Regular Meeting of the Manning Planning Commission.

March 13, 2017

Page 4.

Susan Landfried, Representative of Santee Lynches Regional Council of Governments

Ms. Landfried stated that draft consisted of the current conditions of the City of Manning, the improvement process, and public engagement. One hundred and forty one citizens participated in the survey.

- The Strategic Plan consists of four themes based on feedback received from citizens.

Mrs. Knox asked if Alcolu, South Carolina was included in the Plan.

Mr. Kelly stated areas listed on the Comprehensive Plan are units of local government. Alcolu, South Carolina is not considered as a unit of local government such as Manning, Summerton or Turbeville.

Mrs. Brunson asked how was the number of residents living in homes determined.

Ms. Landfried responded that the 2010 Data Census was used to collect data in regards to housing. She answered, in order to gain an accurate statistic of residents living in homes, she suggested the City of Manning could conduct door- to- door survey.

Mrs. Brunson asked Mrs. Adger if the City of Manning is willing to conduct door to door surveys.

Mrs. Adger informed Mrs. Brunson that she was unable to answer that question on behalf of the City of Manning but that she speaks with the City Administrator Scott Tanner regarding the matter.

Mrs. Knox inquired about the beautification and maintenance of neighborhoods that would include homes that are in needs of repairs, vacant lots, and lots where the community disposes trash.

Ms. Landfried stated the City of Manning is responsible for determining which department addresses those particular types of issues.

Mrs. Knox stated that the downtown revitalization funding focuses on improving the downtown area; she suggested that exploring public and private grants to improve communities within the city should be done.

Ms. Landfried informed Mrs. Knox funding is available for small communities and neighborhoods. Ms. Landfried identified areas of the Comprehensive Plan draft that discussed enhancing residential areas. She also informed Mrs. Knox, she can include

Minutes from the Regular Meeting of the Manning Planning Commission.

March 13, 2017

Page 5.

more information into the Comprehensive Plan in regards to funding for the residential areas.

Ms. Reed asked how the strategic plans four (4) themes were determined and what topics was not a concern for citizens.

Ms. Landfried stated that the feedback received was a combination of government officials, and citizens that completed the survey, as well as direct communication with citizens.

Mr. Blair asked if the draft addressed potential growth of the population.

Ms. Landfried shared with Mr. Blair that the population of Manning is an estimate of 4,000 and the population has been steady over the past decades fluctuating slightly up and downwards.

Ms. Reed asked about the demographic of the citizens that completed the survey.

Ms. Landfried estimated that 35% of the surveyors were African American and 65% Caucasian. The age range of surveyors was mainly between the ages of 40-65. Seventy-five percent of respondents were female while 25% were males.

Mrs. Adger inquired if there were a significant change from the previous Comprehensive Plan and the current draft.

Ms. Landfried replied that the proposed Comprehensive Plan is more in-depth than the previous Comprehensive Plan but no major changes.

Mr. Kelly stated the proposed Comprehensive Plan content is more organized. The American Association best practice was used to aid with developing the Comprehensive Plan draft.

Mrs. Knox questioned if lighting and safety was address in the Comprehensive Plan daft.

Mr. Kelly stated lighting and safety will be revised.

Mrs. Adger asked if concerns from the Main Street programs were addressed.

Ms. Landfried stated that she met with Carrier Trebil in regards to Main Street.

Ms. Reed stated that she would like more time to adequately review the draft before forwarding it to City Council others also stated the same. The Board agreed to meet the following week.

OPPONENTS

**Minutes from the Regular Meeting of the Manning Planning Commission.
March 13, 2017
Page 6.**

There was no one in attendance to oppose the draft of the Comprehensive Plan.

All members of the Planning Commission agreed to meet Thursday, March 23, 2017 at 6:30 PM for a Special Called Meeting. All were in favor.

Board Comments:

Mrs. Brunson asked who is responsible for the bus port located on Weinberg Drive. She stated that she is concerned about debris causing a safety hazard for children.

Mr. Blair stated the property might belong to the Department of Education.

Mrs. Knox asked if the City had obtained a Codes Enforcer.

Mrs. Adger responded that the City of Manning has a Codes Enforcer and that Carrol Harrington, a former Police Officer with the City of Manning now served in that position.

Mr. Blair asked if Mr. Harrington had addressed the property owner located on W. Huggin and Peterson Steer about the amount of cars on the property.

Mrs. Adger responded Mr. Harrington had spoken to the property owner on several occasions and may have written him tickets. However, some owners would just pay fines than comply.

Mrs. Knox stated that the ditch located behind Manning High School has not been repaired.

Mrs. Adger informed Mrs. Knox that there were levels of portal to address her concerns ; However, if she believe she did not get results with the Administrator she could bring her concern to Council or a Councilmember that represents that district .

Adjournment:

A **Motion** was made by Mrs. Brunson and was seconded by Mrs. Knox to adjourn. All were in favored of the motion.

Time 7:56 P.M

Sincerely,

**Charmel Mack
Administrative Assistant Clerk**