

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

**Monday, March 09, 2015
6:30 P.M.**

**Council Chambers
Manning City Hall**

Members Present

William Blair, Chairman
Pamela Clavon- Brunson
Lou Murray
Monica Reed

Members Absent

Stephanie Black

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. P. Brunson

III. Approval of Minutes:

Minutes of the Planning Commission Regular Meeting, May 12, 2014.

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

IV. Election of Officers

All offices were declared vacant.

Mrs. Brunson stated that Mr. W. Blair was filling his position as chairman in an outstanding manner and that he should remain chairman. A **motion** was made by Mrs. Brunson and was seconded by Mrs. Murray for him to continue to serving the board in that capacity. All favored the motion.

Mr. Blair stated that Mrs. Brunson was filling her position as vice- chairman in an outstanding manner and that she should remain vice- chairman. A **motion** was made by Mrs. Murray and was seconded by Mrs. Reed for her to continue to serving the board in that capacity. All favored the motion.

V. Discussion of re-zoning property located on N. Barfield Street, Tax Map# 187-02-06-001-00 owned by R.N. Johnson, Inc. from Single-Family Residential (RS-6) to Light Industrial (LI).

Mr. Johnson, Property Owner

Mr. Johnson stated that he ran a cotton gin from 1985-1998 and he believed it was zoned Light Industrial and not residential. Now, he has a potential buyer that needs the property re-zoned to Light Industrial.

Mr. W. Blair

Mr. Blair asked what his plans for the property was if the property would be re-zoned as Light Industrial.

Mr. Johnson

Mr. Johnson responded that Mr. Warren owns the Manning Feed Mill across the street from the property. He would like to expand his business with an extension of the feed mill, garden shop and flowers.

Mr. Comstock, Business Owner

Mr. Warren stated that he doesn't understand how the property changed from Light Industrial to Single-Family Residential.

Mary Adger, Staff

Mrs. Adger stated that a few properties when the zoning ordinance took effect in 1996 may have been commercial in nature, but was located in residential districts. The use here was non-conforming. Once it was closed a determine number of years, the non-conforming use of the property was be discontinued (prohibited).

Mr. Comstock

Mr. Comstock stated that his property is Light Industrial and the property adjacent from him is Single-Family Residential.

Mrs. Adger

Mrs. Adger stated that the zoning was done in the 90's when the law changed and everyone had to develop a comprehensive plan. This went into effect all across the state. Property owners were given the opportunity to come to a public hearing if they wanted to voice their concerns. Also, properties were posted and advertisements were made in the local newspaper so owners would be aware of the changes taking place.

Mrs. Adger

In addition, Mrs. Adger addressed the board and the audience. She read the definition of a Light

Industrial District. Following, she read a list of uses listed under the Table of Permitted Uses for Light Industrial District. Within this district, manufacturing and other types of businesses are allowed that would have a greater impact on the area than in a general commercial district.

Opponents

Mr. Roderick Walker, Barfield Street

Mr. Walker stated that he grew up in the neighborhood in the two story house down the street. He stated that he lived there when the cotton gin was running years back. Mr. Walker stated that he is very thankful for EPA in terms of pollution. The people that once lived there are deceased and many passed away from respiratory problems. Mr. Walker stated that if the potential buyer was selling plants why not re-zoned the property to general commercial instead of Light Industrial. He also stated that he does not want to see another repeat performance of a cotton gin polluting the air in his neighborhood.

Mrs. William Walker, Property Owner Barfield Street

Mrs. Walker stated that she doesn't want to hinder anyone from bringing in new business as long as it's not hazardous to their health.

Rebuttal

Mr. Johnson

Mr. Johnson stated that he appreciates someone who cares about the community and welcoming a new business. He also stated that he was in business for over thirty years and it's hard to believe that a cotton gin would have an effect on someone's health.

Mr. Roderick Walker

Mr. Walker stated that he was in the army for over twenty years and the first thing he did while working for Owens Development was learned about safety hazards. Mr. Walker stated that he knows a little bit about safety and hazardous materials. You may see a cotton gin listed not being hazardous but it still has a hazardous effect.

Following the discussion, a **motion** was made by Mrs. P. Brunson and seconded by Mr. W. Blair to recommend to council the property located on N. Barfield, Tax Map#187-02-06-001-00, to be re-zoned from Single-Family Residential to General Commercial. The vote was as follows: Two affirming for the request, one opposing and a no vote.

VI. Board Comments:

None

VII. Adjournment

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

Time: 7:24 P.M.

Respectfully submitted,

Donna Walker, Administrative Services Clerk