

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

**Monday, September 09, 2013
6:30 P.M.**

**Council Chambers
Manning City Hall**

Members Present

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

Members Absent

Stephanie Black -Excused

Staff Present

Mrs. Mary Adger
Administrative Services Coordinator

Others Present

Councilmember Diane Georgia
Sandy Tucker, Manning Times

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 of July 08, 2013.

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

IV. Discussion of site plan review for Family Dollar on Sunset Drive.

Walden Jones, Representative

Mr. Jones stated that he represented McCutchen Engineering & Associates. They plan construction in two different phases: The first phase of construction is a new Family Dollar. The second phase is demolishing the existing Family Dollar and constructing an additional parking lot.

Minutes of Regular Meeting of the Manning Planning Commission, September 09, 2013.

The following inquiries were made by the Board:

Mrs. P. Brunson

Mrs. P. Brunson asked if the existing entrances would change, more specifically the Boundary Street entrance.

In response Mr. Jones stated that there are two entrances to the store, the main entrance and the strip that the gas station uses; the entrances will be expanded about twenty feet. The Boundary Street entrance will be for the public and for trucks to unload.

Mrs. L. Murray

1. "How much site lighting will be provided in the back?"
2. She stated that the existing lot is currently higher. And she asked if they will build up the proposed site?
3. "How long will the construction take?"

Mr. Jones

1. Mr. Jones stated that he was not sure how much lighting would be provided but he could ask the developer and see if he could add some wall pack lighting to the building.
2. "The proposed site would not be built up. The retaining wall will be knocked down. There is a slope of approximately 5 feet where customers can drive to get to the additional parking lot."
3. "Construction will take about 3 to 4 months."

Mr. W. Blair

1. "Will the driveway along there still remain?"
2. "What type of material will the building be?"

Mr. Jones

1. Mr. Jones replied that the driveway would remain due to the fact that the gas station uses the driveway for access.
2. "The building will have a brick façade with a beige metal frame."

After some discussion, the Board informed Mr. Jones to have the contractor to add additional lighting for the adjacent parking lot.

A **motion** was made by Ms. M. Reed to accept the site plan and the landscaping plan for the Family Dollar. The motion was seconded by Mrs. P. Brunson. All favored the motion.

Mr. W. Blair recognized Councilmember Diana Georgia and Sandy Tucker from the Manning

Times.

VI. Discussion of site plan review for a carport at 194 Walker Street.

There were a number of questions and concerns regarding the site plan raised by the board.

Mrs. Adger

Mrs. Adger stated that in light of the Planning Commission's desire to approve all new commercial construction the county submitted their application to build a new 22'x30' Carport, she requested a site plan be prepared for the Planning Commission's review.

Following Ms. Reed stated that the job was not to regulate at this time what goes into the structure but the approval or disapproval of the plan. Mrs. Coney stated that she was in agreement with Ms. Reed.

A **motion** was made by Mrs. J. Coney to approve the site plan for 194 Walker Street and seconded by Mrs. M. Reed. The motion passed.

VI. Board Comments:

None

VII. Adjournment

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

Time: 7:07 P.M.

Respectfully submitted,

Donna Walker, Administrative Services Clerk