

**SPECIAL CALLED MEETING
OF THE
PLANNING COMMISSION**

**Monday, March 23, 2017
6:30 p.m.**

**Council Chambers
Manning City Hall**

Present:

Monica Reed
Peggy Knox
William Blair, Chairperson
Lou Murray, Vice Chairman
Rev. Effie Hilton

Absent/ Excused (E):

Pamela Brunson (A)

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 invited the Board and the public to join in for prayer.
- III. Review Site Plan for property located at 234 Commerce Street, Tax Map # 169-10-02-060-00 zoned General Commercial (GC) by Thompson Turner Construction (Clarendon County)**

PROPONENTS

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

Mrs. Adger advised the Planning Commission that she received a notification from Clarendon County in regards to the privacy fence for the new addition located at 234 Commerce Street. She stated that Clarendon County proposed alternative is to install a privacy fence with 98% blockage inside the fence and slats outside of the fence for all three sides.

Mr. Palmer stated that the privacy fence with 98% blockage and slats outside of the fence should meet the Planning Commission's expectation.

Mr. Blair stated that the privacy fence is sufficient; however , the fence could potentially deteriorate over time.

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Mr. Palmer stated that he would take the Planning Commission's concerns back to Clarendon County in regards to how they anticipate maintaining the privacy fence.

Mr. Blair informed Mr. Turner that the privacy fence was not a concern; however, the Planning Commission's main concern was that the carport was not fully enclosed.

Mr. Palmer stated that the privacy fence will be 8 foot in height from the ground.

Mrs. Murray asked about the durability of the privacy fence.

Mr. Palmer stated that he spoke to the company that would install the fence and he was advised by the fencing company that the fence could withstand heavy weather.

Mrs. Knox asked about the duration of the privacy fence.

Mr. Palmer stated that the fence's duration is three to four years.

Mr. Blair stated that he was concerned about the fence being vandalized as well.

Mr. Palmer stated that due to the height of the fence the slats would be difficult to remove. He also mentioned that two electrical doors would cost an estimate of \$5,000.00 each which could be costly for Clarendon County. Mr. Palmer advised the Commissioners that if two electrical doors were installed, they would have to change to steel and consider the height of the vehicles utilizing the carport to meet Clarence requirements.

Mrs. Knox asked for the cost of the privacy fence.

Mr. Palmer stated that the estimate of the privacy fence will cost \$1,700.00 - \$1,800.00.

Mr. Blair recommended the company install a fully enclosed carport with doors on both ends.

Mr. Palmer stated that he would take the Planning Commission's concerns to the attention of Clarendon County in regards to a fully enclosed carport.

Mr. Knox advised Mr. Palmer that the board is requesting a permanent carport to avoid repairs in the future.

OPPONENTS

There was no present in opposition

IV. Santee Lynch Regional Council of Government

Susan Landfried, Planner / Kyle Kelly, the Economic and Sustainability Director
Santee Lynch Regional Council of Governments

Ms. Landfried requested feedback from the Planning Commission in regards to the draft of the Comprehensive Plan.

Mrs. Murray asked Ms. Landfried to review the following information:

- Page. 28- change Clarendon County Public Library staff members from four full time staff members to four part time staff members
- Change America Disability Act to American Disability Act
- Page. 75- show Laurence Manning Academy as a private sector

Ms. Landfried informed Mrs. Murray that Laurence Manning Academy was considered as a private sector.

Mrs. Blair asked if all apartments in Manning were included in the draft.

Ms. Landfried stated, "No". The apartments included were provided from Data of the U.S Census Bureau.

Mrs. Knox asked about safety and lighting. She mentioned that some streets did not have adequate lighting, for instance, Breeding Street.

Ms. Landfried informed Mrs. Knox that the City of Manning is responsible for lighting.

Mrs. Adger advised the Board to notify the City or the City Administrator of lighting issues. She also informed the Board that the light poles have identifying information. Mrs. Adger further mentioned that if adequate lighting is needed on private property it's the property owner's responsibility to add additional lighting; however, street lighting is provided by the city.

Ms. Landfried stated that she could add to page 48 additional information in regards to ensuring neighborhoods have adequate lighting.

Mrs. Adger advised the Board to stress the importance of adequate lighting during site plan reviews.

Ms. Landfried advised the Board that page 49, Section 1.4 A: Downtown Investment was replaced and included with page 50, Section 1.5.

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Mr. Kelly informed the Planning Commission of the next step in the process, which is to adopt the amended draft and recommend the Comprehensive Plan draft to City of Manning Council if the majority Commissioners vote to approve the amended draft.

Mrs. Adger read the “Resolution of City of Manning Planning Commission Recommendation of Adoption of the Comprehensive Plan”.

Mrs. Murray made a **motion** to recommend the draft of Comprehensive Plan with amendments to the City of Manning Council and Mrs. Knox seconded the motion. All were in favor of the motion.

Mrs. Knox asked what would happen if City Council requested modifications.

Mr. Kelly stated that City Council has three options: (1) to approve the plan as recommended, (2) make modifications to the plan and approve or (3) refer the plan back to the Planning Commission for adjustments.

V. Board Comments

Mrs. Knox stated that Mrs. Hilton informed her there was consistent flooding on Commerce Street and asked if Thompson Turner Construction anticipate installing a drainage system.

Mrs. Adger stated she was unsure if the company anticipated installation of a drainage system; however, there is a retention pond in the rear of the property. Mrs. Adger advised the Board to disclose any concerns they have with Thompson Turner Construction at the next meeting and that it was unfair to the requestor to discuss matters concerning them without representation. Further, Mrs. Adger stated that this particular issue was enforced by DHEC and Clarendon Soil and Water Conservation District.

Ms. Reed requested a representative of Clarendon County to be present at the next meeting to speak on to behalf of the County’s new addition located at 234 Commerce Street.

Mrs. Adger stated that she will suggest that a representative from Clarendon County be present at the next meeting.

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VI. Adjournment:

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

Time 7:10 P.M

Sincerely,

Charmel Mack
Administrative Assistant Clerk