

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

Monday, December 11, 2006
6:30 p.m.

Breeding Assembly Room
Pansy Ridgeway Admin. Bldg.

Members Present

Justice Dingle, Chairman
William Blair
Stephanie Black

Members Absent

Pamela Clavon-Brunson- UnExcused
Effie Hilton- UnExcused
Monica Reed- UnExcused

- I. **Call Meeting to Order/Introduction:** Mr. Dingle called the meeting to order and welcomed all present.
- II. **Invocation:** Mrs. Stephanie Black.
- III. **Approval of Minutes:**

Minutes of the Planning Commission Regular Meeting, September 11, 2006.

A **motion** was made by Mr. Blair and was seconded by Mrs. Black to accept the minutes as presented. No discussion. All favored.

- IV. **Review of site plan for a proposed strip mall on property located on W. Boyce Street, owned by Sharon Thames, Tax Map # 169-10-02-055, General Commercial (GC).**

Mr. Dingle asked the applicant to come forward.

Mr. Charles Crook, S&C Construction, St. Matthews, SC.

Mr. Crook stated that Ms. Thames was not able to attend the meeting and asked that he speak on her behalf concerning the request. Mr. Crook distributed to the Board a revised

**Page 2. Minutes of the Regular Meeting of the Manning Planning Commission,
December 11, 2006.**

site plan showing the landscaping in the buffered zone. Mr. Crook stated that there was some concern about the number of parking spaces indicated on the site plan.

Mr. Dingle stated that Mr. Pete Higgs, the City's Planning Consultant, indicated that based on the square footage of the building (12,950 square feet) the required number of parking spaces should be fifty-nine (59) spaces. Mr. Dingle stated that the revised site plan shows only fifty-three (53) spaces and does not give any indication of the amount of parking spaces that will be added at a later date.

Mr. Crook stated that the owner was asking for approval of the site plan based on the construction of the building with ten thousand (10,000) square feet; therefore, only forty (40) parking spaces would be needed. The other building shown on the site plan is for an addition to be built in the future.

Mrs. Adger stated that the future addition to the building is a part of the site plan and requires the parking to be shown. Otherwise, a new site plan would have to be drawn showing the building at ten thousand (10,000) square feet with forty (40) parking spaces before it can be approved.

Mr. Dingle asked Mr. Crook to provide a site plan showing the dimensions of the shops, the landscaping and parking spaces outlined.

Mr. Blair asked Mr. Crook to also provide a picture on the site plan of what the actual building will look like.

Mrs. Black inquired about the signage that will be placed at the street.

Mr. Crook stated that another company was handling the signage.

Mr. Dingle stated that it would be good to include the signage with its dimensions on the site plan so that it can be approved at the same time.

Mrs. Black asked if there will be an exit onto the road named Capitol Way.

Mr. Crook stated that there will be an exit.

A **motion** was made by Mrs. Black and was seconded by Mr. Blair to approve the request based on submission to the Administrator a revised site plan showing the dimensions of each shop, the removal of the future addition, and that landscaping be added. There was no discussion. All favored the motion.

**Page 3. Minutes of the Regular Meeting of the Manning Planning Commission,
December 11, 2006.**

V. Comments.

Mrs. Adger

Mrs. Adger stated that Mayor Johnson notified her of Effie Hilton's notice of resignation from the Planning Commission Board.

Mrs. Adger congratulated everyone on the Board for attending and completing the training for Zoning Officials and thanked them for their year of service.

VI. Adjournment:

A **motion** was made by Mr. Blair and was seconded by Mrs. Black to adjourn. No discussion followed. All favored.

Time: 7:05 p.m.

Respectfully submitted,

**Daun Davis
Interim Clerk**