

Manning Board of Zoning Appeals

Minutes

Tuesday, May 29, 2007
6:30 p.m.

Breedin Room
Pansy Ridgeway Admin. Bldg.

Members Present:

Larry Williamson
Thomas James
Levy Young

Members Absent:

Excused (E)/ Unexcused (U):
Ted Gardner (E)

I. Welcome/Introductory Remarks: Mr. Williamson called the meeting to order and welcomed all. Mr. Williams stated that the board meets on the fourth Monday of each month but due to the Memorial Day on Monday, May 28th, the meeting was held on Tuesday, May 29th.

II. Invocation: Mr. Larry Williamson.

III. Election of Officers:

Mr. Williamson stated that the floor was open for the election of Chairman of the Board of Appeals.

A **motion** was made by Mr. Young and was seconded by Mr. James to re-elect Mr. Williamson as Chairman of the Manning Zoning Board of Appeals for another year. There was no discussion. All favored the motion.

A **motion** was made by Mr. James and was seconded by Mr. Williamson to elect Mr. Levy Young as Vice-Chairman of the Manning Zoning Board of Appeals for one year. There was no discussion. All favored the motion.

IV. Approval of Minutes:

Minutes of a Regular Meeting March 26, 2007. A **motion** was made by Mr. James and was seconded by Mr. Williamson to accept the minutes. There was no discussion. All favored the motion.

V. Request No. E-2007-02 by Norman White to be allowed a special exception to operate a church on West Huggins Street, Tax Map # 169-14-02-002, zoned Residential-6 (RS-6).

Proponent:

Mr. Norman White, P.O. Box 349, Alcolu, SC 29001

Mr. White requested to be allowed a special exception to operate a church on West Huggins Street in a residential district. In addition, Mr. White stated that he would like to temporarily re-locate his church on West Huggins Street and that there would be ample parking on the rear of the property.

Mr. Williamson asked Mr. White the number of members that currently attended the church.

Mr. White stated that he currently has thirteen (13) members.

Mr. Levy asked if additional parking would be on the property.

Mr. White stated that there is a tree behind the church that would be removed to allow more parking.

Mr. Thomas James stated that he would abstain from participating in any discussion on this appeal because he owned the property.

Opponent:

There were no opponents.

A **motion** was made by Mr. Williamson and was seconded by Mr. Levy Young to approve the request. There was no discussion. All favored the motion.

VI. Request No. A-2007-01. An appeal to the Administrator's decision to issue a permit to construct a storage room attached to a house at 318 E. Huggins Street, Tax Map # 187-03-10-016, Residential-6 (RS-6).

Proponent:

Mrs. Huline Goodman, P.O. Box 718, Manning, SC. Owner of neighboring property located at tax map # 187-03-10-015.

Mrs. Goodman stated that she is the owner of the property next to 318 E. Huggins Street in which there was an addition to the side of the property. Mrs. Goodman stated that she is appealing the Administrator's decision because the

addition that is being added to the home is new construction. Mrs. Goodman stated that there were two different permits issued for the property.

The first permit was issued with an incorrect tax map number and the description of the work to be done stated that it was to enclose a carport. The second permit issued listed a different tax map number and also listed the side setback of one (1) foot from the property line.

At this time, Mrs. Adger stated that according to the Zoning Ordinance, the property was a non-conforming lot, and this information was not listed on the permit.

Mrs. Goodman stated that she is requesting that the addition be removed from her property line, that the owner adhere to the setback requirements as listed in the Zoning Ordinance and that there be no further encroachment onto her property.

Next, Mrs. Goodman submitted a copy of the plat of her property showing her property line.

Following some discussion, Mr. Williamson asked if there was anyone to speak on behalf of the property owner at 318 E. Huggins Street. There was no one present.

A **motion** was made by Mr. James and was seconded by Mr. Williamson to table their decision until the next meeting to allow time to gather more information and to hear from the property owner of 318 E. Huggins Street. There was no further discussion. All favored the motion.

VII. Request No. V-2007-02 By Sharon Thames to allow a variance of 5' to the rear setback requirement of 25' on West Boyce Street, Tax Map # 169-10-02-055, General Commercial (GC).

Proponent:

Sharon Thames, Owner- Thames Retail Center

Ms. Thames stated that she is the owner of the property. Ms. Thames stated that she is requesting a 5' variance on the rear setback requirements of 25' for commercial development on her property.

Mr. Williamson asked where would the rear of the property be located.

Ms. Thames stated that the rear of the building would back up to the commercial storage buildings next to her property.

Mr. Young asked if the neighboring property owners were notified of the request.

Mrs. Daun Davis stated that the property owners were notified.

A **motion** was made by Mr. Young and was seconded by Mr. James to approve the variance request. There was no further discussion. All favored the motion.

VIII. Continuing Education and Orientation Training for Local Planning and Zoning Officials:

Mrs. Adger distributed a tentative schedule to the Board for Continuing Education Training for Local Planning and Zoning Officials. Mrs. Adger stated that all members of the Board had attended the six hour Orientation Training last year at Santee-Lynches. In addition, Mrs. Adger stated that all local Planning and Zoning Officials are to attend three hours of continuing education each year.

Mrs. Adger stated that the city would pay for the registration fee and travel cost and asked the Board to schedule their training with Mrs. Davis.

IX. Adjournment:

A **motion** was made by Mr. Williamson and was seconded by Mr. Young to adjourn. There was no discussion. All favored the motion.

Time: 7:15 p.m.

Respectfully submitted,

Daun Davis,
Administrative Services Coordinator/Clerk