

# MINUTES OF THE MANNING BOARD OF ZONING APPEALS

Monday, March 23, 2009  
6:30 p.m.

Breedin Room  
Pansy Ridgeway Admin. Bldg.

## Members Present:

Larry Williamson, Chairperson  
Levy Young  
James Zimmerman

## Members Absent:

Ted Gardner

## Staff Members Present:

Rebecca V. Rhodes, Administrator  
Mary G. Adger, Administrative Services Coordinator

**I. Welcome/Introductory Remarks:** Mr. Williamson opened the meeting and extended a welcome to everybody in attendance.

**II. Invocation:** Mr. L. Williamson.

**III. Approval of Minutes:**

**Minutes of the Regular Meeting of January 27, 2009.** A **motion** was made by Mr. L. Young and was seconded by Mr. J. Zimmerman to accept the minutes as written. All favored.

**IV. Election of Officers:**

Mr. L. Williamson stated that the board could move forward with the election of officers in the absence of Mr. Gardner, however, only eligible members were qualified to hold office.

Mr. L. Young **moved** to allow Mr. L. Williamson to serve another term as chairperson. Mr. J. Zimmerman seconded the motion. All favored the motion.

Next, Mr. L. Williamson **moved** to allow Mr. L. Young to serve as vice chairperson. Mr. J. Zimmerman seconded the motion. All favored the motion.

**V. Request No. E-2009-01 by Faith with Works Ministries to be allowed a special exception to operate a church in a residential district, 221 West Huggins Street, Tax Map No. 169-14-02-002-00, Residential-6 (RS-6).**

Mr. Williamson opened the hearing up and stated the guidelines for the hearing.

*Proponents*

**Rev. Herman Blanding, Pastor, Faith with Works Ministries**

Rev. H. Blanding stated that the building was purchased with hopes of using it for a church for the advancement of the community. Currently, the ministry provides outreach services to the nursing homes in the community and hopes to add tutoring to the youth in the community soon.

Mr. L. Williamson asked for the record if the location of the property was at the corner of West Huggins and Oakland Avenue. Also, Mr. Williamson inquired about parking and if there is any written documentation concerning parking.

Rev. H. Blanding replied affirmatively as to the location of the property. He stated that when the old Minute Man was located on the property there were shrubs in front of the building; however, they have been removed to allow parking. As well, the adjacent property owner had giving him permission verbally the use of his adjacent property for parking but if necessary he could get a statement from the owner.

Mr. Zimmerman stated that he could verify what Rev. Blanding stated because he had visited the site and had the opportunity to speak with the adjacent tenant who informed him that he gave Rev. Blanding permission for parking on his property.

Mrs. R.V. Rhodes stated for the record the board had granted Rev. Blanding a special exception for another location a while back.

The board noted Mrs. Rhodes remarks.

Mr. Williamson inquired about restrooms.

Rev. Blanding responded that restrooms were available.

Mr. Young inquired about the outreach ministry.

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Rev. Blanding stated that two to three years ago they started with True Word in Vance, South Carolina and traveled around. Now, they are located in Manning. Their purpose is to minister outside the walls of the church.

Mr. Young further inquired about the after-school program.

Rev. Blanding said that the tutoring idea was born through conversation with one of the members. Thus, he informed the member that after a building was acquired, renovations made and other preparations made the ministry could undertake that program.

***Opponents***

There was no one opposed to the request.

A **motion** was made by Mr. Zimmerman to approve the request that was made. Mr. Young seconded the motion to grant the special exception. All favored the motion.

Mr. Williamson commended Rev. Blanding and his church for doing what they do.

A member from the ministry invited all to stop by and share.

**VI. Board Comments:**

**Larry Williamson**

Mr. L. Williamson thanked the staff members for their support.

Mr. L. Williams informed Rev. H. Blanding to stop by city hall and secure the necessary permits needed to begin any renovations at the site.

**VII. Adjournment:**

Mr. L. Young **moved** to adjourn. Mr. J. Zimmerman seconded the motion. All favored the motion.

Time: 6:43 pm

Respectfully submitted,

Mary G. Adger  
Administrative Services Coordinator