

**CITY OF MANNING  
BOARD OF APPEALS**

**MINUTES**

**Monday, August 27, 2007  
6:30 p.m.**

**Breedin Assembly Room  
Pansy Ridgeway Admin. Bldg.**

**Members Present:**

Larry Williamson  
Ted Gardner

**Members Absent - Excused (E):**

Levy Young - E  
Thomas James.

**Staff Members Present:**

Rebecca V. Rhodes - Administrator  
Mary Adger- Administrative Services Coordinator

**I. Welcome/Introductory Remarks:** Larry Williamson, Chairman.

**II Invocation:** Ted Gardner.

**III. Approval of Minutes**

**Minutes of the Regular Meeting of May 29, 2007 and Minutes of the Special Called Meeting of July 19, 2007.** A motion was made by Mr. Gardner and was seconded by Mr. Williamson to accept the minutes. All favored.

**IV. Request No. V-2007-03 by ARC Pentecostal Church to be allowed a variance of 1' to the side setback requirement of 10' on the east side of the lot (near Spencer St.), a variance of 15' to the front setback requirement of 30' and a variance of 10' to the rear setback requirement of 25' at 7 Berkeley Street, Tax Map #169-12-04-003-00, Residential-10 (RS-10).**

**Proponent:**

*Pastor David Gleason, 7 Berkeley Street, Manning, SC*

Pastor Gleason stated that the church has been in the community for twelve years. The church first came before the Board in 2000 when an addition was made to the existing building. The church filed a request for variances in order to build a fellowship hall with

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bathroom

facilities. Mr. Gleason stated that they needed enough to area to expand; however, the building may not encroach as much into the setback as requested, but it was better for the church to have the variances if needed.

Mrs. Williamson inquired if the church had other alternatives.

Mr. Gleason responded that the church could buy land, pray and try to build a larger facility but the cost would be astronomical.

Mr. Gardner asked what was the estimated cost of the new addition.

Mr. Gleason responded that it was about \$100 thousand.

***Opponent:***

Mr. Williamson asked if there was anyone present opposing / against the request.

There was no one present to speak against the request.

Following, some discussion, a **motion** was made by Mr. Williamson and was seconded by Mr. Gardner to grant the variances. All favored the motion.

Mr. Williamson reminded the property owner, Rev. Gleason, to follow the guidelines and to see Mrs. Adger for additional information.

**V. Orientation Training for Local Planning & Zoning Officials.**

Mr. Williamson reminded everyone about the continuous educational training offered for zoning officials.

Mr. Gardner elected to sign-up for the September 27<sup>th</sup> session from 6:00 pm - 9:00 pm.

Next, Mrs. Adger stated that she would follow up with registration for Mr. Gardner.

**VI. Board Comments:**

**Larry Williamson**

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Mr. Williamson stated that he was most appreciative of the contributions from Mrs. Adger that aide in their decision making process.

Mrs. Adger thanked Mr. Williamson for the kind expression extended.

**Ted Gardner**

Mr. Gardner apologized for extended absences and stated that he was glad to be back.

Following, Mrs. Adger stated that no applications were received by the deadline; as a result, the Board would not have its regular monthly meeting in September.

**VII. Adjournment:**

Mr. Gardner **moved** to adjourn. Mr. Williamson seconded the motion. All favored the motion.

Time: 6:45 pm

Respectfully submitted,

Mary Adger, Administrative Services Coordinator