

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

**Monday, May 08, 2017
6:30 p.m.**

**Council Chambers
Manning City Hall**

Present:

William Blair, Chairperson
Lou Murray, Vice Chairman
Monica Reed
Peggy Knox

Absent/ Excused (E):

Rev. Effie Hilton (E)
Pamela Clavon-Brunson(E)

Staff Present:

Charmel Mack- Administrative Assistant Clerk
Mary Adger- Administrative Service Coordinator

I. Welcome/Introductory Remarks: Mr. Blair called the meeting to order.
Councilmember Clayton Pack was recognized for his attendance.

II. Invocation: Provided by Mrs. Murray

III. Approval of Minutes

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A **motion** was made by Mrs. Knox and second by Mrs. Murray to approve the minutes.
All were in favor of the motion.

IV. Re-zoning Request No 2017- 4M, proposed amendment for property located at 106 N. Boundary Street, Tax Map #169-15-08-016-00 owned by Michael Miller from Office Commercial (OC) to General Commercial (GC).

PROPONENTS

Michael Miller, Representative

Mr. Miller stated that he started his business 1st Choice Construction in 2012 located at 106 N. Boundary Street, Manning, South Carolina. He mentioned that the previous property owner Julien Weinberg, III, provided him documentations indicating that the

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property zoning is General Commercial (GC). Mr. Miller questioned why the zoning map indicated that the property located at 106 N. Boundary Street is currently zoned Office Commercial (OC). Mr. Miller also stated that he does not intend to generate traffic and he proposes to build and lease metal buildings to subcontractors. A prospective business owner will operate a window tinting business from one of the buildings.

Mr. Blair informed Mr. Miller that the letter provided by Julien Weinberg, III, in regards to the property zoned as General Commercial (GC) does not apply to Tax Map # 169-15-08-016-00.

Mr. Miller stated that the previous property owner thought that the property was zoned General Commercial (GC). He mentioned that there had been multiple changes to the property over the years.

Ms. Reed asked Mr. Miller why he previously requested to rezone the property from Office Commercial (OC) to General Commercial (GC) if he assumed that the property was currently zoned General Commercial (GC).

Mr. Miller stated that when he requested to rezone the property from Office Commercial (OC) to General Commercial (GC) previously. He attended Clarendon County Public Hearing in error and he had to re-apply for the property to be re-considered for rezoning.

Mrs. Adger asked the Commissioners if they would take a break to allow her to research the matter of zoning for the property.

Chairman Blair called for a **motion** to take a recess. All were in favor of the motion.

Following, **Mrs. Adger** provided a map from 1992 for everyone to review.

Mrs. Ragin stated that Julien's operations were previously located at 106 N. Boundary in 1998 which was a used car dealership and mechanic shop. The address was 40 Ross Street at that time.

Ms. Reed asked Mr. Miller why the property tax is not in his name.

Mr. Miller stated that he recently purchased the property. He further stated that the property had been vacant for a period of time.

Mrs. Adger inquired about the length of time the property had been vacant. Mrs. Adger and Mr. Miller confirmed that the property has been vacant over a year. Mrs. Adger informed Mr. Miller that once a property has been vacant for a year that is a non-conforming use it is no longer permitted.

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Mr. Blair stated that he was concerned that the traffic would increase near the school and churches in that area.

Mr. Miller stated that he does not believe that the businesses would generate as much traffic compared to the schools located on Highway 261.

Mr. Blair asked Mr. Miller if he anticipates keeping his business at 106 N. Boundary Street short or long term.

Mr. Miller stated that he plans to keep 1st Choice Contractors at 106 N. Boundary Street long term.

Mrs. Knox asked Mr. Miller why he's requesting to change the property from Office Commercial (OC) to General Commercial (GC).

Mr. Miller stated that Mr. Prince, his new tenant, wants to operate his window tinting shop at 106 N. Boundary Street which is a permitted use in a General Commercial (GC) area.

Mrs. Knox asked Mr. Miller how many additional metal buildings he will build on the property.

Mr. Miller stated, "Two."

Mrs. Murray asked if he will lease to other businesses.

Mr. Miller stated that he might potentially lease the buildings to other businesses but the additional buildings will be used as storage units for his company.

Mrs. Murray asked Mr. Miller how many employees he has.

Mr. Miller stated 1st Choice Contractors currently have eight (8) field workers and two (2) office employees.

Mr. Blair asked Mr. Miller if his business consists of installing heating and air equipment and residential building.

Mr. Miller stated, "Yes." He mentioned that there are three (3) metal buildings currently on the property.

Mrs. Adger mentioned that Mr. Miller previously wanted to use the buildings as storage units; however, the Zoning Ordinance indicated that storage units were not a permitted use at 106 N. Boundary Street.

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Mr. Miller stated that he is no longer interested in utilizing the buildings as storage units to lease.

Mr. Blair asked Mr. Miller if he previously wanted to sell heating and air conditioning supplies at 106 N. Boundary Street.

Mr. Miller stated that at one time he wanted to operate an outlet store at 106 N. Boundary Street for customers to purchase heating and air conditioning supplies.

Mrs. Adger stated that according to the City of Manning Zoning Ordinance heating and cooling operations are permitted in General Commercial (GC) and Light Industrial (LI) areas and by special exception in Core Commercial (CC) areas.

Mr. Blair informed Mr. Miller that he is currently in violation of the City of Manning Zoning Ordinance.

Mrs. Adger informed Mr. Miller that if 1st Choice Contractor located at 106 N. Boundary Street is an office he is not in violation of the Ordinance. However, if the business is used for other purposes in conjunction to heating and air conditioning installations he is violating the City of Manning Zoning Ordinance.

Mr. Blair asked Mr. Miller if he plans to sell heating and air conditioning supplies.

Mr. Miller stated, "No".

Mr. Blair asked Mr. Miller where does he repair his customers' units.

Mr. Miller stated that he repairs his customers' units from his truck and not at the office.

Mrs. Knox asked Mr. Miller if he stores their supplies at 106 N. Boundary Street.

Mr. Miller stated that he purchases equipment as needed.

Councilmember Pack expressed to the Planning Commissioner's the importance of growing the City of Manning. He mentioned that a proposed apartment complex would be built near 106 N. Boundary Street which could potentially generate traffic also. Mr. Pack mentioned that the new construction of Taco Bell located on Paxville Hwy is near a school zone area. Mr. Pack brought to the committee's attention that schools have safety patrol guard to direct traffic during school hours.

Mrs. Murray mentioned that other businesses had used the property in the past as General Commercial use. However, she is concerned about children safety.

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Mrs. Adger provided information in regards to the Zoning Ordinance, Article 10, Reconsideration of Proposed Amendments, Section 1005.

Mr. Miller mentioned that Ervin's Tires was renovated and Domino's Pizza was new in the area. He also mentioned a proposed apartment complex will be built near 106 N. Boundary Street.

OPPONENTS

No one present was in opposition to Request No 2017- 4M.

Ms. Reed made a **motion** to recommend to Council to rezone property located at 106 N. Boundary Street, Tax Map #169-15-08-016-00, owned by Michael Miller from Office Commercial (OC) to General Commercial (GC). Mrs. Murray seconded the motion. All were in favor of the motion.

V. Board Comments:

Mrs. Knox asked who she should contact if a property owner's lawn is not maintained.

Mrs. Adger informed Mrs. Knox to contact James Harrington at Manning Police Department, Codes Enforcer.

Mr. Blair asked about the status of the property owners located on Peterson Lane and Huggin Street and Gibbon Street.

Mrs. Adger stated that she relayed the Planning Commissioners' concerns to the proper personnel. However, she did not know the current status on them. She further stated that she would follow up on the matter and provide an update.

VI. Adjournment:

A Motion was made by Ms. Reed and was seconded by Mrs. Knox to adjourn. All were in favored of the motion.

Time 7:50 PM

Sincerely,

Charmel Mack
Administrative Assistant Clerk