

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

**Monday, June 12, 2017  
6:30 p.m.**

**City Hall - Second Floor  
29 W. Boyce Street**

**Members Present**

William Blair, Chairman  
Lou Murray, Vice Chairperson  
Pamela Brunson  
Peggy Knoxx

**Members Absent / Excused (E)**

Effie Hilton - E  
Monica Reed - E

**Staff Present:** Mary Adger, Admin. Services Coordinator

**I. Call Meeting to Order/Introduction:** Mr. William Blair, Chairman.

**II. Invocation:** Mrs. Pamela Brunson.

**III. Approval of Minutes**

**Minutes of the Planning Commission Regular Meeting, May 8, 2017.**

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

**V. Review Site Plan for property located at 1920 Paxville Hwy, Tax Map #169-10-01-022-00, zoned General Commercial (GC).**

**Mrs. Adger**

Mrs. Adger informed the Commissioners that the site plan for the new Dollar Tree is for property located on Edgewood Drive and Paxville Highway. The facility will be 9,977 square feet with adequate parking: 51 parking spaces that will be shared with a future facility that will be smaller. Two of the parking spaces are designated for handicapped parking. A variance for a zero lot line on the West side of the facility has been approved by the Board of Appeals. Also, discussions of the required buffers and signage have taken place; however, these will be addressed later.

**Mr. William Blair**

Mr. Blair asked that anyone speaking on behalf of the request to sign in.

**Jay Junnies, Development Coordinator**

Mr. Junnies stated that he is the representative for the project and that the civil engineer was present as well if needed to speak.

**Mr. William Blair**

Mr. Blair inquired about the home located presently on the lot.

**Mr. Junnies**

Mr. Junnies stated that the house along with the shed will be demolished and the new structure will be built in alignment with the new Tractor Supply facility.

**Mrs. Lou Murray**

Mrs. Murray inquired about the access for the property.

**Mr. Junnies**

Mr. Junnies stated that there were two accesses, both with two-way traffic.

**Mrs. Pamela Brunson**

Mrs. Brunson inquired if plans were known for the future building to be located next to the Dollar Tree.

**Mr. Junnies**

Mr. Junnies stated that he was unaware at this time what was coming to the other location.

**OPPOSITION**

No one was present in opposition to the site plan.

A **Motion** was made by Mrs. Knox and second by Mrs. Murray to approve the site plan for the Dollar Tree. All were in favored of the motion.

**V. Board Comments**

**Mrs. Murray**

Mrs. Murray inquired of the status for a proposed apartment complex on Weinberg Drive.

**Mrs. Adger**

Mrs. Adger mentioned that a final decision hasn't been determined for the grant. She further stated that the application is in the top ten (10).

**Mrs. Brunson**

Mrs. Brunson inquired if work was done to the old Walmart building located on Paxville Highway.

**Mrs. Adger**

Mrs. Adger stated that she was not aware of any work done to the old Walmart building.

**A number of other concerns and inquiries were made by the Commissioners. Following is a list of some of those concerns and inquiries:**

1. **Recreation.** Lack of public recreational places and activities for the children and community.
2. **Parking along the Clarendon County Recreation Park.** Vehicles parked along both sides of the roadway leaving only a narrow space for two-way traffic to maneuver poses a hazardous condition.
3. **Median on Paxville Highway near Sonic.** Can the median be removed?
4. **Continue Education certificate.** Members stated that they have not received copies of their certificates.

**Mrs. Adger's Response**

Mrs. Adger informed everyone that their concerns would be passed along to the administrator for consideration.

**VI. Adjournment**

A **Motion** was made by Mrs. Murray and was second by Mrs. Brunson to adjourn. All were in favor of the motion.

**Time:** 7:14 pm

**Respectfully submitted,**

**Mary Adger**  
**Administrative Services Coordinator**