

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

**Monday, February 13, 2017
6:30 p.m.**

**Council Chambers
Manning City Hall**

Present:

Rev. Effie Hilton
Lou Murray, Vice Chairman
Monica Reed
Peggy Knox
Pamela Clavon-Brunson

Absent/ Excused (E):

William Blair, Chairperson (E)

Staff Present:

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

- I. Welcome/Introductory Remarks:** Mrs. Murray called the meeting to order and welcomed everyone in attendance. Everyone was reminded to place their phones on vibrate or turned them off.
- II. Invocation:** Rev. Effie Hilton.
- III. Approval of Minutes : January 09, 2017**

Mrs. Knoxx made a **motion** to approve the minutes of January 09, 2017. Rev. Hilton seconded the motion. All were in favored of the motion.

IV. Review Site Plan for property located at 233 Dinkins Street, Tax Map # 187-02-05-018-00 owned by Warren Comstock, zoned Light Industrial (LI).

PROPONENTS

Mr. Warren Comstock, Representative

Mr. Comstock requested to substitute a 6-8 foot masonry wall with a chain link fence with inserts. He stated that his company will provide a community garden for residents that reside within close proximity of 233 Dinkins Street. Mr. Comstock stated he will start with five (5) garden beds and expand to ten (10) garden beds.

Mrs. Knox asked if there will be a fee for the community garden.

Mr. Comstock stated that customers can purchase garden products from anywhere for the community garden. The company will not charge citizens a fee to utilize the garden beds.

Mrs. Knox asked if the community garden will be available for everyone in the community.

Mr. Comstock stated that the community garden will initially be available for residents that live near 233 Dinkins Street.

Mr. Joe McCuthen stated that he knew Mr. Comstock and shared with everyone how Mr. Comstock had made improvements to the area and the community garden will support the community.

Mrs. Adger reminded everyone that the purpose of Mr. Comstock request is to review his site plan and the garden will be a component. She further stated that Mr. Comstock had prior variance approval from the Board of Appeals. He desired to substitute some plants and a chain link fence instead of the masonry wall.

OPPONENTS

No one was present in opposition of the rezoning.

After some discussion, Mrs. Brunson made a **motion** to approve Warren Comstock's Site Plan with the substitution of a chain link fence with inserts for property located at 233 Dinkins Street, Tax Map # 187-02-05-018-00, zoned Light Industrial (LI). Mrs. Knox seconded the motion. All were in favor of the motion.

VI. Discussion of Rezoning Request No. 2017- 1M, proposed map amendment for property located at 3 Winfield Drive, Tax Map # 169-14-07-011-00 owned by Mary Jo. H. McCuthen from Office Commercial (OC) to General Commercial GC).

PROPOSERS

Mr. Joe McCuthen, Representatives

Mr. McCuthen spoke on behalf of his mother Mary Jo McCuthen who is the property owner of 3 Winfield Drive. He stated to the Commissioners that according to information he was provided by City Hall, 3 W Winfield Drive zoning had changed in 1994 with the passing of the Zoning Ordinance. The property has two buildings on the lot and one building is vacant. Mr. McCuthen mentioned that a potential customer wanted to start a Karate School; however the zoning restricted the business as well as other type of businesses in the past. Mr. McCuthen stated the property has always had a commercial use but the zoning doesn't reflect it.

OPPOSERS

Mr. David Goldsmith stated he owns property across from 3 Winfield Drive that is between a General Commercial and Residential area. He mentioned to the Commissioners that due to another business previously located in his area, his property had tests performed that indicated the wells had contaminated the ground. Mr. Goldsmith stated if Mrs. McCuthen sells her property to a potential buyer, another business could potentially affect the resident's well-being in the area.

Mrs. Knox asked if the property was rezoned from Office Commercial to General Commercial, would the property owner allow other types of business that might negatively impact the area.

REBUTTAL

Mr. McCuthen stated that his family had no intentions of selling the property and businesses that utilize their property would be restricted from selling alcohol or drug paraphernalia. Also, he stated that type would allow limited types of businesses.

Mrs. Hilton **motion** to recommend the zoning change to council failed.

Mrs. Knox stated that she was concerned if the property would be sold.

Mrs. Brunson stated that she was concerned about the resident's safety.

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Mrs. Hilton made a **motion** to reconsider her previous motion to recommend to council request No. 2017- 1M proposed map amendment for property located at 3 Winfield Drive, Tax Map # 169-14-07-011-00 owned by Mary Jo H McCuthen from Office Commercial (OC) to General Commercial GC). Ms. Reed seconded the motion. All were in favor of the motion.

- V. Discussion of Rezoning Request No. 2017- 2M, proposed map amendment for property located at 625 Spencer Street, Tax Map # 169-12-04-001-00 owned by Kaycee Inc of Camden C/O Phillip C Kirlis from Light Industrial (LI) to Neighborhood Commercial (NC).**

Northern Miller, Representative

Mr. Miller stated that he proposed to use the old sewing facility located on 625 Spencer Street for a banquet hall, after school program and school.

OPPONENTS

There was no one in opposition of the request

Mrs. Brunson made a **motion** to recommend to council request No. 2017- 2M, proposed map amendment for property located at 625 Spencer Street, Tax Map # 169-12-04-001-00 owned by Kaycee Inc of Camden C/O Phillip C Kirlis from Light Industrial (LI) to Neighborhood Commercial (NC). Mrs. Knoxx seconded the motion. All were in favor of the motion.

Board Comments:

Mrs. Hilton inquired ,if the town will have a meeting in regards to the median located on Paxville Hwy.

Mrs. Adger informed Mrs. Knoxx that her concern was forwarded to the City Administrator.

Adjournment:

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

Time 7:34 pm

Sincerely,

Charmel Mack
Administrative Assistant Clerk