

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

**Monday, April 10, 2017  
6:30 p.m.**

**Council Chambers  
Manning City Hall**

**Present:**

Pamela Clavon-Brunson  
Monica Reed  
William Blair, Chairperson  
Lou Murray, Vice Chairman

**Absent/ Excused (E):**

Rev. Effie Hilton (E)  
Peggy Knox (A)

**Staff Present:**

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

- I. Welcome/Introductory Remarks:** Mr. Blair, Chairman, called the meeting to order.
- II. Invocation:** Lou Murray
- III. Approval of Minutes :**

**Minutes of the Planning Commission Regular Meeting, March 13, 2017**

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

**Minutes of the Planning Commission Special Called Meeting, March 23, 2017**

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

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**IV. Review Site Plan for property located at 234 Commerce Street, Tax Map # 169-10-02-060-00 zoned General Commercial (GC) by Thompson Turner Construction.**

**PROPOSERS**

**No one was present to speak on behalf of Thompson Turner Construction or Clarendon County**

Mrs. Adger informed the Board that Clarendon County has not agreed to install an enclosed carport at this time and their previous alternative was a 98 % blockage privacy chain link fence with slats. However, they are proposing to install a solid vinyl fence (8) eight feet in height.

Mrs. Murray inquired if the gate would close behind a vehicle after it enters on the premise for the removal of a corpse, and if additional parking would be available for visitors.

In light of no one present to speak on behalf of Thompson Turner Construction or Clarendon County Mrs. Adger stated that she was unable to provide the answer to Mrs. Murray's inquiry.

Mr. Blair mentioned that a solid vinyl fence in his opinion would not be appealing on a brick wall.

Mrs. Murray stated that a beige solid vinyl fence would contrast the brick walls.

Mr. Blair stated that an enclosed carport would be more sufficient.

Mr. Blair stated that an electrical or non-electrical carport would also be sufficient.

Mrs. Adger informed the Commissioner's that Thompson Turner Construction previously mentioned that if they install a carport with doors that they would have to increase the height of the structure which would be more cost for the County.

Mr. Blair indicated that the Commissioner's mission is to meet the expectations of the community.

Ms. Reed asked, "where is the morgue currently located".

Mr. Blair informed Ms. Reed that the morgue is currently located at the hospital. The proposed morgue would accommodate (6) six corpses at 234 Commerce Street.

Mrs. Brunson asked if the morgue would have a separate entrance from the Department

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of Social Services (DSS).

Mr. Blair informed Mrs. Brunson that according to the site plan provided, the DSS office will have a separate entrance from the morgue.

Mrs. Adger informed the Commissioner's that the proposed structure would have a probation office located in the rear of the building and a morgue at the front of the building. She also mentioned that all departments would have a wall separating each division.

Mr. Blair recommended that the Commissioner's approve Thompson Turner Construction's site plan with a condition: enclose the carport with doors.

Mrs. Adger informed the Commissioners that an applicant have the right to appeal the Planning Commission's final decision through Council. She stated that Thompson Turner Construction could appeal to Council within thirty (30) days after receiving written notice of the Planning Commission decision.

Ms. Reed asked if Council was aware of Clarendon County's proposed new addition at 234 Commerce Street and their comments.

Mrs. Adger stated that to her knowledge, she was uncertain if Council as a whole knew about the County's project located at 234 Commerce Street. She further stated that she was aware of one person's knowledge and that individual was in favor of just adding the fence.

A **motion** was made by Mr. Blair and seconded by Ms. Reed to approve Thompson Turner Construction's site plan with the condition of an enclosed carport with roll up doors on both sides. All were in favor of the motion. Mrs. Brunson abstained from voting due to a conflict of interest.

**Board Comments:**

Mrs. Murray mentioned that the addition to Mill Street Grill is close to the right of way.

Mrs. Adger stated that Clarendon County's Planning Commissioner enforces building codes. She also stated that there were concerns that the addition to Mill Street Grill was being built onto Department of Transportation (DOT) right of way however; prior information indicated that an attachment was previously on the property which allowed the new addition to be grandfathered.

Mr. Blair mentioned that an addition is also being built between the Mill Street Grill and the dance studio.

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Mrs. Adger stated that she was not aware of the addition being built between Mill Street Grill and the dance studio.

Ms. Reed inquired if Mill Street Grill's parking was accessible

Mrs. Adger stated that the Mill Street Grill will have parking available at the rear of the building possibly.

Ms. Reed inquired about the restaurant on South Mill Street located where China Buffet was prior.

Mr. Blair stated that Porter Jacks Grill will be located on South Mill Street.

Mrs. Adger informed the Commissioners that she believes either City of Manning Councilmember Davis and/or his spouse will operate Porter Jacks Grill.

**V. Adjournment:**

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

**Time**       7:11 P.M      

**Sincerely,**

**Charmel Mack**  
**Administrative Assistant Clerk**