

MINUTES OF THE MANNING BOARD OF APPEALS

Monday, June 23, 2014
6:00 P.M.

Council Chambers
City Hall Bldg.

Members Present:

Marvin Brewer
Ted Gardner
James Zimmerman

Members Absent:

Levy Young- Excused

Staff Present:

Donna Walker
Administrative Services Clerk

I. Welcome/Introductory Remarks:

Mr. Gardner welcomed all and presented the Board Members. In addition, Mr. Gardner reminded everyone to turn off their cell phones or to put them on vibrate. Furthermore Mr. Gardner stated that everyone speaking needed to state their names and sign in if they were “for” or “against” a request when coming forth.

II. Invocation: Mr. J. Zimmerman

III. Approval of Minutes:

Minutes of the Regular Meeting of February 24, 2014. A motion was made by Mr. M. Brewer and was seconded by Mr. J. Zimmerman to accept the minutes. All favored the motion.

Following the motion, Mr. M. Brewer stated that a motion was made for Mr. Wilson to put up a privacy fence located at 42 Ross Street and the fence is still not up.

Ms. Walker responded to the Board that the City Administrator and Mrs. Adger are aware of the situation and they are looking into it.

IV. Request No. V-2014-01 by John Horton III to be allowed a variance of 15ft. to the left side setback requirement of 20ft. located at 250 W. Boyce Street, Tax Map#169-15-01-001-00, zoned General Commercial (GC).

Mr. William Jordan (Representative)

Mr. Jordan stated that he is representing Mr. Horton who is the manager of the Oasis Car Wash. They are requesting an additional bay to the left side of the carwash if you're facing the Oasis Car Wash on Boyce Street. The new structure requires 15ft from the wall

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of the existing carwash. A concrete slab and add an additional wall to carry the roof over to the new addition is needed.

The following inquiries were made by the Board:

Mr. M. Brewer

Mr. Brewer asked could the new addition go on the right side instead of the left side.

Mr. W. Jordan

Mr. Jordan replied that they would have to tear up all the concrete and put in a drainage system.

Mr. James Zimmerman

Mr. J. Zimmerman asked if the new addition would be an improvement to the existing one.

Mr. W. Jordan

Mr. Jordan responded that the new addition would be a lot quicker because the existing one is about fourteen years old. The existing wash is about 7.5 minutes and the new one will be 4.5 minutes; the new addition will help some of the traffic build up.

Mr. Hartswell Doughty

Mr. Hartswell inquired if the fifteen feet on that property was general commercial.

Mr. W. Jordan

Mr. Jordan stated that the property is already zoned general commercial for the existing carwash.

Ora Lee Nelson

Mrs. O. Nelson asked how does this letter she received by mail affect her and her property.

Donna Walker

Ms. D. Walker stated the city notifies contiguous property owners regarding requests that are being made. The property owner in turn has the opportunity to be for or against any request.

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Mr. Robert Fleming

Mr. R. Fleming explained to the Board that he owns the property behind the Oasis Carwash. He also stated that he received a letter from Mrs. Elaine Blackwell Brown to represent her on her behalf. Mr. T. Gardner read the letter to the Board. He also stated on Mrs. Brown behalf that she owns the property on the east side of the carwash, which is to the rear of the car wash, facing Second Avenue. Mr. Gardner further stated that she would like the Board to allow a privacy fence to be put on the Oasis property.

Mr. W. Jordan

Mr. Jordan agreed with Mr. Fleming regarding the privacy fence due to the traffic which can be hazardous over the weekend. The addition to the carwash will speed the process up and expedite the majority of the traffic.

Opponents:

No one was in attendance to oppose the request.

Following, a **motion** was made by Mr. J. Zimmerman to approve the variance request to allow 15ft. to the left side setback requirement of 20 ft. provided that a privacy fence be put up with a time frame given. The motion was seconded by Mr. M. Brewer. All favored the motion. Also, Mr. T. Gardner instructed Mr. Jordan to come to city hall about the height of the privacy fence.

V. Request No. A-2014-01 by Mashburn Construction to appeal the administrative decision to allow five signs instead of the four in accordance with the Temporary Ordinance which allows one sign per street front.

Mr. Rick Alexander, Project Manager

Mr. R. Alexander stated that he is the project manager for Mashburn Construction for the renovations to the courthouse. The ordinance states one sign per street front but the county officials asked for a custom signed to be placed on the property identifying all the contractors. In addition to that we placed the directional signs on the corner to direct the routing of the trucks that will be coming in and out.

Mr. J. Zimmerman

Mr. Zimmerman asked what is the size of the fifth sign that you are requesting.

Mr. Alexander

Mr. Alexander stated that the size of the sign will be a 4x8 and will be mounted on two 4x4 posts.

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Mr. J. Zimmerman

Mr. Zimmerman asked why the need for five signs.

Mr. Alexander

Mr. Alexander stated that the directional signs will help direct traffic from Highway 261 and on Boyce Street.

Mr. J. Zimmerman

Mr. Zimmerman asked if the entrance to the storage side was on the east side.

Mr. Alexander

Mr. Alexander stated the trucks can enter at the South Brooks Street entrance.

Mr. J. Zimmerman

Mr. Zimmerman asked how long the construction phase will take to complete.

Mr. Alexander

Mr. Alexander stated the construction phase is ten months and thirty days to close out.

Opponents

No one was in attendance to oppose the request.

Following the discussion, a **motion** was made by Mr. Brewer to allow the fifth sign to be placed on the courthouse property per any other regulation pertaining to the size and the shape of the sign. Mr. Zimmerman seconded it. All favored the motion.

VI. Board Comments:

Mr. Brewer stated to the Board that he is aware that the city administrator and Mary Adger is handling the situation but he is still very disappointed that the privacy fence is still not up at 42 Ross Street.

VII. Adjournment:

A **motion** was made by Mr. M. Brewer to adjourn and Mr. T. Gardner seconded the motion. All favored the motion.

Time: 6:40 P.M.

Respectfully Submitted,

Donna Walker, Administrative Services Clerk