

## MINUTES OF THE MANNING BOARD OF APPEALS

**Tuesday, March 31, 2015**  
**6:00 P.M.**

**Council Chambers**  
**City Hall Bldg.**

**Members Present:**

Ted Gardner  
Levy Young  
James Zimmerman

**Members Absent:**

None

**Staff Present:**

Mary Adger  
Administrative Services Coordinator

Donna Walker  
Administrative Services Clerk

**Others Present**

Marvin L. Brewer- Alternate

**I. Welcome/Introductory Remarks:**

Mr. L. Young welcomed all and presented the Board Members. In addition, Mr. Young reminded everyone to turn off their cell phones or to put them on vibrate. Furthermore Mr. Young 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. T. Gardner

**III. Approval of Minutes:**

**Minutes of the Regular Meeting of October 27, 2014 & November 24, 2014.** A **motion** was made by Mr. J. Zimmerman and was seconded by Mr. L. Young to accept the minutes. All favored the motion.

**IV. Election of Officers:**

All offices were declared vacant.

Mr. Zimmerman stated that the Chairman Mr. L. Young and Vice-Chairman T. Gardner were filling their positions in an outstanding manner and that they should remain chairman and vice- chairman.

A **motion** was made by Mr. Zimmerman and was seconded by Mr. Young to name Mr. Young and Mr. Gardner in their respective position for another term if they accepted. During the discussion, Mr. Young and Mr. Gardner both agreed to serve. All favored the motion.

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- V. Request No. E-2015-01 by Mary Major to be allowed a special exception to operate a daycare located at 212 Dinkins Street, Tax Map# 187-02-05-018-00, zoned Light Industrial (LI).**

**Mary Major (Applicant) & Handsome Major/CEO**

Mrs. Major stated to the Board that she is requesting to have daycare in the area.

**The following inquiries were made by the Board:**

**Mr. Young**

1. Have you talked with DSS about the requirements for having a daycare in this facility?
2. According to the daycare guidelines a fence is required will you have a fence for your daycare?
3. How many children will you have?

**Mrs. Major**

1. Mrs. Major replied that she is supposed to meet with DHEC on April 9th.
2. Mrs. Major stated that she is aware of the fence requirements and will follow through once the Board approved her request.

**Ted Gardner**

1. Have you hired staff and what will the ages of the children be for your daycare?
2. How many do you anticipate serving?

**Mr. Major**

The ages will be between 1 and 12 years old with four adults working at the daycare and may have up to 26 children.

**Mr. Zimmerman**

1. How many bathrooms are in the facility?
2. What are the hours of operation?
3. Are the employee's full time and is it the same staff in morning and in the afternoon?

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**Mr. Major's Responses**

1. The facility has three bathrooms that will accommodate everyone, adults and children.
2. The daycare will have mix hours of operations: mornings and afternoons.
3. The employee's will not be full time and the employee's will have different shifts.

**Mr. Zimmerman inquired as follows**

1. Does the church have a connection with the daycare?
2. Will the daycare be setup under the name of the church?
3. The fence that is presently on the left side of the building is an excess to the body shop. Do you have a backyard?
4. Mr. Zimmerman stated that the structure needed a lot of renovations before it can become a daycare. He also stated that the roof needed to be repaired and the building needed repainting. The HVAC Unit looks twenty years old and pipes behind the building needed to be covered up. Also, Mr. Zimmerman mentioned that a water hose is connected to the outside faucet going behind the building and back into the building. Plus, there is a pipe coming from that same area with raw sewage coming from it. He further went on to say that these types of things need to be taken care of.
5. Will there be a playground for the children?
6. Who will be responsible for repainting the building?
7. How safe will the pickup and drop off be? Will the children be dropped off in the front or the back of the daycare?

**Mr. Major's Responses:**

1. Yes, the daycare has a connection with the church.
2. The daycare will be operated by the same individuals that operate the church.
3. We will use that same entrance and run a fence down the side to separate the body shop from the daycare.
4. The daycare will have a play area in the back once the fence is put up.

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5. We will repaint the building once we are approved for the daycare.
6. The children will be safe. They will be picked up and dropped off within the fence.
7. The property owners will renovate the building to be in compliance with the ordinance to operate the daycare.

The pickup and the drop off will be on the side of the facility where the fence will be placed to keep the children safe.

**Mr. Warren Comstock**

Mr. Comstock mentioned the property where the cotton gin is located is owned by Mr. Kirby, which he wanted to purchase to bring in more business to that area. The property is zoned Light Industrial and he wanted to make sure that it remains light industry.

Mr. Comstock further stated to the Board that he believes that the daycare center will be a good idea for the area and he believes that it will show a positive side for the community. The building looks 200% better on the inside. Mr. & Mrs. Major are good people and that he stands behind them.

**Mrs. Adger**

To reassure Mr. Comstock, Mrs. Adger stated that this was a different Board, not the Planning Commission. The Planning Commission hears re-zoning issues. The decision that is being made tonight will not affect the zoning of his property.

**Opponents:**

No one was in attendance to oppose the request.

Following some discussion, Mr. Zimmerman inquired if the Majors would oppose to them visiting the center to take a look. Mr. Major did not oppose but stated that they did not want to put too much money into the facility prior to approval first. They were notified that in order to operate a daycare for the general public required special exception first. A **motion** was made by Mr. J. Zimmerman to allow the daycare center to be granted as long as it passes all inspections of the county/state. The motion was seconded by Mr. L. Young. All favored the motion.

**VI. Board Comments:**

Mr. Zimmerman asked about the fence that was place on S. Boundary Street. He stated that the Board hasn't heard anything since the meeting but sees the fence is still there.

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Mrs. Adger stated to the Board that this particular request went to court. However, early on the court date for the hearing was a conflict for our attorney. The date was re-scheduled to a later date. Finally, the court was held last week and they found Mrs. Parker to be out of compliance with the city's ordinance. She was informed to bring the fence into compliance within the next thirty days. The judge stated that he would forgive the fines if she did that.

Mr. Zimmerman stated that recently several requests for a daycare have been brought before the Board and none of them have materialized. The members of this Board have more use of their time then for people that are not serious about their requests.

Mrs. Adger reminded Mr. Zimmerman and the Board that applicants have a right to come before the Board with any request.

**VII. Adjournment:**

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

**Time:** 6:48 P.M.

**Respectfully Submitted,**

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**Donna Walker, Administrative Services Clerk**