

**MINUTES OF THE REGULAR MEETING OF THE MANNING BOARD OF APPEALS**

**Monday, June 22, 2015  
6:00 P.M.**

**Council Chambers  
City Hall Bldg.**

**Members Present:**

Marvin L. Brewer  
James Zimmerman

**Members Absent:**

Ted Gardner (E)  
Levy Young (E)

**Staff Present:**

Mary Adger  
Administrative Services Coordinator

Donna Walker  
Administrative Services Clerk

**I. Welcome/Introductory Remarks:**

Mr. J. Zimmerman welcomed all and presented the Board Members and stated two of the Board members Mr. Gardner and Mr. Young had excused absences. Mr. Zimmerman 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. L. Brewer

**III. Approval of Minutes:**

**Minutes of the Special Called Meeting of March 31, 2015.** A motion was made by Mr. L. Brewer and was seconded by Mr. J. Zimmerman to accept the minutes with the intent of the necessary corrections. All favored the motion.

**IV. Request No. V-2015-01 by T. Kevin Connelly to be allowed a variance of 1 ft. to the front setback requirement of 30 ft. located at 201 Kensington Circle, Tax Map#169-09-00-003-00, zoned General Residential (GR-1).**

Mr. Zimmerman reminded everyone to turn off their cell phones or to put them on vibrate.

**David Christmas (Representative)**

Mr. Christmas stated that he is the Development Coordinator for Connelly Development located at 125 Old Chapin Road, Lexington, SC 29072. He stated that they just completed construction at Kensington Pointe Apartments off of Edgewood Drive. Next, he stated that

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on August 28, 2014 a foundation survey was done by a local surveyor showing that they had a 30 ft. setback to Building C; however, recently the final survey was done showing a 29 ft. setback. Mr. Christmas also pointed at the discrepancy between the two surveyors but said they were going with the local surveyor for the final survey. Therefore, as a result they need a 1 ft. variance.

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

**Mr. Zimmerman**

Who did the final survey?

**Mr. Christmas**

The final survey was done by a surveyor in Columbia and the local survey was done here in Manning by a surveyor at 13 West Boyce Street.

**Mr. Brewer**

Are there any repercussions on this variance?

**Mrs. Adger**

Mrs. Adger stated that the city did not see any harm with the 1ft variance nor a need to tear the building down. At this point it's just a formality.

**Mr. Zimmerman**

If this variance would be denied what would be your next step?

**Mr. Christmas**

I don't know. We can't move the whole building. The other option would be to tear off the corner of the building and I'm not sure how that would affect the structure of the building.

**Opponents:**

No one was in attendance to oppose the request.

Following some discussion, a **motion** was made by Mr. L. Brewer to allow the variance of 1ft. to the front setback requirement of 30 ft. located at 201 Kensington Circle, Tax Map#169-09-00-003-00. The motion was seconded by Mr. J. Zimmerman. All favored the motion.

**V. Board Comments:**

Mr. Brewer wanted to discuss with the Board the orientation training and the continuing education for the planning and zoning staff.

Mrs. Adger stated to the Board that this was the continuing education training that must be taken every year. The orientation training has several sessions as well as continuing education. Only one session is needed to meet the required continuing ed training.

Mr. Zimmerman asked if the training was offered locally.

Mrs. Adger stated that as of right now this was the only announcement that we have and if the county decides to offer any notification it would be given to the Board.

**VII. Adjournment:**

A **motion** was made by Mr. L. Brewerr to adjourn and Mr. J. Zimmerman seconded the motion. All favored the motion.

**Time:** 6:24 P.M.

**Respectfully Submitted,**

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**Donna Walker, Administrative Services Clerk**