

## MINUTES OF THE BOARD OF APPEALS

**Monday, June 27, 2016**  
**6:00 P.M**

**Council Chambers**  
**Manning City Hall**

**Members Present:**

Marvin Brewer  
Mark Bellamy  
James Zimmerman  
Ted Gardner

**Members Absent:**

**Staff Present:**

Scott Tanner- City Administrator

Charmel Mack – Administrative Assistance Clerk

**I. Welcome/ Introductory Remarks:**

Mr. T. Gardener welcomes all and called meeting to order.

**II. Invocation :** Mr. T. Gardner

**III. Approval of Minutes**

**Minutes of the Regular Meeting of the Board of Appeals, March 28, 2016.**

A **Motion** was made by Mr. M. Brewer and was second by Mr. M. Bellamy to approve the minutes. All in favor.

Discussion: All members of the Board requested supporting documentations provided for variance up to 15' granted on March 28, 2016 for tax map # 169-13-06-016-00 zoned General Residential – ( GR-1).

**IV. Request No. V- 2016-05 by Robert M. Temple to be allowed a variance of 20 ft. to the East side setback that permits a zero lot line between two properties designated as OP2A and OP2B. Contractual approval is pending variance. Tax Map # 169-10-01-002-00, zoned General Commercial (GC).**

**Mr. J. Zimmerman**

Informed Mr. Temple to introduce Temple Properties, LLC to the board.

**Mr. Robert M. Temple (Representative)**

Mr. Robert M. Temple is the owner of Temple Properties, LLC, which is a Commercial Real Estate Development Company located in Fort Motte, South Carolina. Mr. Temple is requesting a zero lot in variance between two properties that will allow him to develop a Dollar Tree Store in the City of Manning. Mr. Temple expressed to the board if a zero lot line variance is granted there will be no separation between the Dollar Tree Store and the Eastside lot vacant for another tenant to occupy. The reason for the request, the lot is too oversized for a single structure.

**Mr. Zimmerman**

Inquired the entrance of both building direction

**Mr. Temple**

Unable to determine the entrance of the Dollar Tree at this time, however Mr. Temple informed Mr. Zimmerman the Dollar Tree Store will be in the direction south of Paxville Hwy.

**Mr. Brewer**

Inquired accessible parking

**Mr. Temple**

66 Total parking spaces available

**Mr. Brewer**

Inquired the ordinance setback regulation for General Commercial (GC).

**Mr. Tanner**

Advised Mr. Brewer according to Article 6, Section 612 Schedule of Zoning District Regulation Table 2; side setback for General Commercial (GC) is 20 feet which Mr. Temple is requesting a zero lot line variance for the two buildings.

**Mr. Zimmerman**

Questioned entrance of both buildings again

**Mr. Temple**

Entrance of both building frontage is towards Paxville Hwy

**Mr. Brewer**

Asked Mr. Temple if he was requesting a variance for both lots

**Mr. Scott**

Suggested that the board grant or deny the variance for both lots presently

**Mr. Temple**

Asked the board to grant a variance for both lots currently

**No Opponents**

No one was in attendance to oppose the request

A **motion** was made by Mr. Brewer to grant a 20ft variance for both lots continuation of construction and Mr. Zimmerman second the motion. All favored the motion

**V. Board Comments :**

No Comments

**VI. Adjournment :**

A motion was made by Mr. Brewer to adjourn and Mr. Zimmerman second the motion. All favored the motion

Time : 6:36 PM

Respectfully Submitted ,

**X**

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Charmel Mack

Charmel Mack , Administrative Assistance Clerk

