

**MINUTES OF THE BOARD OF APPEALS  
SPECIAL CALLED MEETING**

**Thursday, May 3, 2018**

**Council Chambers**

**6:00 P.M**

**Manning City Hall**

**Members Present:**

Mark Bellamy, Chairman  
Jerome Kindell, Vice Chairman  
James Zimmerman

**Members Absent:**

Ron Wall (Alternate)

**Staff Present:**

Charmel Mack – Administrative Assistance Clerk  
Mary- Adger- Administrative Service Coordinator

**I. Welcome/ Introductory Remarks:**

Mr. Bellamy began by asking all board and staff members to introduce themselves. All board and staff members introduced themselves and Mr. Bellamy called the meeting to order. Mr. Bellamy advised all to sign in and state their name before speaking. Mr. Bellamy stated a few housekeeping items to keep in mind.

**II. Invocation :** Mr. Zimmerman

**III. Request No. V-2018-02 by Prestwick Development Co. to be allowed a variance of 10 feet to the height setback requirement of 35 feet located at Weingburg Drive, Tax Map # 169-15-09-003-00, zoned General Residential-2 (GR-2).**

**Ms. Sarah Niemann** stated that she is the representative for the developer of the property that is currently under contract on Weingburg Drive. Ms. Niemann mentioned that (2) two parcels are under contract. 1.68 acres and an adjacent 4.9 acres that is located behind CVS in Manning, South Carolina. She informed the board that the apartments are under the South Carolina Tax Credit Program and the 4.9 acres will be a one (2) two story building for elderly families. She provided examples of apartments built by Resourcing Housing Group in South Carolina. Ms. Niemann showed the Board a similar layout of apartments that was constructed in Blythewood, South Carolina that will be built similar to the Peaks at Kennedy in Manning. On the 1.68 acres there will be two (2) three (3) story apartments with 24 units that will be funded by Home Funds and Housing Trust Funds through South Carolina Housing Authority for small communities.

**Mr. Bellamy** asked Ms. Niemann if management will be an issue since the apartment complex unit size will be small.

**Ms. Niemann** stated that NHE Management located in Raleigh, North Carolina will manage the proposed apartments in Manning, South Carolina. She mentioned that the company manages all of their properties located in South Carolina. She informed the Board that NHE Management is an independent company and that an on-site manager will not be present daily, only 3 or 4 days a week. She mentioned that if both apartments are built during the same time frame than an on-site manager will be available daily to manage both properties.

**Mr. Zimmerman** Asked if someone will be hired locally to manage the properties.

**Ms. Niemann** stated that an employee will be hired locally to manage the properties as an on-site manager. She also mentioned that a regional manager will visit the properties bi-weekly.

**Mr. Bellamy** asked if the apartments are based on income.

**Ms. Niemann** replied both apartments are based on income. She mentioned that the rent will be based on 80%, 60%, and 30% of the area median income. Ms. Niemann stated that the apartments are not Public Housing or Section 8.

**Mr. Bellamy** asked what age group the apartments are target towards.

**Ms. Niemann** stated that the apartments are targeted to the elderly and families.

**Mr. Bellamy** asked how many tenants can occupy each unit.

**Ms. Niemann** informed Mr. Bellamy that the maximum tenants allowed for a 1 bedroom: 2 people; 2 bedrooms - 4 people; and 3 bedrooms - 6 people.

**Mr. Kindell** asked Ms. Niemann what attracted her company to Manning, South Carolina?

**Ms. Niemann** replied to Mr. Kindell that the State of South Carolina provides criteria's and areas where they would like to see growth. She mentioned that her company seeks locations that have a strong demand for apartments and where tenants can walk to locations in walking distances.

**Mr. Zimmerman** asked if the property have been acquired or under contract to purchase.

**Ms. Niemann** stated that the property is under contract to purchase. She mentioned that the property will be purchased once they receive notification of funding for the apartments.

**Mr. Zimmerman** asked Ms. Niemann to specify where each apartment will be located.

**Ms. Niemann** stated that the apartments will be between Weingburg Drive and Kennedy Lane, North West corner of the property.

**Mr. Zimmerman** asked Ms. Niemann if the apartments are a three story building.

**Ms. Niemann** replied that the family apartments will be garden style with stairs and the elderly will have an elevator.

**Mrs. Adger** mentioned that there are (4) four sections to the property and the front portion of the property will be undeveloped for a while. She mentioned that there back half of the property has three different projects for the location.

#### **PROPONENT**

**Mrs. Terry Lane** stated that she is the Real Estate Agent for the property. She mentioned that her company has received letters from the Council of Aging and the Special Needs and Disability Board stating the needs for housing. She stressed to the board how some elderly citizens are living in deplorable conditions is Manning and she asked the board to grant a variance.

#### **No one present was in opposition to the request**

**Mrs. Adger** mentioned that the apartment complexes located on Edgewood Drive also had to submit an application to the Board for a variance.

A **motion** was made by Mr. Zimmerman and second by Mr. Kindell to approve a variance of 10 feet to the height setback requirement of 35 feet located at Weingburg Drive, Tax Map # 169-15-09-003-00, zoned General Residential-2 (GR-2). All were in favor of the motion.

**IV. Board Comments :**

No Comments from the Board

**V. Adjournment :**

A **motion** was made by Mr. Zimmerman and second by Mr. Kindell to adjourn .All were in favored of the motion.

Time: 6:19 P.M

Respectfully Submitted,

Charmel Mack, Administrative Assistance Clerk