

TOWN OF YEMASSEE

Ordinance No. 23-09

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE TOWN OF YEMASSEE ZONING MAP TO DESIGNATE CERTAIN REAL PROPERTY OWNED BY IRONLINE METALS, LLC., THE SAME CONTAINING APPROXIMATELY 104.4 ACRES, MORE OR LESS, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 17 A & JINKS STREET, AND BEARING HAMPTON COUNTY TAX MAP NUMBERS: 203-00-00-046, 204-01-05-013 & 204-01-05-046 AS PLANNED UNIT DEVELOPMENT PURSUANT TO THE TOWN OF YEMASSEE ZONING ORDINANCE

WHEREAS, THE Town of Yemassee has received a request from the applicant (Ironline Metals, LLC.) for a Zoning Map Amendment for three parcels of land that it is the One Hundred percent (100%) owner of, within the Town of Yemassee; and

WHEREAS, the Town of Yemassee Planning Commission reviewed a request for a Planned Unit Development (PUD) Concept Plan at their January 3, 2023, meeting. The plan included a proposed development of up to two hundred thousand (200,000) square feet of industrial occupancy and up to one hundred and seven (107), single family residences; and

WHEREAS, the Planning Commission voted to recommend approval of the PUD Concept Plan with the condition that a Traffic Impact Analysis be conducted to determine the potential impacts of traffic on surrounding roadways at full buildout; and

WHEREAS, the Town Council of the Town of Yemassee reviewed the request and recommendation of the Planning Commission at their January 10, 2023, meeting and approved the PUD Concept Plan application with the recommendations forwarded from the Planning Commission, and scheduled a Public Hearing; and

WHEREAS, the Town Council of the Town of Yemassee conducted a Public Hearing on the PUD Concept Plan at their February 17, 2023 Town Council Meeting to gather public input; and

WHEREAS, the applicant submitted a PUD Master Plan Application and a Preliminary Development Plan Application which were reviewed and approval recommended at the March 7, 2023 Planning Commission meeting; and

WHEREAS, concurrently the applicant submitted a Zoning Map Amendment for the subject parcels which was reviewed at the March 7, 2023, Planning Commission meeting with an approval to advance the application, schedule a Public Hearing and forward to Town Council; and

WHEREAS, a Public Hearing is set for the Zoning Map Amendment Application at the April 4, 2023, Planning Commission meeting to gather public input; and

WHEREAS, the Town Council of the Town of Yemassee concur with the Planning Commission's recommendations; and

WHEREAS, the Town Council of the Town of Yemassee finds it to be in the Town's best interest to amend the Zoning Map and designate the Properties as "Planned Unit Development".

NOW THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF YEMASSEE, SOUTH CAROLINA:

The Town of Yemassee, South Carolina hereby amends the Zoning Map and designates that certain property owned by Ironline Metals, LLC., the same consisting of a total of 104.4 acres, more or less, being described as Hampton County Tax Map Numbers: 203-00-00-046, 204-01-05-013 & 204-01-05-046, as Planned Unit Development pursuant to the Town of Yemassee's Zoning Ordinance with the usage and densities listed below permitted within the PUD.

- I. Up to two-hundred thousand (200,000) square feet of industrial / manufacturing occupancies in the areas designated on the Master Plan map.
- II. Up to one-hundred-seven (107) single-family dwelling units with a minimum lot size of 6,000 square feet per dwelling unit, a minimum front yard setback of ten (10) feet from the street right-of-way line and a minimum side yard setback of five (5) feet from the lot lines.
- III. Said manufacturing use is entitled to any use currently permitted within the Light Industrial District chapter of the Town of Yemassee Zoning Ordinance and is permitted to conduct operations including the manufacturing of light gauge steel framing products including steel studs for residential and commercial buildings.
- IV. The minimum distance required between entrances for areas of the PUD within the Highway Corridor Overlay District is four hundred (400) feet between all access points to the corridor, including private driveways, roads, and public right-of-way. Spacing will be measured from the midpoint of each driveway. If the existence of jurisdictional wetlands precludes compliance with this provision, the Planning Commission shall have discretion as to the placing of an alternative access point; however, no additional curb cuts on the subject parcel should result from having the alternative access point.
- V. The minimum lot width at the building setback line for newly created parcels shall be a distance of one hundred fifty (150) feet. Newly created parcels are subject to the four hundred (400) foot distance requirement between access points from the highway.
- VI. Newly created subdivisions are subject to the four hundred (400) foot distance requirement between access points from the highway. No subdivision of land which would create parcels fronting on the highway shall be approved unless it is established prior to subdivision approval how access will be provided to each parcel in compliance with the four hundred (400) distance requirement, (i.e., frontage roads, shared access drives, and others);
- VII. Prior to any phase of development commencing, the applicant shall have submitted a Final Development Plan for the respective Phase and receive a Development Permit for the respective Phase. Each Development Permit granted is valid for two (2) years from the date of issue.

DONE, RATIFIED AND ENACTED THIS 11th DAY OF April, 2023.

This Ordinance was read and passed at First Reading on: March 14, 2023



Colin J. Moore, Mayor



ATTEST: Matthew E. Garnes, Town Administrator

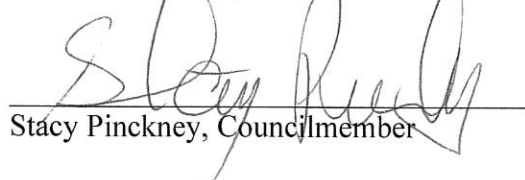


Peggy O'Banner, Mayor Pro Tem

David Paul Murray, Councilmember

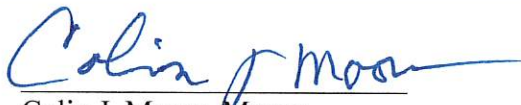


Alfred Washington, Council Member



Stacy Pinckney, Councilmember

A Public Hearing on this Ordinance was held on: April 11, 2023



Colin J. Moore, Mayor



ATTEST: Matthew E. Garnes, Town Administrator

This Ordinance was read and passed at Second and Final Reading held on: April 11, 2023



Colin J. Moore, Mayor

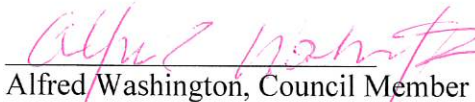


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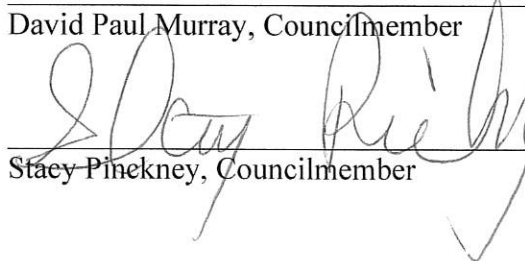


Peggy O'Banner, Mayor Pro Tem

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