

RESOLUTION 21-25

TO APPROVE WITH CONDITIONS, A PRELIMINARY DEVELOPMENT PLAN APPLICATION FOR THE STONEY CREEK AT BINDON DEVELOPMENT, IN THE SHELDON COMMUNITY OF THE TOWN OF YEMASSEE, BEAUFORT COUNTY, FURTHER IDENTIFIED BY TAX MAP NUMBERS: R710 012 000 001A, R710 012 000 0002 0000 & R710 012 000 0003 0000.

WHEREAS, The Town of Yemassee has received a Preliminary Development Plan Application for property commonly known as Bindon Plantation; and

WHEREAS, the Bindon Tract is comprised of over 1,300 acres located along the Pocotaligo River and Stoney Creek in the Sheldon Community of the Town of Yemassee, Beaufort County, and

WHEREAS, the Town of Yemassee annexed the property in 2006 by the 100% Petition and Ordinance Method and approved a Planned Unit Development between the Town, and the Developer, Bindon Plantation, LLC., and

WHEREAS, the Development Plan was amended in 2011 and shortly thereafter the property was foreclosed on with a deed in lieu of foreclosure issued to Hollingsworth Fund, LLC., and

WHEREAS, the Beaufort County Open Land Trust purchased a conservation easement for the entire tract known as Bindon Plantation to protect the Ace Basin area in Northern Beaufort County and to protect the watersheds and surrounding areas from incompatible growth; and

WHEREAS, the property has remained undeveloped since 2006 and recently received a request for a Pre-Application Meeting to discuss potential development of the tract in accordance with density limitations in the Conservation Easement; and

WHEREAS, over the last several months, Town Staff have met with the applicant, local, county, and regional stakeholders and the applicant has prepared an application for Town Council consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF YEMASSEE AS FOLLOWS:

The Mayor and Town Council of the Town of Yemassee hereby Approve with Conditions, the Preliminary Development Plan for the Stoney Creek at Bindon Development as outlined on the Staff Report attached as "Attachment A".

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION, SIGNED, SEALED AND DELIVERED AS OF THIS 14th DAY OF SEPTEMBER 2021.


Colin J Moore, Mayor


ATTEST: Matthew E. Garnes, Town Clerk