

Town of Yemassee
Planning Commission Meeting Minutes
August 1, 2023 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

Present: Ethel Denmark, Joe Riley, Sharon Mansell, and Adonis Riley

Absent: Jay Holloway

Staff Present: Matthew Garnes, Town Administrator

Media Present:

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:04 PM by Chairman Adonis Riley.

Roll Call:

All the members were present.

Determination of Quorum:

Quorum satisfied.

No Public Comment

Old Business:

Chairman Riley ordered a brief recess at 3:07PM. The recess concluded at 3:11PM and the meeting resumed.

Chairman Riley read the draft minutes of the July 11, 2023, Planning Commission meeting minutes and asked if there were any questions or comments regarding the minutes as presented. Mr. Joe Riley made a motion to approve as presented, second by Ms. Sharon Mansell **All in favor, Motion Passed. Minutes approved.**

Chairman Riley read a request for a Zoning Map Amendment on SC-68 and Mr. Garnes then spoke on the request. The applicant Janak Patel on behalf of Shyam 2017, Inc. is seeking a Zoning Map Amendment from the current designation of Office Commercial District to Regional Commercial District to support the development of a shopping center anchored by a supermarket with outparcels along SC-68. Chairman Riley then opened a Public Hearing on the request at 3:17PM. The following individuals spoke on the application:

- Stephen Henson (17 Mixon St) – Mr. Henson generally opposes spot zoning however this request meets the wants of the general population and believes that the zoning of

Regional Commercial District would support the type of commercial that the Town sorely needs and because of that, Mr. Henson supports this Zoning Map Amendment.

Chairman Riley then closed the public hearing. Ms. Mansell made a motion to approve the Zoning Map Amendment Application and to forward the request to the Town Council for consideration. Second by Mr. Joe Riley. **All in favor, Motion Passed.**

New Business:

Chairman Riley read a request for a Zoning Map Amendment at 1177 Old Salkehatchie Hwy within Hampton County. Mr. Garnes spoke on the request and advised the applicants Gerry & Jeanette Moffett on behalf of their company 2724 Oaklawn, LLC, is seeking a Zoning Map Amendment from the current designation of General Residential (GR) to Mixed Use (MU) to support the opening of an event venue in the former New Life Ministries Church. Mr. Garnes advised that General Residential does not permit that type of operation and that there is Mixed Use parcels in the general vicinity. Mr. Garnes advised that when he receives an application, the Staff Review involves a thorough review of the permanent record of the parcel and any information that the Town and County have available. Part of this review included reviewing the Annexation Ordinance for this parcel and the petition received in 2018. On July 3, 2018, the Town Council approved second reading on an Annexation Ordinance for the property with a zoning designation of Mixed Use. Mr. Garnes advised that an apparent Staff error on transcribing the map depicting the property was marked as General Residential despite it being zoned Mixed Use per the recorded Annexation Ordinance with the Hampton County Clerk of Court. Mr. Garnes did not know how or when the error occurred but stated that when it was discovered he notified Chairman Riley and the applicants of his findings. Mr. Garnes advised that the property could not be re-zoned to a zoning designation it already has and asked the Commission to direct him to reimburse the applicant for the application fee. Ms. Mansell made the motion to reject the application as there are no legal grounds for rezoning and to refund the applicant the fee. Second by Ms. Denmark. **All in favor, Motion Passed.**

Mr. Garnes then presented a brief presentation of the new CivicGov platform and then discussed the current zoning near the Exit 38 interchange. Currently the properties are zoned Office Commercial however they should be zoned Regional Commercial District based on the current property uses.

Adjournment:

Chairman Riley asked for a motion to adjourn the meeting. Motion by Mr. Joe Riley. Second by Ms. Sharon Mansell. All in favor, the meeting was adjourned at 4:14PM.