

Town of Yemassee
Planning Commission Meeting Minutes
December 6, 2022 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

Present: Joe Riley, Ethel Denmark, Sharon Mansell (video), and Adonis Riley

Staff Present: Matthew Garnes, Town Clerk, Caroline Koger

Absent: Jay Holloway

Media Present: Lowcountry Inside Track

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:10 PM
Chairman Adonis Riley.

Roll Call:

All members in attendance except Jay Holloway.

Determination of Quorum:

Quorum satisfied.

Old Business:

Approval of the November 1, 2022, Planning Commission Meeting Minutes. Chairman Riley asked if there were any corrections or changes with the minutes. Ms. Ethel Denmark made the motion to approve the minutes as presented. Second by Mr. Joe Riley. All in favor, motion passed.

Pulaski - Rezoning Request (Public Hearing) - Chairman Riley asked Mr. Garnes to provide background on this request. The applicant is Ms. Jan T. Pulaski for three (3) tracts totaling 1.69 acres located on Salkehatchie Road, just east of U.S. Highway 17A. Two (2) of the tracts are undeveloped and the third has a single-family dwelling situated on it. The land is zoned Mixed* Use (MU) and is within the Historic Preservation Overlay District / Olde Towne Overlay and the owner is requesting it to be changed to General Residential (GR). The applicant is seeking to sell the property and wishes to allow a manufactured / mobile home park which is not permitted in a Mixed-Use District. With very few properties being left undeveloped within the boundaries of the downtown district / olde town, Staff believes this use would limit the ability of the remainder of the property to develop as intended within the Town's Comprehensive Plan. Also, the lots are relatively small in size, and Staff has concerns about the viability of the internal road structure on such a small footprint.

After hearing Staff comments, Chairman Riley then opened the public hearing regarding this re-zoning request.

Stephen Henson (17 Mixon St) - Mr. Henson stated that this is a move in the wrong direction. The Town is trying to improve this area and allowing mobile homes would hinder this. Also, he has heard complaints there are not enough locations within the Town to put a mobile home. He has counted them and found there are over 250 lots suitable for and zoned for mobile homes currently within Town limits.

Phil Williams (51 Salkehatchie Rd) - Mr. Williams owns a 2-bedroom, 1-bath house adjacent to the property. He believes a mobile home park would be a distraction for him and he sees no benefit to the Town. He is also concerned with additional traffic.

Nick Moskos (42 Salkehatchie Rd) - Mr. Moskos lives adjacent to the property in question. When he was searching for property to buy and a place to live, he specifically selected this location because it is within the Historic District Overlay. This change would lower the value of his house drastically.

Robert Steif (4 Trask Parkway) - Mr. Steif voiced that this area is a great area for development and allowing for mobile homes would make the area much less desirable. He also believes there are other places within the Town that are appropriate for mobile homes.

With no more public comments, Chairman Riley closed the public hearing. Ms. Ethel Denmark made a motion to deny the rezoning request. Mr. Joe Riley seconded the motion. All in favor, motion passed. Request denied unanimously.

Jinks-Corbett Tract - Annexation Request (Public Hearing)- Chairman Riley asked Mr. Garnes to provide background on this request. This 53-acre property between Hwy 17A and is zoned General Development District within Hampton County. Staff would like to annex the property into the Town and change the zoning to Conservation Preservation District (CPD). The owners of the property plan to develop a small portion of it into a manufacturing facility and a housing development with outdoor recreational opportunities. Staff believes this would allow for many opportunities for the Town and recommends the Annexation and Rezoning be approved.

Stephen Henson (17 Mixon St) - Mr. Henson commented this property joins property already within the Town and is a good opportunity to grow single-family dwellings.

Robert Steif (4 Trask Parkway) - Mr. Steif agrees completely with Mr. Henson.

With no more public comments, Chairman Riley closed the public hearing. Mr. Joe Riley made a motion in favor of the annexation and rezoning request. Ms. Ethel Denmark seconded the motion. All in favor, motion passed. The commission will forward this request with a recommendation of approval to Town Council.

New Business:

2023 Town of Yemassee Planning Commission Public Meeting Schedule- The Town of Yemassee Planning Commission 2023 Meeting Schedule was reviewed. Ms. Ethel Denmark made a motion to approve the schedule. Mr. Riley seconded the motion. All in favor, motion passed.

Isabell Bing / Danielle Rease (Annexation Request) - Staff is recommending the approval for the annexation of an approximately 3-acre parcel located on Interstate-95 near mile-marker 39.6. Ms. Ethel Denmark made a motion to forward this to the full council with a recommendation to approve the annexation. Mr. Joe Riley seconded the motion. All in favor, motion passed. Pending approval of first reading by Town Council next week, a Public Hearing will be scheduled for the January 2023 Planning Commission meeting.

Stoney Creek at Bindon (Street Naming Application) - A request by Ryan Lyle of Andrews Engineering, on behalf of Chris Ramm of Taylor Development Group for approval of a street naming application on Phases 1 and 2 of the Stony Creek at Bindon development. The developers worked with the Town and County to find names not currently in use, confusing or not appropriate for other reasons. Phase 1 will be named Upland Pine Drive and Phase 2 will be named Laurium Drive. Ms. Ethel Denmark made a motion to accept these names. Ms. Sharon Mansell seconded the motion. All in favor, motion passed.

Pine Street Development (Planned Unit Development Conceptual Application) - This is related to the Jinks-Corbett Tract Annexation and Rezoning Request earlier in the meeting. Mr. Huber, owner of Ironline Metals, LLC explained their plans for the area. They would like to develop a 200,000 sq. ft. commercial and light industrial facility and to build 107 single-family residential dwellings and associated infrastructure. After answering several questions Ms. Sharon Mansell made a motion to schedule a Public Hearing in January 2023 to gain input from the community on the request. Mr. Ethel Denmark seconded the motion. All in favor, motion passed.

Adjournment - Mr. Joe Riley made the motion to adjourn. Second by Ms. Ethel Denmark. All in favor, motion passed. Meeting adjourned at 4:00 p.m.