

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

Present: Joe Riley, Jay Holloway, Sharon Mansell, and Adonis Riley

Staff Present: Matthew Garnes, Town Clerk, Caroline Koger

Absent: Ethel Denmark

Media Present: Lowcountry Inside Track

Call to Order:

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

Roll Call:

All members in attendance except Ethel Denmark.

Determination of Quorum:

Quorum satisfied.

Old Business:

Approval of the December 6, 2022, Planning Commission Meeting Minutes. Chairman Riley asked if there were any corrections or changes with the minutes. Mr. Jay Holloway made the motion to approve the minutes as presented. Second by Ms. Sharon Mansell. All in favor, motion passed.

Isabell Bing / Danielle Rease (Annexation Request / Public Hearing) : Chairman Riley asked Mr. Garnes to provide background on this request. The applicant is asking for an approximately 3.00 acre parcel on Interstate 95 near mile-marker 396, Hampton County, and further identified by Hampton County Tax Map Number: 197-00-00-056 to be annexed into the town and rezoned via the 100% Petition and Ordinance Method with a concurrent Zoning Map Amendment requesting a rezoning from the current zoning of General Development District pursuant to the Hampton County Zoning Ordinance to Agricultural (AG) pursuant to the Town of Yemassee Zoning Ordinance. This request was reviewed by the Commission last month and presented to Town Council. Chairman Riley then asked if anyone had questions.

Stephen Henson (17 Mixon St) – Mr. Henson asked if the Town would need to invest in any improvements if this parcel is annexed. Mr. Garnes responded that no improvements by the Town would need to be invested.

Sharon Mansell Commission Member – Ms. Mansell asked if this parcel is in the Highway Corridor Overlay. Mrs. Garnes responded that the parcel is in the Highway Corridor Overlay and the property will continue to be governed by those requirements.

With no more public comments, Chairman Riley closed the public hearing. Mr. Riley made the motion to recommend approval of the annexation of the Bing/Rease Tract, located at mile-marker 39.6 on Interstate 95, Hampton County and to advance this request to Town Council for final consideration. Ms. Mansell seconded the motion. All in favor, motion passed.

Pine Street Development (Planned Unit Development Conceptual Application / Public Hearing)- Chairman Riley recognized Conner Bling, Engineer with Lord Engineering, as a representative with the applicant, Ironline Metals, LLC. to answer any questions. Before allowing public comments, Chairman Riley asked Commission members to ask their questions.

Ms. Mansell, Commission Member – You provided Lowcountry Regional Water System with the hydraulic loading calculations for the expected industrial usage water and wastewater demands. There is no mention of the anticipated demands for the residential units, why? Have you discussed the proposed floor plans and projected individuals per household to ensure that Lowcountry Regional Water System has adequate capacity to support the industrial AND the residential. Mr. Bling responded they have not discussed the residential phase of the project with Lowcountry Regional Water System. He explained the industrial phase of the project is of primary importance to them at this stage and it will be a year or two before those discussions would be necessary. He further explained that SC DHEC governs all the water issues, and they provide a standardized loading factor to be used.

Mr. Joe Riley, Commission Member – Have you or Eastwood Homes discussed a preferred lender and is so, who? Mr. Bling responded they have not had those discussions at this point.

Mr. Adonis Riley, Commission Chairman – What type of vegetative buffer and signage will be planned for the portion of the development along U.S. Highway 17A? Mr. Bling responded there will be at least a 100-foot set back from 17A. Other decisions along with landscaping plans will be made later.

Mr. Holloway, Commission Member – You are seeking permission to allow up to 107 single-family dwellings. The phasing schedule states 50 dwelling units in Phase 1 and 58 in Phase 2. Would Phase 1 homes be constructed concurrently with the proposed industrial occupancy? Mr. Bling clarified his numbers do not add up. In an updated proposal, the total is listed as 108. He then explained that the entire project's dates have been increased by an additional year. Additionally, they expect to get the industrial portion of the project completed before Phase 1 of the residential portion of the project is begun.

Mr. Holloway, Commission Member – Eastwood homes was mentioned as being a possible home builder. What is the retail price per square foot you are considering and what is the likelihood that these homes will be affordable for residents in this area? Until closer to the time of construction and sales, Mr. Bling explained these estimates can not be made. He further explained the intent of the residential area is to be affordable for their workers so these would be moderately priced units.

Ms. Mansell, Commission Member – How will the stormwater runoff system operate on the property? Mr. Bling answered there are some wetlands on the property. These wetlands will be utilized to assist with the runoff. The initial plans have the entire property graded with ditches to drain to the existing wetlands and to the east of the property. Also, they plan on having treatment facilities.

Mr. Joe Riley, Commission Member – Will a model home be constructed first and if so, will that operate as a sales office with a full-time realtor or sales agent presence? Mr. Bling replied, yes, to both questions.

Ms. Mansell, Commission Member – Will the development have a Homeowner's Association? Mr. Bling explained they are not at the point of discussing this yet.

Mr. Adonis Riley, Commission Chairman – What type of exterior materials will be used on the industrial occupancy and how will they conform to the Development Standards Ordinance? The building materials used on will conform to all standards and ordinance and at this time they are planning to use Type 2b, Steel, explained Mr. Bling.

Ms. Mansell, Commission Member – Will you be hiring locally? Will you utilize a sister-company? Is there a basic technical knowledge needed for a job? Where will employees live until the houses are built? Mr. Bling clarified this by explaining that their sister-company will probably be put in-charge of construction. They are in Bluffton and have constructed several residential nursing facilities for them in the past. It is expected that local and regional sub-contractors will be used in the construction. There is specific knowledge needed to work with the pre-constructed metal trusses. In the industrial business, it is expected that existing employees will be utilized. They live within the Lowcountry Region.

Mr. Adonis Riley, Commission Chairman – What type of covenants and restrictions are expected? The planning has not gotten to this point yet explained Mr. Bling.

Mr. Holloway, Commission Member – Are many of the proposed homes expected to have mother-in-law additions and/or buildings? There is some language in the proposal mentioning mother-in-law suites and the Town needs to know if this is going to be a common practice within the development. Mr. Bling answered there is some "catch all" phrasing in the proposal to allow for flexibility. This will be further defined later but this is not the intent of the wording.

With no more Commission Member questions; Chairman Riley opened the hearing to the public.

Stephen Henson (17 Mixon St) – Mr. Henson is concerned about the traffic on 17A. Specifically, he is concerned about shift change and during times with 17A gets tremendous overflow from Interstate 95. He wants to determine if any traffic analysis has taken the overflow traffic into account and wants to know if any deceleration and acceleration lanes be utilized. Mr. Bling stated that a Traffic Engineer has and will be consulted during the planning and implementation. They expect to use two access points within the development to moderate any problems. They are committed to any upgrades needed. He will make sure the overflow traffic concerns are addressed but explained they are required to use SCDOT standards. Currently, SCDOT is moving away from the use of deceleration and acceleration lanes.

Ms. Mansell made a motion to approve the PUD concept Plan for Ironline Metals with the condition that traffic concerns are addressed. Mr. Holloway seconded the motion. All in favor, motion passed.

Thompson Rezoning Request (39 Mixon St)- Chairman Riley asked Mr. Garnes for an update on this request. Mr. Garnes responded this is a request to amend to rezone one (1) parcel from Residential ¼ acre (R4A) to General Residential (GR). Staff has recommended this change be denied. It was brought before the Commission at a prior meeting and it was tabled.

Mr. Joe Riley made a motion to refer the request to the Zoning Board of Appeals due to the circumstances of this request. Ms. Mansell seconded the motion. All in favor, motion passed.

New Business:

White Tract (Annexation Request / Initial Presentation)- Mr. Garnes details the request. It is an approximately 1.77 acre parcel located at 97 Kippit Ln, Beaufort County, and further identified by Beaufort County Tax Map Number: R700 019 000 098C 0000 via the 100% Petition and Ordinance Method with a concurrent Zoning Map Amendment requesting rezoning from the current zoning of Sheldon-Big Estate Community Preservation pursuant to the Beaufort County Community Development Code to Agricultural (AG) pursuant to the Town of Yemassee Zoning Ordinance, into the Town of Yemassee corporate limits. Mr. Garnes further stated staff is in favor of this request. Ms. Mansell made a motion to accept the petition for annexation of 97 Kippit Lane for Rosa Lee White and advance it to Town Council for consideration and to schedule a public hearing on the request. Mr. Holloway seconded the motion. All in favor, motion passed.

Adjournment – Mr. Joe Riley made the motion to adjourn. Second by Mr. Ethel Holloway. All in favor, motion passed.