

Town of Yemassee
Planning Commission Meeting Minutes
July 11, 2023 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

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

Absent:

Staff Present: Matthew Garnes, Town Administrator

Media Present:

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:03 PM by Chairman Adonis Riley.

Roll Call:

All the members were present.

Determination of Quorum:

Quorum satisfied.

No Public Comment

Old Business:

Chairman Riley read the draft minutes of the June 6, 2023, Planning Commission meeting minutes and asked if there were any questions or comments regarding the minutes as presented. Mr. Holloway made a motion to approve as presented, second by Mr. Joe Riley. **All in favor, Motion Passed. Minutes approved.**

Chairman Riley read a proposed Zoning Map Amendment for 105 Le Creuset Rd. Mr. Garnes remarked that the applicant is Charlotte Reeves of Rivetted, LLC. and is seeking a re-zoning of 105 Le Creuset Road from the current zoning designation of Office Commercial District to Regional Commercial District to allow her to apply for a Conditional Use permit for constructing a boutique campground. Chairman Riley then opened the public hearing.

- JD Shannon (14 Zahler St W) – Spoke on questions regarding potential development.
- Jessi White, Coastal Conservation League – Conveyed her opposition to the proposed zoning map amendment (See attachment A)
- Stephen Henson (17 Mixon St) – Offered support for the rezoning based on the area around it being portions of the Yemassee Industrial Park.

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 Ms. Denmark. **All in favor, Motion Passed.**

New Business:

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. Mr. Holloway made a motion to advance the application and to schedule a Public Hearing on the request at the August 2023 Planning Commission meeting. Second by Ms. Mansell. **All in favor, Motion Passed.**

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 3:36PM.