

Town of Yemassee
Planning Commission Meeting Minutes
June 6, 2023 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

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

Absent: Sharon Mansell

Staff Present: Matthew Garnes, Town Administrator, Gregory Alexander, Police Chief

Media Present: Lowcountry Inside Track, Ltd.

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:01 PM by Chairman Adonis Riley.

Roll Call:

Sharon Mansell was absent.

Determination of Quorum:

Quorum satisfied.

Darrell A. Russell (2 Pine St) – Spoke in opposition to the proposed text amendment on campgrounds and RV parks.

Old Business:

Chairman Riley read the draft minutes of the May 9, 2023, Planning Commission meeting minutes and asked if there were any questions or comments regarding the minutes as presented. Ms. Denmark made a motion to approve as presented, second by Mr. Holloway.

All in favor, Motion Passed. Minutes approved.

New Business:

Chairman Riley read a proposed Text Amendment to the Town Zoning Ordinance, Article V, Amendments to the Campgrounds and Recreational Vehicle Park Regulations. Chairman Riley asked Mr. Garnes to provide background. Mr. Garnes advised this is a proposed change to the Zoning Ordinance rules on campgrounds and recreational vehicle parks. Currently, the only two districts where one is permitted are Light Industrial and Regional Commercial District. Within those districts it is a Conditional Use, meaning that it must be approved by the Planning Commission. Proposed changes are to the minimum lot size to establish a campground, decreasing it from 20 acres to 3 acres and amending the density per aggregate acre. If

approved by the Planning Commission, this request would be forwarded to the Town Council for further action. Ms. Denmark made a motion to approve the Text Amendment as presented and forward to the Town Council. Second by Mr. Holloway. **All in favor, Motion Passed.**

Chairman Riley read a proposed amendments to the Development Standards Ordinance. Mr. Garnes reported that the current book is a standalone manual, and the goal is to incorporate it into the new codified Code of Ordinances with Municode to have a single book that covers all the Town regulations. Motion by Ms. Denmark to approve the updated Development Standards Ordinance and to forward the request to the Town Council. Second by Mr. Holloway. **All in favor, Motion Passed.**

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. Ms. Denmark made a motion to accept the application and schedule a public hearing for the July Planning Commission meeting. Second by Mr. Holloway. **All in favor, Motion Passed.**

Chairman Riley then reviewed the proposed Rules of Procedure for the Planning Commission. The Commission is required to have Rules of Procedure, and this will need to be sent to the Town Council for approval. Mr. Holloway made the motion to adopt the Planning Commission Rules of Procedure as presented. Second by Ms. Denmark. **All in favor, Motion Passed.**

Adjournment:

Chairman Riley asked for a motion to adjourn the meeting. Motion by Mr. Holloway. Second by Mr. Joe Riley. All in favor, meeting adjourned at 4:18PM. The next regularly scheduled meeting of the Planning Commission is Tuesday, June 11, 2023, at 3:00 PM in the Council Chambers. This is one week later than normal due to the Independence Day holiday.