

Town of Yemassee
Planning Commission Meeting Minutes
March 7, 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

Staff Present: Matthew Garnes, Town Administrator; Caroline Koger, Human Resources Technician; Gregory Alexander, Police Chief

Media Present: Lowcountry Inside Track

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:19 PM by Chairman Adonis Riley.

Roll Call:

All members in attendance.

Determination of Quorum:

Quorum satisfied.

Old Business:

Approval of the January 3, 2023, Planning Commission Meeting Minutes. Chairman Riley asked if there were any corrections or changes with the minutes. Mr. Joe Riley made the motion to approve the minutes as presented. Second by Ms. Sharon Mansell. All in favor, motion passed.

New Business:

- 1. Ironline Metals (PUD Master Plan Application):** A request by Conor Blanelly of Ward Edwards, Inc., on behalf of the property owner Ironline Metals, LLC. for approval of a Planned Unit Development Master Plan. The project consists of the construction of a 100,000 S.F. manufacturing building at the northwest corner of U.S. Highway 17A & Jinks St, associated driveways, parking areas and bioretention areas. Additionally, the applicant is seeking approval for construction of 107 single-family lots and associated infrastructure. The properties are identified by Hampton County Tax Map Numbers: 204-01-05-005, 204-01-05-013 & 203-00-00-046. Chairman Riley recognized Mr. Blanelly for updates on the project. He explained they are currently considering decreasing the number of lots from 107 to 79 and are only planning 100,000 S.F. manufacturing instead of the 200,000 S.F. but would like to continue with the application as it was originally submitted. After a brief discussion about the project, Mr.

Jay Holloway made a motion to approve the PUD Master Plan Application and forward it to the Town Council. Ms. Ethel Denmark seconded the motion. All in favor, motion passed.

- 2. Ironline Metals (Zoning Map Amendment Application):** A request by Conor Blaney of Ward Edwards, Inc., on behalf of the property owner Ironline Metals, LLC. for approval of a Zoning Map Amendment for approximately 102.4 acres of land located at the intersection of U.S. Highway 17A and Jinks St. The application seeks rezoning of three parcels from their current zonings; 204-01-05-005 (Residential ¼ Acre), 204-01-05-013 (Office Commercial District) and 203-00-00-046 (Conservation Preservation District) to a zoning of Planned Unit Development within the Highway Corridor Overlay District (HCOD). After a brief discussion, Ms. Sharon Mansell made a motion to approve the Zoning Map Amendment Application and to schedule a public hearing. Ms. Ethel Denmark seconded the motion. All in favor, motion passed.
- 3. Ironline Metals (Preliminary Development Plan Application):** A request by Conor Blaney of Ward Edwards, Inc., on behalf of the property owner Ironline Metals, LLC. for approval of a Preliminary Development Plan. The first phase of the project consists of construction of a 100,000 S.F. manufacturing building at the northwest corner of U.S. Highway 17A & Jinks St, associated driveways, parking areas and bioretention areas. The properties are identified by Hampton County Tax Map Numbers: 204-01-05-005, 204-01-05-013 & 203-00-00-046. After a brief discussion, Sharon Mansell made a motion to approve the Preliminary Development Plan Application and to forward it to Town Council. Mr. Joe Riley seconded the motion. All in favor, motion passed.
- 4. Town of Yemassee Zoning Ordinance Amendments (Zoning Text Amendment - Workshop):** A request by the Town Administrator for a Zoning Text Amendment to Amend the Town of Yemassee Zoning Ordinance, Chapter 4 titled "Application of District Regulations", Section 4.1 titled "Use of Land or Structures." After discussion Mr. Jay Holloway made a motion to accept the proposed changes and forward them to Town Council. Mr. Joe Riley seconded the motion. All in favor, motion passed.
- 5. Town of Yemassee Zoning Ordinance Amendments (Zoning Text Amendment - Workshop):** A request by the Town Administrator for a Zoning Text Amendment to Amend the Town of Yemassee Zoning Ordinance, Chapter 5 titled "Establishment of Zoning Districts", Section 5.8 titled "Light Industrial District (LID)". After discussion Ms. Sharon Mansell made a motion to accept the proposed changes and forward them to Town Council. Ms. Ethel Denmark seconded the motion. All in favor, motion passed.
- 6. Town of Yemassee Zoning Ordinance Amendments (Zoning Text Amendment - Workshop):** A request by the Town Administrator for a Zoning Text Amendment to Amend the Town of Yemassee Zoning Ordinance, Chapter 5 titled "Establishment of Zoning Districts", Section 5.25 titled "River Protection Overlay District (RPOD)". After discussion Mr. Jay Holloway made a motion to accept the proposed changes and forward them to Town Council. Ms. Sharon Mansell seconded the motion. All in favor, motion passed.
- 7. Comprehensive Plan Update Proposal:** A request by the Town Administrator for review and consideration of a recommendation to Council. The submission received to perform the Comprehensive Plan updates was received by Foresight Communications.

Mr. Jay Holloway made a motion. Ms. Sharon Mansell seconded the motion. All in favor, motion passed to recommend Foresight Communications to Town Council.

Adjournment – Mr. Jay Holloway made the motion to adjourn. Second by Mr. Holloway. All in favor, motion passed. Meeting adjourned at 4:30PM.