

Town of Yemassee
Planning Commission Meeting Minutes
November 1, 2022 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

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

Staff Present: Matthew Garnes, Town Clerk; Gregory Alexander, Police Chief

Absent:

Media Present: None

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:08 PM
Chairman Adonis Riley.

Roll Call:

All Committee members were present for roll call

Determination of Quorum:

100% Attendance. Quorum satisfied.

Old Business

Approval of the October 4, 2022, 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 Mr. Jay Holloway. All in favor, motion passed.

Approval of the October 27, 2022, Planning Commission Special Meeting Minutes.

Chairman Riley asked if there were any corrections or changes with the special meeting minutes from October 27th. Ms. Sharon Mansell made the motion to approve the minutes as presented. Second by Mrs. Ethel Denmark. All in favor, motion passed.

Sheila Kirkland - Rezoning Request (Public Hearing) - Chairman Riley asked Mr. Garnes to provide background on this request. The applicant is Ms. Sheila Kirkland, on behalf of the property owner, her husband, Sam Rutledge Jr. They have gone under contract for a new manufactured home by Palmetto Homes but their parcel of land on Hunt Street is not zoned for mobile homes. Mr. Garnes stated that Hunt Street currently has an almost even mix of mobile / manufactured homes and single-family dwellings. Chairman Riley then opened the public hearing regarding this re-zoning request.

Sheila Kirkland (28 Hunt St) – Ms. Kirkland advised she lives at 28 Hunt Street and is being evicted because her landlord had not paid the mortgage for quite some time. They own this property and have purchased a new home and were told they could not place it there. She stated she has nowhere to go and does not see the issue with a brand-new mobile home when there are already mobile homes on Hunt Street.

Stephen Henson (17 Mixon St) – Mr. Henson stated if the property is rezoned it will cause a zoning donut hole. He believes a better option would be for the applicant to apply for a Special Exception or Variance with the Board of Zoning Appeals.

Gena Gomer (4585 Speed Limit Rd, Estill) – Ms. Gomer reiterated the personal struggles that Ms. Kirkland is dealing with. They have a brand-new home that will be built to code and will be one of the nicest looking ones on the street. She asked the Commission to consider her difficulties when deciding.

Julian Pangrass (2890 Trask Pkwy, Burton) – Mr. Pangrass echoed Ms. Gomers remarks and stated that just a few months ago on Braddy Street they were able to place a mobile home and he did not see the difference between allowing one on that street but not on Hunt Street.

With no more public comment. Chairman Riley closed the public hearing. Mrs. Mansell remarked that Article IV, Section 4.1.3 states a replacement of the existing use would be permitted if it was done within six months of the previous home being removed. Ms. Kirkland stated she moved the old mobile home off in June. Mrs. Denmark stated in that event by the language in the Ordinance, this mobile home would be permitted and not require a re-zoning. Mr. Jay Holloway made a motion to authorize the placement of the manufactured/mobile home pursuant to the regulations in the Town of Yemassee Zoning Ordinance, Article IV, Section 4.1.3, sub section “B”. Second by Ethel Denmark., All in favor, motion passed.

New Business:

Mr. Garnes reviewed the Marine Corps Tribute Park that is a new park that will be developed on Wall Street in Beaufort County thanks to a P.A.R.D. grant received. Mr. Garnes asked for the commission to approve forwarding the Public Project application to the Town Council. Mr. Jay Holloway made the motion. Second by Mrs. Ethel Denmark. All in favor. Motion passed.

Public Comment:

None

Adjournment:

Ms. Sharon Mansell made the motion to adjourn. Second by Mr. Joe Riley. All in favor, motion passed. Meeting adjourned at 4:01PM.