

Town of Yemassee
Planning Commission Special Meeting Minutes
October 27, 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; Joe Loadholt, Police Captain; Sam Watson, Police Corporal

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.

Public Hearings

Chairman Riley informed the Planning Commission that the Pulaski Properties rezoning request needs to be tabled until the December regular meeting as the Town is seeking clarification from the applicant. Ms. Denmark made the motion to table ZONE-08-22-1075 until the December Planning Commission meeting. Second by Mr. Holloway. All in favor, item tabled. Mr. Garnes advised the Commission and public that the case would be advertised in the newspaper and new public notice would be mailed to adjacent property owners.

Dennis Thompson - Rezoning Request - 39 Mixon St (Public Hearing) - Chairman Riley turned the meeting over to Mr. Garnes to provide background on this case. This rezoning application request submitted by Mr. Dennis Thompson, property owner at 39 Mixon Street seeking approval of an amendment to the Town of Yemassee Official Zoning Map to rezone one (1) parcel from Residential ¼ Acre (R4A) to General Residential (GR). The subject parcel consists of 0.38 acres, located at 39 Mixon St and further identified by Hampton County Tax Map Number 204-02-03-007. Mr. Garnes read the application number ZONE-08-22-1077 and gave background on the request. Mr. Thompson is seeking to obtain a Certificate of Occupancy for a mobile home on this lot. The current zoning does not permit manufactured or mobile homes despite several adjacent properties having those uses currently. Mr. Thompson

stated he wanted his trailer to be approved and will update the exterior of it to be in line with the ordinances. Chairman Riley opened the floor for public comment pertaining to this public hearing item:

Dennis Thompson, Applicant, 39 Mixon St - Mr. Thompson stated its absurd that Matt has denied a trailer on this lot when there are trailers all throughout this neighborhood. Mr. Thompson remarked no one can tell him what to do with his property and the trailer will be staying.

Joyce Sanders, 37 Mixon St - Ms. Sanders stated she's lived on the street for years and does not want it to turn into a giant mobile home park. She stated that if Mr. Thompson is allowed to put in one mobile home, what is to stop him from placing an additional mobile home? The neighborhood is residential in nature, and she doesn't approve of what he's seeking to do in this area.

Leon Witter, 109 Salkehatchie Rd - Mr. Witter stated his home is on the corner of Salkehatchie Road and Mixon Street and even though he doesn't live on Mixon, he opposes mobile homes in this area.

Stephen Henson, 17 Mixon St - Mr. Henson expressed concern over the increased number of mobile homes that are being placed throughout the Town and is strictly against any new mobile homes on Mixon Street.

Garry Gibbs, 169 Salkehatchie Rd- Mrs. Gibbs seconded Mr. Henson's remarks about mobile homes.

Chairman Riley then closed the Public Hearing for ZONE-08-22-1077, 39 Mixon Street.

Williams Tract - Annexation Request (Public Hearing) - Chairman Riley asked Mr. Garnes to provide an introduction and summary regarding the Annexation Request of the Williams tract. This is a request for annexation of an approximately 2.08 acre parcel located on Bing Street, Hampton County, and further identified by Hampton County Tax Map Number: 198-00-00-029 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 General Residential (GR) pursuant to the Town of Yemassee Zoning Ordinance, into the Town of Yemassee corporate limits. Chairman Riley then opened the floor for public comment pertaining to this public hearing item:

Stephen Henson, 17 Mixon St - Mr. Henson is in favor of the proposed annexation. The requested zoning of General Residential is appropriate given the existing zoning of parcels surrounded by it. Mr. Henson remarked that he isn't against mobile homes in general, but they have their proper place. Mr. Henson wholeheartedly supports this annexation request.

Chairman Riley then closed the Public Hearing for ANNEX-09-22-1081, Williams Tract.

New Business:

Sheila Kirkland - Rezoning Request - 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. Ms. Denmark made a motion to approve initial review and forward to a public hearing. Second by Mr. Joe Riley. All in favor, motion passed.

Public Comment:

None

Adjournment:

Chairman Riley advised the Commission and attending public that the next meeting would be November 1, 2022, at 3:00PM at the Yemassee Municipal Complex which will host a public hearing for a requested re-zoning. Mr. Jay Holloway made the motion to adjourn. Second by Ms. Sharon Mansell. All in favor, motion passed. Meeting adjourned at 3:46PM.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0092644

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

HHI - Legal Ads

Final Cost:

86.08

Payment Type:

Account Billed

User ID:

IPL0026087

ACCOUNT INFORMATION

TOWN OF YEMASSEE IP

PO BOX 577

YEMASSEE, SC 29945

803-589-2565

noemail@noemail.com

TOWN OF YEMASSEE

TRANSACTION REPORT**Date**

October 3, 2022 12:31:08 PM EDT

Amount:

86.08

SCHEDULE FOR AD NUMBER IPL00926440

October 5, 2022

The Island Packet (Hilton Head)

PREVIEW FOR AD NUMBER IPL00926440**Town of Yemassee Public Hearing**

NOTICE IS HEREBY GIVEN that the Town of Yemassee Planning Commission will hold a Public Hearing on Thursday, October 27, 2022, at 3:00 PM at the Yemassee Community Center, 10 Mixon St, Yemassee, SC 29945, for the purpose of soliciting input on the following:

ANNX-09-22-1082 by Robert Sinclair. A request for annexation of approximately 2.08 acres of land located on Bing Street, Hampton County, into the Town of Yemassee. The subject property is identified by Hampton County Tax Map Number: 198-00-00-029 and is located near the intersection of Bing Street and Murcier St.

ZONE-08-22-1075 by Jan T. Pulaski, a request for a Zoning Map Amendment for approximately 1.69 acres of land located at 41, 43 & 47 Salkehatchie Road to rezone all three parcels from Mixed Use to General Residential. The subject parcels are further identified by Hampton County Tax Map Number: 204-02-08-009, 204-02-08-005 and 204-02-08-006.

ZONE-08-22-1077 by Dennis Thompson, a request for a Zoning Map Amendment for approximately 0.38 acres of land located at 39 Mixon Street and requesting rezoning from Residential Acre (R4A) to General Residential and is further identified by Hampton County Tax Map Number: 204-02-03-007.

Persons with comments or questions should contact the Town of Yemassee Administration Department at (843) 589-2565 Ext. 3. Persons requiring special services to attend the meeting should call to make arrangements.

W000000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)