

Town of Yemassee
Planning Commission Meeting Minutes
October 4, 2022 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

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

Staff Present: Matthew Garnes, Town Clerk; Lori Mixson, Business License Director

Absent: Ethel Denmark

Media Present: None

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:09 PM
Chairman Adonis Riley.

Roll Call:

Present Committee members were, Mr. Joe Riley, Ms. Mansell, Mr. Holloway, and Mr. Adonis Riley.

Determination of Quorum:

80% Attendance. Quorum present.

Chairman Riley informed the Planning Commission that the agenda needed to be amended and asked for a motion to adopt an updated agenda. Mr. Joe Riley made the motion to adopt the amended agenda. Second by Ms. Sharon Mansell. All in favor, amended agenda adopted.

Old Business:

- a. Approval of the minutes for the September 6, 2022, Committee Meeting Minutes. A motion was made by Mr. Joe Riley and a second to the motion was made Ms. Sharon Mansell to approve the minutes for the September 6, 2022, minutes. The motion passed with unanimous consent.
- b. Approval of the minutes for the September 20, 2022, Committee Workshop Minutes. A motion was made by Mr. Joe Riley and a second to the motion was made Ms. Sharon Mansell to approve the minutes for the September 20, 2022, minutes. The motion passed with unanimous consent.
- c. Approval of the minutes for the September 20, 2022, Committee Special Meeting Minutes. A motion was made by Mr. Joe Riley and a second to the motion was made Ms. Sharon Mansell to approve the minutes for the September 20, 2022, special meeting minutes. The motion passed with unanimous consent.

New Business:

Williams Tract - Annexation Request (Initial Presentation) - A request for a recommendation of approval for the 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. Mr. Garnes briefed the commission on the request for consideration. Ms. Mansell asked Mr. Garnes why the subject property wasn't annexed in 2018 when the Cochran/Bing/Riley Street residential annexations occurred. Mr. Garnes stated the Town had attempted to reach out to the property owner back then but was unsuccessful. Recently, the Town received a petition in the mail. Mr. Joe Riley made a motion to recommend forwarding the annexation request to the Town Council for consideration. Second by Ms. Sharon Mansell. All in favor, motion passed.

C&C Property Investments - Zoning Permit (Initial Request) - A consideration of a request for a Zoning Permit for a real estate office at 2 Yemassee Hwy, TMS: 204-03-04-018, and consideration of rescinding a stop work order on the property. Mr. Garnes informed the Committee that that this property is directly behind the Train Station in the former choo-choo mini mart. The building has been significantly remodeled and has been referred to as the "casino building" due to the presence of illuminated led lights marketing "game room" and "poker machines in the windows." Mr. Garnes advised the Committee that at this point gambling is not legal in South Carolina and if the time came where it would be legalized at the state level, the Planning Commission and Town Council could then recommend a text amendment change in the zoning code to allow it. Mr. Garnes issued a Stop Work Order on September 22, 2022, and the property owner is seeking to have the order rescinded. The property owner, Mr. Galloway spoke and said that they have made a significant investment in the downtown area and that the building maintains the aesthetics as dictated in the Development Standards Ordinance of the Town of Yemassee. Mr. Galloway stated that for the time being they want a zoning permit to procure a business license for a real estate office but that cannot be issued until the Stop Work Order is lifted. Mr. Galloway stated they are making additional investments in the downtown area and wish to be involved in the Commissions comprehensive planning process and would like to partner with the Town to amplify the downtown area. Ms. Mansell asked if Mr. Galloway would come before the Commission before they wanted to change the use and he said he would. Ms. Mansell made the motion to rescind the stop work order. Second by Mr. Joe Riley. All in favor, motion passed. Stop Work Order rescinded.

Mr. Joe Riley made a motion to approve the Zoning Permit for a real estate office at 2 Yemassee Hwy. Second by Ms. Sharon Mansell. All in favor, motion passed.

Public Comment:

None

Adjournment:

Chairman Riley advised the Commission and attending public that the next meeting would be October 27, 2022, at 3:00PM at the Yemassee Community Center which will host three public hearings for requested re-zoning and one annexation. Mr. Joey Riley made the motion to adjourn. Second by Ms. Sharon Mansell. All in favor, motion passed. Meeting adjourned at 3:33PM.