

Town of Yemassee
Planning Commission Meeting Minutes
September 6, 2022 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

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

Staff Present: Matthew Garnes, Town Clerk; Caroline Koger, Human Resource Technician; Denise Horowitz, Hampton County Fire Marshall

Absent: None

Media Present: None

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:05 PM
Chairman Adonis Riley.

Roll Call:

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

Determination of Quorum:

100% Attendance. Quorum present.

Old Business:

- a. Approval of the minutes for the August 2, 2022, Committee Meeting Minutes. A motion was made by Sharon Mansell and a second to the motion was made by Ethel Denmark to approve the minutes for the August 2, 2022, minutes. The motion passed with unanimous consent.

New Business:

- a. **Pulaski Properties - Rezoning Request (Initial Presentation)** - A request by Jan T. Pulaski, for approval of an Amendment to the Town of Yemassee Official Zoning Map to rezone three (3) parcels from Mixed Use (MU) to General Residential (GR) (Zone-08-22-1075) was shared with the commission. After some discussion the a motion was made by Jay Holloway and seconded by Ethel Denmark to ask for additional information about the request before scheduling the Public Hearing. The motion passed with unanimous consent.

b. Nichols Enterprises, LLC - Rezoning Request (Initial Presentation) – A request by Robson Andrade on behalf of Nichols Enterprises, LLC, for approval of an Amendment to the Town of Yemassee Official Zoning Map for rezoning consideration was shared with the commission. There was some confusion about which parcel(s) of land were included in the request. It was determined the rezoning request pertained to one (1) parcel from Mixed Use (MU) to Light Industrial District (LID) respectively. The subject parcel consists of less than 5 acres and is identified by Hampton County tax Map Number 204-03-03-007 located at 150 U.S. Highway 17A and is within the Historic Preservation Overlay District/Old Towne Overlay. (ZONE-08-22-1076). Robson Andrade shared information about his intended use of the property and questioned the need to have it rezoned. A motion was made by Sharon Mansell to schedule a Public Hearing for the next meeting date to consider rezoning. The motion was seconded by Ethel Denmark and passed by unanimous consent.

Public Comment:

None.

Adjournment:

After clarifying the next meeting will be scheduled on October 4, 2022, a motion was made by Jay Holloway to adjourn the meeting. A second to the motion was made by Joe Riley. The motion passed with unanimous consent.