



TOWN OF YEMASSEE PLANNING COMMISSION MEETING

Tuesday, January 3, 2023 - 3:00PM

Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC

I. Call to Order

II. Roll Call

III. Public Comments

- a. Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Staff, or other members of the meeting. State your name and address for the record. Comments are limited to Two (2) Minutes.

IV. Old Business

- a. Approval of the December 6, 2022, Committee Meeting Minutes
- b. **Isabell Bing / Danielle Rease (Annexation Request / Public Hearing):** A request for a recommendation of approval for the annexation of an approximately 3.00 acre parcel located on Interstate 95 near mile-marker 39.6, Hampton County, and further identified by Hampton County Tax Map Number: 197-00-00-056 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 Agricultural (AG) pursuant to the Town of Yemassee Zoning Ordinance, into the Town of Yemassee corporate limits. (ANNX-11-22-1112)
- c. **Pine Street Development (Planned Unit Development Conceptual Application / Public Hearing):** A request by Ironline Metals, LLC. For consideration of approval for a Planned Unit Development Conceptual Application. The project consists of development of up to 200,000sqft of commercial and Light Industrial occupancies and 107 single-family residential dwellings 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 located along Jinks Street and U.S. Highway 17A in Yemassee. Parcel -005 is zoned Residential ¼ Acre (R4A) and Parcel -013 is zoned Office Commercial District. The portions of the property abutting U.S. Highway 17ALT are within the Highway Corridor Overlay District (HCOD).
- d. **Thompson Rezoning Request (39 Mixon St):** A request by Denis Thompson, for approval of an Amendment to the Town of Yemassee Official Zoning Map to rezone one (1) parcel from Residential ¼ Acre

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Yemassee policies.”

(R4A) to General Residential (GR). The subject parcel consists of 0.38 acres; located at 39 Mixon St and identified by Hampton County Tax Map Number: 204-02-03-007. **(ZONE-08-22-1077)**

V. New Business

- a. **White Tract (Annexation Request / Initial Presentation):** A request for a recommendation of approval for the annexation of an approximately 1.77 acre parcel located at 97 Kippit Ln, Beaufort County, and further identified by Beaufort County Tax Map Number: R700 019 000 098C 0000 via the 100% Petition and Ordinance Method with a concurrent Zoning Map Amendment requesting rezoning from the current zoning of Sheldon-Big Estate Community Preservation pursuant to the Beaufort County Community Development Code to Agricultural (AG) pursuant to the Town of Yemassee Zoning Ordinance, into the Town of Yemassee corporate limits. **(ANNX-03-22-1022)**

VI. Adjournment

The next regularly scheduled meeting of the Town of Yemassee Planning Commission is Tuesday, February 7, 2023 at 3:00PM.