



TOWN OF YEMASSEE PLANNING COMMISSION MEETING

Tuesday, March 5, 2024 - 3:00PM

Yemassee Municipal Complex - 101 Town Cir, Yemassee, SC 29945-3363

I. Call to Order & Roll Call

II. 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, and other members of the meeting. State your name and address for the record. Comments are limited to Two (2) Minutes.

III. Old Business

- a. Approval of the February 13, 2024, Planning Commission Meeting Minutes

IV. New Business

- a. **R2A Zoning Ordinance Text Amendment (Zoning Text Amendment / Initial Presentation):** A request by Benjamin F. Schneider, for consideration of a Zoning Text Amendment to the Town of Yemassee Zoning Ordinance, Article V, Section 5.2.1 titled "Standards for the R2A District". The applicant proposes a reduction in the minimum side yard setbacks. **(ZONE-02-24-1119).**

V. Adjourn

Adonis Riley

Chairman

Sharon Mansell

Vice Chair

Matthew Garnes

Staff Liaison



Committee Members

Joseph Riley

Ethel Denmark

Jay M. Holloway

Committee / Commission Agenda Item

Subject: Approval of the February 13, 2024, Planning Commission Meeting Minutes

Submitted by: Matthew Garnes, Staff Liaison to Committee

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: Approval of the February 13, 2024, Planning Commission Meeting Minutes

Recommended Action: If no additions, corrections, or modifications, Staff request the Commission approve the minutes as presented.

Attachments:

- I. Meeting Minutes draft
- II. Recommended Motion

Town of Yemassee
Planning Commission Meeting Minutes
February 13, 2024 / 3:00PM
Yemassee Community Center, 10 Mixon St, Yemassee, SC 29945-3363

Present: Joe Riley, Jay Holloway, and Adonis Riley

Absent: Sharon Mansell and Ethel Denmark

Staff Present: Matthew Garnes, Town Administrator

Media Present:

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:00 PM by Chairman Adonis Riley.

Roll Call:

Ethel Denmark and Sharon Mansell were absent. The remainder of the Commission was present.

Determination of Quorum:

Quorum satisfied.

Public Comment:

None

Old Business:

Approval of the 12/05/23 Planning Commission Meeting Minutes: A motion was made by Mr. Jay Holloway to adopt the minutes as presented. Second by Mr. Joe Riley. **All in favor, Motion Passed.**

King Petroleum Company (Zoning Map Amendment / Public Hearing): Chairman Riley read the request submitted by Thom Craft, on behalf of King Petroleum Company, Inc., for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 4.00 acres located at 443 Yemassee Hwy from its current zoning designation of Office Commercial District to Regional Commercial District. Chairman Riley then opened the Public Hearing.

- JD Shannon (14 Zahler St W) - Supports the project and said, "it's a step in the right direction".
- Charlotte Reeves (105 Le Creuset Rd) - Supports the project and is encouraged on potential development near Exit 38.

With no further comment, the Public Hearing was closed. Mr. Jay Holloway made the motion to approve the request and to forward the application to the Town Council for further consideration. Second by Mr. Joe Riley. **All in favor, Motion Passed.**

Adjournment:

Chairman Riley asked for a motion to adjourn the meeting. Motion by Mr. Joe Riley. Second by Mr. Jay Holloway. All in favor, the meeting was adjourned at 4:14PM.

Recommended Motion
(2/13/24 PC Meeting Minutes)

“I make the motion to:

- **Approve as Presented**
- **Approve with Additions, Corrections, or Modifications**
- **Table until: _____**

The February 13, 2024, Planning Commission Meeting Minutes”

Adonis Riley

Chairman

Sharon Mansell

Vice Chair

Matthew Garnes

Staff Liaison



Committee Members

Joseph Riley

Ethel Denmark

Jay M. Holloway

Committee / Commission Agenda Item

Subject: A request by Benjamin F. Schneider for consideration of a Zoning Text Amendment to the Town of Yemassee Zoning Ordinance, Article V, Section 5.2.1 titled "Standards for the R2A District". The applicant proposes a reduction in the minimum side yard setbacks from the existing minimum of twenty-five (25) feet, to fifteen (15) feet. **(ZONE-02-24-1119)**

Submitted by: Matthew Garnes, Staff Liaison to Committee

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: Staff have received a request for consideration of a Zoning Text Amendment to the Zoning Ordinance, Article V, Section 5.2.1 titled Standards for the R2A District. Attached, please find the supporting documentation for the request.

Recommended Action: Refer to Staff Report

Attachments:

- I. Zoning Text Amendment Application
- II. Zoning Text Amendment Invoice and Receipt for Application Fee
- III. Current text of 5.2.1
- IV. Proposed text of 5.2.1
- V. Table of existing setbacks within the Town of Yemassee
- VI. Zoning Reference Sheet for R2A
- VII. List of Parcels Zoned R2A
- VIII. Staff Report
- IX. Recommended Motion



**TOWN OF YEMASSEE
ZONING MAP/TEXT AMENDMENT APPLICATION**

Town of Yemassee

Town of Yemassee
Attn: Administration Department
101 Town Circle
Yemassee, SC 29945-3363
(843)589-2565 Ext. 3
www.townofyemassee.org

FEB 15 2024

Received

Applicant	Property Owner
Name: Benjamin F. Schneider	Name: Thomas R. Lambuth
Phone: 717 554 3039	Phone: 859 333 7151
Mailing Address: PO Box 1188 Bluffton, SC 29910	Mailing Address: PO Box 1188 Bluffton, SC 29910
E-mail: Benfrank@lambuthgroup.com	E-mail: Tom@lambuthgroup.com
Town Business License # (if applicable):	

Project Information	
Project Name: 122 Salkenhatchie Rd	Acreage: .26 (11322 sq ft)
Project Location: 122 Salkenhatchie Rd	Comprehensive Plan Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No
Existing Zoning: 1/2 acre Res	Proposed Zoning: 1/2 acre Res
Type of Amendment: <input checked="" type="checkbox"/> Text <input type="checkbox"/> Map	

Tax Map Number(s): 204 01 04 009

Project Description: we are asking for the side setbacks to be relieved to 15 feet on each of the side property lines to build a more desirable dwelling.

Minimum Requirements for Submittal

- 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property.
- 3. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 8 of the DSO.
- 4. An Application Review Fee as determined by the Town of Yemassee Schedule of Rates & Fees. Checks made payable to the Town of Yemassee.

Note: A Pre-Application Meeting is required prior to Application submittal.

Disclaimer: The Town of Yemassee assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: <i>Thomas R. Lambuth</i>	Date: 2/13/24
Applicant Signature: <i>Benjamin F. Schneider</i>	Date: 2/13/24

For Office Use	
Application Number: ZONE-06-23-1051 ^{M6} ZONE-02-21-1119	Date Received: 2/15/24
Received By: M. Garner	Date Approved:



Project Information

General Information

Project #	A24-0017	Parcel #	204-01-04-009	Building ID	
Location	122 SALKEHATCHIE RD				
Project Type	Zoning Text Amendment Application	Project Use	Proposed Text Amendment		
Parent Project #	PJ PLAT-05-23-1042	Subdivision			
Applicant Name	SCHNEIDER, BENJAMIN	Address	P.O. BOX 1188, BLUFFTON, SC 29910-1188		
Applicant Email	BENFRANK@LAMBUTHGR OUP.COM	Phone	(717) 554-3039	Cell	
Owner Name	LAMBUTH, THOMAS R.	Address	P.O. BOX 1188, BLUFFTON, SC 29910-1188		
Owner Email	BENFRANK@LAMBUTHGR OUP.COM	Phone	(717) 554-3039	Cell	
Contractor		Address			
Contractor Email		Phone		Cell	

Property Information

Type/Improvement	Zoning Map Amendment	Accessory/Structure	
Current Use	Unimproved Land	Proposed Use	R-3 Residential
Current Zoning		Proposed Zoning	Residential 1/2 Acre (R2A)
Project Cost	250	Project Value	250
Current Use And Proposed Changes	THE APPLICANT, BENJAMIN F. SCHNEIDER IS SEEKING APPROVAL of a Zoning Text Amendment to the Town of Yemassee Zoning Ordinance, Article V, Section 5.2.1 titled "Standards for the R2A District". The applicant proposes a reduction in the minimum side yard setbacks from the existing minimum of twenty-five (25) feet, to fifteen (15) feet "to build a more desirable dwelling".		
Lot Width		Lot Depth	
Total Area of Building & Accessory Structures (Sq Ft)		Total Area of All Man-made Improvements (Sq Ft)	
Map Number			204-01-04-009
General Notes			
Restrictions / Variances			



Structure Information

Structure Type		# of Stories		Usable Floor Area (Sq Ft)	
Structure Height		# of Units		Load per Floor (Lbs)	
Sign Dimensions		# of Bedrooms	0	# of Bathrooms	0
Occupancy Empty Room		With Chairs		Tables & Chairs	
Foundation Material		Foundation Type		Footing Depth	
Foundation Information					
Setbacks Front & Rear	30	30	Setbacks Right & Left Sides	25	25
Setbacks Information					
Water Utility	Lowcountry Regional Water System Public		Sewage Utility	Lowcountry Regional Water System Public	
Gas Utility	Dominion Energy Public		Electric Utility	Dominion Energy Public	
Driveway Width	12	# of Off Street Parking	0	# of Off Street Loading	0
Miscellaneous Information					



Inspections

Inspection #	Inspection Type	Status	Date	Inspector
24-0201	Staff Review	Closed	February 21, 2024	Matthew Garnes
24-0202	Refer to Planning Commission	Pass	February 26, 2024	Matthew Garnes
24-0203	Planning Commission Initial Briefing	Open	March 5, 2024	Adonis Riley



Contacts

Contact Name	Type	Project	Address	Phone
SCHNEIDER, BENJAMIN	Applicant		P.O. BOX 1188, BLUFFTON, SC 29910-1188	(717) 554-3039
LAMBUTH, THOMAS R.	Owner		P.O. BOX 1188, BLUFFTON, SC 29910-1188	(717) 554-3039



Fees

Fee Type	Date	Debit	Credit	Balance
Project Fees	February 15, 2024	\$0.00		\$0.00
			\$250.00	\$-250.00
	TOTAL	\$0.00	\$250.00	\$-250.00



Town of Yemassee
Attn: Administration Department
Yemassee Municipal Complex
101 Town Cir
Yemassee, SC 29945-3363
P: (843) 589-2565 Ext. 3
www.townofyemassee.org

Invoice

Date	Invoice#
February 1, 2024	24-0129

Bill To
SCHNEIDER, BENJAMIN P.O. BOX 1188 BLUFFTON, SC 29910-1188

Invoice Due Date: February 15, 2024

Parcel Number: 204-01-04-009

Location: 122 SALKEHATCHIE RD

Date	Description	Paid Date	Amount	Paid	Balance
February 1, 2024	Zoning Map Amendment Application		\$250.00		
	TOTAL: Project Fees Text Amendment		\$250.00		\$250.00
	Check 1092 Check Payment Received by Matthew Garnes	February 14, 2024		\$250.00	\$0.00

Please make checks payable to: Town of Yemassee

Town of Yemassee

101 Town Cir, Yemassee, South Carolina 29945-3363
Phone: 843-589-2565 Ext. 3



PAYMENT RECEIPT

Original Invoice Number: 24-0129
Invoice Date: February 1, 2024

SCHNEIDER, BENJAMIN
P.O. BOX 1188
BLUFFTON, SC 29910-1188

Thank you for your payment(s).

Your Payment Transactions for this record are recorded below.

Record Number: Project A24-0017

Date	Description	Paid Date	Amount Paid	Balance
February 1, 2024	Zoning Map Amendment Application		\$250.00	
	TOTAL: Project Fees Text Amendment		\$250.00	\$250.00
	Check 1092 Check Payment Received by Matthew Garnes	February 14, 2024		\$250.00
				\$0.00

Section 5.2 Residential 1/2 Acre [R2A]

The Residential 1/2 Acre District is designed to provide primarily for single-family residential purposes, and to discourage any encroachment by uses which may be incompatible with such residential use.

5.2.1 Standards for the R2A District

Maximum density: Two (2) dwelling units per acre.

- A. Minimum lot size: 21,780 square feet per dwelling unit.
- B. Maximum building height: Thirty-Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles.
- C. Minimum front yard setback: Thirty (30) feet from the street right-of-way line.
- D. Minimum side yard setbacks: Twenty-Five (25) feet from lot lines.
- E. Minimum rear yard setback: Thirty (30) feet from rear property line.

5.2.2 Permitted Uses for the R2A District

- A. Single-family detached dwelling.
- B. Civic provided that:
 - 1. The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area;
 - 2. The use provides for adequate access and off-street parking arrangements in accordance with the *Development Standards Ordinance* and any other regulations relating to parking; and
 - 3. The use meets the following site, building, and setback requirements:

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**Town of Yemassee, South Carolina
Zoning Setbacks**

Zoning District	R1A	R2A	R4A	GR	GRT	MU	LID	VCD	OCD	AG	RCD	CPD	TR	TT
Residential Setbacks														
Front Yard	50'	30'	15'	5'	0-15'	12'	50'	0'	30'	-	50'	X	30'	X
Side Yard	25'	25'	10'	5'	30'	20'	50'	0'	15'	-	50'	X	15'	X
Rear Yard	50'	30'	10'	5'	30'	30'	50'	30'	30'	-	50'	X	20'	X

Key:

- R1A - Residential 1 Acre
- R2A - Residential 1/2 Acre
- R4A - Residential 1/4 Acre
- GR - General Residential
- GRT - General Residential Townhouse
- MU - Mixed Use
- LID - Light Industrial District
- VCD - Village Commercial Dist
- AG - Agricultural
- RCD - Regional Commercial District (RCD)
- CPD - Conservation Preservation Dist
- TR - Transitional
- TT - Telecommunications

This document is for reference only. Please contact the Town of Yemassee Planning & Zoning Department for specific ordinance language

	<p style="text-align: center;">Residential ½ Acre (R2A) Zoning District</p> <p style="text-align: center;">The Residential ½ Acre District is designed to provide for homogeneous residential purposes. The intent of the district is to provide areas primarily for single-family detached dwellings, and to discourage any encroachment by uses which may be incompatible with such residential use.</p> <p style="text-align: center;">Section 5.2, Town of Yemassee Zoning Ordinance</p>
	<p>Standards for the R2A District 5.2.1</p>
	<ul style="list-style-type: none">• Maximum Density: Two (2) Dwelling units per acre• Minimum Lot Size: 21,780 square feet per dwelling unit• Maximum building height: Thirty-Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, or flagpoles• Minimum front yard setback: Thirty (30) feet from lot line• Minimum side yard setback: Twenty-Five (25) feet from lot lines• Minimum rear yard setback: Thirty (30) feet from the lot lines.
	<p>Permitted Uses for the R2A District 5.2.2</p>
	<ul style="list-style-type: none">• Single-Family dwelling (Stick built home)• Church, Civic, or Institutional use• Home Occupations are permitted if there is no exterior evidence of the home occupation.
	<p>Prohibited Uses for the R2A District</p>
	<ul style="list-style-type: none">• Adult Entertainment Establishments• Any business, person, entity, or service offering Adult Entertainment

**Town of Yemassee
Administration Department
Zoning Classifications by District: Residential 1/2 Acre (R2A)**

Number	Parcel Number	County	Situs Address (If Applicable)	Current Use	Acerage	Annx Date
1	198-00-00-112	Hampton	804 Riley St	Single-Family Dwelling	14.02	7/3/2018
2	198-00-00-328	Hampton	109 Melody St	Single-Family Dwelling	1.00	7/3/2018
3	198-00-00-254	Hampton	92 Hardison St	Former store	1.00	7/3/2018
4	198-08-01-003	Hampton	225 Yemassee Hwy	Single-Family Dwelling	0.59	N/A
5	198-08-01-004	Hampton	223 Yemassee Hwy	Single-Family Dwelling	0.70	N/A
6	198-08-01-006	Hampton	10 Bing St	Single-Family Dwelling	1.08	N/A
7	198-08-01-007	Hampton	70 Bing St	Single-Family Dwelling	0.19	N/A
8	198-08-01-009	Hampton	80 Bing St	Single-Family Dwelling	0.03	N/A
9	198-08-01-008	Hampton	78 Bing St	Singlewide Mobile Home	0.03	N/A
10	198-09-04-010	Hampton	000 Yemassee Hwy	Unimproved land	2.76	N/A
11	198-09-04-011	Hampton	101 Yemassee Hwy	Unimproved land	2.44	N/A
12	198-09-04-013	Hampton	96 Yemassee Hwy	Single-Family Dwelling	0.56	N/A
13	198-09-04-012	Hampton	91 Yemassee Hwy	Single-Family Dwelling	2.47	N/A
14	204-02-05-001	Hampton	87 Yemassee Hwy	Single-Family Dwelling	3.38	N/A
15	204-02-05-002	Hampton	35 Connelly St	Single-Family Dwelling	4.06	N/A
16	204-03-01-001	Hampton	22 Connelly St	Single-Family Dwelling	2.54	N/A
17	204-03-01-002	Hampton	17 Connelly St	Single-Family Dwelling	2.66	N/A
18	204-03-01-003	Hampton	7 Connelly St	Single-Family Dwelling	1.66	N/A
19	204-03-02-002	Hampton	53 Yemassee Hwy	Single-Family Dwelling	2.74	N/A
20	204-03-02-001	Hampton	57 Yemassee Hwy	Single-Family Dwelling	2.90	N/A
21	204-02-05-003	Hampton	67 Yemassee Hwy	Single-Family Dwelling	1.52	N/A
22	197-03-01-004	Hampton	250 Salkehatchie Rd	Unimproved land	1.00	N/A
23	197-03-01-001	Hampton	244 Salkehatchie Rd	Single-Family Dwelling	2.00	N/A
24	197-03-01-003	Hampton	6 Gordon St	Unimproved land	1.26	N/A
25	197-03-01-002	Hampton	236 Salkehatchie Rd	Single-Family Dwelling	2.18	N/A
26	198-08-02-004	Hampton	235 Salkehatchie Rd	Single-Family Dwelling	1.26	N/A
27	198-08-03-011	Hampton	226 Salkehatchie Rd	Single-Family Dwelling	1.68	N/A
28	198-08-02-005	Hampton	225 Salkehatchie Rd	Single-Family Dwelling	1.56	N/A
29	203-00-00-015	Hampton	000 Salkehatchie Rd	Unimproved land	0.38	N/A
30	198-08-02-006	Hampton	223 Salkehatchie Rd	Single-Family Dwelling	0.64	N/A
31	198-08-02-015	Hampton	6 Cameron Dr	Triplex	0.7	N/A
32	198-08-02-016	Hampton	219 Salkehatchie Rd	Single-Family Dwelling	0.64	N/A
33	198-08-03-006	Hampton	220 Salkehatchie Rd	Single-Family Dwelling	1.16	N/A

Town of Yemassee
Administration Department

"ATTACHMENT VII"

Zoning Classifications by District: Residential 1/2 Acre (R2A)

34	198-08-02-035	Hampton	000 Cameron Dr	Right-of-way	0.37	N/A
35	198-08-03-007	Hampton	214 Salkehatchie Rd	Single-Family Dwelling	3.82	N/A
36	198-08-02-007	Hampton	217 Salkehatchie Rd	Single-Family Dwelling	0.51	N/A
37	198-08-02-008	Hampton	211 Salkehatchie Rd	Single-Family Dwelling	1.78	N/A
38	198-08-03-008	Hampton	206 Salkehatchie Rd	Single-Family Dwelling	0.89	N/A
39	198-08-02-046	Hampton	205 Salkehatchie Rd	Single-Family Dwelling	3.83	N/A
40	198-08-03-009	Hampton	202 Salkehatchie Rd	Single-Family Dwelling	0.34	N/A
41	198-08-03-010	Hampton	200 Salkehatchie Rd	Single-Family Dwelling	0.35	N/A
42	204-01-01-001	Hampton	196 Salkehatchie Rd	Singlewide Mobile Home	0.32	N/A
43	204-01-01-002	Hampton	192 Salkehatchie Rd	Single-Family Dwelling	0.49	N/A
44	198-08-04-001	Hampton	187 Salkehatchie Rd	Single-Family Dwelling	9.5	N/A
45	204-01-01-003	Hampton	182 Salkehatchie Rd	Single-Family Dwelling	1.79	N/A
46	204-01-01-004	Hampton	170 Salkehatchie Rd	Single-Family Dwelling	0.89	N/A
47	204-01-02-001	Hampton	169 Salkehatchie Rd	Single-Family Dwelling	2.49	N/A
48	204-01-02-002	Hampton	163 Salkehatchie Rd	Unimproved land	0.63	N/A
49	204-01-02-003	Hampton	159 Salkehatchie Rd	Single-Family Dwelling	0.92	N/A
50	204-01-02-004	Hampton	155 Salkehatchie Rd	Single-Family Dwelling	0.68	N/A
51	204-01-02-006	Hampton	143 Salkehatchie Rd	Single-Family Dwelling	1.56	N/A
52	204-01-04-011	Hampton	142 Salkehatchie Rd	Church	2.04	N/A
53	204-01-03-001	Hampton	135 Salkehatchie Rd	Single-Family Dwelling	1.02	N/A
54	204-01-04-007	Hampton	134 Salkehatchie Rd	Single-Family Dwelling	2.5	N/A
55	204-01-03-002	Hampton	132 Salkehatchie Rd	Single-Family Dwelling	1	N/A
56	204-01-04-012	Hampton	128 Salkehatchie Rd	Single-Family Dwelling	1.25	N/A
57	204-01-04-009	Hampton	122 Salkehatchie Rd	Unimproved land	0.32	N/A
58	204-02-07-011	Hampton	120 Salkehatchie Rd	Single-Family Dwelling	1.5	N/A
59	204-02-07-012	Hampton	118 Salkehatchie Rd	Single-Family Dwelling	2	N/A
60	204-01-01-005	Hampton	1 Pine St	Single-Family Dwelling	1	N/A
61	204-01-04-001	Hampton	2 Pine St	Single-Family Dwelling	0.34	N/A
62	204-01-01-006	Hampton	3 Pine St	Single-Family Dwelling	0.59	N/A
63	204-01-01-007	Hampton	7 Pine St	Single-Family Dwelling	2.21	N/A
64	204-01-04-002	Hampton	8 Pine St	Single-Family Dwelling	1.12	N/A
65	204-01-01-008	Hampton	13 Pine St	Single-Family Dwelling	1.5	N/A
66	204-01-01-009	Hampton	106 Jinks St	Fraternal Lodge	0.25	N/A
67	204-01-01-018	Hampton	000 Pine St	Junkyard	8	N/A

Town of Yemassee
Administration Department

"ATTACHMENT VII"

Zoning Classifications by District: Residential 1/2 Acre (R2A)

68	204-01-04-003	Hampton	12 Pine St	Single-Family Dwelling	1	N/A
69	204-01-04-010	Hampton	45 Lacey St	Single-Family Dwelling	0.43	N/A
70	204-01-04-004	Hampton	41 Lacey St	Singlewide Mobile Home	0.43	N/A
71	204-01-04-006	Hampton	31 Lacey St	Single-Family Dwelling	3.07	N/A
72	204-01-04-008	Hampton	27 Lacey St	Single-Family Dwelling	1	N/A
73	198-08-04-004	Hampton	000 Salkehatchie Rd	Unimproved land	5.39	N/A
74	198-08-04-011	Hampton	000 Center Point Dr	Unimproved land	4.73	N/A
75	198-09-05-005	Hampton	000 Center Point Dr	Unimproved land	3.4	N/A
76	198-09-05-006	Hampton	000 Church St N	Unimproved land	1	N/A
77	204-01-02-007	Hampton	14 Zahler St W	Single-Family Dwelling	1	N/A
78	198-08-04-029	Hampton	000 Zahler St W	Unimproved land	0.5	N/A
79	198-08-04-006	Hampton	000 Zahler St W	Unimproved land	0.5	N/A
80	198-08-04-012	Hampton	3 Center Point Dr	Single-Family Dwelling	1	N/A
81	198-08-04-026	Hampton	6 Center Point Dr	Single-Family Dwelling	1	N/A
82	198-08-04-013	Hampton	7 Center Point Dr	Single-Family Dwelling	1	N/A
83	198-08-04-014	Hampton	11 Center Point Dr	Single-Family Dwelling	1	N/A
84	198-08-04-025	Hampton	14 Center Point Dr	Single-Family Dwelling	1	N/A
85	198-08-04-017	Hampton	19 Center Point Dr	Single-Family Dwelling	1	N/A
86	198-08-04-024	Hampton	22 Center Point Dr	Single-Family Dwelling	1	N/A
87	198-08-04-018	Hampton	23 Center Point Dr	Single-Family Dwelling	1	N/A
88	198-08-04-022	Hampton	28 Center Point Dr	Single-Family Dwelling	1	N/A
89	198-08-04-021	Hampton	32 Center Point Dr	Single-Family Dwelling	1	N/A
90	198-08-04-019	Hampton	27 Center Point Dr	Single-Family Dwelling	1	N/A
91	198-08-04-020	Hampton	36 Center Point Dr	Single-Family Dwelling	1	N/A
92	198-08-04-016	Hampton	47 Center Point Dr	Single-Family Dwelling	1	N/A
93	198-08-04-015	Hampton	48 Center Point Dr	Single-Family Dwelling	1	N/A
94	204-01-01-014	Hampton	000 Ponderosa Dr	Unimproved land	0.49	N/A
95	204-01-01-013	Hampton	16 Ponderosa Dr	Single-Family Dwelling	2.75	N/A
96	204-01-01-012	Hampton	000 Ponderosa Dr	Unimproved land	0.5	N/A
97	204-01-01-020	Hampton	000 Ponderosa Dr	Unimproved land	0.32	N/A
98	204-01-01-011	Hampton	22 Ponderosa Dr	Single-Family Dwelling	5.9	N/A
99	204-01-01-010	Hampton	37 Ponderosa Dr	Singlewide Mobile Home	1.5	N/A
100	204-01-01-015	Hampton	000 Ponderosa Dr	Unimproved land	2	N/A
101	198-08-03-002	Hampton	40 Ponderosa Dr	Single-Family Dwelling	0.75	N/A

Town of Yemassee
Administration Department

"ATTACHMENT VII"

Zoning Classifications by District: Residential 1/2 Acre (R2A)

102	198-08-03-004	Hampton	43 Ponderosa Dr	Singlewide Mobile Home	0.57	N/A
103	203-00-00-024	Hampton	44 Ponderosa Dr	Single-Family Dwelling	0.87	4/14/2020
104	203-00-00-023	Hampton	48 Ponderosa Dr	Single-Family Dwelling	0.75	7/10/2018
105	203-00-00-022	Hampton	52 Ponderosa Dr	Single-Family Dwelling	0.5	11/13/2018
106	203-00-00-016	Hampton	57 Ponderosa Dr	Unimproved land	0.66	4/14/2020
107	203-00-00-019	Hampton	12 Poston Dr	Single-Family Dwelling	0.87	7/3/2018
108	203-00-00-020	Hampton	16 Poston Dr	Single-Family Dwelling	0.42	5/12/2006
109	203-00-00-021	Hampton	20 Poston Dr	Single-Family Dwelling	1.04	N/A
110	204-01-01-019	Hampton	24 Poston Dr	Single-Family Dwelling	0.78	N/A
111	203-00-00-035	Hampton	27 Poston Dr	Single-Family Dwelling	0.41	1/9/2018
112	203-00-00-042	Hampton	31 Poston Dr	Single-Family Dwelling	0.57	N/A
113	204-01-01-021	Hampton	000 Poston Dr	Unimproved land	2.82	N/A
114	204-01-01-017	Hampton	37 Poston Dr	Single-Family Dwelling	3	N/A
				Total Acentage Zoned R2A	184.51	



Staff Report Administration



Meeting Date:	March 5, 2024
Project:	A request by Benjamin F. Schneider for consideration of a Zoning Text Amendment to the Town of Yemassee Zoning Ordinance, Article V, Section 5.2.1 titled "Standards for the R2A District". The applicant proposes a reduction in the minimum side yard setbacks from the existing minimum of twenty-five (25) feet, to fifteen (15) feet.
Project Manager:	Matthew E. Garnes Town Administrator

Request: Staff received a request for a Zoning Text Amendment pursuant to the Town of Yemassee Zoning Ordinance. The applicant is seeking an amendment to Article V, Section 5.2.1 titled "Standards for the R2A District" and is more specifically seeking an amendment to reduce the current minimum side-yard setbacks from twenty-five (25) feet to fifteen (15) feet.

Background: The applicant, Benjamin F. Schneider, represents the owner of 122 Salkehatchie Rd, Thomas Lambuth, who has submitted a zoning text amendment. The applicant seeks to reduce the minimum side-yard setbacks from the existing twenty-five (25) feet to fifteen (15) feet to allow a more desirable floorplan for construction.

The parcel in question is located across from the municipal complex and is commonly known as the former location of the residence of David Tuten. According to existing town records, an Exempt Plat Application (PLAT-10-22-1088), the parcel is a 0.260ac parcel (11,322sqft), which is below the current minimum lot size requirements for a parcel to be zoned R2A. This parcel was zoned R2A with the 2007 Zoning Map adoption and accordingly is grandfathered, but any development within the parcel must conform to the applicable setbacks.

The R2A district was designed to provide for single-family homogenous residential uses and to discourage non-conforming uses.

As the applicant has submitted a Zoning Text Amendment request, if approved, the proposed changes would be applied unilaterally across any parcel within the Town limits with a zoning designation of R2A. Currently, there are over 100 parcels within the town limits that are zoned R2A.

Existing Text and Proposed Changes:



Staff Report Administration



Within Section 5.2.1 – “Standards for the R2A District” the following amendment is proposed:

Current: Minimum side-yard setbacks: twenty-five (25) feet

Proposed: Minimum side-yard setbacks: fifteen (15) feet

Staff Recommendation: Administration Staff acknowledge the existing constraints the applicant is experiencing while attempting to develop the parcel with a single-family dwelling but have concerns as to amending the minimum side-yard setbacks for over one hundred (100) other parcels throughout the Town that could have unintended consequences for further growth. As the minimum lot size requirements within the district are not proposed to change and would remain at 21,780sqft and no proposed change in density, this could potentially allow other existing properties that are zoned R2A to have new residential uses closer to adjacent zoning districts with conflicting uses that are contrary to the goals of the upcoming comprehensive plan update and the existing Development Standards Ordinance and Zoning Ordinance.

Staff would recommend against approval as presented and would welcome the opportunity to work with the applicant to either refine the existing application or direct them towards an application that may be more appropriate for a single-instance scenario, such as this, like a Variance. The Commission and Staff have worked closely with community stakeholders to evaluate existing issues with the Zoning Ordinance and the existing primarily residential setbacks were not identified as a priority issue for amendments.

Next Steps:

Step	Date	Complete
Step 1. Planning Commission Recommendation	March 5, 2024	
Step 2. Planning Commission Public Hearing	April 2, 2024	
Step 3. Town Council 1st Reading	April 9, 2024	
Step 4. Town Council 2nd Reading	May 14, 2024	

Recommended Motion

(Zoning Text Amendment – R2A)

“I make the motion to:

- ***Accept the request and schedule a public hearing at the next Planning Commission meeting.***
- ***Accept the request with the following Additions, Corrections, or Modifications: _____ and schedule a public hearing at the next Planning Commission meeting.***
- ***Table the request until the next Planning Commission Meeting***
- ***Deny the request as presented.***

Zoning Text Amendment Application ZONE-02-24-1119”.