



TOWN OF YEMASSEE PLANNING COMMISSION MEETING

Tuesday, April 2, 2024 - 3:00PM

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

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 March 5, 2024, Planning Commission Meeting Minutes

IV. New Business

- a. **Town of Yemassee Zoning Ordinance Amendments (Zoning Text Amendment - Initial Presentation):** Amendments to the Town of Yemassee's Zoning Ordinance, Article V, Section 5.12, titled "Regional Commercial District", Section 5.12.2, to add additional permitted uses to the district, Section 5.12.3, to add additional conditional uses to the district and to remove an existing conditional use within the district.

V. Adjournment

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 March 5, 2024, Planning Commission Meeting Minutes

Submitted by: Matthew Garnes, Staff Liaison to Committee

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: Approval of the March 5, 2024, Planning Commission Meeting Minutes

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

Attachments:

- I. Draft March 5, 2024 Planning Commission Meeting Minutes

Town of Yemassee
Planning Commission Meeting Minutes
March 5, 2024 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

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

Absent: Sharon Mansell

Staff Present: Matthew Garnes, Town Administrator

Media Present:

Call to Order:

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

Roll Call:

Sharon Mansell was absent. The remainder of the Commission was present.

Determination of Quorum:

Quorum satisfied.

Public Comment:

None

Old Business:

Chairman Riley read the draft minutes of the February 13, 2024, Planning Commission meeting minutes and asked if there were any additions, corrections, or modifications the Commission wishes to add. Mr. Jay Holloway made a motion to approve as presented, second by Mr. Joe Riley.

All in favor, Motion Passed. Minutes approved.

New Business:

R2A Zoning Ordinance Text Amendment (Zoning Text Amendment / Initial Presentation): Chairman Riley asked Mr. Garnes to present the application. Mr. Garnes gave some background on this property. The applicant is Benjamin F. Schneider who is applying on behalf of the owner, Thomas R. Lambuth, for consideration of a Zoning Text Amendment. The applicant proposes a reduction in the minimum side yard setbacks within the Residential ½ Acre (R2A) district from twenty-five (25) feet to fifteen (15) feet. Mr. Garnes identified the property as the former residence of Mr. David Tuten, at 122 Salkehatchie Rd, across from the Town hall, whose home burned down in a fire in early 2018. The new owners are seeking to develop it into a single-family dwelling but given the current zoning and acreage of the parcel (0.26ac / 11322sqft), the site is not conducive to development and accordingly is seeking a text amendment. Currently, the R2A district has a minimum lot size of 21,780sqft which this lot does not satisfy. However, it was zoned R2A when the zoning ordinance was adopted in 2007. Mr. Garnes reported that there are approximately 114 parcels, totaling 184.51 acres within the Town that are zoned R2A and if approved, the text amendment would apply uniformly across all parcels zoned R2A.

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) parcels throughout the Town that could result in unintended consequences for further growth. Mr. Schnieder then spoke and informed the Commission he was not aware that this would be applied across the entire zoning district and that he just desires to develop quality housing inventory and is trying to work with what they have. Mr. Schneider approached the Commission and provided conceptual plans of the floorplan they are seeking to place on the property.

Mr. Garnes reported that Staff recommend against approval of the request as presented and would welcome the opportunity to work with the applicant to either refine the existing application or direct them towards a more appropriate solution, such as a Variance through the Zoning Board of Appeals. Mr. Garnes indicated that Staff have been working to review the Zoning Ordinance in its entirety to identify inconsistencies and opportunities for improvement of the current text in conjunction with regional stakeholders and of the several issues identified, amending the current residential setbacks were not identified as a priority item.

Mr. Jay Holloway made the motion to deny the application as presented and to recommend the applicant apply for a Variance through the Zoning Board of Appeals, and to apply the application fee furnished for this application towards a Variance application, should the applicant desire to pursue that route. Second by Ms. Ethel Denmark. **All in favor, Motion Passed. Application rejected.**

Adjournment:

Chairman Riley asked for a motion to adjourn the meeting. Motion by Mr. Jay Holloway. Second by Mr. Joe Riley. All in favor, the meeting was adjourned at 3:41PM.

Recommended Motion

March 5, 2024, Planning Commission Meeting Minutes

“I make the motion to approve the March 5, 2024, Planning Commission Meeting Minutes as presented”.

Colin J. Moore

Mayor

Richard A. Hagan Sr.

Mayor Pro Tempore

Matthew Garnes

Town Administrator



Council Members

Daniel Anderson III

Stacy Pinckney

David Paul Murray

Committee / Commission Agenda Item

Subject: *Town of Yemassee Zoning Ordinance Amendments (Zoning Text Amendment – Initial Presentation):* Amendments to the Town of Yemassee’s Zoning Ordinance, Article V, Section 5.12, titled “Regional Commercial District”, Section 5.12.2, to add additional permitted uses to the district, Section 5.12.3, to add additional conditional uses to the district and to remove an existing conditional use within the district.

Submitted by: Matthew Garnes, Staff Liaison to Committee

Attachments:

	Ordinance		Resolution	√	Other
√	Support Documents	√	Motion		

Summary: Staff have reviewed the existing land uses allowed within the Regional Commercial District and have proposed the addition of certain permitted and conditional uses, removal of some uses, and clarified language pertaining to definition of such uses.

Recommended Action: Request Planning Commission review the proposed changes against the current text and consider approving and forwarding the request to Town Council for further consideration.

Attachments:

- I. Staff Report
- II. Current text OF Section 5.12
- III. Proposed text of Section 5.12
- IV. Map of area intended for RCD
- V. Recommended Motion



Staff Report Administration



Meeting Date:	April 2, 2024
Project:	Town of Yemassee Zoning Ordinance Amendments (Zoning Text Amendment – Initial Presentation): Amendments to the Town of Yemassee’s Zoning Ordinance, Article V, Section 5.12, titled “Regional Commercial District”, Section 5.12.2, to add additional permitted uses to the district, Section 5.12.3, to add additional conditional uses.
Project Manager:	Matthew E. Garnes Town Administrator

Request: The Town Administrator requests that the Planning Commission review, discuss and consider issuing a recommendation for approval of the text amendment and forwarding the request to the Town Council for further consideration.

Background: The impetus for the amendment was a result of Staff conducting a thorough review of the existing Town of Yemassee Zoning Ordinance. Last year, Staff proposed updates to several residential districts that were approved, and Staff have now moved onto other sections of the Zoning Ordinance.

The Regional Commercial District designation was adopted in 2007 with the Zoning Ordinance but did not have any parcels zoned as such until 2023. The intent of the RCD zoning designation is to support development of larger businesses of a regional scope such as Restaurants, truck-stops, car washes, grocery stores, etc.

Several properties near Interstate 95 have been or are in the process of applying to amend the zoning designation of their parcels to support the much-needed development that coincides with the district and in some cases to bring the property into conformance. Originally, parcels near Interstate 95 were all zoned as Office Commercial District, which would not even allow a fueling station as written.

Existing Text and Proposed Changes:

Current text is enclosed as “Attachment II”

Proposed text is enclosed as "Attachment III”

Staff Recommendation: Administration Staff recommend approval of the text amendment as presented and request a public hearing be scheduled. The changes



Staff Report Administration



are common sense and add clarification regarding definition of specific uses allowed within. We believe the proposed updates will position the town well with potential developers of businesses we need by having these additions, modifications, and in a few cases, uses removed.

Next Steps:

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

- B. Fences and walls that are used shall be of the same or compatible material, in terms of texture and quality, as the material and color of the principal building. Additional planting material shall be provided so that no more than two-thirds (2/3) of the surface area of the fence or wall is visible from the street within three (3) years of erection of the structure. Twenty-five (25) percent of this plant material may be deciduous.
- C. Any berms installed shall have a minimum height of one and one half (1½) feet and a minimum crown width of two (2) feet and a side slope of no greater than 2:1, and berms shall be planted and covered with vegetation.
- D. All shrubs installed to satisfy the requirements of this Section shall be locally adapted species expected to reach a minimum height of thirty (30) inches within three (3) years of planting. All shrubs shall be a minimum of eighteen (18) inches when planted. Vegetation planted on berms may have a reduced minimum mature height provided that the combined height of the berm and the plantings shall be a minimum height of thirty (30) inches in height after three (3) years. Twenty-five (25) percent of all shrubs may be deciduous.
- E. All trash, garbage, or other waste must be retained in sanitary containers located inside the building or within a screening enclosure. Any such enclosure must be located a minimum of five (5) feet from the property line of any residential use or residential zoning district.

5.11.11 Prohibited Uses

- A. Adult Entertainment Establishments.
- B. Any business, person, entity or service offering Adult Entertainment.

Section 5.12 Regional Commercial District [RCD]

- 5.12.1 The purpose of this District is reserving land for business purposes of a regional scope; encouraging the formation and continuance of

a compatible and economically healthy environment for business, financial service, and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial, residential, or other uses capable of adversely affecting the basic commercial character, intent, operations, and functioning of such Districts.

5.12.2 The following uses and similar uses shall be permitted in the RCD:

- A. Retail, wholesale, or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage;
- B. Club, lodge, union hall, or social center;
- C. Church or religious institution;
- D. Off-street commercial parking or garage;
- E. Hotel, bed and breakfast inns, and motels;
- F. Commercial recreation facility;
- G. Commercial recreation or vocational school;
- H. Eating and/or drinking establishment, drive through windows shall be permitted;
- I. Public utility installation or sub-installation, including water towers;
- J. Office building and/or office for government, professional business, or general purposes;
- K. A horse riding school, horse training facility and/or commercial stables provided the site contains a minimum of three (3) acres and provided that there shall be a minimum area of one (1) acre for the first one (1) to two (2) horses approved for the facility, plus and additional one-half (1/2) acre for each additional horse approved for the facility. Stalls or stable areas should be one hundred forty-four (144) square feet for each horse;

- L. A temporary office and/or storage building during a project involving construction but not to be used as a dwelling with the removal of same within thirty (30) days upon project completion;
- M. Motion picture studio and/or video commercial preparation;
- N. FAX machine services and distribution, photographic, optical goods, and watches/clocks assembly and distribution, provided the structure does not exceed ten thousand (10,000) square feet; and
- O. A mini-warehouse(s) or self-service storage facility(ies), provided such structure(s) is located not less than fifty (50) feet from any residential structure or residential zoned District; such facility shall not be operated during the hours of 10PM and 6AM.

5.12.3 The following uses shall be permitted on a conditional basis in the RCD:

- A. Automobile service station, provided all pumps are setback at least twenty-five (25) feet from the right-of-way line of the street, and parking and/or service areas are separated from adjoining residential properties by suitable visual screen or solid fence or wall at least six (6) feet in height. There shall be a fifty (50) foot setback of all pumps at an automobile service station on a major thoroughfare;
- B. Automobile garage for the repair and servicing of vehicles, provided all operations are conducted within a fully enclosed building and there is no open storage
- C. of wrecked vehicles, dismantled parts, or parts visible beyond the premises;
- D. Newspaper publishing plant, provided that the requirements for parking, loading, and unloading conform to those for industrial buildings;
- E. Automobile carwash, laundry or washateria, provided off-street paved parking area, capable of accommodating not less than one-half (1/2) of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and

maintained on the premises, and for such space to contain at least two hundred (200) square feet per waiting vehicle; and no safety hazard or impediment to traffic movement is created by the operation of such an establishment;

- F. Animal hospital, veterinary clinic, or kennel, provided any structure shall be no closer than two hundred (200) feet to any residential zoning perimeter or residential dwelling; provided all boarding arrangements are maintained within the facility and such noise as will be audible from the use of outside runs or exercise areas be kept at a minimum;
- G. A solid waste transfer facility, site, and accessory uses, including a recycling center, provided such facility is one hundred (100) feet or greater from any residential building and it meets the Development Standards of this Ordinance;
- H. Campgrounds and Recreational Vehicle Parks provided that:
 - 1. No site or structure shall be continuously occupied for more than fourteen (14) days. Any tent, camper, or recreational vehicle shall be physically removed on or before the expiration of fourteen (14) days;
 - 2. No overflow camping shall be allowed. When a campground/RV park is full, no more campers or vehicles shall be permitted on the grounds;
 - 3. The campground shall have a minimum size of twenty (20) acres and shall not exceed fifty (50) acres on any single parcel;
 - 4. All permanent structures including cabins in a campground shall be limited to single-story structures in height;
 - 5. No more than eight (8) campsites/RV sites or camping structures, including cabins, shall be permitted per net acre in any campground;
 - 6. Not less than thirty (30) percent of all campgrounds/RV Parks shall consist of open space, which shall contain no camp/RV sites and/or structures;

7. All campgrounds and recreational vehicle parks in the Town of Yemassee shall be in compliance with the *Rules and Regulations Governing Camps of the South Carolina Department of Health and Environmental Control* and have a valid permit from same for operation; and
 8. All campground facilities shall be served by public water and sewer.
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- I. Seafood or shellfish packaging and processing shall be permitted in the RCD provided that the following conditions are met:

There shall be a setback of one hundred fifty (150) feet from the perimeter of any residential or Planned Unit Development District; and

All packaging and/or processing of seafood, shellfish, or sea plants shall meet the provisions of this Ordinance as related to odor, noise, smoke, waster disposal, and other nuisances.

5.12.4 Uses permitted in the RCD shall be required to conform to the following standards:

- A. Minimum lot width, measured at the building line, is one hundred fifty (150) feet;
- B. Maximum building size is ten thousand (10,000) square feet per acre;
- C. Front, side, and rear yard setbacks are as follows: from residential uses, fifty (50) feet; from hotels or motels, fifteen (15) feet; from other commercial uses or industrial uses, twenty (20) feet; from major thoroughfares, fifty (50) feet;
- D. Maximum building height is thirty-five (35) feet above base flood elevation to a maximum of fifty (50) feet above base flood elevation with prior approval from the Fire Marshal's office;
- E. Equipment and materials must be stored within completely enclosed buildings;

- F. All trash, garbage, or other waste must be retained in sanitary containers located inside the building or within a screening enclosure. Any such enclosure must be located a minimum of fifty (50) feet from the property line of any residential use or residential zoning district; and
- G. All loading berths shall be located at the side or rear of the building.

5.12.5 Prohibited Uses:

- A. Adult Entertainment Establishments.
- B. Any business, person, entity or service offering Adult Entertainment.

Section 5.13 Office Commercial District [OCD]

5.13.1 The purpose of this District is to provide a suitable environment for, and enhancing the locational flexibility of, business, professional, and governmental offices and low impact institutional uses and for the purpose of providing a transitional area between intensive commercial uses and residential uses. These purposes are accomplished in the Office Commercial District by fostering a low key commercial character that is more compatible with residential uses, preventing encroachment by trade and higher impact service operations, and requiring high site design standards.

5.13.2 The following uses and similar uses shall be permitted in the OCD:

- A. Single-family dwelling;
- B. Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering;
- C. Offices for business use including, but not limited to: insurance, real estate, travel, advertising agencies, and business consulting;

"ATTACHMENT III"

Section 5.12 | Regional Commercial District - Proposed Modifications

Section 5.12 | Regional Commercial District (RCD)

5.12.1 The purpose of the Regional Commercial District is reserving land for business purposes of a regional scope; encouraging the formation and continuance of a compatible and economically healthy environment for businesses which benefit from being near each other and located in areas with sufficient infrastructure to support the needs of the developments within. The Regional Commercial District is intended primarily for parcels in the immediate vicinity of Interstate 95 within Hampton County. Uses within this district require connection to public water and sewer.

5.12.2 The following uses and similar uses shall be permitted within the RCD:

- A. **Retail, wholesale, or storage business:** Any use involving the sale of merchandise on the premises; except those uses which involve open yard storage.
- B. **Club, Lodge, Union Hall, or Social Center:** A meeting, recreational, or social facility of a private or nonprofit organization primarily for use by members and their guests.
- C. **Religious Assembly:** A church, synagogue, temple, or other facility that is used for prayer, contemplation by persons of similar beliefs or conducting formal religious services on a regular basis. Secondary uses clearly incidental to the primary Church use such as the Church operating day care, elder care, conducting group meetings, and the like shall be considered a permitted use.
- D. **Off-Street commercial parking or garage:** Business operating off-street parking accommodation including enclosed parking garages.
- E. **Hotels, Motels, and Bed and Breakfast Inns:** A principal dwelling in which two (2) to five (5) bedrooms are rented to Transient Guests from the proprietor who resides on the property. If provided, ancillary facilities and services, including food and beverage, are available only to Transient Guests.
- F. **Commercial Recreation Facility:** A commercial use where facilities for sports, entertainment, or similar recreation opportunities for participants or spectators are offered as a business. Examples of uses include driving ranges, athletic complexes, or other similar businesses.
- G. **School:** An education facility that provides regular daily classroom, lab or other similar learning environments for students, including activities, facilities and grounds accessory to education, including

"ATTACHMENT III"

Section 5.12 | Regional Commercial District – Proposed Modifications

- H. Full-Service Dine-In Restaurants and Fast-Food Restaurants: An Establishment where food and beverage are prepared, served, and consumed primarily within the principal building to include fast-food restaurants with drive-thru lanes.
- I. Public Utility: Offices and facilities for the operation and provisioning of utility services.
- J. Office building and/or office for government, professional business, or general purposes: Structure used primarily for public, governmental organizations including offices, library, post office, museum, and other similar uses.
- K. Horse Riding School, Horse Training Facility and/or Commercial Stables: Facility engaging in the educating in the field of equine studies or facility engaging in boarding of horses. The site shall contain a minimum of three (3) acres and if there shall be a minimum area of one (1) acre for the first one (1) and to two (2) horses approved for the facility, plus an additional one-half (1/2) acre for each additional horse approved for the facility. Stalls or stable areas should be one hundred forty-four (144) square feet for each horse.
- L. Nursing Homes and Long-Term Care Facilities: Any institution or facility defined as such for licensing purposes under law or pursuant to regulations for nursing homes promulgated by the South Carolina Department of Health and Environmental Control, whether proprietary or nonprofit, including, but not limited to, nursing homes owned or administered by the State or political subdivision thereof.
- M. Hospitals including Free-Standing Emergency Rooms: A licensed facility primarily providing in-patient medical, surgical, or psychiatric care for a period exceeding 24 hours. Hospital facilities may also include out-patient services and the following types of accessory activities: out-patient diagnostic and treatment centers, rehabilitation facilities, offices, laboratories, teaching facilities, meeting areas, cafeterias, maintenance, and parking facilities. This definition includes General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric and Substance Abuse Hospitals or Hospices. (See S.C. Department of Health and Environmental Control Regulation 61-16, Standards for Licensing—Hospital and General Infirmaries, and Regulation 61-78, Standards for Licensing—Hospices.)
- N. Movie Theatres and/or Auditoriums: An establishment devoted to showing motion pictures or live performances. Does not include any uses that fall under the definition of adult entertainment.
- O. Conference or Exhibition Center: A building or complex of buildings that is used as a conference center and includes auditoriums, meeting rooms, exhibition space, and/or banquet facilities.

"ATTACHMENT III"

Section 5.12 | Regional Commercial District - Proposed Modifications

P. Mini-Warehouse or Self-Storage Facility: A business engaged in warehousing or providing self-storage units to rent to the public. Self-Storage structures should be located not less than fifty (50) feet from any residential structure or residential zoned district; such facilities shall not operate between the hours of 10PM and 6AM.

5.12.3 The following uses shall be permitted on a conditional basis within the RCD:

A. Fueling/Convenience Store: Retail facility selling gas/convenience items with no repair bays, no towing, no vehicle body or engine repair or exterior overnight storage is permitted with this use. All fueling pumps shall be setback at least twenty-five (25) feet from the right-of-way line of the street, unless an overlay places an additional setback, then the use would be permitted at the setback established within the respective overlay.

B. Commercial Truck Stops with Ancillary Services: Retail facility selling gas/convenience items and service garage for the repair and service of vehicles, provided that all operations are conducted within a fully enclosed building and there is no open storage of wrecked vehicles, dismantled parts, or parts visible beyond the premises. All fueling pumps shall be setback at least twenty-five (25) feet from the right-of-way line of the street, unless an overlay places an additional setback, then the use would be permitted at the setback established within the respective overlay.

C. Automobile Carwash or Laundromat: A retail business operating a car wash in either a full-service tunnel or a coin-operated self-service car wash and laundromats provided that any off-street paved parking area can accommodate not less than one-half (1/2) of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located.

D. Newspaper Publishing Plant: Business involving the printing of newspapers and/or magazines, provided that the requirements for parking, loading, and unloading conform to those for industrial buildings.

E. Animal Hospital, Veterinary Clinic, Or Kennel: A facility that provides for the care and treatment of animals or commercial boarding of animals. Structures associated with these uses shall be no closer than two hundred (200) feet to any residential zoning perimeter or residential dwelling; and all boarding arrangements are maintained within the facility and such noise as will be audible from the use of outside runs or exercise areas be kept at a minimum.

"ATTACHMENT III"

Section 5.12 | Regional Commercial District - Proposed Modifications

- F. Campgrounds and Recreational Vehicle Parks: A business hosting an overnight campground or Recreational Vehicle Park, provided that:
- a. No site or structure shall be continuously occupied for more than fourteen (14) days. Any tent, camper, or recreational vehicle shall be physically removed on or before the expiration of fourteen (14) days.
 - b. No overflow camping shall be allowed. When a campground / RV park is full, no more campers or vehicles shall be permitted on the grounds.
 - c. The campground shall have a minimum size of three (3) acres and shall not exceed fifty (50) acres on any single parcel.
 - d. All permanent structures including cabins in a campground shall be limited to single-story structures in height.
 - e. No more than eight (8) campsites or camping structures, including pitched tents and cabins, shall be permitted per net acre in any campground.
 - f. Not less than thirty (30) percent of all campgrounds / RV Parks shall consist of open space, which shall contain no camp / RV sites and/or structures.
 - g. All campgrounds and recreational vehicle parks in the Town of Yemassee shall conform with the Rules and Regulations of the South Carolina Department of Health and Environmental Control and have a valid permit from the same for operation; and
 - h. All campground facilities shall be served by public water and sewer.

5.12.4 Uses permitted within the RCD shall be required to conform to the following standards:

- A. Minimum Lot Width (Measured from Building Line): One hundred fifty (150) feet.
- B. Maximum Building Size Per Acre: Ten thousand (10,000) square feet.
- C. Building Setbacks are as follows:
 - a. From residential uses: Fifty (50) feet
 - b. From hotels or motels: Fifteen (15) feet
 - c. From other Commercial or Industrial Uses: Twenty (20) feet.
 - d. From major thoroughfares: Fifty (50) feet.
- D. Maximum Building Height: Thirty-Five (35) feet above base flood elevation to a maximum of fifty (50) feet above base flood elevation with prior approval from the respective Fire Marshalls Office.

"ATTACHMENT III"

Section 5.12 | Regional Commercial District – Proposed Modifications

- E. Equipment and materials must be stored completely within enclosed buildings.
- F. All trash, garbage, or other waste must be retained in sanitary containers located inside the building or within a screening enclosure. Any such enclosure must be located a minimum of fifty (50) feet from the property line of any residential use or residential zoning district; and
- G. All loading berths shall be located at the side or rear of the building.

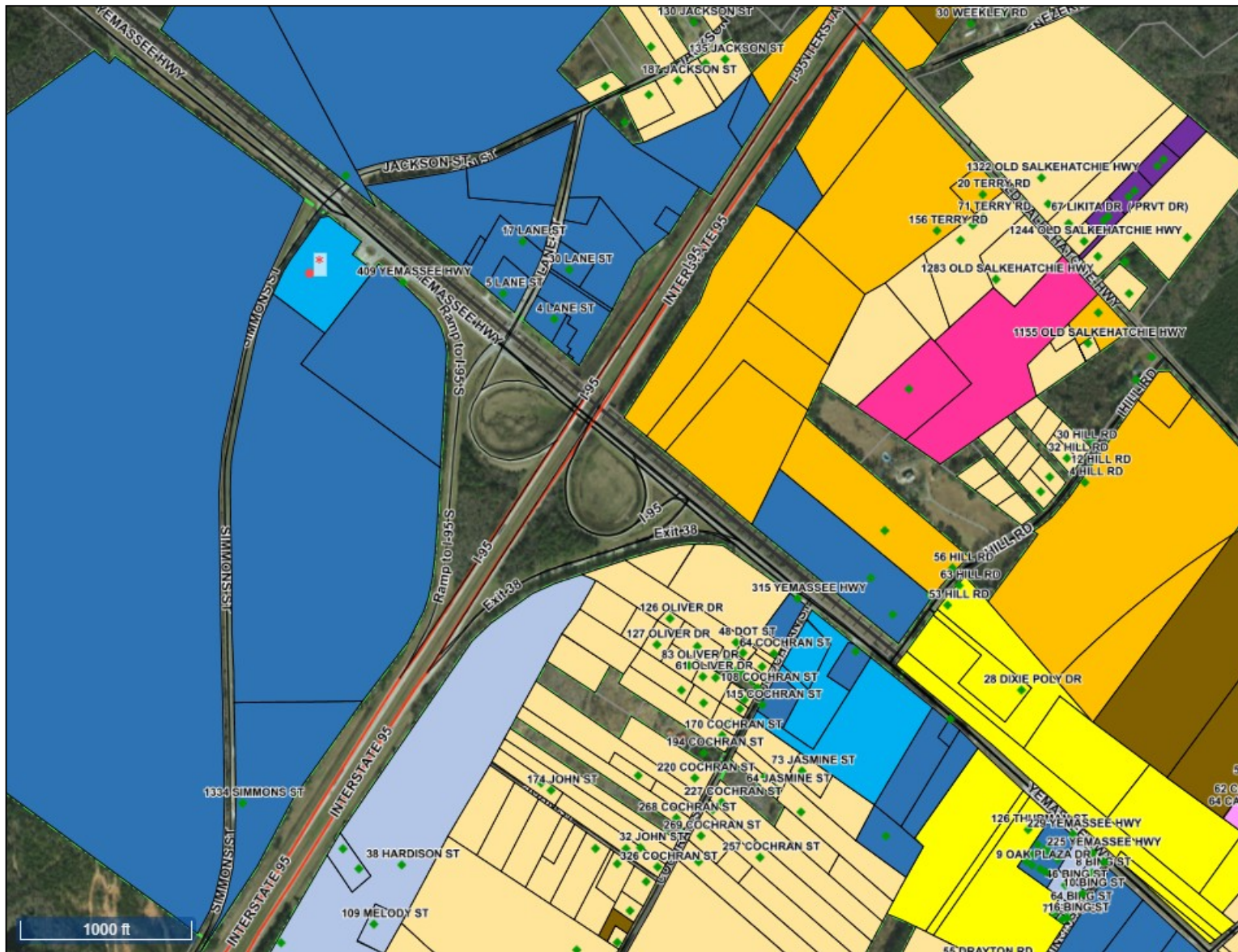
5.12.5 Prohibited Uses

- A. Adult Entertainment Establishments
- B. Any business, person, entity or service offering adult entertainment.

DRAFT



Town of Yemassee - Regional Commercial District



Legend

- ◆ Address Points Beaufort
- Address Points Hampton
- ◆ Address Points Jasper
- ◆ Address Points Jasper
- ◆ Address Points Jasper

Zoning Edit

- Office Commercial District
- Conservation Preservation District
- General Residential
- Residential 1 Acre
- Residential 1/2 Acre
- Residential 1/3 Acre
- Residential 1/4 Acre
- Village Commercial District
- Mixed Use
- Light Industrial District
- Agricultural
- Telecommunications Tower
- Transitional
- Utility
- General Residential Townhouse
- Regional Commercial District
- Planned Unit Development
- To Be Determined

Beaufort Road Names

Beaufort Roads

- Roads
- Major Roads

Hampton Road Names

Hampton Roads

- Roads
- Major Roads
- Interstate

Jasper Road Names

Jasper Roads

- Roads
- Major Roads
- Interstate

- Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary

Note:

*parcel scheduled for second reading and adoption of updated zoning to RCD.

This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1 Apr, 2024



1000 ft

Recommended Motion
(Section 5.12 RCD Updates)

“I make the motion to:

- Approve as presented and forward the request to the Town Council for further consideration.***
- Approve with the following modifications and forward the request to the Town Council for further consideration.***
- Table the request until: _____***
- Deny the request***

The Text Amendments to the Regional Commercial District”.