



TOWN OF YEMASSEE PLANNING COMMISSION MEETING

Tuesday, May 9, 2023 - 3:00PM

Yemassee Municipal Complex, Council Chambers

101 Town Cir, Yemassee, SC 29945-3363

- 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, and 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 April 4, 2023, Planning Commission Meeting Minutes
 - b. Approval of the April 12, 2023, Planning Commission Special Meeting Minutes
- V. **New Business**
 - a. **Town of Yemassee Zoning Ordinance Amendments (Zoning Text Amendment - Workshop):** A request by the Town Administrator for a Zoning Text Amendment to Amend the Town of Yemassee Zoning Ordinance, Article V titled "Establishment of Zoning Districts", Section 5.3 titled "Residential 1/3 Acre" by removing the zoning designation.
 - b. **Town of Yemassee Zoning Ordinance Amendments (Zoning Text Amendment - Workshop):** A request by the Town Administrator for a Zoning Text Amendment to Amend the Town of Yemassee Zoning Ordinance, Article V titled "Establishment of Zoning Districts", Section(s) 5.1 titled "Single-Family Residential 1 Acre [SF], 5.2 titled "Single-Family Residential ½ Acre [SF] and 5.4 titled Single-Family Residential ¼ Acre [SF].
- VI. **Adjournment**

"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."

Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew Garnes

Town Administrator



Council Members

Alfred Washington

Stacy Pinckney

David Paul Murray

Agenda Item

Subject: April 4, 2023, Planning Commission Meeting Minutes

Department: Administration

Submitted by: Matthew Garnes, Town Administrator

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: Minutes of the April 4, 2023, Planning Commission meeting.

Recommended Action: If no corrections, request approval of minutes.

Council Action:

Approved as Recommended

Approved with Modifications

Disapproved

Tabled to Time Certain

Other

Town of Yemassee
Planning Commission Meeting Minutes
April 4, 2023 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

Present: Ethel Denmark, Joe Riley and Adonis Riley

Staff Present: Matthew Garnes, Town Clerk

Media Present: Lowcountry Inside Track

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:06 PM by Chairman Adonis Riley.

Roll Call:

Sharon Mansell and Jay Holloway were absent.

Determination of Quorum:

Quorum satisfied.

Old Business:

Approval of the March 7, 2023, Planning Commission Meeting Minutes. Chairman Riley asked if there were any corrections or changes with the minutes. Mr. Joe Riley made the motion to approve the minutes as presented. Second by Ms. Ethel Denmark. All in favor, motion passed.

Public Hearings

- 1. Ironline Metals (Zoning Map Amendment Application):** A request by Conor Blanely of Ward Edwards, Inc., on behalf of the property owner Ironline Metals, LLC. for approval of a Zoning Map Amendment. The project consists of three parcels of land totaling 102.4 acres in Hampton County at the intersection of Jinks St & US Hwy 17A to be rezoned as Planned Unit Development. Chairman Riley then opened a public hearing. After remarks for the project were made, Chairman Riley closed the public hearing. Chairman Riley advised this would now continue at Town Council next week.

New Business:

- 1. Rosalyn Smith (Annexation Request Initial Briefing):** Mr. Garnes gave an overview of the request for a parcel of land on Cochran Street seeking annexation into the Town. The parcel is currently undeveloped with no immediate plans. The parcel would be

zoned General Residential. Mr. Joe Riley made a motion to recommend approval and to schedule a Public Hearing. Second by Ms. Ethel Denmark. All in favor, motion passed.

Adjournment – Mr. Joe Riley made the motion to adjourn. Second by Ms. Denmark. All in favor, motion passed. Meeting adjourned at 3:47PM.

DRAFT

Thank you for placing your order with us IPL0113606

The Legals Adportal <orders@mcclatchy.com>

Thu 3/9/2023 16:18

To: Matthew Garnes <mgarnes@townofyemassee.org>

Cc: arobbins@islandpacket.com <arobbins@islandpacket.com>

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records. This transaction will show up on your credit card statement as McClatchy.

<p>Job Details</p> <p>Order Number: IPL0113606 Classification: Legals & Public Notices Package: HHI - Legal Ads Order Cost: \$55.62</p> <p>Account Details</p> <p>TOWN OF YEMASSEE IP 101 Town Cir YEMASSEE, SC ♦ 29945-3363 803-589-2565 mattgarnes@townofyemassee.org TOWN OF YEMASSEE</p>	<p>Schedule for ad number IPL01136060</p> <p>Sun Mar 12, 2023 The Island Packet <i>All Zones</i> (Hilton Head)</p> <p>Town of Yemassee Public Hearing NOTICE IS HEREBY GIVEN that the Town of Yemassee Planning Commission will hold a Public Hearing on Tuesday, April 4, 2023, at 3:00 PM at the Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945, for the purpose of soliciting input on the following:</p> <p>ZONE-03-23-1023 by Ironline Metals, LLC., for a request for a Zoning Map Amendment for three parcels of land totaling approximately 104.40 acres of land located at the northwest corner of U.S. Highway 17A and Jinks Street, Hampton County from their current zoning designations to a designation of Planned Unit Development. The subject parcels are further identified by Hampton County Tax Map Number(s): 204-01-05-013, 204-01-05-005 & 203-00-00-046.</p> <p>Persons with comments or questions should contact the Town of Yemassee Administration Department at (843) 589-2565 Ext. 3. Persons requiring special services to attend the meeting should call to make arrangements. W00000000 Publication Dates</p>
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Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew Garnes

Town Administrator



Council Members

Alfred Washington

Stacy Pinckney

David Paul Murray

Agenda Item

Subject: April 12, 2023, Planning Commission Special Meeting Minutes

Department: Administration

Submitted by: Matthew Garnes, Town Administrator

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: Minutes of the April 12, 2023, Special Planning Commission meeting.

Recommended Action: If no corrections, request approval of minutes.

Council Action:

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other

Town of Yemassee
Planning Commission Special Meeting Minutes
April 12, 2023 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

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

Staff Present: Matthew Garnes, Town Administrator

Media Present:

Call to Order:

The Town of Yemassee Planning Commission special meeting was called to order at 3:03 PM by Chairman Adonis Riley.

Roll Call:

All members in attendance.

Determination of Quorum:

Quorum satisfied.

New Business:

- 1. Ironline Metals (Phase 1 Final Development Plan):** A request by Conor Blanely of Ward Edwards, Inc., on behalf of the property owner Ironline Metals, LLC. for approval of a Final Development Plan. The project consists of the construction of a 100,000 S.F. manufacturing building at the northwest corner of U.S. Highway 17A & Jinks St, associated driveways, parking areas and bioretention areas. Mr. Garnes provided a brief update about the particulars of Phase 1 and advised that if the Development Plan is approved, a development permit may be issued, Mr. Jay Holloway made a motion to approve the Final Development Plan. Second by Ms. Sharon Mansell. All in favor, motion passed.

Adjournment:

Chairman Riley asked for a motion to adjourn the special meeting. Motion by Mr. Joseph Riley. Second by Ms. Ethel Denmark. All in favor, meeting adjourned at 3:31PM.

Colin J. Moore
Mayor
 Peggy Bing-O'Banner
Mayor Pro Tempore
 Matthew Garnes
 Town Administrator



Council Members
 Alfred Washington
 Stacy Pinckney
David Paul Murray

Planning Commission Agenda Item

Subject: Proposed Amendments to the Town of Yemassee Zoning Ordinance, Chapter 5, Section 5.3, titled "Single-Family Residential 1/3 Acre [SF], to remove the zoning district.

Meeting Date: May 9, 2023

Submitted by: Matthew Garnes, Town Administrator

Attachments:

√	Draft Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: See attached Staff Report

Recommended Action: Recommend Approval and forward to Town Council

Commission Action:

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other



Staff Report Administration



Meeting Date:	May 9, 2023
Project:	Proposed Amendments to the Town of Yemassee Zoning Ordinance, Chapter 5, Section 5.3 titled “Single-Family Residential 1/3 Acre [SF]”, to remove the zoning district.
Project Manager:	Matthew E. Garnes Town Administrator

Request: The Town Administrator requests that the Planning Commission review and consider the deletion of the below zoning classification within the Zoning Ordinance:

Chapter 5 – Section 5.3 – “Single-Family Residential 1/3 Acre [SF]”

Background: The impetus for the amendment was a result of Staff conducting a thorough review of the existing Town of Yemassee Zoning Ordinance. An inventory of the existing real property within Town and their current zoning designations revealed that there are no parcels within the Town zoned Single-Family Residential 1/3 Acre [SF]. This section is redundant to other zoning classifications and Staff believe that by removing this unused zoning classification the zoning ordinance will be more streamlined and easier for the reader to understand the zoning designations available and furthermore ones that are actively in use.

Introduction: As set forth in Section 8.3 (Procedures for Amendments”, the Planning Commission shall review and prepare a report, including its recommendation for transmittal to the Town Council. Before enacting an amendment to this Ordinance, the Town Council shall hold a public hearing; notice of the time and place of which shall be published in a newspaper of general circulation in the Town at least fifteen (15) days in advance of the scheduled public hearing.

Existing Language: Section 5.3 creates a residential zoning district titled “Single-Family Residential 1/3 Acre and abbreviated “SF”. The intent of the district, as with every other primarily residential zoning district in the Ordinance 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”.



Staff Report Administration



The standards for the district include:

Maximum Density: Three (3) dwelling units per acre. (Same density allowed in General Residential and Residential ¼ Acre)

Minimum Lot Size: 14,520sqft per dwelling unit

Maximum Building height: 35' feet or 3 stories, whichever is less

Setbacks:

Front: Fifteen (15) feet from the street right-of-way line

Side: Ten (10) feet from the side lot lines

Rear: Ten (10) feet from the rear property line

The permitted uses include single-family dwellings, church and civic uses and home occupations with stipulations.

Proposed Change:

Remove Section 5.3 Single-Family Residential 1/3 Acre in its entirety and update Section 5.3 to be "Reserved" for future use.

Planning Commission Action: As granted by the powers and duties set forth in the Town of Yemassee Zoning Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

- a. Approval of the application as submitted
- b. Approval of the application with amendments; or
- c. Denial of the application as submitted by the applicant

Staff Recommendation: Administration Staff recommend approval of the text amendment as presented.

Next Steps:

Step	Date	Complete
Step 1. Planning Commission Recommendation	May 9, 2023	
Step 2. Town Council 1st Reading	May 9, 2023	
Step 3. Town Council Public Hearing	June 13, 2023	
Step 4. Town Council 2nd Reading	June 13, 2023	




Staff Report Administration



Attachments:

- Existing Chapter 5, Section 5.3 Text
- Proposed Modification to Chapter 5, Section 5.3
- Current inventory of properties zoned Residential 1 Acre and Residential 1/2 Acre

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 1/3 Acre (R3A) Zoning District</p> <p style="text-align: center;">The Residential 1/3 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 5.3, Town of Yemassee Zoning Ordinance</p>
	<p>Standards for the R3A District 5.3.1</p>
<ul style="list-style-type: none">• Maximum Density: Three (3) Dwelling units per acre• Minimum Lot Size: 14,520 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: Fifteen (15) feet from lot line• Minimum side yard setback: Ten (10) feet from lot lines• Minimum rear yard setback: Ten (10) feet from the lot lines.	
<p>Permitted Uses for the R3A District 5.3.2</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 R3A District</p>	
<ul style="list-style-type: none">• Adult Entertainment Establishments• Any business, person, entity, or service offering Adult Entertainment	

**Comparative Table of Primarily Residential Zoning Districts
in the Town of Yemassee**

	Single-Family Residential 1 Acre	Single-Family Residential ½ Acre	Single-Family Residential 1/3 Acre	Single-Family Residential ¼ Acre	General Residential
Maximum Density (Per acre)	One (1)	Two (2)	Three (3)	Three (3)	Three (3)
Minimum Lot Size (Per Dwelling Unit)	43,560sqft (1.00 acre)	21,780sqft (0.50 acre)	14,520sqft (0.33 acre)	10,890sqft (0.25 acre)	14,520sqft (0.33 acre)
Maximum Building Height	Thirty-Five (35) ft or Three (3) stories	Thirty-Five (35') ft or Three (3) stories	Thirty-Five (35') ft or Three (3) stories	Thirty-Five (35') ft or Three (3) stories	Thirty-Five (35') ft or Three (3) stories
Minimum Front Yard Setback	Fifty (50) ft from street right-of-way	Thirty (30) ft from street right-of-way	Fifteen (15) ft from street right-of-way	Fifteen (15) ft from street right-of-way	Five (5) ft from street right-of-way
Minimum Side Yard Setback	Twenty-Five (25) ft from lot lines	Twenty-Five (25) ft from lot lines	Ten (10) ft from lot lines	Ten (10) ft from lot lines	Five (5) ft from street right-of-way
Minimum Rear Yard Setback	Fifty (50) ft from rear property line	Thirty (30) ft from rear property line	Ten (10) ft from rear property line	Ten (10) ft from lot lines	Five (5) ft from street right-of-way
Permitted Uses	Single-Family Detached Dwelling Civic Use Home Occupation	Single Family Dwelling Civic Use Home Occupation	Single-Family Detached Dwelling Civic Use Home Occupation	Single-Family Detached Dwelling Civic Use Home Occupation	Single-Family Detached Dwelling Civic Use Home Occupation Family Day Care Home Two (2) family dwelling Mobile Home

**Town of Yemassee
 Planning & Zoning Department
 Zoning Classifications by District: Residential 1 Acre (R1A)**

Number	Parcel Number	County	Situs Address (If Applicable)	Current Use	Acerage	Annx Date
1	R700 013 000 021B 0000	Beaufort	779 Old Sheldon Church Rd	Single-Family Dwelling	1.57	3/8/2022
2	197-00-00-121	Hampton	1197 Salkehatchie Rd	Single-Family Dwelling	4.00	7/3/2018
3	197-00-00-088	Hampton	1197 Salkehatchie Rd	Unimproved land	12.43	7/3/2018
4	204-02-02-002	Hampton	127 Salkehatchie Rd	Church	3.01	N/A
5	204-01-02-008	Hampton	000 Church St N	Unimproved land	0.50	N/A
6	204-01-02-005	Hampton	000 Church St N	Unimproved land	0.50	N/A
7	204-02-02-001	Hampton	25 Church St N	Single-Family Dwelling	2.52	N/A
8	198-08-04-005	Hampton	32 Church St N	Single-Family Dwelling	0.94	N/A
9	204-02-01-015	Hampton	31 Church St N	Single-Family Dwelling	1.04	N/A
10	204-02-01-007	Hampton	37 Church St N	Single-Family Dwelling	2.02	N/A
11	198-08-04-027	Hampton	36 Church St N	Single-Family Dwelling	0.92	N/A
12	198-08-04-007	Hampton	40 Church St N	Single-Family Dwelling	1.80	N/A
13	198-08-04-008	Hampton	46 Church St N	Single-Family Dwelling	2.26	N/A
14	204-02-01-002	Hampton	49 Church St N	Unimproved land	2.02	N/A
15	198-09-05-007	Hampton	58 Church St N	Single-Family Dwelling	2.62	N/A
16	204-02-01-001	Hampton	49 Church St N	Single-Family Dwelling	2.84	N/A
17	198-09-06-008	Hampton	000 Church St N	Unimproved land	0.50	N/A
18	198-09-06-005	Hampton	55 Church St N	Single-Family Dwelling	0.42	N/A
19	198-09-06-006	Hampton	53 Church St N	Single-Family Dwelling	1.18	N/A
20	198-09-06-004	Hampton	000 Church St N	Unimproved land	0.49	N/A
				Total Acerage Zoned R1A	43.58	

**Town of Yemassee
 Planning & Zoning 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
Planning & Zoning Department
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
 Planning & Zoning Department
 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
 Planning & Zoning Department
 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	

**Town of Yemassee
Administration Department
Zoning Classifications by District: Residential 1/4 Acre (R4A)**

Number	Parcel Number	County	Situs Address (If Applicable)	Current Use	Acerage	Annx Date
1	198-08-02-017	Hampton	13 Cameron Dr	Single-Family Dwelling	0.31	N/A
2	198-08-02-032	Hampton	14 Cameron Dr	Single-Family Dwelling	0.28	N/A
3	198-08-02-031	Hampton	17 Cameron Dr	Single-Family Dwelling	0.32	N/A
4	198-08-02-033	Hampton	18 Cameron Dr	Single-Family Dwelling	0.29	N/A
5	198-08-02-018	Hampton	21 Cameron Dr	Single-Family Dwelling	0.32	N/A
6	198-08-02-034	Hampton	22 Cameron Dr	Single-Family Dwelling	0.29	N/A
7	198-08-02-043	Hampton	25 Cameron Dr	Single-Family Dwelling	0.32	N/A
8	198-08-02-014	Hampton	26 Cameron Dr	Single-Family Dwelling	0.30	N/A
9	198-08-02-044	Hampton	29 Cameron Dr	Single-Family Dwelling	0.32	N/A
10	198-08-02-024	Hampton	30 Cameron Dr	Single-Family Dwelling	0.30	N/A
11	198-08-02-030	Hampton	33 Cameron Dr	Single-Family Dwelling	0.32	N/A
12	198-08-02-025	Hampton	34 Cameron Dr	Single-Family Dwelling	0.31	N/A
13	198-08-02-020	Hampton	37 Cameron Dr	Single-Family Dwelling	0.32	N/A
14	198-08-02-021	Hampton	38 Cameron Dr	Single-Family Dwelling	0.31	N/A
15	198-08-02-042	Hampton	41 Cameron Dr	Single-Family Dwelling	0.32	N/A
16	198-08-02-026	Hampton	42 Cameron Dr	Single-Family Dwelling	0.32	N/A
17	198-08-02-029	Hampton	45 Cameron Dr	Single-Family Dwelling	0.32	N/A
18	198-08-02-022	Hampton	46 Cameron Dr	Single-Family Dwelling	0.32	N/A
19	198-08-02-041	Hampton	49 Cameron Dr	Single-Family Dwelling	0.32	N/A
20	198-08-02-036	Hampton	50 Cameron Dr	Single-Family Dwelling	0.32	N/A
21	198-08-02-023	Hampton	53 Cameron Dr	Single-Family Dwelling	0.32	N/A
22	198-08-02-027	Hampton	54 Cameron Dr	Single-Family Dwelling	0.32	N/A
23	198-08-02-045	Hampton	57 Cameron Dr	Single-Family Dwelling	0.32	N/A
24	198-08-02-037	Hampton	58 Cameron Dr	Vacant Lot	0.33	N/A
25	198-08-02-040	Hampton	61 Cameron Dr	Single-Family Dwelling	0.28	N/A
26	198-08-02-019	Hampton	62 Cameron Dr	Single-Family Dwelling	0.28	N/A
27	198-08-02-039	Hampton	63 Cameron Dr	Single-Family Dwelling	0.39	N/A
28	198-08-02-038	Hampton	64 Cameron Dr	Single-Family Dwelling	0.4	N/A
29	198-08-02-028	Hampton	65 Cameron Dr	LRWS Lift Station	0.27	N/A
30	204-01-05-006	Hampton	000 U.S. Highway 17A	Vacant Lot	1	N/A
31	204-00-00-001	Hampton	350 U.S. Highway 17A	Wildlife Refuge	39.41	N/A
32	204-01-06-003	Hampton	320 U.S. Highway 17A	Vacant Lot	15.43	N/A
33	204-01-06-004	Hampton	310 U.S. Highway 17A	Vacant Lot	15.14	N/A

- a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
 - b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.
- C. Home occupation, provided:
- 1. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;
 - 2. This parking space is sufficient to handle any home occupation-related parking needs;
 - 3. There are no full-time associates or employees who are not members of the household;
 - 4. No signs associated with the home occupation are displayed; and
 - 5. The home occupation does not constitute a nuisance.

Section 5.3 Single-Family Residential 1/3 Acre [SF]

The Single-Family Residential District 1/3 Acre 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.

5.3.1 Standards for the SF District

- A. Maximum density: Three (3) dwelling units per acre.
- B. Minimum lot size: 14,520 square feet per dwelling unit.
- C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles.
- D. Minimum front yard setback: Fifteen (15) feet from the street right-of-way line.
- E. Minimum side yard setbacks: Ten (10) feet from lot lines.
- F. Minimum rear yard set back: Ten (10) feet from rear property line.

5.3.2 Permitted Uses for the 1/3 SF 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:
 - a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;

- b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.
- C. Home occupation, provided:
- 1. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;
 - 2. This parking space is sufficient to handle any home occupation-related parking needs;
 - 3. There are no full-time associates or employees who are not members of the household;
 - 4. No signs associated with the home occupation are displayed; and
 - 5. The home occupation does not constitute a nuisance.

Section 5.4 Single-Family Residential 1/4 Acre [SF]

The Single-Family Residential District 1/4 Acre 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.

5.4.1 Standards for the SF District

- A. Maximum density: Three (4) dwelling units per acre.
- B. Minimum lot size: 10,890 square feet per dwelling unit.

- a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
 - b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.
- C. Home occupation, provided:
1. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;
 2. This parking space is sufficient to handle any home occupation-related parking needs;
 3. There are no full-time associates or employees who are not members of the household;
 4. No signs associated with the home occupation are displayed; and
 5. The home occupation does not constitute a nuisance.

Section 5.3 ~~Single-Family Residential 1/3 Acre [SF]~~

~~The Single Family Residential District 1/3 Acre 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.~~

~~5.3.1 Standards for the SF District~~

- ~~A. Maximum density: Three (3) dwelling units per acre.~~
- ~~B. Minimum lot size: 14,520 square feet per dwelling unit.~~
- ~~C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles.~~
- ~~D. Minimum front yard setback: Fifteen (15) feet from the street right-of-way line.~~
- ~~E. Minimum side yard setbacks: Ten (10) feet from lot lines.~~
- ~~F. Minimum rear yard set back: Ten (10) feet from rear property line.~~

~~5.3.2 Permitted Uses for the 1/3 SF 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:
 - ~~a. Development of the site shall not exceed the surface coverage ratio of sixty five (65) percent impervious to thirty five (35) percent pervious. No more than sixty five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;~~~~~~

b. ~~Maximum building height: Thirty five (35) feet; and~~

e. ~~Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.~~

C. ~~Home occupation, provided:~~

1. ~~There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;~~

2. ~~This parking space is sufficient to handle any home occupation related parking needs;~~

3. ~~There are no full-time associates or employees who are not members of the household;~~

4. ~~No signs associated with the home occupation are displayed; and~~

5. ~~The home occupation does not constitute a nuisance.~~

Section 5.4 Single-Family Residential 1/4 Acre [SF]

The Single-Family Residential District 1/4 Acre 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.

5.4.1 Standards for the SF District

- A. Maximum density: Three (4) dwelling units per acre.
- B. Minimum lot size: 10,890 square feet per dwelling unit.

Recommended Motion

(Removal of Section 5.3 – Single-Family Residential 1/3 Acre)

“I move to recommend approval of the Zoning Text Amendment, to remove Section 5.3, titled “Single-Family Residential 1/3 Acre, and to forward the request to Town Council for consideration”.

Colin J. Moore

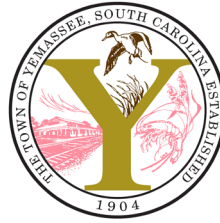
Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew Garnes

Town Administrator



Council Members

Alfred Washington

Stacy Pinckney

David Paul Murray

Planning Commission Agenda Item

Subject: A request by the Town Administrator for a Zoning Text Amendment to Amend the Town of Yemassee Zoning Ordinance, Article V titled "Establishment of Zoning Districts", Section(s) 5.1 titled "Single-Family Residential 1 Acre [SF], 5.2 titled "Single-Family Residential ½ Acre [SF] and 5.4 titled Single-Family Residential ¼ Acre [SF].

Meeting Date: May 9, 2023

Submitted by: Matthew Garnes, Town Administrator

Attachments:

√	Draft Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: See attached Staff Report

Recommended Action: Recommend Approval and forward to Town Council

Commission Action:

___ Approved as Recommended

___ Approved with Modifications

___ Disapproved

___ Tabled to Time Certain

___ Other



Staff Report Administration



Meeting Date:	May 9, 2023
Project:	A request by the Town Administrator for a Zoning Text Amendment to Amend the Town of Yemassee Zoning Ordinance, Article V titled “Establishment of Zoning Districts”, Section(s) 5.1 titled “Single-Family Residential 1 Acre [SF], 5.2 titled “Single-Family Residential ½ Acre [SF] and 5.4 titled Single-Family Residential ¼ Acre [SF].
Project Manager:	Matthew E. Garnes Town Administrator

Request: The Town Administrator requests that the Planning Commission review and consider the updates of the three zoning classifications within Article V of the Zoning Ordinance.

Chapter 5 – Section 5.1 – “Single-Family Residential 1 Acre [SF] renamed to:

“Chapter 5 – Section 5.1 – “Residential 1 Acre [R1A]”

Chapter 5 – Section 5.2 – “Single-Family Residential 1/2 Acre [SF] renamed to:

“Chapter 5 – Section 5.2 – “Residential ½ Acre [R2A]”

Chapter 5 – Section 5.4 – “Single-Family Residential ¼ Acre [SF] renamed to:

“Chapter 5 – Section 5.4 – “Residential ¼ Acre [R4A]”

Background: The impetus for the amendment was a result of Staff conducting a thorough review of the existing Town of Yemassee Zoning Ordinance. The Zoning Ordinance contains several inconsistencies with abbreviations and typographical errors. Staff have proposed updates to address common terminology and to address errors as found. The titles of 5.1, 5.2 and 5.4 are recommended to be updated along with the references to those district titles within the respective sections and within 5.4, an update to address a typographical error regarding the maximum density permitted is addressed.

Introduction: As set forth in Section 8.3 (Procedures for Amendments”, the Planning Commission shall review and prepare a report, including its recommendation for transmittal to the Town Council. Before enacting an amendment to this Ordinance, the



Staff Report Administration



Town Council shall hold a public hearing; notice of the time and place of which shall be published in a newspaper of general circulation in the Town at least fifteen (15) days in advance of the scheduled public hearing.

Existing Text and Proposed Changes:

Within Section 5.1 – “Residential 1 Acre [R1A] the following amendments are proposed:

Current: The Single-Family Residential 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.

Proposed: The Residential 1 Acre District is designed to primarily provide for single-family detached dwellings on larger lot footprints while limiting density and to discourage encroachment by uses which may be incompatible with such residential use.”

5.1.1 “Standards for the SF District” is proposed to be updated to “Standards for the R1A District.”

5.1.2 “Permitted Uses for the SF District” is proposed to be updated to “Permitted Uses for the R1A District.”

Within Section 5.2, the following changes are proposed:

Title of Section 5.2 to be renamed from “Single-Family Residential ½ Acre [SF] to “Residential ½ Acre (R2A)”.

The description of this district is proposed to be modified as such:

Current: The Single-Family Residential District ½ acre 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.

Proposed: The Residential ½ 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 to be updated from “Standards for the SF District” to “Standards for the R2A District.”



Staff Report Administration



5.2.2 to be updated from "Permitted uses for the SF District" to "Permitted uses for the R2A District."

Within Section 5.4, the following modifications are proposed:

Title of Section 5.4 to be renamed from "Single-Family Residential 1/4 Acre [SF] to "Residential 1/4 Acre (R4A)"

The description of this district is proposed to be modified as such:

Current: The Single-Family Residential District 1/4 Acre 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.

Proposed: The Residential 1/4 Acre District is designed to provide for homogenous residential purposes. The intent of the district is to provide areas primarily for single-family detached dwellings on smaller lot footprints and discourage any encroachment by uses which may be incompatible with such residential use.

5.4.1 to be updated from "Standards for the SF District" to "Standards for the R4A District."

5.4.1 (A), proposed to correct a typist's error from "*A. Maximum density: Three (4) dwelling units per acre.*" To "A. Maximum density: Three (3) dwelling units per acre."

5.4.2 to be updated from "Permitted uses for the 1/4 SF District" to "Permitted uses for the R4A District."

Planning Commission Action: As granted by the powers and duties set forth in the Town of Yemassee Zoning Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

- a. Approval of the application as submitted
- b. Approval of the application with amendments; or
- c. Denial of the application as submitted by the applicant.

Staff Recommendation: Administration Staff recommend approval of the text amendment as presented and recommend forwarding it to Town Council for consideration.



Staff Report Administration



Next Steps:

Step	Date	Complete
Step 1. Planning Commission Recommendation	May 9, 2023	
Step 2. Town Council 1st Reading	May 9, 2023	
Step 3. Town Council Public Hearing	June 13, 2023	
Step 4. Town Council 2nd Reading	June 13, 2023	

Attachments:

- Existing Chapter 5, Section 5.1 Text
- Proposed Modification to Chapter 5, Section 5.1
- Existing Chapter 5, Section 5.2 Text
- Proposed Modification to Chapter 5, Section 5.2
- Existing Chapter 5, Section 5.2 Text
- Proposed Modification to Chapter 5, Section 5.4

ARTICLE V REQUIREMENTS BY DISTRICT

Section 5.1 Single-Family Residential 1 Acre [SF]

The Single-Family Residential 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.

5.1.1 Standards for the SF District

- A. Maximum density: One (1) dwelling units per acre.
- B. Minimum lot size: 43,560 square feet per dwelling unit.
- C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles.
- D. Minimum front yard setback: Fifty (50) feet from the street right-of-way line.
- E. Minimum side yard setbacks: Twenty Five (25) feet from lot lines.
- F. Minimum rear yard set back: Fifty (50) feet from rear property line.

5.1.2 Permitted Uses for the SF 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:
 - a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
 - b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.

- C. Home occupation, provided:
 1. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;
 2. This parking space is sufficient to handle any home occupation-related parking needs;
 3. There are no full-time associates or employees who are not members of the household;
 4. No signs associated with the home occupation are displayed; and
 5. The home occupation does not constitute a nuisance.

Section 5.2 Single-Family Residential 1/2 Acre [SF]

The Single-Family Residential District ½ acre 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.

5.2.1 Standards for the SF 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 set back: Thirty (30) feet from rear property line.

5.2.2 Permitted Uses for the SF 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:

- a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
 - b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.
- C. Home occupation, provided:
1. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;
 2. This parking space is sufficient to handle any home occupation-related parking needs;
 3. There are no full-time associates or employees who are not members of the household;
 4. No signs associated with the home occupation are displayed; and
 5. The home occupation does not constitute a nuisance.

Section 5.3 Single-Family Residential 1/3 Acre [SF]

The Single-Family Residential District 1/3 Acre 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.

5.3.1 Standards for the SF District

- A. Maximum density: Three (3) dwelling units per acre.
- B. Minimum lot size: 14,520 square feet per dwelling unit.
- C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles.
- D. Minimum front yard setback: Fifteen (15) feet from the street right-of-way line.
- E. Minimum side yard setbacks: Ten (10) feet from lot lines.
- F. Minimum rear yard set back: Ten (10) feet from rear property line.

5.3.2 Permitted Uses for the 1/3 SF 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:
 - a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;

- b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.
- C. Home occupation, provided:
- 1. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;
 - 2. This parking space is sufficient to handle any home occupation-related parking needs;
 - 3. There are no full-time associates or employees who are not members of the household;
 - 4. No signs associated with the home occupation are displayed; and
 - 5. The home occupation does not constitute a nuisance.

Section 5.4 Single-Family Residential 1/4 Acre [SF]

The Single-Family Residential District 1/4 Acre 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.

5.4.1 Standards for the SF District

- A. Maximum density: Three (4) dwelling units per acre.
- B. Minimum lot size: 10,890 square feet per dwelling unit.

- C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles.
- D. Minimum front yard setback: Fifteen (15) feet from the street right-of-way line.
- E. Minimum side yard setbacks: Ten (10) feet from lot lines.
- F. Minimum rear yard set back: Ten (10) feet from rear property line.

5.4.2 Permitted Uses for the 1/4 SF 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:
 - d. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
 - e. Maximum building height: Thirty-five (35) feet; and
 - f. Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential

District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.

- A. Home occupation, provided:
1. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;
 2. This parking space is sufficient to handle any home occupation-related parking needs;
 3. There are no full-time associates or employees who are not members of the household;
 4. No signs associated with the home occupation are displayed; and
 5. The home occupation does not constitute a nuisance.

Section 5.5. General Residential [GR]

The General Residential District is designed to provide for a variety of residential uses, including single-family, two (2) family and mobile home dwellings. The intent of the District is to provide areas primarily for residential uses, and to discourage any encroachment by uses which may be incompatible with such residential use.

5.5.1 Standards for the GR District

- A. Maximum density: Three (3) dwelling units per acre.
- B. Minimum lot size: 14,520 square feet per dwelling unit.
- C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles.

ARTICLE V
REQUIREMENTS BY DISTRICT

Section 5.1 Residential 1 Acre [R1A]

The Residential 1 Acre District is designed to primarily provide for single-family detached dwellings on larger lot footprints while limiting density and to discourage encroachment by uses which may be incompatible with such residential use.

5.1.1 Standards for the R1A District

- A. Maximum density: One (1) dwelling units per acre.
- B. Minimum lot size: 43,560 square feet per dwelling unit.
- C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles.
- D. Minimum front yard setback: Fifty (50) feet from the street right-of-way line.
- E. Minimum side yard setbacks: Twenty Five (25) feet from lot lines.
- F. Minimum rear yard set back: Fifty (50) feet from rear property line.

5.1.2 Permitted Uses for the R1A 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:
 - a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
 - b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.

C. Home occupation, provided:

1. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;
2. This parking space is sufficient to handle any home occupation-related parking needs;
3. There are no full-time associates or employees who are not members of the household;
4. No signs associated with the home occupation are displayed; and
5. The home occupation does not constitute a nuisance.

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 set back: 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:

- a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
 - b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.
- C. Home occupation, provided:
- 1. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;
 - 2. This parking space is sufficient to handle any home occupation-related parking needs;
 - 3. There are no full-time associates or employees who are not members of the household;
 - 4. No signs associated with the home occupation are displayed; and
 - 5. The home occupation does not constitute a nuisance.

Section 5.3 ~~Single Family Residential 1/3 Acre [SF]~~

~~The Single Family Residential District 1/3 Acre 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.~~

5.3.1 Standards for the SF District

- A. Maximum density: Three (3) dwelling units per acre.
- B. Minimum lot size: 14,520 square feet per dwelling unit.
- C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles.
- D. Minimum front yard setback: Fifteen (15) feet from the street right-of-way line.
- E. Minimum side yard setbacks: Ten (10) feet from lot lines.
- F. Minimum rear yard set back: Ten (10) feet from rear property line.

5.3.2 Permitted Uses for the 1/3 SF 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:
 - a. Development of the site shall not exceed the surface coverage ratio of sixty five (65) percent impervious to thirty five (35) percent pervious. No more than sixty five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;

b. Maximum building height: Thirty five (35) feet; and

e. Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.

C. Home occupation, provided:

1. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;

2. This parking space is sufficient to handle any home occupation related parking needs;

3. There are no full-time associates or employees who are not members of the household;

4. No signs associated with the home occupation are displayed; and

5. The home occupation does not constitute a nuisance.

Section 5.4 Residential 1/4 Acre [R1A]

The Residential 1/4 Acre District is designed to provide for homogenous residential purposes. The intent of the district is to provide areas primarily for single-family detached dwellings on smaller lot footprints and discourage any encroachment by uses which may be incompatible with such residential use.

5.4.1 Standards for the R4A District

A. Maximum density: Three (3) dwelling units per acre.

B. Minimum lot size: 10,890 square feet per dwelling unit.

- C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles.
- D. Minimum front yard setback: Fifteen (15) feet from the street right-of-way line.
- E. Minimum side yard setbacks: Ten (10) feet from lot lines.
- F. Minimum rear yard set back: Ten (10) feet from rear property line.

5.4.2 Permitted Uses for the R4A 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:
 - a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
 - b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Fifty (50) feet from lot line, except where the use abuts a residential

District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.

- A. Home occupation, provided:
1. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients;
 2. This parking space is sufficient to handle any home occupation-related parking needs;
 3. There are no full-time associates or employees who are not members of the household;
 4. No signs associated with the home occupation are displayed; and
 5. The home occupation does not constitute a nuisance.

Section 5.5. General Residential [GR]

The General Residential District is designed to provide for a variety of residential uses, including single-family, two (2) family and mobile home dwellings. The intent of the District is to provide areas primarily for residential uses, and to discourage any encroachment by uses which may be incompatible with such residential use.

5.5.1 Standards for the GR District

- A. Maximum density: Three (3) dwelling units per acre.
- B. Minimum lot size: 14,520 square feet per dwelling unit.
- C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles.

Recommended Motion

(Updates to 5.1, 5.2 & 5.4)

“I move to recommend approval of the Zoning Text Amendments, updating the titles of Section 5.1, 5.2 & 5.4, updating the titles of Section 5.1.1, 5.2.1, 5.2.1, 5.2.2, 5.4.1, 5.4.2 and correcting a typographical error at 5.4.1 (a), and forward this request to Town Council for Consideration”.

Colin J Moore

Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew Garnes

Town Administrator



Council Members

Alfred Washington

Stacy Pinckney

David Paul Murray

PERMIT DISPOSITIONS

5 May 2023

APPLICATIONS & PERMITS CLOSED OUT BETWEEN (9 APRIL - 5 MAY 2023)

<i>Permit Type</i>	<i>Address</i>	<i>County</i>	<i>Zone</i>
<i>E-911 Addressing Application</i>	39 JINKS ST	HAMPTON	D
<i>Exempt Plat Application</i>	33 STONEY CREEK CEMETERY RD	BEAUFORT	C
<i>Exempt Plat Application</i>	200 COTTON HALL RD	BEAUFORT	C
<i>Exempt Plat Application</i>	42 SALKEHATCHIE RD	HAMPTON	D
<i>Residential Addition</i>	374 BING ST	HAMPTON	A

PERMITS WITH STATUS: STOP WORK ACTIVE (AS OF 5 MAY 2023)

<i>Permit Type</i>	<i>Address</i>	<i>County</i>	<i>Zone</i>
<i>Commercial Electrical</i>	25 FLOWERS ST	HAMPTON	C
<i>New Commercial Const</i>	95 CASTLE HALL RD	BEAUFORT	C
<i>New Commercial Const</i>	95 CASTLE HALL RD	BEAUFORT	C
<i>Residential Remodel</i>	31 CHURCH ST N	HAMPTON	D
<i>Residential Remodel</i>	84 SALKEHATCHIE RD	HAMPTON	D

PERMITS WITH STATUS: ACTIVE (AS OF 5 MAY 2023)

<i>Permit Type</i>	<i>Address</i>	<i>County</i>	<i>Zone</i>
<i>Residential Addition</i>	14 HUNT ST	HAMPTON	D
<i>Residential Electrical</i>	511 COCHRAN ST	HAMPTON	A
<i>Residential Addition</i>	297 SALKEHATCHIE RD	HAMPTON	B
<i>Commercial Addition</i>	302 MCPHERSONVILLE RD	BEAUFORT	C
<i>Residential Remodel</i>	235 SALKEHATCHIE RD	HAMPTON	B
<i>New Commercial Const</i>	14 TRASK PKWY	BEAUFORT	C
<i>Residential Re-Roofing</i>	19 CENTER POINT DR	HAMPTON	D
<i>Residential Re-Roofing</i>	211 SALKEHATCHIE RD	HAMPTON	B
<i>Residential Re-Roofing</i>	219 SALKEHATCHIE RD	HAMPTON	B
<i>Construction Trailer Permit</i>	311 U.S. HIGHWAY 17A	HAMPTON	D

Colin J Moore

Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew Garnes

Town Administrator



Council Members

Alfred Washington

Stacy Pinckney

David Paul Murray

Applications Processed YTD by Category
Last updated May 5, 2023

Category	Total
Addressing Application	1
Annexation - 100% Petition	12
Annexation - 75% Petition	0
Annexation - 25% Petition	0
Commercial - Addition	1
Commercial - New	5
Commercial - Remodel	0
Commercial - Electrical	1
Commercial - HVAC	0
Commercial - Plumbing	0
Construction Trailer Permit	1
Development Plan - Preliminary	1
Development Plan - Final	1
Development Surety Bond Application	0
Exempt Plat Application	5
Mobile Home Placement Permit	1
Pre-Application Meeting Application	3
PUD Concept Plan Application	1
PUD Master Plan Application	1
Residential - Accessory Dwelling	0
Residential - Addition	1
Residential - Electrical	1
Residential - HVAC	0
Residential - Pool/Spa Permit	0
Residential - Plumbing	0
Residential Re-Roofing	3
Residential - Remodel	4

Residential - New Construction	0
Special Exception Application	0
Variance Request Application	0
Zoning Map Amendment Application	1
TOTAL:	44