



TOWN OF YEMASSEE PLANNING COMMISSION MEETING

Tuesday, December 6, 2022 - 3:00PM

Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC

- I. **Call to Order**
- II. **Roll Call**
- III. **Public Comments**
 - a. Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Staff, or other members of the meeting. State your name and address for the record. Comments are limited to Two (2) Minutes.
- IV. **Old Business**
 - a. Approval of the November 1, 2022, Committee Meeting Minutes
 - b. **Pulaski Properties - (Rezoning Request / Public Hearing) :** A request by Jan T. Pulaski, for approval of an Amendment to the Town of Yemassee Official Zoning Map to rezone three (3) parcels from Mixed Use (MU) to General Residential (GR). The subject parcels consist of approximately 1.69 acres and are identified by Hampton County Tax Map Numbers: 204-02-08-009, 204-02-08-005 and 204-02-08-006, located at 41, 43 & 47 Salkehatchie Road and is within the Historic Preservation Overlay District / Old Towne Overlay. (ZONE-08-22-1075)
 - c. **Jinks-Corbett Tract (Annexation Request / Public Hearing) :** A request for a recommendation of approval for the annexation of an approximately 53.00 acre parcel located on U.S. Highway 17A, Hampton County, and further identified by Hampton County Tax Map Number: 198-00-00-029 via the 100% Petition and Ordinance Method with a concurrent Zoning Map Amendment requesting a rezoning from the current zoning of General Development District pursuant to the Hampton County Zoning Ordinance to Conservation Preservation District (CPD) pursuant to the Town of Yemassee Zoning Ordinance, into the Town of Yemassee corporate limits. (ANNX-10-22-1101)
- V. **New Business**
 - a. Approval of the Town of Yemassee Planning Commission 2023 Meeting Schedule
 - b. **Isabell Bing / Danielle Rease (Annexation Request) :** A request for a recommendation of approval for the annexation of an approximately 3.00 acre parcel located on Interstate 95 near mile-marker 39.6, Hampton County, and further identified by Hampton County Tax Map Number: 197-00-00-056 via the 100% Petition and Ordinance Method

“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.”

with a concurrent Zoning Map Amendment requesting a rezoning from the current zoning of General Development District pursuant to the Hampton County Zoning Ordinance to Agricultural (AG) pursuant to the Town of Yemassee Zoning Ordinance, into the Town of Yemassee corporate limits. (ANNX-11-22-1112)

- c. **Stoney Creek at Bindon (Street Naming Application) :** A request by Ryan Lyle of Andrews Engineering, on behalf of Chris Ramm of Taylor Development Group for approval of a street naming application. The request is for street naming on Phases 1 and 2 of the Stony Creek at Bindon development. The properties are identified by Beaufort County Tax Map Numbers(s): R710 012 00 001A 0000, R710 012 000 0002 0000 and R710 012 000 0003 0000 located at 124 Trask Parkway and 154 Stoney Creek Cemetery Road in Sheldon. The parcels are zoned Planned Unit Development and the entire project is within the River Protection Overlay District while the portion near US-17 (Trask Pkwy) is within the Highway Corridor Overlay District.
- d. **Pine Street Development (Planned Unit Development Conceptual Application) :** A request by Ironline Metals, LLC. For consideration of approval for a Planned Unit Development Conceptual Application. The project consists of development of up to 200,000sqft of commercial and Light Industrial occupancies and 107 single-family residential dwellings and associated infrastructure. The properties are identified by Hampton County Tax Map Numbers: 204-01-05-005, 204-01-05-013 & 203-00-00-046 located along Jinks Street and U.S. Highway 17A in Yemassee. Parcel -005 is zoned Residential ¼ Acre (R4A) and Parcel -013 is zoned Office Commercial District. The portions of the property abutting U.S. Highway 17ALT are within the Highway Corridor Overlay District (HCOD).

VI. Adjournment