



## TOWN OF YEMASSEE PLANNING COMMISSION MEETING

Tuesday, February 13, 2024 - 3:00PM

Yemassee Community Center, 10 Mixon St, Yemassee, SC 29945

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**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 December 5, 2023, Planning Commission Meeting Minutes

**IV. Old Business**

- a. **King Petroleum Company (Zoning Map Amendment / Public Hearing):** A request by Thom Craft, on behalf of King Petroleum Company, Inc., for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 4.00 acres located at 443 Yemassee Hwy from its current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD). The parcel is within the Highway Corridor Overlay District, within Hampton County, and further identified by TMS: 197-00-00-049 (**ZONE-12-23-1096**)

**V. Adjourn**

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:** Approval of the December 5, 2023, Planning Commission Meeting Minutes

**Submitted by:** Matthew Garnes, Staff Liaison to Committee

**Attachments:**

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

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**Summary:** Minutes of the December 5, 2023, Planning Commission Meeting.

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

**Attachments:**

- I. Draft Minutes of the December 5, 2023, Planning Commission Meeting
- II. Recommended Motion

**Town of Yemassee**  
**Planning Commission Meeting Minutes**  
**December 5, 2023 / 3:00PM**  
**Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363**

Present: Joe Riley, Jay Holloway, and Adonis Riley

Absent: Sharon Mansell and Ethel Denmark

Staff Present: Matthew Garnes, Town Administrator

Media Present:

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**Call to Order:**

The Town of Yemassee Planning Commission meeting was called to order at 3:02 PM by Chairman Adonis Riley.

**Roll Call:**

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

**Determination of Quorum:**

Quorum satisfied.

**Public Comment:**

Darrell A. Russell (2 Pine St)- Mr. Russell spoke against the proposed re-zoning of LNC Holdings at 100 Jinks Street.

**Old Business:**

Chairman Riley advised that due to a technical issue with the server, the minutes were not ready and asked for a motion to table approval to the next Planning Commission Meeting. A motion was made by Mr. Jay Holloway. Second by Mr. Joe Riley. **All in favor, Motion Passed.**

LNC Holdings (Zoning Map Amendment / Secondary Review): Chairman Riley read the request submitted by Dan Ball on behalf of LNC Holdings, for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 8.00 acres located at 100 Jinks Street from its current zoning designation of Residential ½ Acre (R2A) to Office Commercial Dist (OCD) for development of a landscaping laydown yard. The parcel is further identified by Hampton County TMS: 204-01-01-018. This case was previously brought before the Commission and tabled until today while additional information was gathered. The applicant, Mr. Ball, was present at the meeting and answered some questions asked by the Commission and reiterated that development would be of low-impact use if approved. Mr. Joe Riley made a motion to recommend approval of the request to the Town Council. Second by Mr. Jay Holloway. **All in favor, Motion passed unanimously.**

**New Business:**

2024 Planning Commission Meeting Schedule: Chairman Riley read the meeting schedule and reported that it is required to be adopted and that meetings can be added or removed with

proper notice. Mr. Jay Holloway made a motion to adopt the meeting schedule as presented. Second by Mr. Joe Riley. **All in favor, Motion Passed.**

King Petroleum Company (Zoning Map Amendment / Initial Briefing): Chairman Riley read the request submitted by Thom Craft, on behalf of King Petroleum Company, Inc., for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 4.00 acres located at 443 Yemassee Hwy from its current zoning designation of Office Commercial District to Regional Commercial District. Mr. Garnes advised that the applicant seeks to market the property and the current zoning of the Office Commercial District is not compatible with the uses that are currently in place by Exit 38. The rezoning would allow for drive-through restaurants and other high turnover businesses. Mr. Jay Holloway made the motion to accept the application and to schedule a public hearing at the next meeting. Second by Mr. Joe Riley. **All in favor, Motion Passed.**

**Adjournment:**

Chairman Riley asked for a motion to adjourn the meeting. Motion by Mr. Joe Riley. Second by Mr. Jay Holloway. All in favor, the meeting was adjourned at 4:07PM.

DRAFT

**Recommended Motion**  
**(12/05/23 Planning Commission Meeting Minutes)**

***“I move to:***

- *Approve as Presented***  
***(or)***
- *Approve with the following additions, corrections, or modifications (must state additions or deletions)***

***The minutes of the December 5, 2023, Planning  
Commission Meeting”***

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:** A request by Thom Craft, on behalf of King Petroleum Company, Inc., for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 4.00 acres located at 443 Yemassee Hwy from its current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD). The parcel is within the Highway Corridor Overlay District, within Hampton County, and further identified by TMS: 197-00-00-049

**Submitted by:** Matthew Garnes, Staff Liaison to Committee

**Attachments:**

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

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**Summary:** Zoning Map Amendment Request for 443 Yemassee Hwy, Hampton County (TMS: 197-00-00-049)

**Recommended Action:** Staff request the Commission act on the Zoning Map Amendment Application

**Attachments:**

- I. Project Information
- II. Area Map
- III. Zoning Map Amendment Application



## Project Information

### General Information

<b>Project #</b>	A23-0247	<b>Parcel #</b>	197-00-00-049	<b>Building ID</b>	
<b>Location</b>	443 YEMASSEE HWY				
<b>Project Type</b>	Zoning Map Amendment Application		<b>Project Use</b>	Re-Zoning	
<b>Parent Project #</b>		<b>Subdivision</b>	EXIT 38 COMMERCIAL AREA		
<b>Applicant Name</b>	KING PETROLEUM COMPANY, INC.		<b>Address</b>	P.O. BOX 856, WALTERBORO, SC 29488-0856	
<b>Applicant Email</b>	sdw@embarqmail.com	<b>Phone</b>	(843) 476-1466	<b>Cell</b>	(864) 933-9000
<b>Owner Name</b>	KING PETROLEUM COMPANY, INC.		<b>Address</b>	P.O. BOX 856, WALTERBORO, SC 29488-0856	
<b>Owner Email</b>	sdw@embarqmail.com	<b>Phone</b>	(843) 476-1466	<b>Cell</b>	(843) 549-5821
<b>Contractor</b>		<b>Address</b>			
<b>Contractor Email</b>		<b>Phone</b>		<b>Cell</b>	

### Property Information

<b>Type/Improvement</b>	Zoning Map Amendment	<b>Accessory/Structure</b>	
<b>Current Use</b>	Unimproved Land	<b>Proposed Use</b>	Unimproved Land
<b>Current Zoning</b>		<b>Proposed Zoning</b>	Regional Commercial District (RCD)
<b>Project Cost</b>	250	<b>Project Value</b>	250
<b>Current Use And Proposed Changes</b>	The applicant, Thom Craft, on behalf of the owner, King Petroleum Company, Inc., is seeking consideration of a Zoning Map Amendment. The property is located at 443 Yemassee Hwy, at the intersection of Yemassee Hwy (SC-68) and Simmons Rd, totals 4.00+/- acres, and is further identified by Hampton County TMS: 197-00-00-049 from its current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD).		

STATUS: The Planning Commission accepted the Zoning Map Amendment at their December 5, 2023, meeting and voted to schedule a Public Hearing at their January 2, 2024, Planning Commission meeting.

<b>Lot Width</b>		<b>Lot Depth</b>		<b>Map Number</b>	197-00-00-049
<b>Total Area of Building &amp; Accessory Structures (Sq Ft)</b>		<b>Total Area of All Man-made Improvements (Sq Ft)</b>			
<b>General Notes</b>					
<b>Restrictions / Variances</b>					



Structure Information

<b>Structure Type</b>	<b># of Stories</b>	0	<b>Usable Floor Area (Sq Ft)</b>	
<b>Structure Height</b>	<b># of Units</b>	0	<b>Load per Floor (Lbs)</b>	
<b>Sign Dimensions</b>	<b># of Bedrooms</b>	0	<b># of Bathrooms</b>	0
<b>Occupancy Empty Room</b>	<b>With Chairs</b>		<b>Tables &amp; Chairs</b>	
<b>Foundation Material</b>	<b>Foundation Type</b>		<b>Footing Depth</b>	
<b>Foundation Information</b>				
<b>Setbacks Front &amp; Rear</b>	30	30	<b>Setbacks Right &amp; Left Sides</b>	15 15
<b>Setbacks Information</b>	Portions of this property are within the boundaries of the Highway Corridor Overlay District and is subject to the provisions outlined in Section 5.17 of the Town of Yemassee Zoning Ordinance.			
<b>Water Utility</b>	Lowcountry Regional Water System Public		<b>Sewage Utility</b>	Lowcountry Regional Water System Public
<b>Gas Utility</b>	Dominion Energy Public		<b>Electric Utility</b>	Dominion Energy Public
<b>Driveway Width</b>	20	<b># of Off Street Parking</b>	0	<b># of Off Street Loading</b> 10
<b>Miscellaneous Information</b>				





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## Inspections

Inspection #	Inspection Type	Status	Date	Inspector
23-1092	Staff Review	Pass	November 30, 2023	Matthew Garnes
23-1153	Refer to Planning Commission	Pass	December 1, 2023	Matthew Garnes
23-1154	Planning Commission Initial Briefing	Pass	December 5, 2023	Adonis Riley
23-1155	Planning Commission Public Hearing	Open	January 2, 2024	Matthew Garnes



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## Contacts

Contact Name	Type	Project	Address	Phone
KING PETROLEUM COMPANY, INC.	Applicant		4814 MIDWAY RD, WILLIAMSTON, SC 29697	(843) 476-1466
KING PETROLEUM COMPANY, INC.	Owner		P.O. BOX 856, WALTERBORO, SC 29488-0856	(843) 476-1466
KING PETROLEUM COMPANY, INC.	Previous Owner		P.O. BOX 856, WALTERBORO, SC 29488-0856	(843) 476-1466



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## Parcel Information

**Tax Parcel ID (S-B-L)** 197-00-00-049  
**Address** 443 YEMASSEE HWY  
**Group Code** 302-Service Station  
**Contact** Steven Wimberly  
**Phone** (843) 476-1466

**Occupancy Class** Unimproved Land  
**Property Type Code** Unimproved Land

**Property Type  
Description**

**Notes**

**Association (Owner)** KING PETROLEUM COMPANY, INC.  
**City, State, Zip** YEMASSEE SC 29945  
**GIS ID** 197049  
**Email** sdw@embarqmail.com  
**Mailing Address** P.O. BOX 856, WALTERBORO, SC  
29488-0856

**Construction Class**

**Occupancy Details**

Empty Room :  
With Chairs:  
Tables & Chairs:



# Property Report

## OWNER DATA

<b>Tax Parcel ID (S-B-L):</b> 197-00-00-049	<b>Location:</b> 443 YEMASSEE HWY
<b>Map #:</b> 197-00-00-049	<b>Location City:</b> YEMASSEE
<b>Location State:</b> SC	<b>Location Zip:</b> 29945
<b>Association (Owner):</b> KING PETROLEUM COMPANY, INC.	<b>Owner Mailing Address:</b> P.O. BOX 856, WALTERBORO, SC 29488-0856
<b>Additional Owner 1:</b>	<b>Additional Owner 1 Mailing Address:</b>
<b>Additional Owner 2:</b>	<b>Additional Owner 2 Mailing Address:</b>
<b>Contact:</b> Steven Wimberly	<b>Phone:</b> (843) 476-1466
<b>Email:</b> sdw@embarqmail.com	

## OCCUPANCY DATA

<b>Occupancy Class:</b> Unimproved Land	<b>Construction Class:</b>
<b>Basement Types:</b> None	<b>Floor Types:</b>
<b>Floor Finish:</b> 0	<b>Fuel Type:</b>
<b>Wall Finish:</b>	<b>Census B</b> Hampton County
<b>Capacity Empty Room/Main:</b>	<b>Capacity with Chairs:</b>
<b>Capacity with tables/chairs:</b>	

## PROPERTY DATA

<b>Tax Parcel Group Code parcel_form:</b> 302-Service Station	<b>Property Type Code:</b> Unimproved Land
<b># of Stories:</b> 0	<b>Sprinkler:</b> 0
<b>Neighbourhood Name:</b>	<b>Year Built:</b> 0
<b>Waterfront:</b> 0	<b>Commercial:</b> 1
<b>Flood Plain:</b> N	<b>Land Value:</b> 143300
<b>Improvement Value:</b> 0	<b>Total Value:</b> 143300
<b>Neighborhood Code:</b>	<b>Assessed Value:</b> 0
<b>Parcel Area Sq Footage:</b> 226947.6	<b>Acerage:</b> 5.21
<b>Zoning District:</b> Office Commercial District (OCD)	<b>Fire Alarm:</b> %alarm_system
<b>Property Type Description:</b>	<b>Notes (Historical):</b>
<b>East Grid Coordinates:</b> 0.0000000000	<b>North Grid Coordinates:</b> 0.0000000000
<b>GIS/Map Link:</b> <a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=902&amp;LayerID=17042&amp;PageTypeID=4&amp;PageID=7674&amp;KeyValue=197-00-00-049">https://qpublic.schneidercorp.com/Application.aspx?AppID=902&amp;LayerID=17042&amp;PageTypeID=4&amp;PageID=7674&amp;KeyValue=197-00-00-049</a>	<b>Lat: Long:</b>
<b>Structure Height:</b>	<b>GIS ID:</b> 197049
<b>Wall Construction:</b>	<b>Manufactured Truss:</b> NO
<b>Foundation Types:</b>	

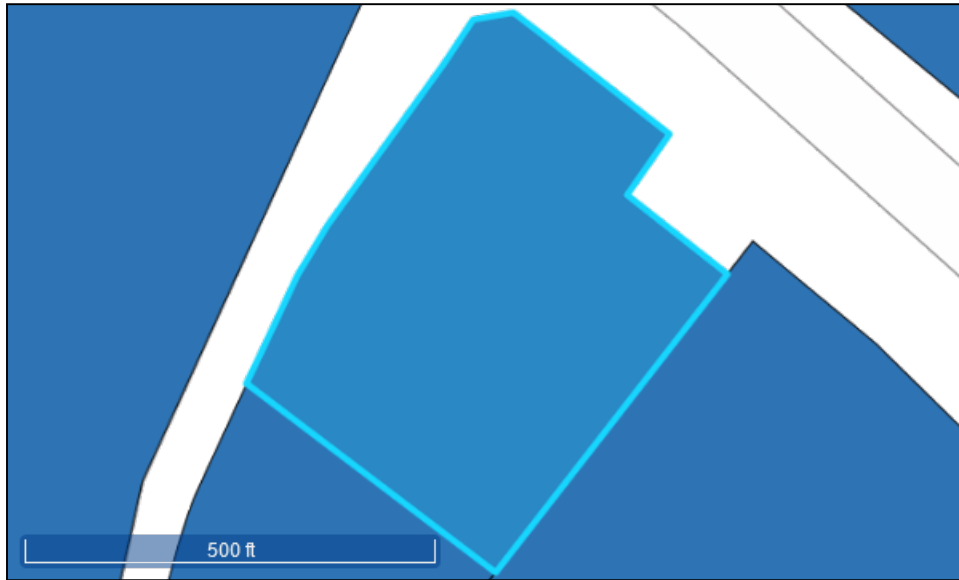
**ADDITIONAL FIELDS**

<b>Lot:</b>	<b>Sheet:</b> 362	<b>House Number:</b> 443
<b>Block:</b>	<b>House Style:</b> NONE	<b>Sewer Permit application date:</b> 1969-12-31
<b>Section:</b>	<b>Land Use Code:</b> 302	<b>Qualify:</b> NONE
<b>Building No.:</b>	<b>Exemptions:</b> NONE	<b>Psewer:</b> NONE
<b>Front setback:</b> 30	<b>Elderly Exemptions:</b> NONE	<b>Tax Map #</b> 197-00-00-049
<b>Rear setback:</b> 30	<b>Number of Building:</b> 0	<b>OutstandingIssue:</b> NONE
<b>Left setback:</b> 15	<b>Directions to site:</b> From Town Hall: Take Salkehatchie Rd west for two miles. Cross I-95 and turn left onto Jackson St for 1/2 mile. Turn left onto SC-68 at Jackson St and property is on the right.	<b>River frontage:</b> 0
<b>Right setback:</b> 15		<b>Special info:</b> NONE
<b>Inspection District:</b> A - Cochran/Bing/Riley Residential		<b>NAS_SWODate:</b> 2023-11-27
<b>Subdivision:</b> EXIT 38 COMMERCIAL AREA	<b>Total sq feet:</b> 0	<b>NAS_EHSepExpire:</b> 1969-12-31 00:00:00
<b>Bedrooms:</b> 0	<b>Total rooms:</b> 0	<b>Building Date:</b> 1969-12-31
<b>Bathrooms:</b> 0	<b>Heritage Number:</b> NOME	<b>Plan number:</b> NONE
<b>House Structure:</b> NONE	<b>Spec info entered by:</b> GARNES, M (G1959)	<b>Connect:</b> NONE
<b>Closed:</b> 0	<b>NAS_SWOBy:</b> NONE	
<b>Account Number #:</b>	<b>NAS_SWOReason:</b> NONE	
	<b>NAS_EHSepIssued:</b> 1969-12-31 00:00:00	
	<b>Book Page:</b> DB325 / PG164	

# Town of Yemassee

## Property Zoning Report - Hampton

8 Feb 2024



### Parcels Hampton

**TMS:** 197-00-00-049.  
**Owner City State ZIP Code:** WALTERBORO S C 29488  
**Owner:** KING PETROLEUM COMPANY INC & CAROLINA LAND & LEASE LLC  
**Owner Street Address:** PO BOX 856 WALTERBORO S C  
**Parcel Street Address:** 443 YEMASSEE HWY

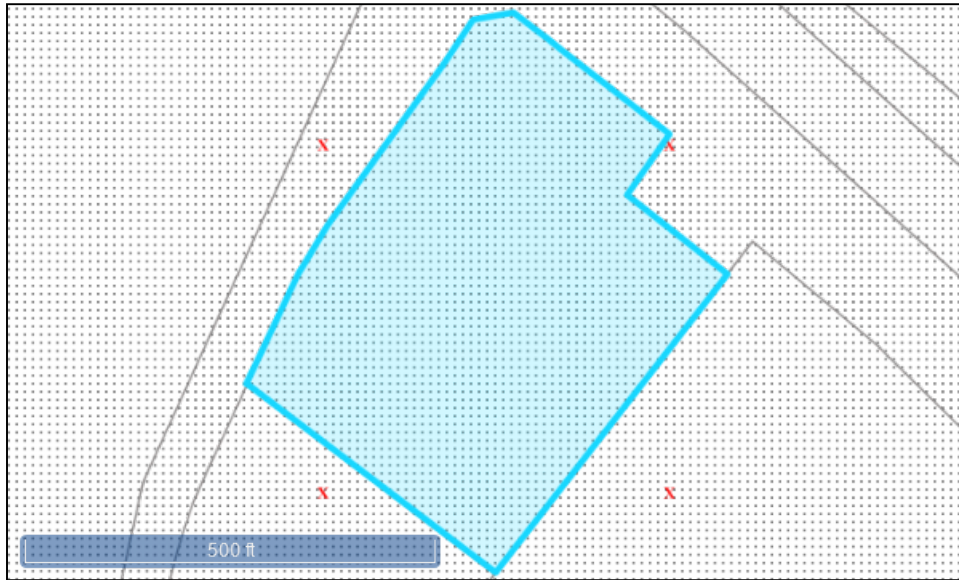
### Zoning

Count	Zoning Description	Overlapping Quantities
1.	1 Office Commercial District	216,105.51sf (4.96acres)

# Town of Yemassee

## Flood Zone Report - Hampton

8 Feb 2024



### Parcels Hampton

**TMS:** 197-00-00-049.  
**Owner City State ZIP Code:** WALTERBORO S C 29488  
**Owner:** KING PETROLEUM COMPANY INC & CAROLINA LAND & LEASE LLC  
**Owner Street Address:** PO BOX 856 WALTERBORO S C  
**Parcel Street Address:** 443 YEMASSEE HWY

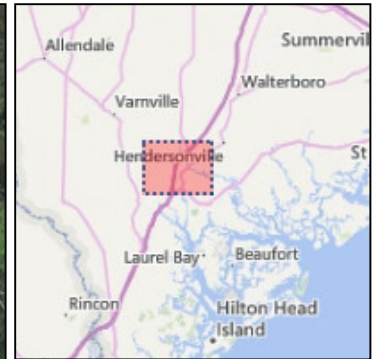
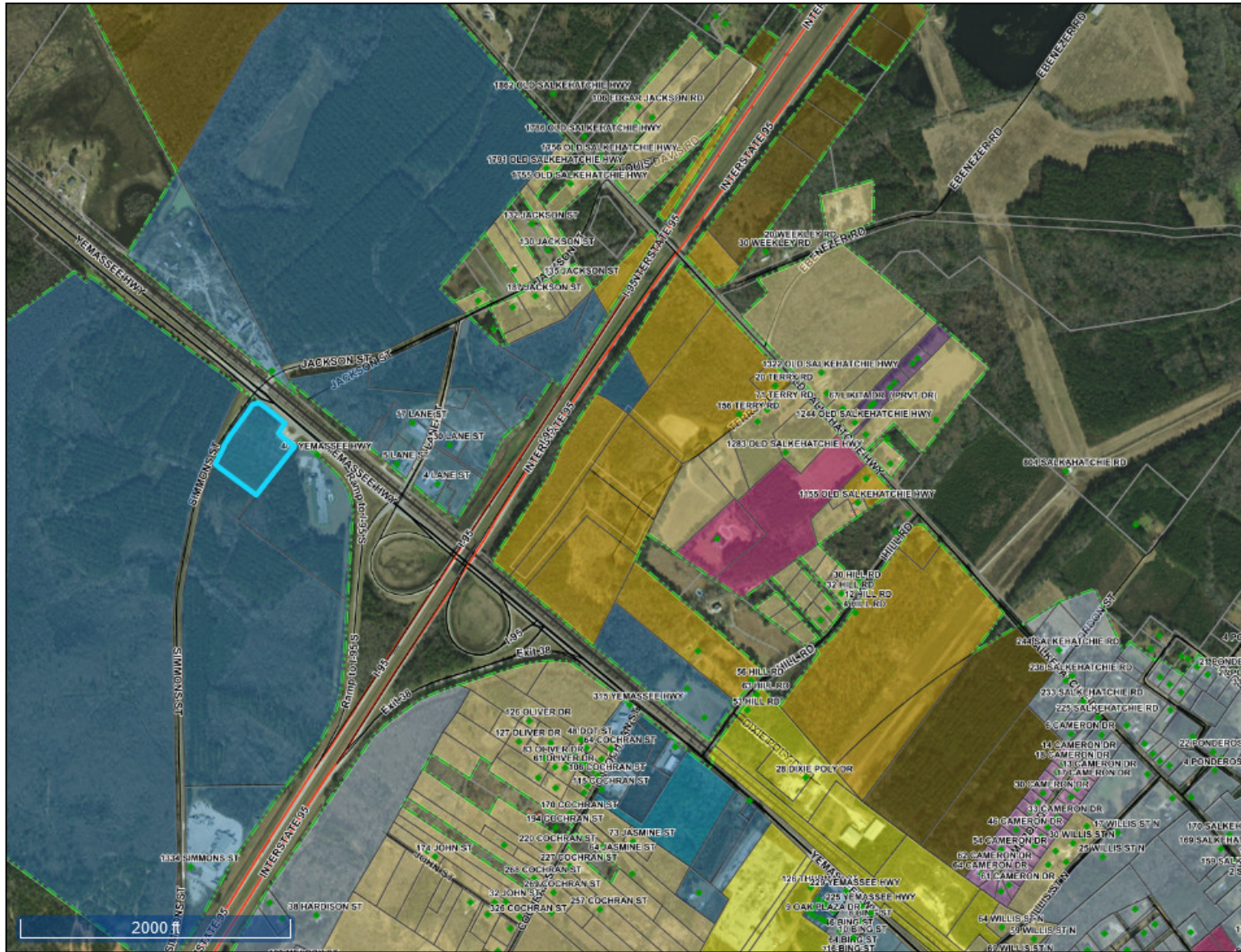
### Flood Zones Hampton

Count	Classification	Overlapping Quantities
1.	2 Area of Minimal Flood Hazard	432,211.02sf (9.92acres)





# 443 Yemassee Hwy Zoning Map Amendment Application



### Legend

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

### Zoning

- 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

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**





# 443 Yemassee Hwy



### Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- ▭ Highway Corridor Overlay District
- ▭ 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:**  
**HCOD Boundary**

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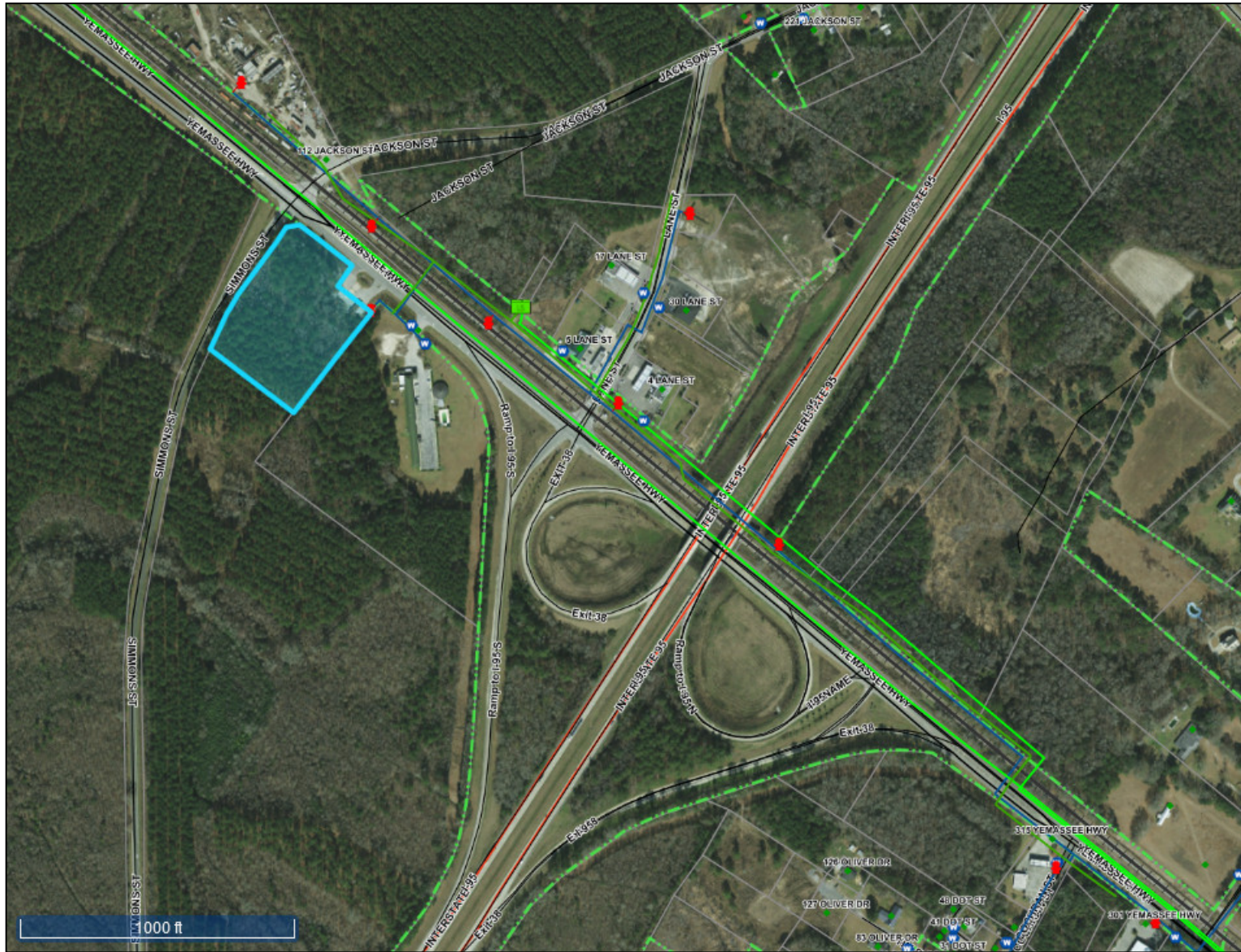
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

8 Feb, 2024





# 443 Yemassee Hwy



### Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Sewer Lift Stations

### Sewer Lines

- Main
- Service
- Force Main
- Effluent Line
- Inactive Main
- Inactive Service
- Inactive Force Main
- Inactive Effluent Line
- Abandoned Main
- Abandoned Service
- Abandoned Force Main
- Abandoned Effluent Line

### Fire Hydrants Water Meters

### Water Lines

- Water Main Line
- Water Service Line
- Water Fire Line
- Inactive Water Main Line
- Inactive Water Service Line
- Inactive Water Fire Line
- Abandoned Water Main Line
- Abandoned Water Service Line
- Abandoned Water Fire Line

### 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

**Note:**  
**Water & Sewer Infrastructure**

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8 Feb, 2024

Colin J Moore

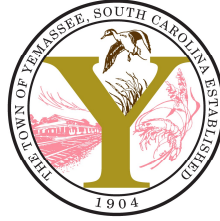
*Mayor*

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*Council Members*

Daniel Anderson III

Stacy Pinckney

David Paul Murray

**Town of Yemassee Administration Department  
Rezoning Analysis (ZONE-12-23-1096)  
443 Yemassee Hwy / 197-00-00-049 (Hampton County)  
Meeting Date: February 13, 2024**

**Applicant:** Thom Craft

**Owner:** King Petroleum Company, Inc.

**Address(es):** 443 Yemassee Hwy

**Tax Map Number(s):** 197-00-00-049

**County:** Hampton

**Site Description:** The parcel is 4.00 +/- acres of wooded undeveloped highway frontage at the southeast corner of Yemassee Hwy (SC-68) and Simmons Rd.

**Present Zoning and Existing Conditions:**

Currently, the parcel is zoned Office Commercial District (OCD), pursuant to the Town of Yemassee Zoning Ordinance. Due to the location along SC-68, Portions of the property are within the boundary of the Highway Corridor Overlay District (HCOOD).

**Proposed Zoning:**

The applicant is seeking a zoning map amendment to change to Regional Commercial District (RCD).

**Land Use Compatibility:** The eastern border of the property joins the boundary of the Love's Travel Stop, to the north, SC-68, to the south and west, the property is bound by portions of Buckfield Plantation.

**Environmental Issues:** None noted.

**Public Service Issues:** Lowcountry Regional Water System (LRWS) is the franchised provider within the Town of Yemassee. Development would require the connection to water and wastewater services.

**Surrounding Properties:**

Direction	Situs Address & TMS	Owner(s)	Zoning Designation
North	000 Jackson St 197-00-00-108	Edith Gregorie Lane Trustees	Office Commercial District
East	409 Yemassee Hwy 197-00-00-051	Roserock Holdings, LLC. (Love's)	Office Commercial District
West	000 Yemassee Hwy 197-00-00-138	Chilton Timber & Land Co	Office Commercial District
South	000 Simmons Rd 197-00-00-138	Chilton Timber & Land Co.	Office Commercial District

**Staff Review:** Staff support the zoning amendment to Regional Commercial. The Regional Commercial District supports the applicants' desired development of a shopping plaza anchored with a supermarket and four out parcels. Most importantly, the proposed re-zoning and potential future development aligns with the goals set forth in the Town of Yemassee Zoning Ordinance and Development Standards Ordinance for commercial areas near major arteries such as this one, being near Interstate 95. Given the current use of the surrounding properties and the existing zoning of Office Commercial, the proper designation should be the Regional Commercial District. Surrounding landowners would be required to rezone to the Regional Commercial District in the event a change of use would occur.

**Staff Recommendation:** Staff request the Planning Commission conduct a Public Hearing and forward the request to the 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

## Comparative Table Office Commercial District & Regional Commercial District

<b>Office Commercial District (OCD)</b>	<b>Regional Commercial District (RCD)</b>
<p style="text-align: center;"><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• Single-Family Dwelling</li> <li>• Office for General Administrative Functions</li> <li>• Insurance, Real Estate, Travel, Advertising &amp; Business Consulting Offices</li> <li>• Professional Office</li> <li>• Governmental or Institutional Uses</li> <li>• Bank or Financial Institution</li> <li>• Post Office</li> <li>• Radio Station or TV Studio</li> <li>• School or Day Care Center</li> <li>• Emergency Services Facilities</li> <li>• Library</li> <li>• Museum</li> <li>• House of Worship</li> <li>• Club, Business or Civic Organization</li> <li>• Conference center, retreat house</li> <li>• Clothing tailoring operation</li> <li>• Unlighted, regulation size, or par-three golf course.</li> <li>• Accessory uses customarily appurtenant to a permitted use</li> </ul>	<p style="text-align: center;"><b>Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• Retail, Wholesale, or storage business (excludes open yard storage)</li> <li>• Club, Lodge, Hall, or social center</li> <li>• House of worship</li> <li>• Off-street commercial parking garage</li> <li>• Hotel, Bed &amp; Breakfast, Motels</li> <li>• Commercial Recreation Facility</li> <li>• Recreation or Vocational School</li> <li>• Restaurants, including fast food with drive thru.</li> <li>• Public utility instillation</li> <li>• Offices for government, professional of general purposes.</li> <li>• Horse Riding School or Commercial Stable</li> <li>• Motion Picture Studio</li> <li>• Mini-Warehouse / Self-Storage</li> </ul>
<p style="text-align: center;"><b>Conditional Use</b></p> <ul style="list-style-type: none"> <li>• Restaurant - No drive thru (may not be within 100ft of residential use)</li> <li>• Dry Cleaning Establishment (Pick-up and drop off only)</li> </ul>	<p style="text-align: center;"><b>Conditional Uses</b></p> <ul style="list-style-type: none"> <li>• Gas Station</li> <li>• Automobile Garage for Repairs / Service</li> <li>• Newspaper publishing plant</li> <li>• Carwash &amp; Laundromat</li> <li>• Animal Hospital</li> <li>• Campgrounds &amp; Recreational Vehicle Parks*</li> <li>• Seafood Packaging Plant</li> </ul>

**Lot Standards**

**Lot Coverage Ratio:** 65% impervious to 35% pervious

**Maximum Building Height:** Thirty-five (35) feet or three (3) stories, whichever is less.

**Min lot width at building line:** Forty (40) ft

**Minimum Lot Size:** ¼ Acre (10,890sqft)

**Maximum Bldg Size:** 10,000sqft per acre

**Lot Standards**

**Lot Coverage Ratio:** 65% impervious to 35% pervious

**Maximum Building Height:** Thirty-five (35) feet or three (3) stories, whichever is less.

**Min lot width at building line:** one hundred fifty (150) ft

## ***Recommended Motion***

***(Zoning Map Amendment – 443 Yemassee Hwy)***

***“I make the motion to:***

- Approve the Request and forward the application to the Town Council for consideration***
- Approve the Request with the following modifications***
- Table the Request until: \_\_\_\_\_***
- Deny the request and direct the Town Administrator to notify the applicant in writing sent by USPS.***

***The Zoning Map Amendment Application for 443  
Yemassee Hwy”***