

Town of Yemassee Town Council Meeting

Tuesday, November 10, 2020

6:30PM





Call To Order – Mayor Colin Moore

- *Invocation*

Pledge of Allegiance

- *“I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.”*



State Pledge

- ***“I salute the flag of South Carolina, and pledge to the Palmetto State, Love, Loyalty & Faith”***



Determination of Quorum

- Consent of the Agenda of the Tuesday, November 10, 2020 Town Council Meeting



Approval of Minutes of October 13, 2020

Summary from October Meeting

- Approved Resolution Authorizing the Town Clerk to Expend Certain Funds as Required as Match for CDBG Water/Sewer Grant
- Approved Resolution Adopting a GIS Data Exchange / Distribution Policy
- Approved Resolution Authorizing the Town Clerk to issue an RFP for procuring an Engineer for the Water/Sewer Project.
- Four Annexation Ordinance First Reading
- First Reading on Updated Flood Control Ordinance



Old Business



Ordinance 20-16 | Flood Ordinance

- The Federal Emergency Management Agency (FEMA) has issued a Letter of Final Determination in September for updated flood maps within Beaufort County.
- The County and its Municipalities are required to adopt the new maps by the effective date which is March 23, 2021.
- Concurrently, SC Department of Natural Resources conducted a thorough review of our Flood Control ordinance.



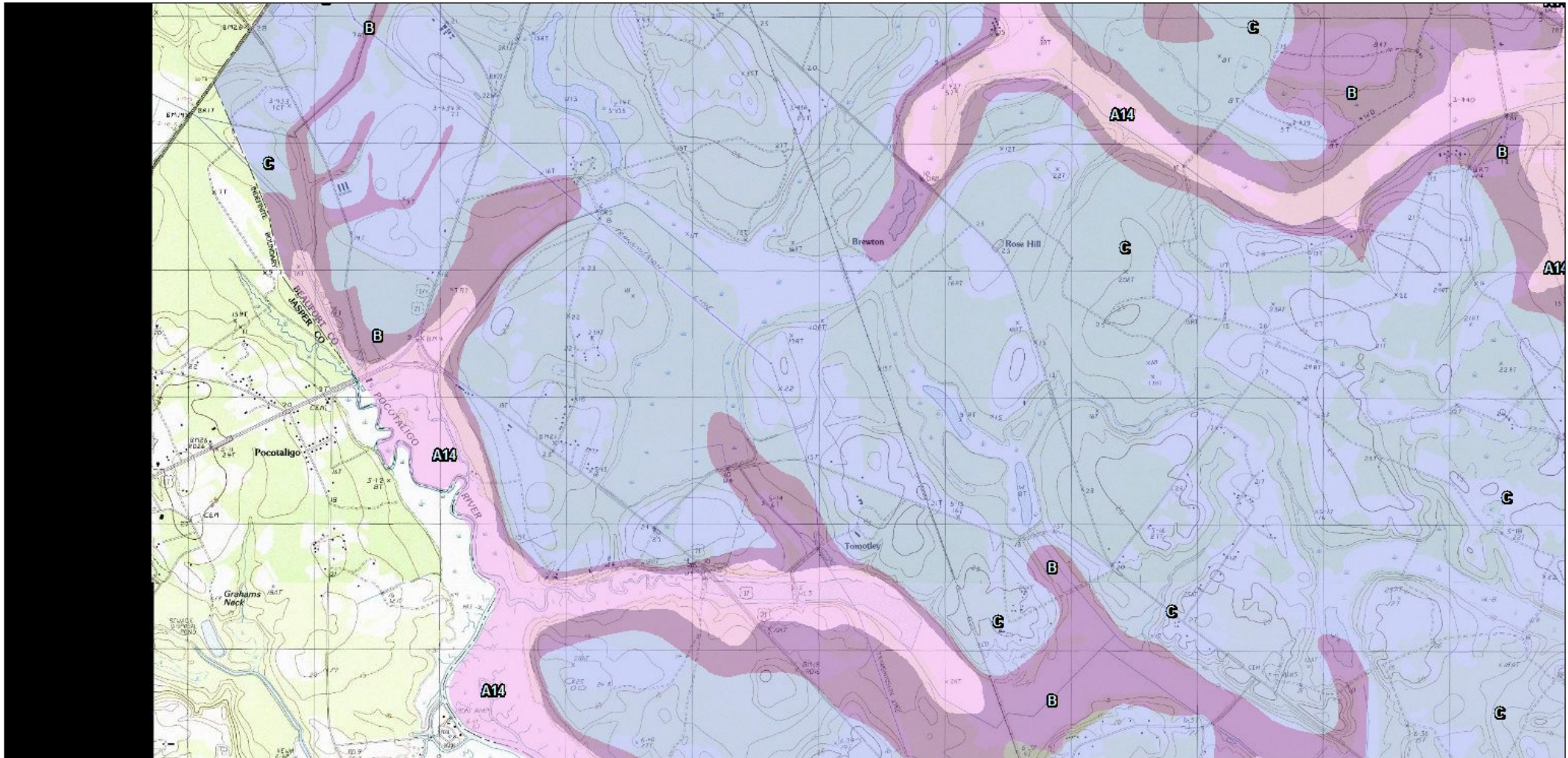
Ordinance 20-16 | Flood Ordinance

- The State has determined the ordinance is extremely out of date and is missing key components to a comprehensive and effective Flood Ordinance.
- Should the Town not adopt the updated Ordinance and Flood Maps, the Town of Yemassee would be removed from the NFIP which would terminate any NFIP policies currently in force by Yemassee property owners.



Is Yemassee even in a Flood Zone?

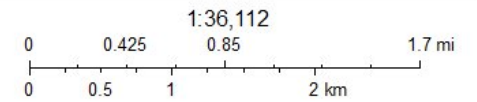
Flood Zones in Sheldon



10/12/2020, 10:47:15 AM

Flood Zones

- Unclassified
- A14
- B
- C



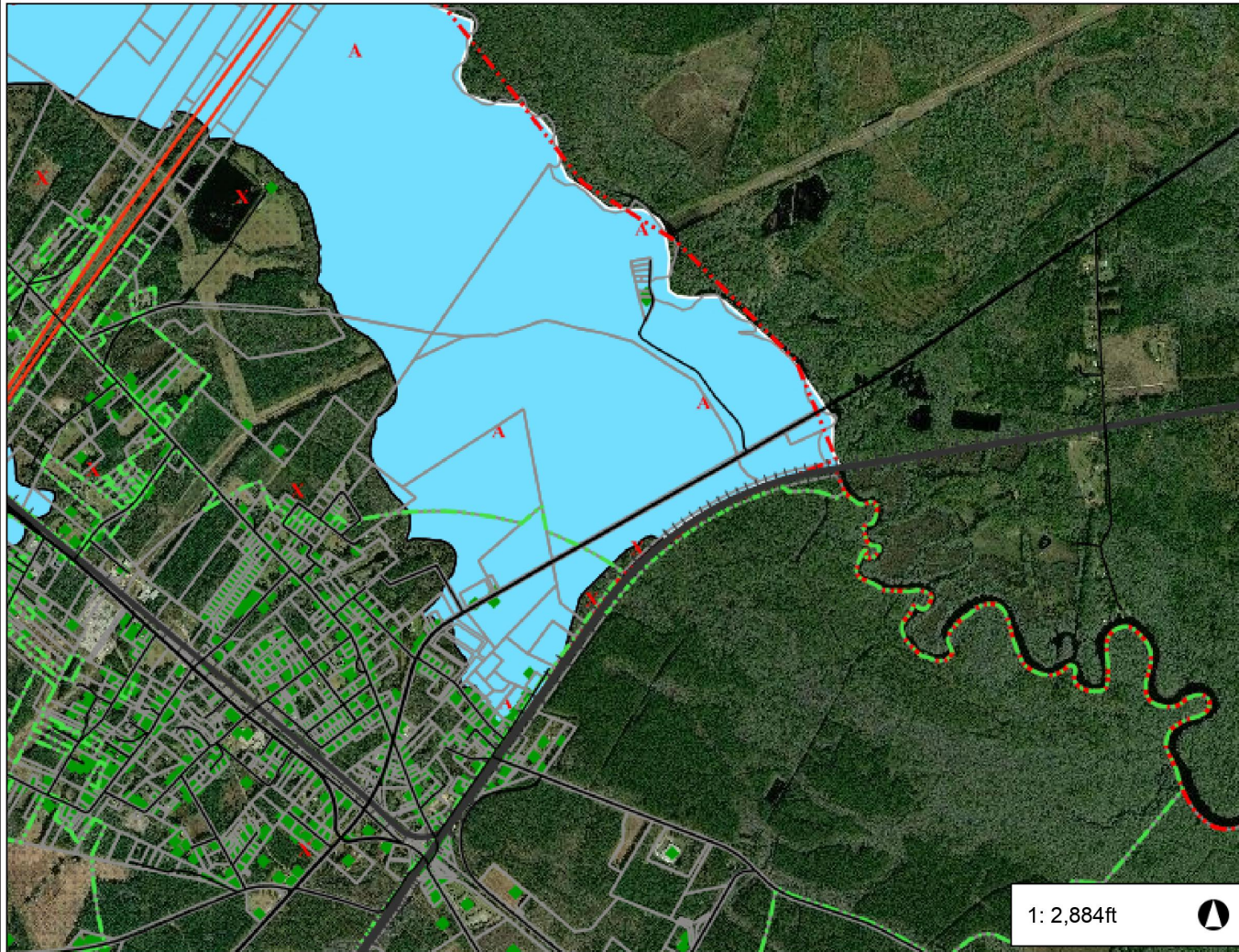


In Town, within Beaufort Co

- All properties along the riverbanks of the Pocotaligo River
- McPhersonville Road
- Bindon Plantation PUD
- Deveaux Hill
- Stoney Creek Cemetery
- As you go further up Castle Hall Road from Sheldon, the flood risk decreases.



Town of Yemassee



Legend

- ◆ Address Points - Beaufort
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- Road Names
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- Railroads
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- Hampton County Boundary
- Yemassee Boundary
- Base Flood Elevations
- Flood Zones 2010
 - 1% Annual Chance Flood Hazard
 - Zones A, AE, A99, AO, AH, AR, V, VE
 - Regulatory Floodway
 - Zone AE
 - 0.2% Annual Chance Flood Hazard
 - Zone X
 - Future Conditions 1% Annual Chance Flood Hazard
 - Zone X
 - Area with Reduced Risk Due to Levee
 - Zone X
 - Area of Minimal Flood Hazard
 - Zone X

1: 2,884ft



2000 ft

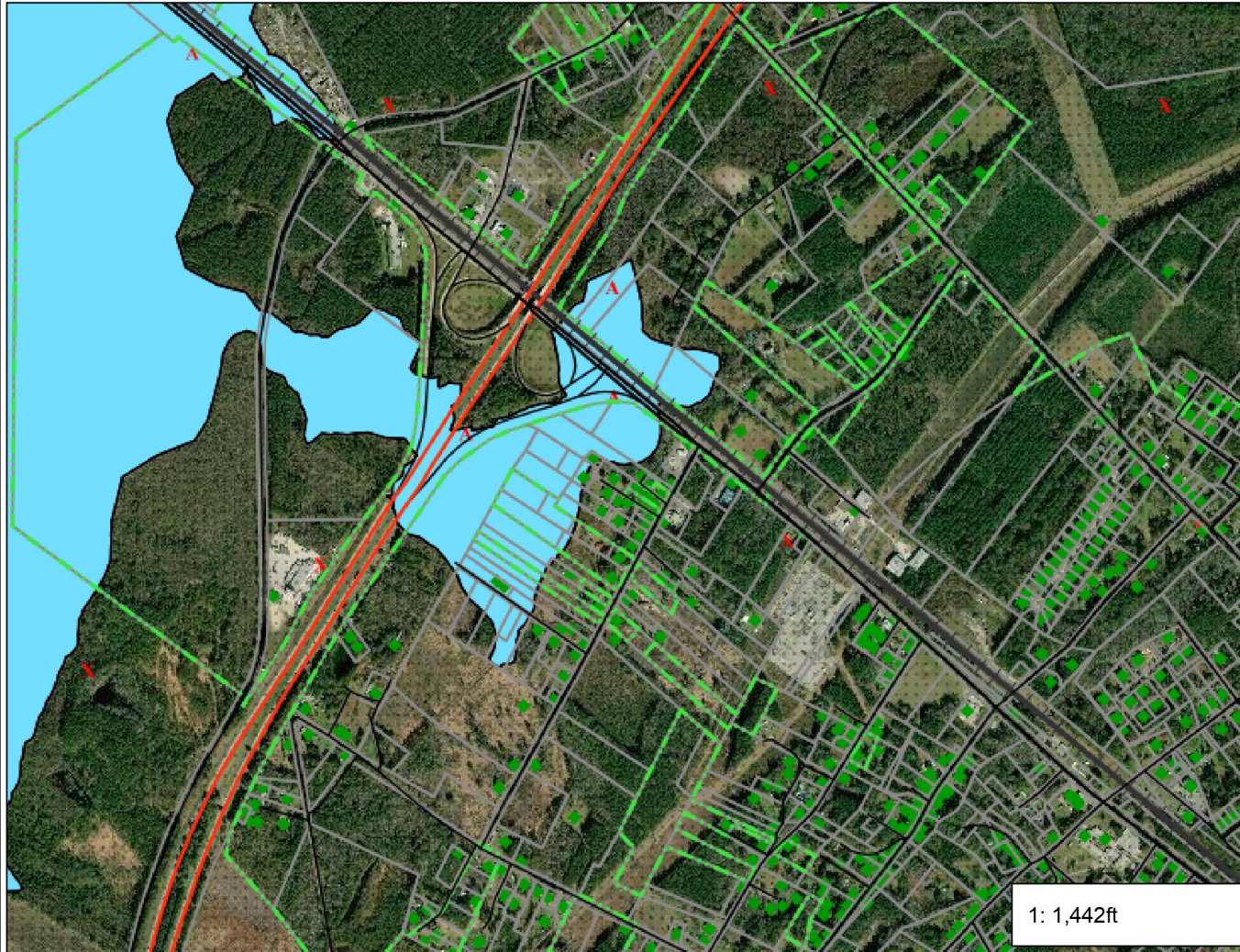
12 Oct, 2020

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

The Combahee River and Ace Basin is very low-lying and some properties on US Hwy 17A north of Hunt / Lacey Street fall within Flood Zone A. Portions of Railroad Ave N are also low-lying as we've all seen during a heavy rain. These properties (Generally north of Hunt Street) are in Flood Zone A.

Town of Yemassee



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1: 1,442ft

1000 ft

12 Oct, 2020

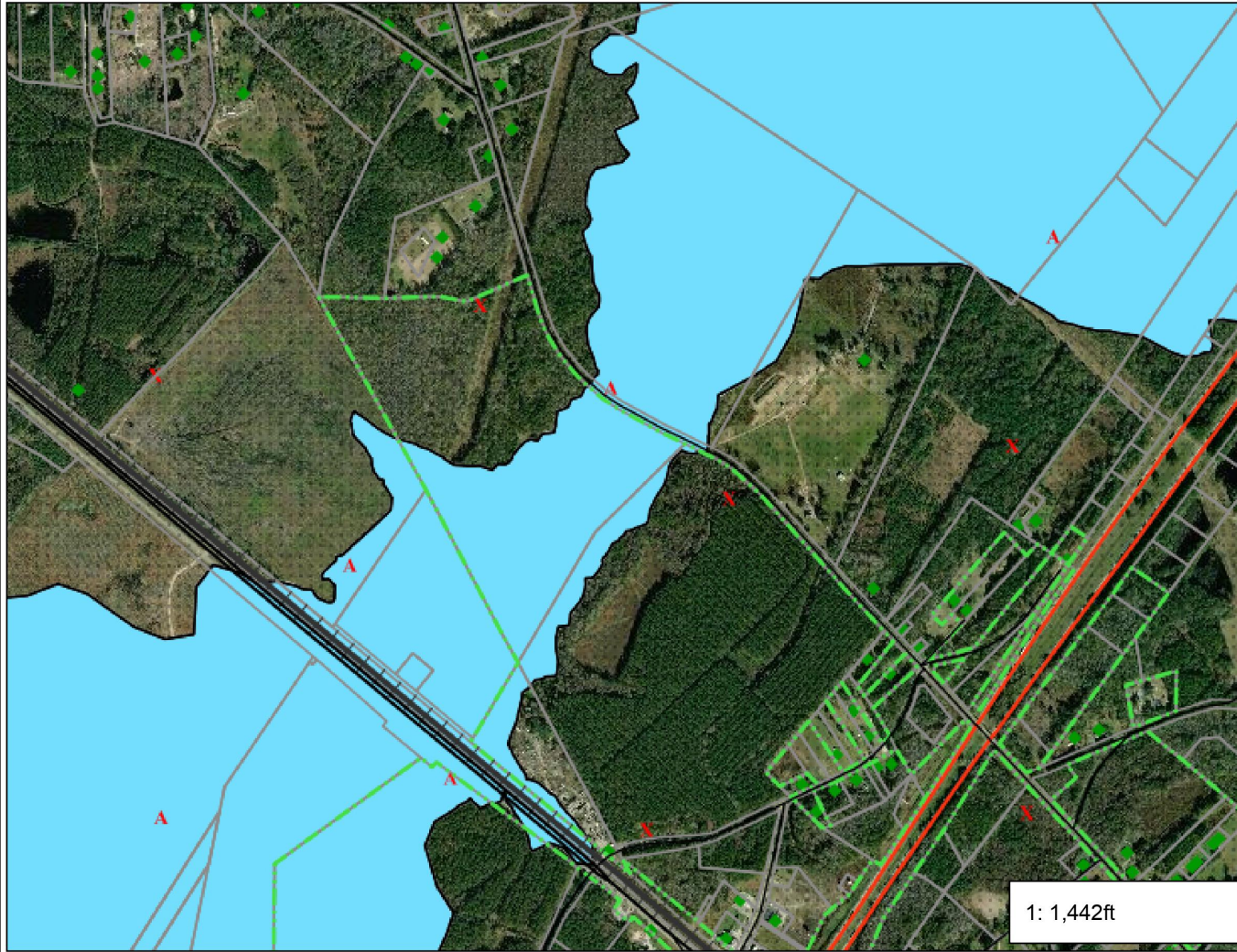
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Areas towards the west side of Cochran Street near I-95 are also in Zone A. This includes:

- Portion of John St
- Portion of Dot St
- Portion of Oliver Dr
- The area around the Interstate 95 interchange
- Portions of property behind Love's on Simmons Rd.

Town of Yemassee



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- Base Flood Elevations**
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- 1% Annual Chance Flood Hazard - Zones A, AE, A99, AO, AH, AR, V, VE
 - Regulatory Floodway - Zone AE
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 - Future Conditions 1% Annual Chance Flood Hazard - Zone X
 - Area with Reduced Risk Due to Levee - Zone X
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1: 1,442ft

1000 ft
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- Areas going towards the westernmost boundary of the Town of Yemassee including portions near Simco and SC-68
- The Bampfield Tract near Early Branch



Ordinance 20-16 | Flood Ordinance

- Fortunately, The Town of Yemassee has fared well in Tropical Storms and Hurricanes that have targeted the east coast over the last several years.
- Despite Hampton County not being a “coastal county”, that does not mean areas cannot flood. Significant rain events and flash flooding can cause problems anywhere.
- Ordinance needs to be in place to govern construction and best practices to mitigate the potential for flood damage.



Ordinance 20-16 | Flood Ordinance

- Most parts of the updated Ordinance are “common sense” items such when handling new construction and Building Permits:
 - Ensure the property is reasonably safe from Flooding. (Currently, All Building Permits issued have the Flood Zone of the parcel on it)
 - Establishes a freeboard of 1ft above base flood elevation (Any new construction shall be at least 1ft above base elevation for that parcel) for Residential & Non-Residential.
 - These provisions do not change anything for any existing permits or structures already in place. This only for new or significantly modified properties



Ordinance 20-17 | Annexation

- **Applicant(s): Kaila D. Jenkins**
- **Location: 84 Reeves Street, Hampton County**
- **Current Use: Undeveloped**
- **Proposed Use: Placement of Manufactured Home**
- **Current Zoning: General Development (Hampton Zoning)**
- **Proposed Zoning: General Residential (GR)**

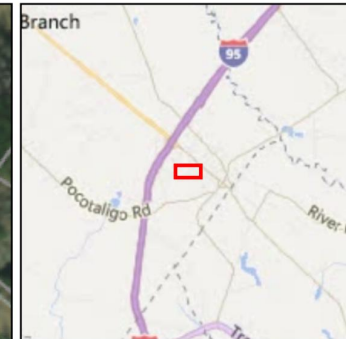
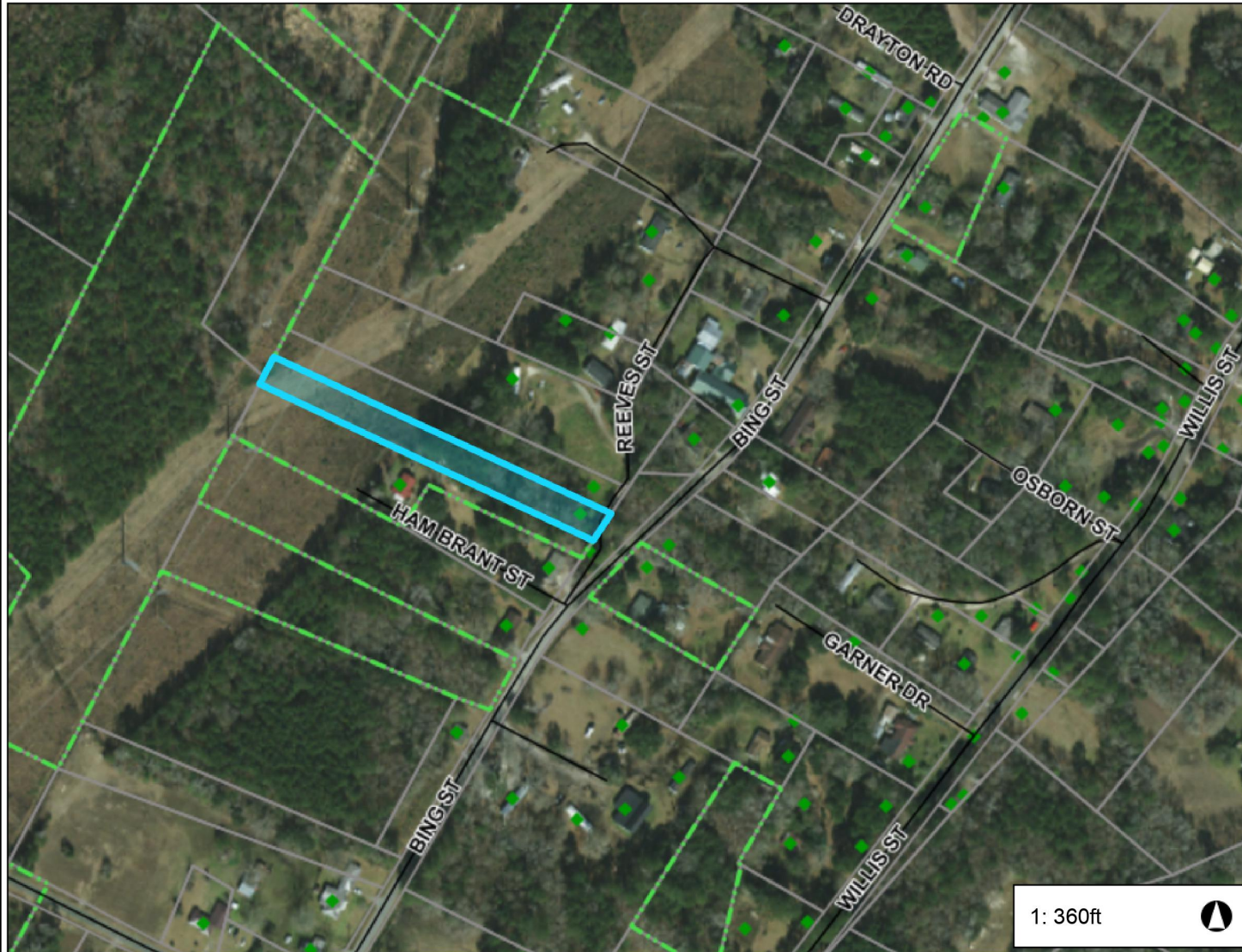
Ordinance 20-17 | Annexation

- Property was posted on September 28, 2020.
- Ms. Jenkins purchased this parcel which is directly next to the one she annexed in previously this year.
- Once annexed the property will be in Police Zone A
- Fills one of the last Annexation Donut Holes off Bing Street.





Town of Yemassee



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1: 360ft 

500 ft

10 Oct, 2020

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Annexation Ordinance 20-18

- **Applicant(s): Shirena Collins**
- **Location: 244 Cochran St**
- **Current Use: Undeveloped**
- **Proposed Use: Placement of mobile home to be purchased**
- **Current Zoning: General Development (Hampton Co Zoning)**
- **Proposed Zoning: General Residential (GR)**

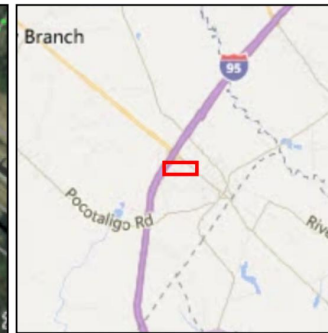
Ordinance 20-18 | Annexation

- Property was posted on October 1, 2020.
- Ms. Collins purchased the property last month and plans to purchase a new mobile home for placement.
- Once annexed the property will be in Crime Zone A
- Fills an Annexation Donut hole on Cochran Street





Town of Yemassee



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500 ft

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Annexation Ordinance 20-19

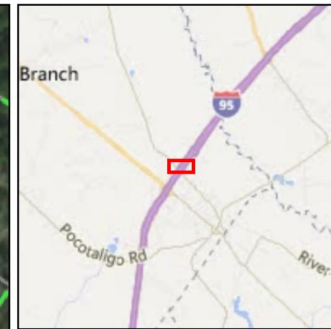
- **Applicant(s): Marie Rivers**
- **Location: Louis Davis Rd, Hampton County**
- **Current Use: Undeveloped**
- **Proposed Use: Residential**
- **Current Zoning: General Development (Hampton Co Zoning)**
- **Proposed Zoning: General Residential**

Ordinance 20-19 | Annexation

- Property was posted on October 1, 2020.
- No immediate plans, Zoning allows for Single-Family or Mobile Homes
- Once annexed the property will be in Crime Zone B
- Fills an Annexation Donut hole on Salkehatchie Road.



Town of Yemassee



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500 ft

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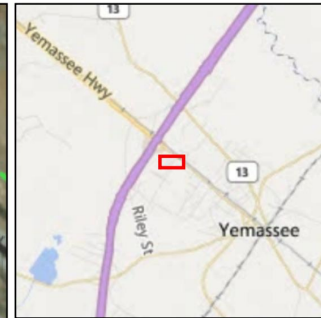
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Annexation Ordinance 20-20

- **Applicant(s): Jamie Shaw**
- **Location: 80 Cochran St**
- **Current Use: Single-Family Residence**
- **Proposed Use: Single-Family Residence**
- **Current Zoning: General Development (Hampton Co Zoning)**
- **Proposed Zoning: General Residential**

Town of Yemassee



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200 ft

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New Business

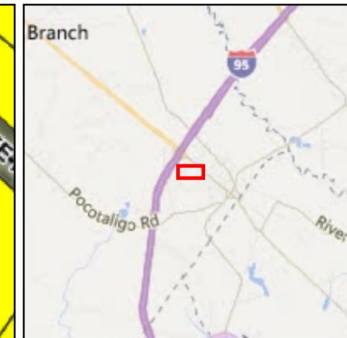
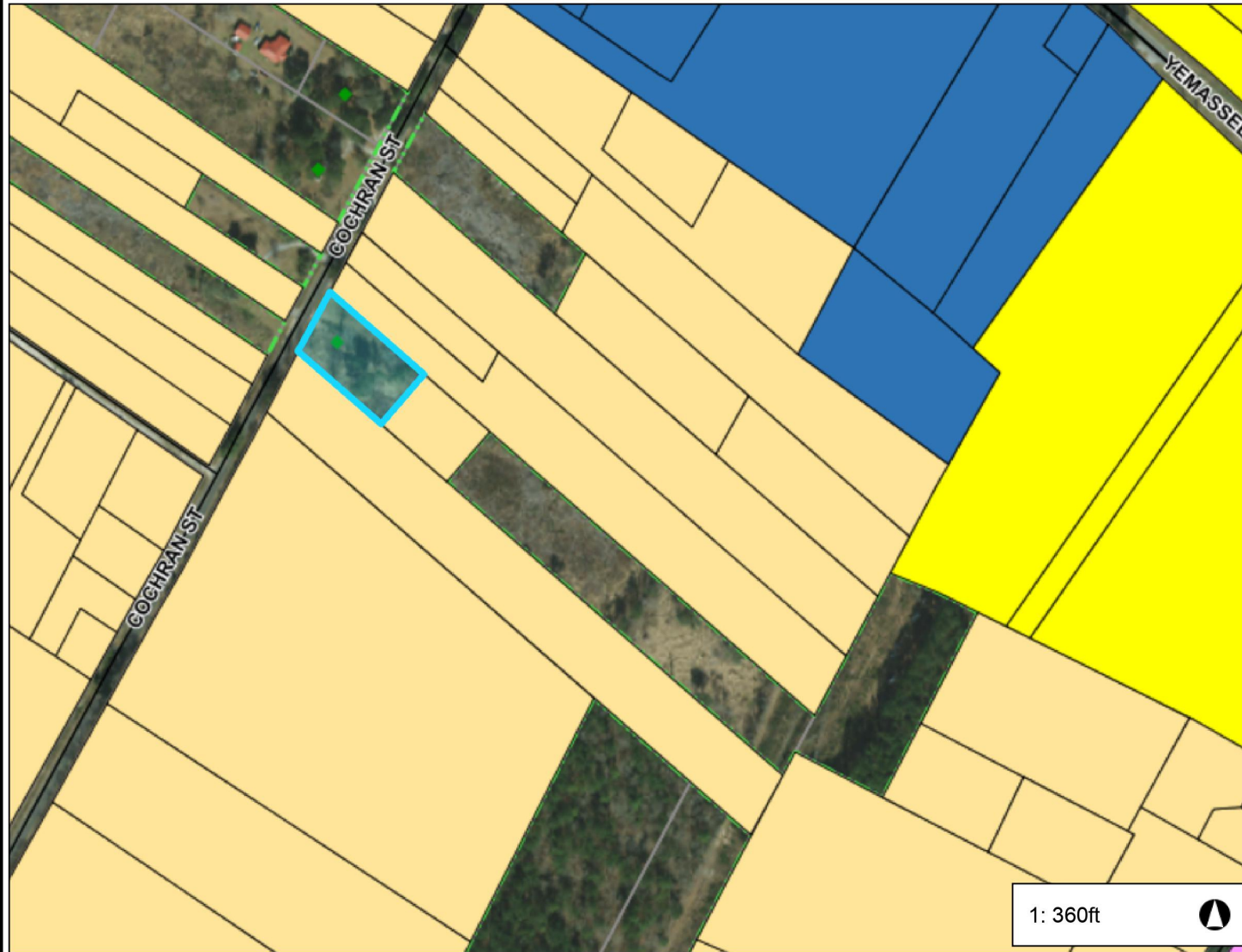


Annexation Ordinance 20-21

- **Applicant(s): Glen Kearse**
- **Location: Cochran St**
- **TMS: 198-00-00-195 & 198-00-00-317**
- **Current Zoning: General Development (Hampton Co Zoning)**
- **Proposed Zoning: General Residential**



Town of Yemassee



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- 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
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1: 360ft

500 ft

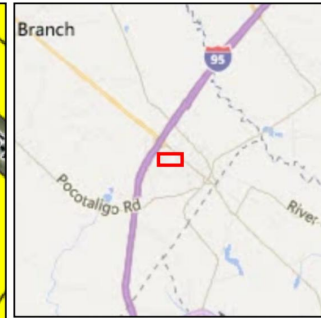
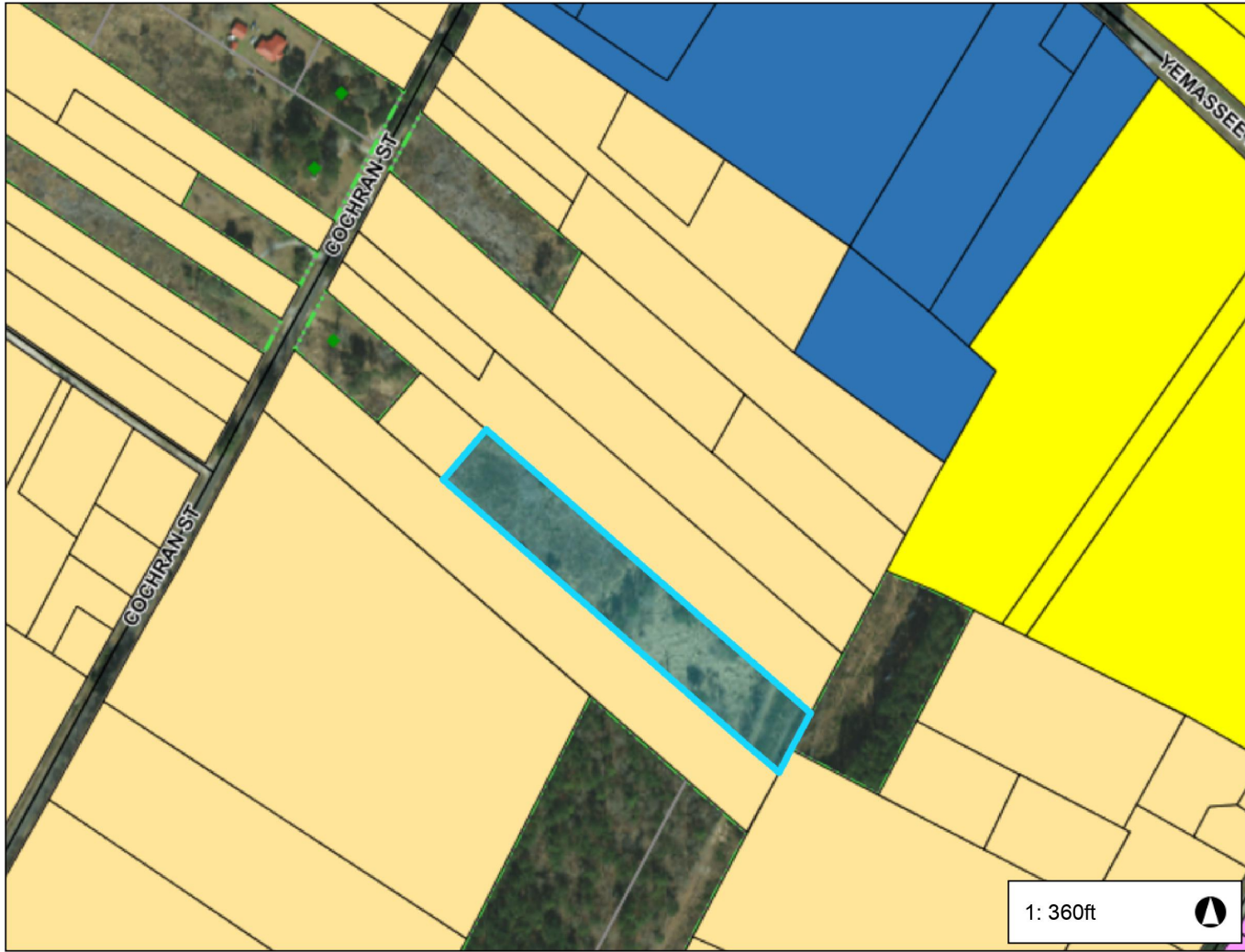
8 Nov, 2020

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500 ft

8 Nov,2020

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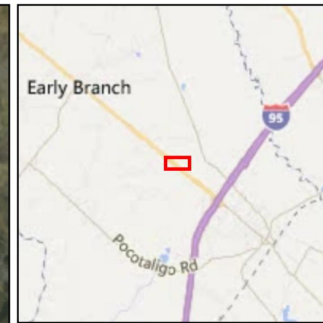
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Annexation Ordinance 20-22

- **Applicant(s): Town of Yemassee**
- **Location: Yemassee Hwy**
- **TMS: 197-00-00-117**
- **Current Zoning: General Development (Hampton Co Zoning)**
- **Proposed Zoning: Mixed Use**

Town of Yemassee



Legend

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Zoning

- Office Commercial District
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- Residential 1/3 Acre
- Residential 1/4 Acre
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Road Names

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500 ft

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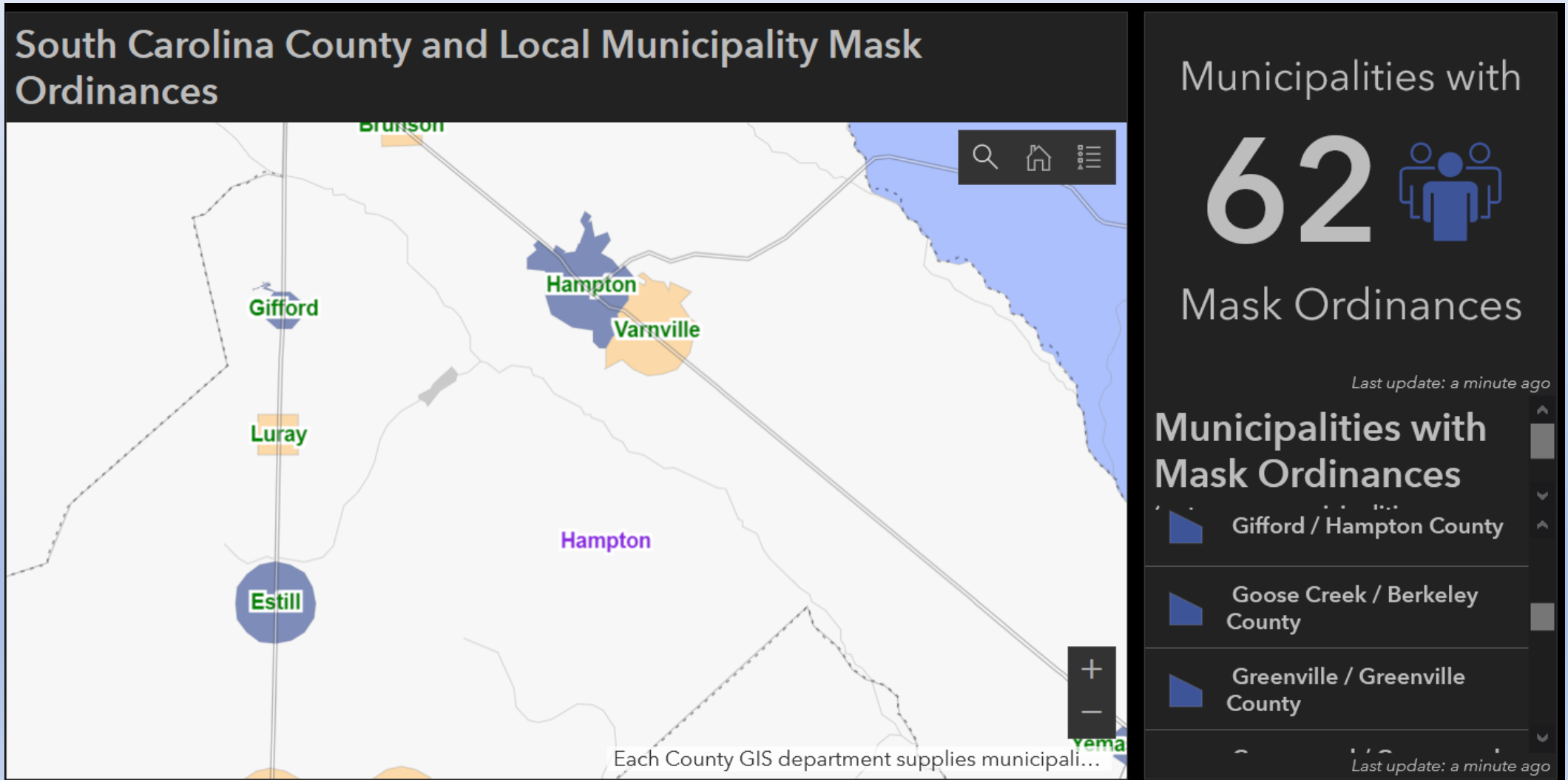


Emergency Ordinance 20-23

- **Extends the current Emergency Ordinance which expires this week for an additional 61 days.**
- **No components of the Ordinance are different than the previous two.**
- **SC DHEC has made mention in their publications that the Beaufort/Jasper/Hampton County areas are not seeing the big increases the upstate is, largely due to the Municipal & County Mask Ordinances.**



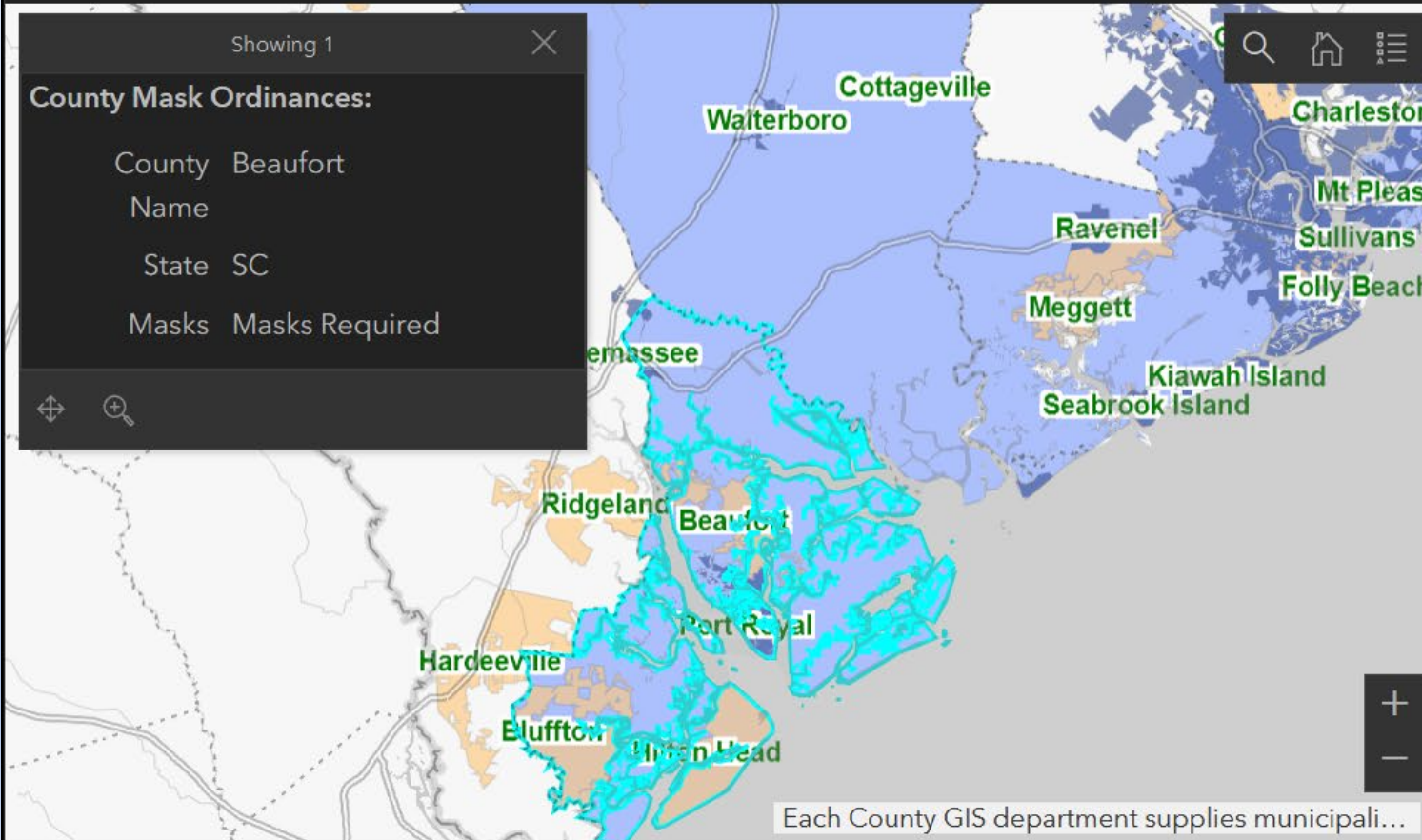
Emergency Ordinance 20-23





Emergency Ordinance 20-23

South Carolina County and Local Municipality Mask Ordinances



Municipalities with

62 

Mask Ordinances

Last update: 2 minutes ago

Municipalities with Mask Ordinances

-  Gifford / Hampton County
 -  Goose Creek / Berkeley County
 -  Greenville / Greenville County
- Last update: 2 minutes ago



Emergency Ordinance 20-23

- **Should conditions improve prior to the expiration date, Council can easily terminate the Ordinance.**
- **Many experts are saying the potential for a surge is high**
- **“An ounce of prevention is worth a pound of cure”**



Ordinance 20-24

- **Increases the rental amount of Harold Peeples Field from \$175 to \$250 and increases the security deposit from \$25 to \$100.**
- **Overhead lighting costs are substantial and after several rentals lately it was identified that the cost would need to be increased.**
- **Security Deposit of \$25 was not enough to replace even an electronic door handle**

Department Reports

- Police Department
 - Administration
 - Public Works
- Municipal Court

Public Comment

- *Public Comment is limited to two minutes in length. Persons wishing to speak must submit a Public Comment Card to the Town Clerk prior to the start of the meeting. Forms are available next to the agendas in the rear of the room.*

Upcoming Events at Town Hall

- Wednesday November 25, 2020 – Town Hall closes at 11AM
- Thursday November 26, 2020 – Thanksgiving (Town Hall Closed)
- Friday November 27, 2020 – Day after Thanksgiving (Town Hall Closed)
- Monday November 30 – COVID-19 Testing 9:30 AM – 3:30 PM
- Tuesday December 1 – COVID-19 Testing 9:30 AM – 3:30 PM
- Wednesday December 2 – COVID-19 Testing 9:30 AM – 3:30 PM

Adjournment

**Next regularly scheduled Town Council Meeting:
Tuesday December 8, 2020
6:30PM**