

Town of Yemassee Town Council Meeting

Tuesday, October 13, 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, October 13, 2020 Town Council Meeting

Approval of Minutes of Sept 8, 2020

Summary from September Meeting

- Mask Ordinance extended for an additional sixty-one (61) days.

New Business

Proclamation of DVAM in Yemassee

Victims Advocate, Officer Denise Pinckney

Proclamation of Red Ribbon Week in Yemassee

Parris Island Young Marines

Resolution 20-06 | CDBG Match

- The Town has been awarded a CDBG Grant in the amount of \$861,790 to Extend Waterlines and upgrade existing as well as extend sewer to an area without.
- This resolution commits the Town to providing the match funds as determined by S.C. Department of Commerce in the amount of \$9,400.
- Lowcountry Regional Water System will provide 50% of the match. (Town - \$4700 / LRWS - \$4700.00)

Resolution 20-07 | GIS/Data Exchange Policy

- The Town has transitioned to a GIS vendor to maintain its mapping services.
- Adjacent political subdivisions and utilities have requested raw electronic mapping data from the Town.
- Since the Town owns the data, an agreement must be approved outlining the procedures for these entities to request map data.

Resolution 20-08 | RFP For Engineering

- For the Water & Sewer grant, the Town must issue an RFP for Engineering Services for the project. The engineer will be responsible for the permitting, design and construction administration from start to finish.
- The RFP must be posted for a minimum of sixteen days and upon closure of the bidding period, bids will be reviewed by a Selection Committee and a winning bidder selected.

Ordinance 20-16 | Flood Ordinance

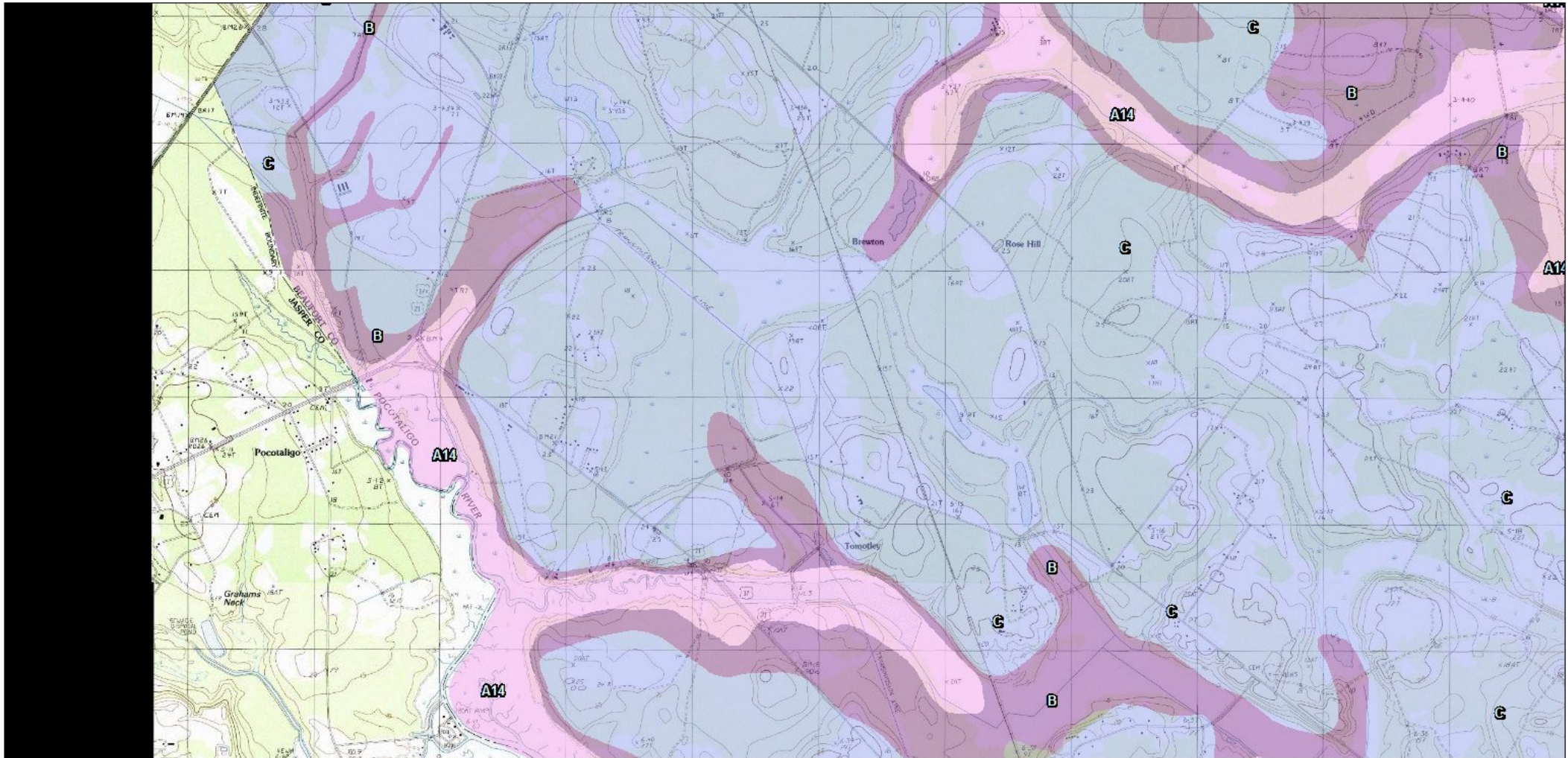
- The Federal Emergency Management Agency (FEMA) has issued a Letter of Final Determination in September for updated flood maps within Beaufort County.
- The County and its Municipalities are required to adopt the new maps by the effective date which is March 23, 2021.
- Concurrently, SC Department of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

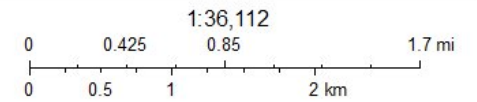
Flood Zones in Sheldon



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

Flood Zones

- Unclassified
- A14
- B
- C

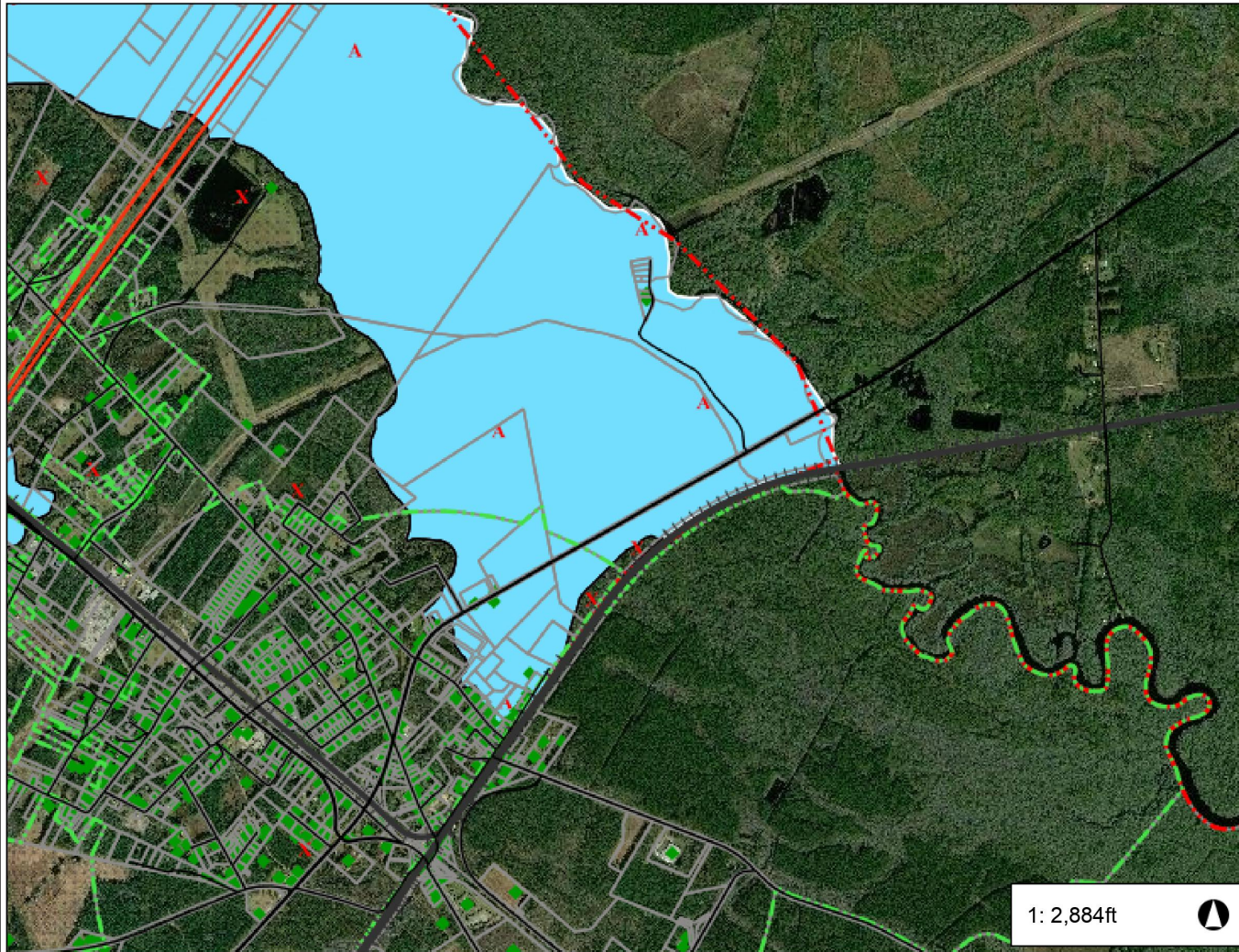


Areas in Flood Zone in Beaufort County / Town

- 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
- Beaufort Parcels
- ◆ Address Points - Hampton
- Hampton Parcels
- Road Names
- Roads
 - Roads
 - Major Roads
 - Interstate
 - Railroads
- Beaufort County Boundary
- 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

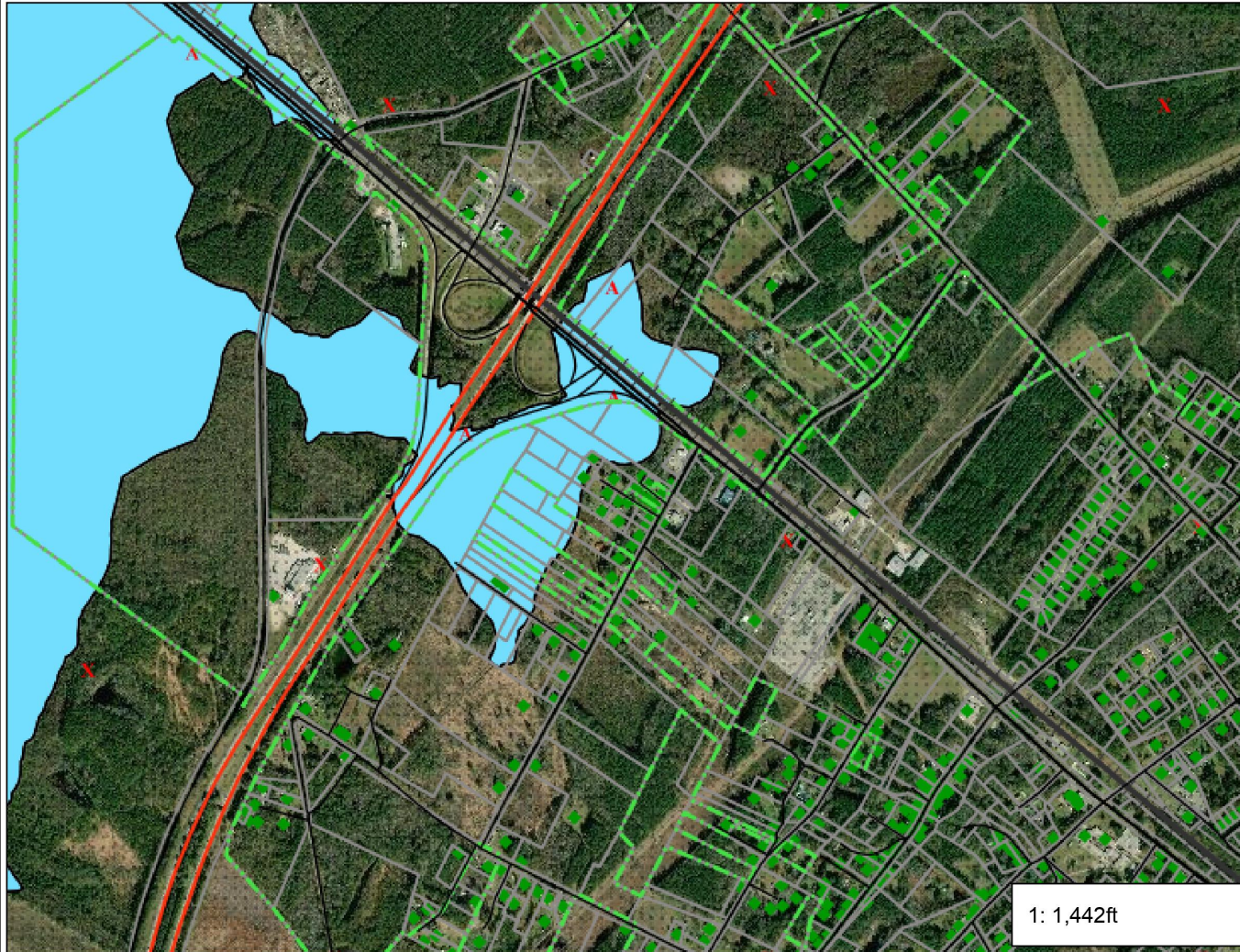
12 Oct, 2020

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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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 - Zone AE
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 - 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: 1,442ft

1000 ft

12 Oct, 2020

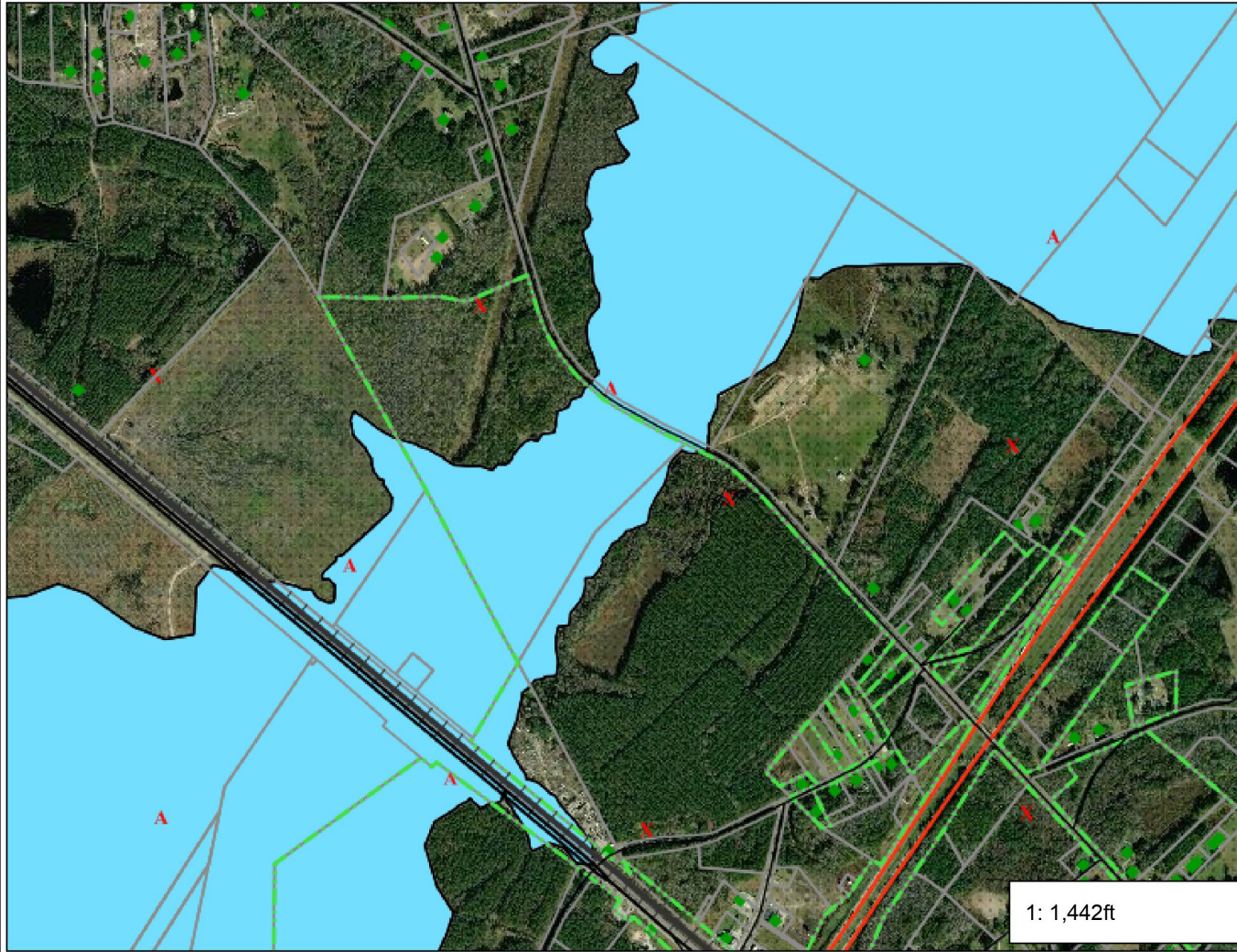
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Areas towards the west side of Cochran Street near I-95 are also in Zone A. This includes:

- 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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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)**

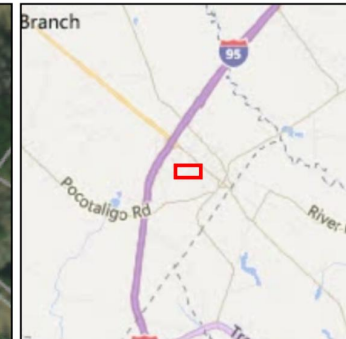
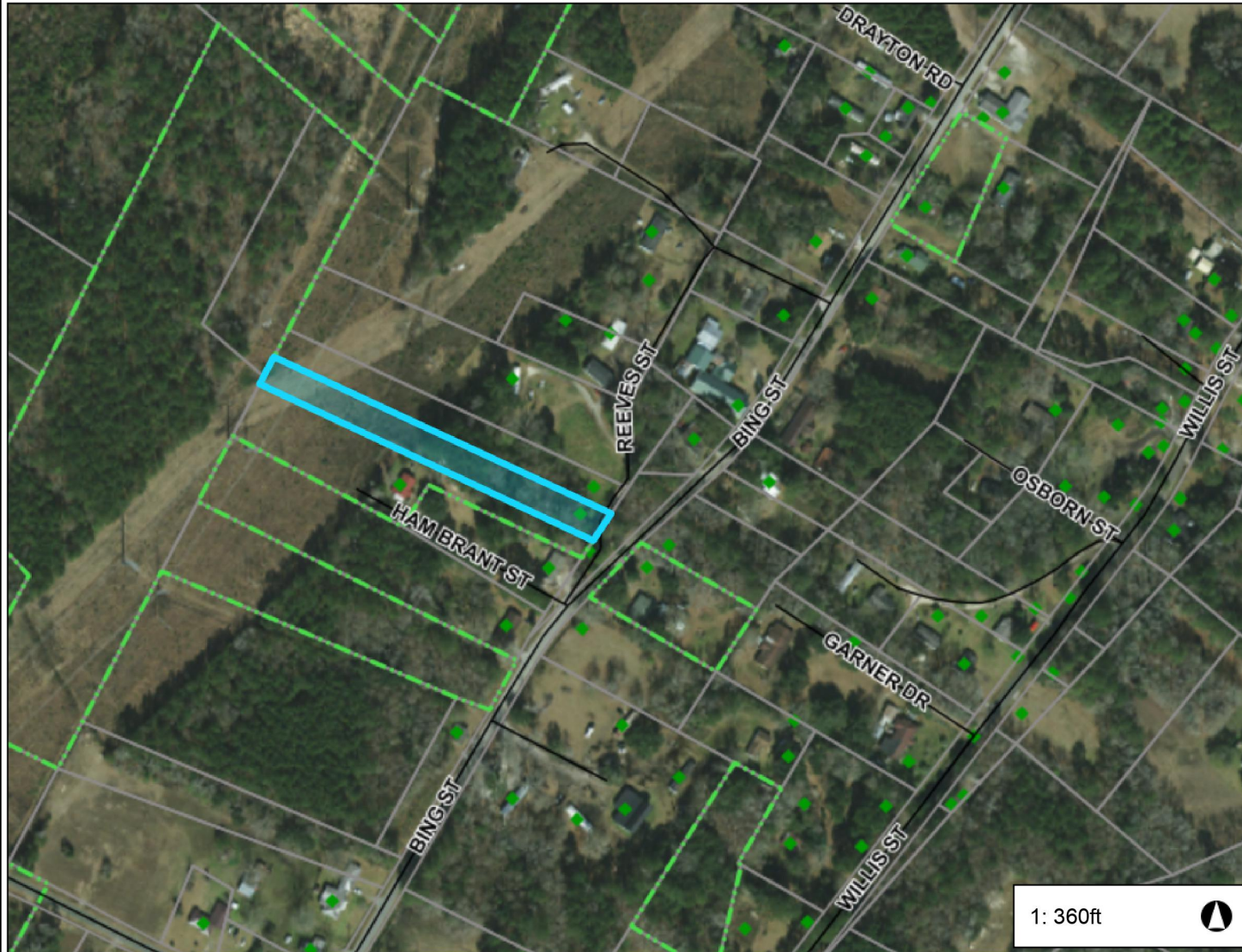
Ordinance 20-17 | Annexation

- 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)**

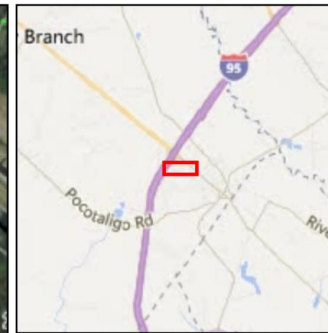
Ordinance 20-18 | Annexation

- 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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1: 360ft

500 ft

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Annexation Ordinance 20-19

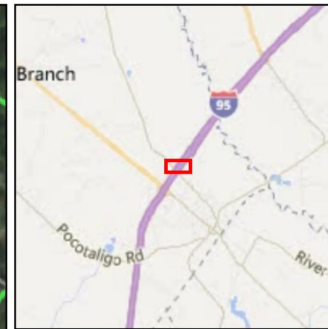
- **Applicant(s): Marie Rivers**
- **Location: Louis Davis Rd, Hampton County**
- **Current Use: Undeveloped**
- **Proposed Use: Residential**
- **Current Zoning: General Development (Hampton Co Zoning)**
- **Proposed Zoning: General Residential**

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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Annexation Ordinance 20-20

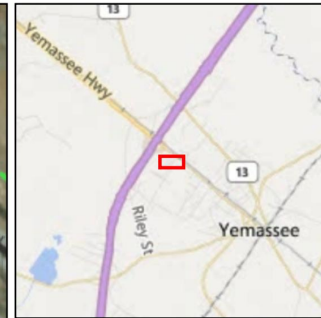
- **Applicant(s): Jamie Shaw**
- **Location: 80 Cochran St**
- **Current Use: Single-Family Residence**
- **Proposed Use: Single-Family Residence**
- **Current Zoning: General Development (Hampton Co Zoning)**
- **Proposed Zoning: General Residential**

Ordinance 20-20 | Annexation

- No proposed change of use for this parcel upon Annexation
- Once annexed the property will be in Crime Zone A
- Fills an Annexation Donut hole on Cochran St.



Town of Yemassee



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200 ft

10 Oct,2020

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Department Reports

- Police Department
 - Administration
 - Public Works
- Municipal Court

Police Department

- Report from Sgt. Strauss

Administration

- Secured grant over the past month for Water/Sewer improvements.
- Processed over 2,500 Debt Set-Off collections
- Worked with SC DHEC to coordinate 2 COVID-19 testing events in Yemassee
- Farmers to Families Food Distribution

Yemassee Water/Sewer Grant Overview

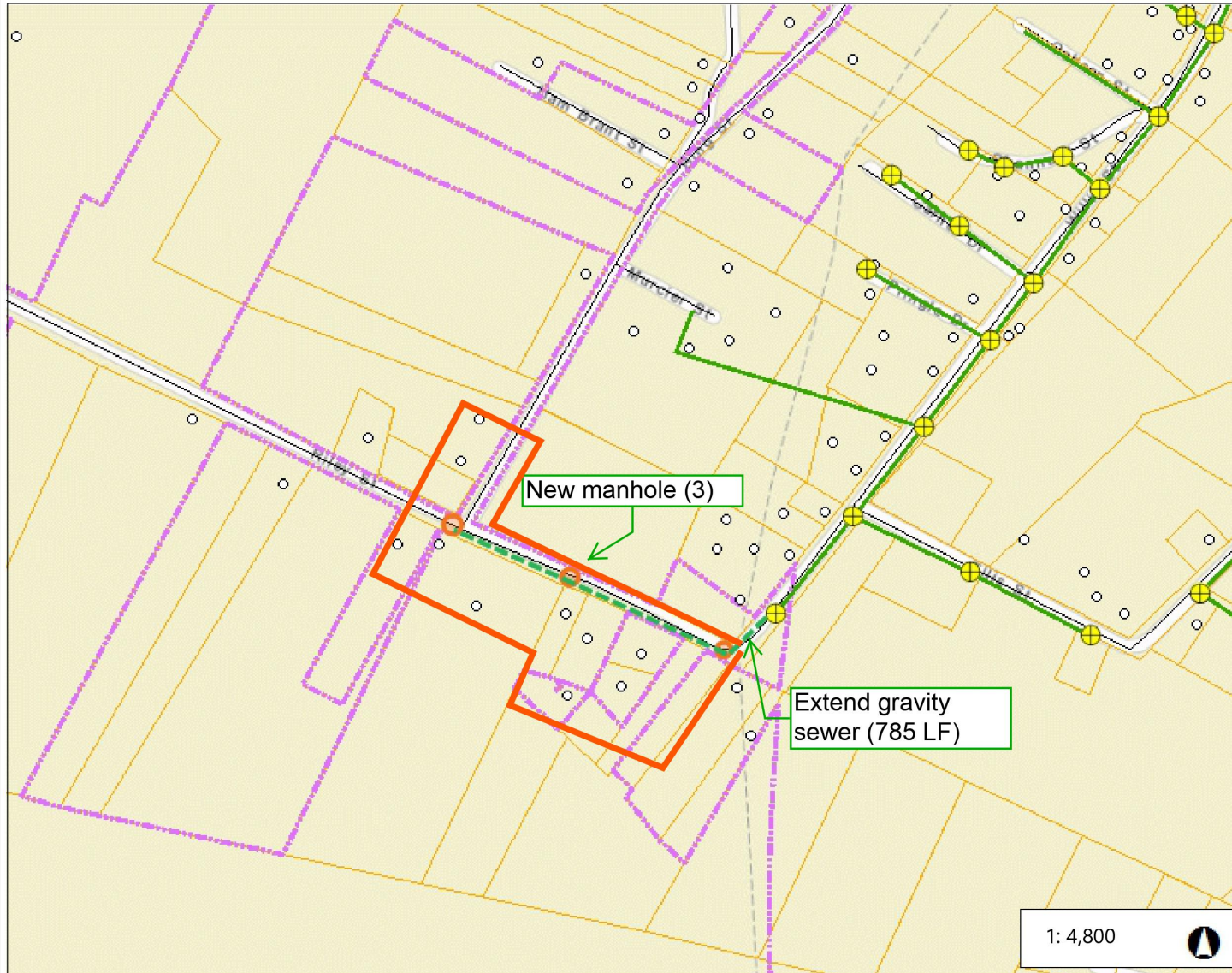
Quick Facts

- Awarded in September 2020
- \$861,790 total award
- \$9,000 local match split between Town & LRWS
- Engineering RFP to be issued tomorrow

Yemassee Water/Sewer Grant Overview

Project Areas

- Sewer Extension – Will extend sewer from the end of Willis St South onto Riley Street west towards Bing Street and up the south side of Bing Street to just before Murcier St.
- Addresses issues residents have with septic tanks backing up due to properties being low-lying.



Legend

- Sewer Treatment Plants
- Sewer Lift Stations
- Sewer Cleanouts
- Sewer Valves
- Sewer Manholes
- Sewer Outfalls
 - Diffuser
 - Gravity discharge
- Sewer Line
 - FM
 - Effluent line
 - Main
 - Service
- Sewer Lift Station Areas
- Sewer Treatment Plant Areas
- Beaufort County Address Point
- Hampton County Address Point
- Hampton City Boundaries
- Beaufort City Boundaries
- Hampton Boundary
- Beaufort Boundary
- Hampton County Parcels
- Beaufort County Parcels
- Roads
 - Roads
 - Major Roads

Notes

Preliminary Project Area showing proposed gravity sewer extension

800.0 0 400.00 800.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Spatial Engineering, Inc.

2020 Mar 16

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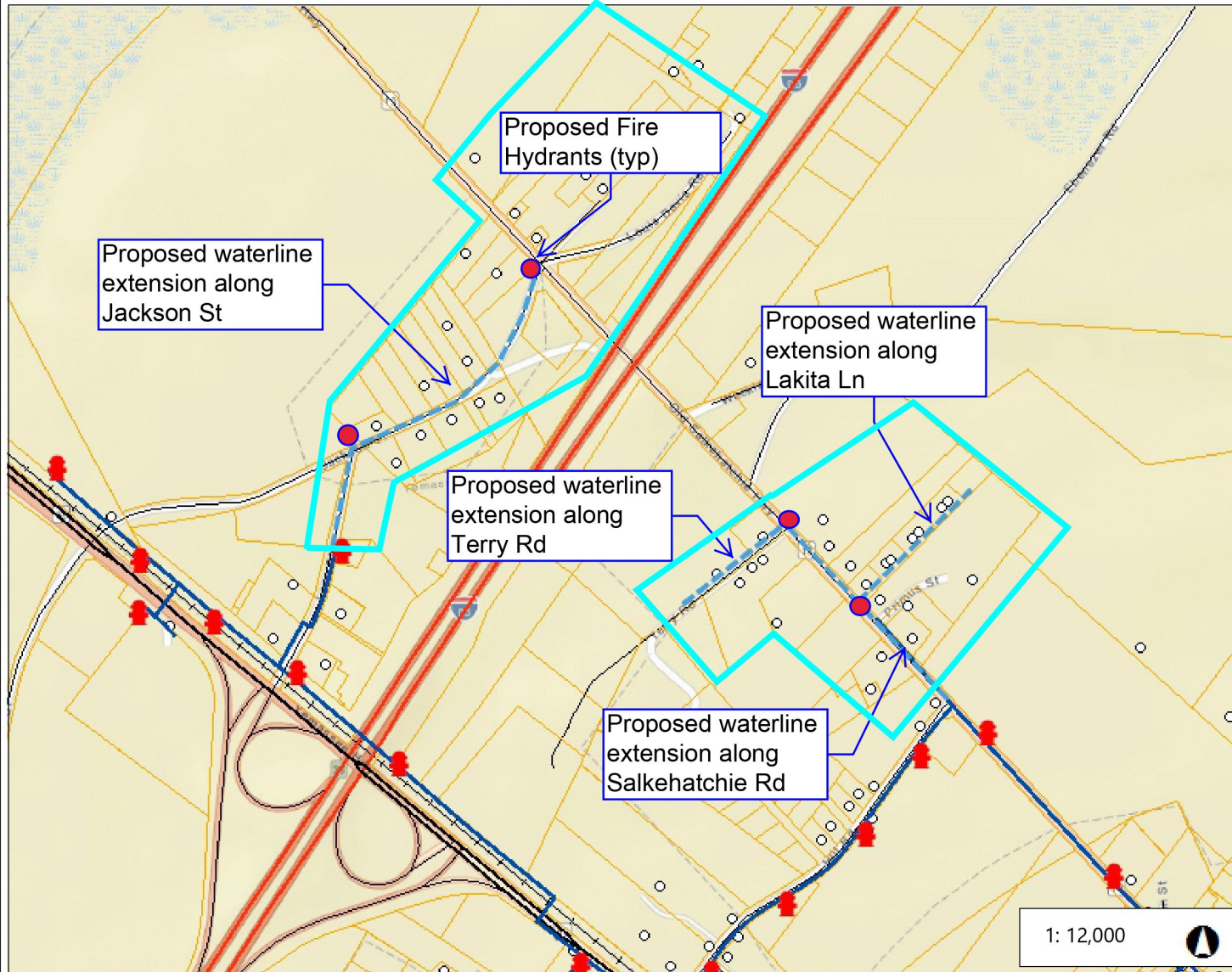
1: 4,800



Yemassee Water/Sewer Grant Overview

Project Areas

- Water Extension – Will extend water up Jackson Street to Old Salkehatchie Hwy, extends water up Likita Lane and down Terry Road. Larger water main on Old Salkehatchie from Hill to Terry Road to support fire hydrants
- Addresses issues residents have with lack of fire protection (hydrants). Will likely help homeowner's insurance rates.



Legend

- Fire Hydrants
- Water Wells
- Water Tanks
- Water Lines**
 - Main, Active
 - Service, Active
 - Fire, Active
 - Main, Inactive
 - Service, Inactive
 - Fire, Inactive
 - Main, Abandoned
 - Service, Abandoned
 - Fire, Abandoned
- Beaufort County Address Point
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- Hampton County Parcels
- Beaufort County Parcels
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 - Roads
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- Field Notes
- World Street Map

1: 12,000

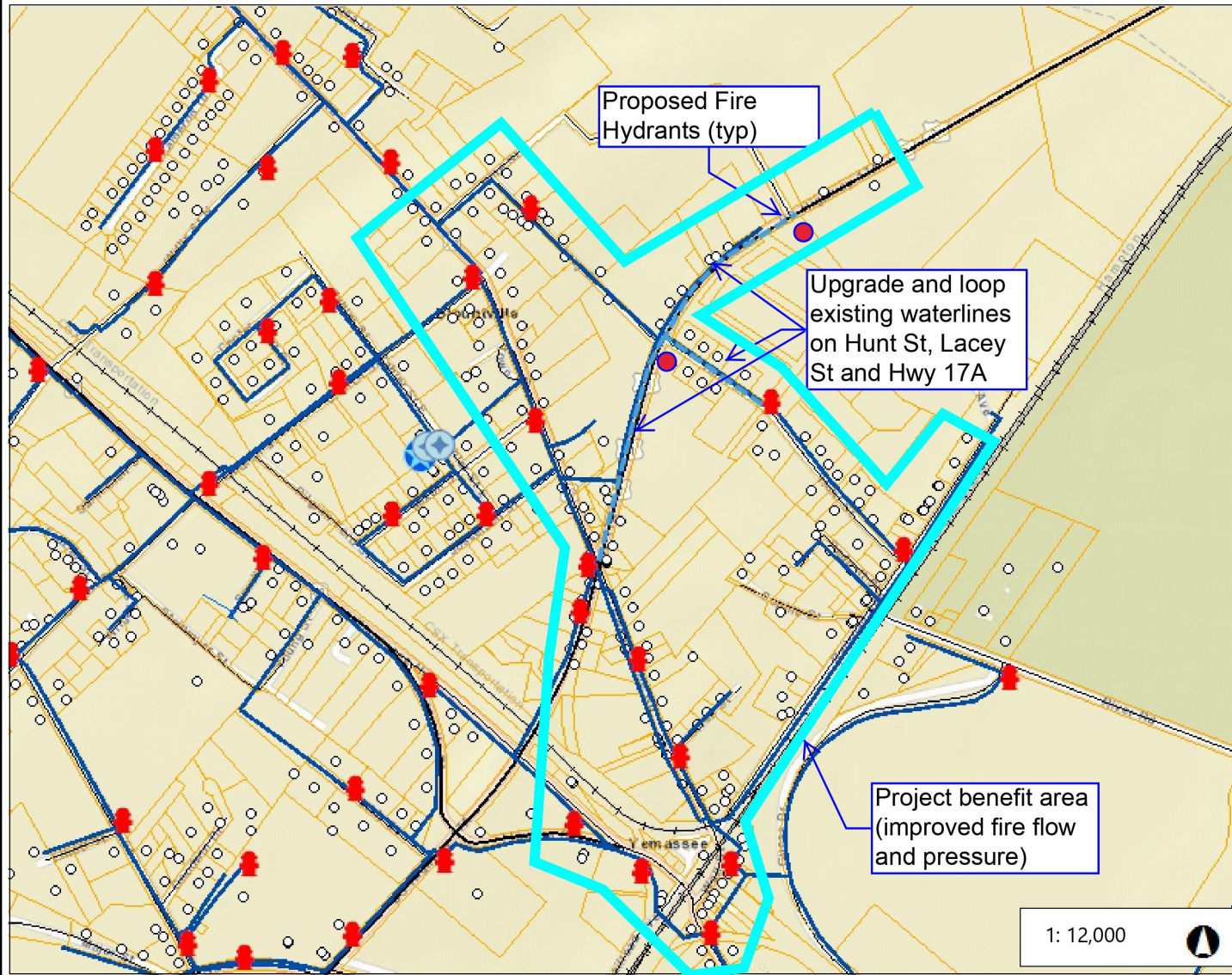
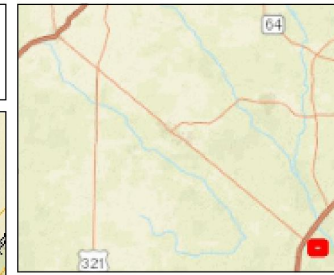
Notes

Preliminary Project Area showing proposed water system extension

Yemassee Water/Sewer Grant Overview

Project Areas

- Water Upgrades – The Hunt Street and US Hwy 17A corridor will have water mains replaced from existing galvanized pipes. Adds fire hydrants north of Hunt St



Proposed Fire Hydrants (typ)

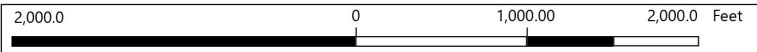
Upgrade and loop existing waterlines on Hunt St, Lacey St and Hwy 17A

Project benefit area (improved fire flow and pressure)

Legend

- Fire Hydrants
- Water Wells
- Water Tanks
- Water Lines**
- Main, Active
- Service, Active
- Fire, Active
- Main, Inactive
- Service, Inactive
- Fire, Inactive
- Main, Abandoned
- Service, Abandoned
- Fire, Abandoned
- Beaufort County Address Point
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- Hampton County Parcels
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- World Street Map

1: 12,000



Notes

Preliminary Project Area showing proposed water system looping

Permits Issued over the last Month

Permit Number	Permit Type	Address
CADD-09-20-1035	New Commercial	92 Hardison St
ELEC-09-20-1041	Electrical	95 Castle Hall Rd
ELEC-09-20-1042	Electrical	191 Yemassee Hwy
MHOM-09-20-1044	Mobile Home Placement	3 Oak Plaza Dr
ELEC-09-20-1047	Electrical	27 Center Point Dr
RGAS-09-20-1050	Gas Permit	67 Willis St N

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

- Friday October 16 – Food Distribution – 9:30AM
- Thursday October 22 – COVID-19 Testing 9:30 AM – 3:30 PM
- Friday October 23 – COVID-19 Testing 9:30 AM – 3:30 PM
- Saturday October 24 – COVID-19 Testing 9:30 AM – 3:30 PM
- Saturday October 31 – YPD Drive-Thru Trick-or-Treating 6PM
- Monday November 2 – Zone D Monthly Meeting 6PM (Community Center)

Adjournment

**Next regularly scheduled Town Council Meeting:
Tuesday November 10, 2020
6:30PM**