

**Minutes**  
**Town of Yemassee Town Council**  
**April 13, 2021 Town Council Meeting; 6:30PM**  
101 Town Cir, Yemassee, SC 29945

**Attendance:**

Present: Mayor Colin Moore, Mayor Pro-Tem Peggy O'Banner, Councilmember Alfred Washington, Councilmember Charlie Simmons, Town Clerk Matthew Garnes, Town Attorney Tom Johnson and Police Chief Gregory Alexander.

Absent: Councilmember Michelle Hagan

Media Present: Lowcountry Inside Track Ltd.

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**Call to Order:**

Mayor Moore called the Tuesday April 13, 2021 Town Council Meeting to order at 6:30PM.

**Pledge of Allegiance & Invocation:**

Council Member Simmons gave the invocation and lead the Pledge of Allegiance.

**Consent of the Agenda:**

Mayor Moore asked for a motion to approve the Agenda as presented. Council Member Simmons made the motion. There was no discussion on the motion. Second by Council Member Washington, all in favor. **Motion Passed**

Mayor Moore asked for a motion to approve the March 9, 2021 Town Council Meeting Minutes as presented. Council Member O'Banner made the motion. There was no discussion. Second by Council Member Simmons, all in favor. **Motion Passed**

**Proclamations & Hearings:**

Mayor Moore opened the appeal hearing regarding the suspension of business license #210099 issued to U.S. Iron Works and operating at 76 Willis St North. The Mayor turned the meeting over to the Town Clerk to present the case regarding the operation of the non-conforming business. No representative from U.S. Iron Works was present. Mayor Moore asked if any member of the Council wished to make a motion to uphold the suspension of U.S. Iron Works indefinitely. Council Member O'Banner made the

motion. There was no discussion. Second by Council Member Washington, all in favor.

**Motion Passed**

Mayor Moore read a Proclamation designating April as Fair Housing Month in the Town of Yemassee.

**Old Business:**

Mayor Moore read proposed Ordinance 21-07, Consideration of an Ordinance Approving Annexation of One Parcel of land, totaling 4.50 Acres located at 225 Bailey Road, Beaufort County TMS: R700 019 000 0064 0000. The applicants are Darrell & Wanda Johnson, and the property is currently undeveloped. The parcel is currently zoned T2R Rural by the Beaufort County Community Development Code. The proposed zoning upon annexation would be General Residential. General Residential allows for single family dwellings as well as mobile homes. There is no proposed change in use because of the annexation. Mayor Moore asked for a motion to approve second and final reading. Council Member Washington made the motion. There was no discussion. Second by Council Member O'Banner. All in favor, **Motion Passed.**

**New Business:**

Mayor Moore read proposed Ordinance 21-11, Consideration of an Ordinance Approving Annexation of One Parcel of land, totaling 0.88 Acres, located on Thomas Street, Hampton County TMS: 198-00-00-068. The applicant is Willie Williams, and the parcel is currently undeveloped. Under the Hampton County Zoning Ordinance, the parcel is zoned General Development. Upon annexation the parcel would be zoned General Residential. Mayor Moore asked for a motion to approve first reading. Council Member Simmons made the motion. There was no discussion. Second by Council Member O'Banner. All in favor, **Motion Passed.**

Mayor Moore read proposed Ordinance 21-13, Consideration of an Ordinance Amending Portions of the Town of Yemassee Code, within Chapter 5 (Buildings, Flood Control & Planning), specifically Articles I, II, III, IV, V and VII, titled respectively Article I. Administration, Article II. Codes, Article III. Building & Property Numbers, Article IV. Mobile Homes, Article V. Fair Housing and Article VII. Planning, Land Use & Zoning. Mr. Garnes reported that this cleaned up several outdated portions of the chapter including authority of the building inspector and authorizing the Hampton County Building Department to be the addressing authority within the Hampton County portion of the Town of Yemassee. Council Member O'Banner made the motion to approve first reading. There was no discussion. Second by Council Member Washington. All in favor, **Motion Passed.**

Mayor Moore read proposed Resolution Authorizing the Execution of an Intergovernmental Agreement between the Town of Yemassee and Beaufort County for

Special Projects and Associated Services. Mr. Garnes advised the Council this allows the Town to utilize the County on an hourly basis for engineering and other services which can help avoid the RFP process for small projects. Council Member Simmons made the motion to adopt the Resolution. There was no discussion. Second by Council Member Washington. All in favor, **Motion Passed.**

### **Department Reports**

- Police Department – No Report
- Administration – First vaccine event went well, COVID-19 testing continues. The Town received a \$25,000 PARD grant to complete upgrades at the Basketball Court.
- Public Works – No report
- Municipal Court – No Report

### **Public Comment:**

1. Margie Fennell, P.O. Box 207, Yemassee – Concerns regarding a final approval on mobile home placement in the Fennell Subdivision.
2. James Fennell, P.O. Box 207, Yemassee – Expressed concerns regarding Lowcountry Regional Water System and the Town staff for not being responsive to his property owners in Fennell Subdivision. Mr. Fennell stated he is on the County Transportation Committee board and as chair he will see to it that the roads in his subdivision are paved and taken over by the County.
3. Ryan Pavia, 62 Cameron Dr, Yemassee – Thanked the Town for their response to the U.S. Iron Works situation
4. Michael Weiss, 64 Cameron Dr, Yemassee – Thanked the Town for their diligence with the U.S. Iron Works situation
5. Julianna Smith, Coastal Conservation League – Concerns with the annexation of property into Sheldon and Seabrook. Ms. Smith commended staff attending the Northern Beaufort County Regional Plan and SoLoCo Meeting.

### **Executive Session**

Council Member Simmons made the motion to enter Executive Session for contractual negotiations, personnel matters, and economic development matters. Second by Council Member O'Banner, All in favor. Executive Session entered at 7:16PM

Council Member Simmons made the motion to exit Executive Session at 7:59PM. Second by Council Member O'Banner. All in favor. No action was taken

### **Adjournment**

Mayor Moore asked for motion to adjourn. Council Member Simmons made the motion to adjourn. Second by Council Member O'Banner. All in favor, **Meeting Adjourned at 8:00PM**