

Minutes
Town of Yemassee Town Council
February 1, 2022, Special Town Council Meeting 5:30 PM
101 Town Cir, Yemassee, SC 29945

Attendance:

Present: Mayor Colin Moore, Mayor Pro-Tem Peggy O'Banner, Council Member Stacy Pinckney, Council Member David Paul Murray, Council Member Alfred Washington, Town Clerk Matthew Garnes & Chief Gregory Alexander

Absent:

Media Present: Lowcountry Inside Track, Ltd.

Call to Order:

Mayor Moore called the Tuesday February 1, 2022, Special Town Council Meeting to order at 5:30 PM.

Pledge of Allegiance & Invocation

Council Member Pinckney led the Pledge of Allegiance and Invocation.

Determination of Quorum:

Mayor Moore asked for a motion to approve the agenda as presented for February 1, 2022, Special Town Council Meeting as presented. Council Member Murray made the motion. There was no discussion. Second by Mayor Pro Tem O'Banner. **All in favor, Motion Passed.**

Presentations

Bill Hancock of The Brittingham Group, LLP presented the FY21 Audit to the Town Council.

New Business

Mayor Moore read Resolution 22-01, a Resolution Authorizing the Execution of an Intergovernmental Agreement (IGA) for Law Enforcement Services between the Town of Yemassee and the City of Barnwell. Council Member Washington made the motion to approve. There was no discussion. Second by Council Member Pinckney. **All in favor, Motion Passed.**

Mayor Moore read Resolution 22-02, a Resolution Adopting the Beaufort County Connects Bicycle and Pedestrian Plan. Mr. Garnes informed the Town Council that this plan was constructed by Beaufort County's Planning Department concurrent with their comprehensive plan. Beaufort County drafted a plan for multi-modal transportation to create an interconnected network of trails for the entire County, both North and South of the Broad River. Last summer both County and Town Staff to identify areas prime for pedestrian pathways. Mr. Garnes advised the Town Council that Castle Hall Road would be the ideal location for a pathway given that Old Sheldon Church Road is a canopy road and needs to remain undisturbed due to its scenic byway designation. This Resolution endorses the plan and provides support for a long-term pathway for interconnectivity. Council Member Pinckney made the motion to approve. There was no discussion. Second by Council Member Murray. **All in favor, Motion Passed.**

Mayor Moore read Resolution 22-03, a Resolution Approving a Public Project Application and Authorizing the Execution of an easement for Palmetto Rural Telephone Cooperative. Mr. Garnes explained that a Public Project application has been submitted pursuant to the Town of Yemassee Code of Ordinances. Palmetto Rural Telephone is seeking approval for Phase 1 of a telecommunications buildout in the Town of Yemassee. Mr. Garnes gave some background on the current footprint of Palmetto Rural Telephone within the Town of Yemassee. Currently, Palmetto Rural Telephone offers telecommunication services to commercial & governmental entities in Town. The Municipal Complex, Fennell Elementary School and R&M Convenience Store currently have service. Phase 1 of their proposed plan would buildout service to residential communities mainly in Zone D. Project Areas would include land west of US 17 Alt, North of SC-68 and East of Gordon Street. This includes some private communities governed by covenants and restrictions such as Center Point and Lanewood subdivision. Palmetto Rural Telephone is seeking an easement for a telecommunications box (15x20) on the southwest corner of the Municipal Complex property abutting Zahler Street East. Palmetto Rural Telephone will install and maintain a vegetative buffer per the guidelines established within the Town of Yemassee Development Status Ordinance. Mr. Garnes advised that all Palmetto Rural Telephone lines are underground to provide added redundancy. Palmetto Rural Telephone will submit an additional Public Project application for Phase 2 when they complete Phase 1. Mayor Pro-Tem O'Banner made the motion to approve the Public Project Application and the Resolution Authorizing the Mayor to execute an easement for the communications equipment. There was no discussion. Second by Council Member Washington. **All in favor, Motion Passed.**

Mayor Moore read proposed Ordinance 22-01, Consideration of an Ordinance Approving Annexation of One Parcel of land, totaling 3.25 Acres, located at 183 Trask Parkway, Beaufort County TMS: R700 012 000 0029 0000. The applicant is Brian Cobban, and the parcel is currently utilized as a private hobby farm for the applicant/owner. Currently, there is a small utility shed that was permitted by Beaufort County last year, a chicken coop holding roughly twenty chickens and a large pen for

goats. Mr. Cobban has no plans for any development and merely purchased the property for his hobby last summer. Under the Beaufort County Community Development Code, the parcel is zoned T2R. The Beaufort County Community Development Code defines the Rural T2R Zone as *a “zone intended to preserve the rural character of Beaufort County including areas that are sparsely settled lands in an open cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas. The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.”* The proposed zoning under the Town of Yemassee Zoning Ordinance is General Residential (GR) which coincides with the zoning of adjacent parcels in the annexed areas of Sheldon in the Town of Yemassee. Mayor Moore asked for a motion to approve first reading. Council Member Murray made the motion to approve first reading of Ordinance 22-01. Mayor Pro-Tem O’Banner asked if this property was the vacant land directly next to Deveaux Hill Rd. Mr. Garnes informed her that it was that property which is bordered by Trask Parkway and Deveaux Hill Rd to the north. There was no other discussion. Second by Council Member Pinckney. **All in favor, Motion Passed.**

Mayor Moore read proposed Ordinance 22-02, Consideration of an Ordinance Approving Annexation of One Parcel of land, totaling 0.74 Acres, located at 191 Bing Street, Hampton County TMS: 198-00-00-015. The applicant is Lazarus Reid, and the parcel is currently an abandoned single-family dwelling. Under the Hampton County Unified Land Development Ordinance, the parcel is zoned General Development. The Hampton County Unified Land Development Ordinance defines the General Development zoning district as *a “This district is expected to accommodate most of the projected urban or higher intensity development in the unincorporated areas of Hampton County, in accord with the county’s Land Use and Development Plan. Corresponding generally with the urban and urbanizing areas delineated on the Plan Map for general development, this district consists of areas where development logically should locate as a consequence of planned public facilities and associated capital expenditures, i.e., schools, sewers, water, parks, etc. As such this district is designed to accommodate a variety of uses, providing for a full range of residential as well as commercial, institutional, and industrial uses. In so doing, emphasis is placed on performance and development standards to ameliorate the impact of such uses and eliminate the negative aspects of juxtaposing varied and dissimilar uses.”* The proposed zoning under the Town of Yemassee Zoning Ordinance is Residential ¼ Acre which coincides with the zoning of adjacent parcels within the Bing Street neighborhood in the Town of Yemassee. Mayor Moore asked for a motion to approve first reading. Mayor Pro-Tem O’Banner made the motion to approve first reading of Ordinance 22-02. There was no discussion. Second by Council Member Pinckney. **All in favor, Motion Passed.**

Mayor Moore read proposed Ordinance 22-03, Consideration of an Ordinance Approving Annexation of One Parcel of land, totaling 5.81 Acres, located at 14 & 16 Deveaux Hill Road, Beaufort County TMS: R700 012 000 030B 0000. The applicant is

Ohilda Bryant, and the parcel is currently utilized as residential with two mobile homes on the property. Under the Beaufort County Community Development Code, the parcel is zoned T2R. The Beaufort County Community Development Code defines the Rural T2R Zone as *a “zone intended to preserve the rural character of Beaufort County including areas that are sparsely settled lands in an open cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas. The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.”*The proposed zoning under the Town of Yemassee Zoning Ordinance is General Residential (GR) which coincides with the zoning of adjacent parcels in the annexed areas of Sheldon in the Town of Yemassee. Mayor Moore asked for a motion to approve first reading. Mayor Pro-Tem O’Banner made the motion to approve first reading of Ordinance 22-03. There was no discussion. Second by Council Member Washington. **All in favor, Motion Passed.**

Mayor Moore read proposed Ordinance 22-04, Consideration of an Ordinance Approving Annexation of One Parcel of land, totaling 4.07 Acres, located at 133 Trask Parkway, Beaufort County TMS: R700 012 000 0051 0000. The applicant is Grandville Clark and the parcel is currently utilized as residential with two mobile homes on the property. Under the Beaufort County Community Development Code, the parcel is zoned T2R. The Beaufort County Community Development Code defines the Rural T2R Zone as *a “zone intended to preserve the rural character of Beaufort County including areas that are sparsely settled lands in an open cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas. The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County.”*The proposed zoning under the Town of Yemassee Zoning Ordinance is General Residential (GR) which coincides with the zoning of adjacent parcels in the annexed areas of Sheldon in the Town of Yemassee. Mayor Moore asked for a motion to approve first reading. Council Member Murray made the motion to approve first reading of Ordinance 22-04. There was no discussion. Second by Council Member Pinckney. **All in favor, Motion Passed.**

Mayor Moore read proposed Ordinance 22-05, Consideration of an Ordinance Approving Annexation of One Parcel of land, totaling 3.89 Acres, located at 36 Montgomery Lane, Beaufort County TMS: R700 012 000 0009 0000. The applicant is Edward Bryan Jr, and the parcel is currently utilized as residential with a mobile home on the property. Under the Beaufort County Community Development Code, the parcel is zoned T2R. The Beaufort County Community Development Code defines the Rural T2R Zone as *a “zone intended to preserve the rural character of Beaufort County including areas that are sparsely settled lands in an open cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas. The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort*

County. "The proposed zoning under the Town of Yemassee Zoning Ordinance is General Residential (GR) which coincides with the zoning of adjacent parcels in the annexed areas of Sheldon in the Town of Yemassee. Mayor Moore asked for a motion to approve first reading. Council Member Washington made the motion to approve first reading of Ordinance 22-05. There was no discussion. Second by Mayor Pro-Tem O'Banner. **All in favor, Motion Passed.**

Mayor Moore read proposed Ordinance 22-06, Consideration of an Ordinance Approving Annexation of One Parcel of land, totaling 0.50 Acres, located at 48 Montgomery Lane, Beaufort County TMS: R700 012 000 0049 0000. The applicant is Shalisa Williams, and the parcel is currently utilized as residential with a mobile home on the property. Under the Beaufort County Community Development Code, the parcel is zoned T2R. The Beaufort County Community Development Code defines the Rural T2R Zone as *a "zone intended to preserve the rural character of Beaufort County including areas that are sparsely settled lands in an open cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas. The T2 Rural Zone implements the Comprehensive Plan goals of preserving the rural character of portions of Beaufort County."* The proposed zoning under the Town of Yemassee Zoning Ordinance is General Residential (GR) which coincides with the zoning of adjacent parcels in the annexed areas of Sheldon in the Town of Yemassee. Mayor Moore asked for a motion to approve first reading. Council Member Pinckney made the motion to approve first reading of Ordinance 22-03. There was no discussion. Second by Mayor Pro-Tem O'Banner. **All in favor, Motion Passed.**

Council Discussion:

Council Member Murray requested these items be placed on the agenda. Mayor Moore informed him we are working with Municode to codify ordinances and will revisit this then.

Public Comment:

No Public Comment.

Adjournment

Mayor Moore asked for motion to adjourn. Council Member Pinckney made the motion to adjourn. Second by Mayor Pro-Tem O'Banner. All in favor, **Meeting Adjourned at 6:20PM**