

**Minutes**  
**Town of Yemassee Town Council**  
**February 13, 2024, Regular Town Council Meeting 6:30PM**  
Yemassee Community Center, 10 Mixon St, Yemassee, SC 29945-3363

**Attendance:**

Present: Mayor Colin Moore, Mayor Pro-Tem Richard Hagan, Council Member David Paul Murray, Council Member Stacy Pinckney, Council Member Daniel Anderson, Public Works Director Lonnie Green, Town Administrator Matthew Garnes, Police Captain Joe Loadholt, Police Chief Gregory Alexander

Absent:

Media Present: Lowcountry Inside Track, Ltd.

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**Call to Order:**

Mayor Moore called the February 13, 2024, Regular Town Council Meeting to order at 6:30PM.

**Determination of Quorum:**

The full Council was present. Council Member Murray led the Pledge of Allegiance and Invocation.

Mayor Moore asked for a motion to approve the agenda as presented for February 13, 2024, Regular Town Council Meeting as presented. Council Member Pinckney made the motion to adopt. Second by Council Member Anderson. **All in favor, Motion Passed 5-0.**

Approval of the December 12, 2023, Town Council Meeting Minutes: Mayor Moore asked if everyone had a chance to review the draft minutes from the December 12, 2023, meeting and if anyone had any additions, corrections, or modifications. Mayor Pro-Tem Hagan made the motion to approve the minutes as presented. Second by Council Member Murray. **All in favor, Motion Passed 5-0.**

**Presentations:**

Mayor Moore introduced Ms. Tiffany Dantzler from the Lowcountry Council of Governments who was present to conduct the annual Needs Assessment for Housing, Public Facilities and Economic Development. Ms. Dantzler reviewed the various programs that are available through the CDBG program. Ms. Dantzler advised that an entity may have no more than two (2) active grants open at any given time and that the

Town of Yemassee does have two active grants open. If the Town can close out one of the grants prior to the fall round, they could apply. Ms. Dantzler then opened a public hearing to ascertain the needs of the community.

Marie Rivers (250 Bing St) – Ms. Rivers spoke about the dire need for sewer on Bing Street. She advised that the sewer service currently ends at Drayton Road and the new sewer project will bring sewer down Riley and up to Bing ending near Murcier Street and wanted to know why there would be a gap of sewer service on Bing St. She advised her septic tank is failing and she will be needing a replacement soon.

Stephen Henson (17 Mixon St) – Mr. Henson asked for clarification on open projects and the ability of the Town to submit additional applications. Ms. Dantzler stated that the Town currently has a Community Enrichment grant active (Yemassee Demolition Project) and an Infrastructure Grant (Yemassee Water Extension and Upgrades & Sewer Extensions) and that Jessica Dailey would be able to answer questions regarding timing better than she could. Mr. Garnes then spoke on the demolition project and reported there are three homes remaining for demolition, one on Ellis St, one on Church St S, and one on Cochran St. Those homes have asbestos present and accordingly special care must be given to the demolition and remediation. The original prices quoted by Terracon in 2019 when the grant was approved are no longer valid and they are awaiting the demolition contractors to return from a job in California. The water and sewer project were held up by an issue obtaining easements from the property owners. This has since been rectified and Thomas & Hutton, the engineers for the project, have applied for construction permits.

With no further comments, Ms. Dantzler ended the Public Hearing and asked that the Council rank its priorities for 2024 and provide them to her as soon as possible. Mr. Garnes advised that a resolution would be drafted and placed on the agenda for consideration at the March 2024 Town Council Meeting.

### **Old Business:**

Ordinance 23-28: Mayor Moore read Ordinance 23-28, an Ordinance Amending the Town of Yemassee Official Zoning Map to rezone one parcel of land totaling 1.00 acre and located at 18 Lacey St in Hampton County from its current zoning designation to General Residential (GR). Mayor Moore advised this was the second reading and a public hearing needed to be conducted. The Council approved first reading at their December 2023 meeting and prior to that the Planning Commission reviewed the request and conducted their own Public Hearing prior to recommending approval and forwarding the request to the Town Council for consideration. Mayor Moore then opened the public hearing on the request. There were no comments on this application. Mayor Moore then closed the public hearing. Mayor Moore asked the Council if anyone

had any questions or comments on the request. Mayor Pro-Tem Hagan notified the Council that he would recuse himself from the decision due to a personal relationship to the applicant. Council Member Pinckney made the motion to approve the second and final reading of Ordinance 23-28. Second by Council Member Murray. **All in favor, Motion Passed 4-0.**

Ordinance 23-29: Mayor Moore read Ordinance 23-29, an Ordinance Amending the Town of Yemassee Official Zoning Map to rezone two parcels of land totaling 4.00 acres located at the southeast corner of Yemassee Hwy (SC-68) and Cochran St in Hampton County from its current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD). Mayor Moore advised this was the second reading and a public hearing needed to be conducted. The Council approved first reading at their December 2023 meeting and prior to that the Planning Commission reviewed the request and conducted their own Public Hearing prior to recommending approval and forwarding the request to the Town Council for consideration. Mr. Garnes provided background information on the application and stated the owners, Carolina Country Homes, were seeking the Zoning Map Amendment to develop a model home park and sales center for their manufactured home business. Mr. Garnes advised the parcels would still have portions that are within the Highway Corridor Overlay District (HCOD), which adds additional landscaping and site development standards. Mayor Moore then opened the public hearing on the request.

Stephen Henson (17 Mixon St) – Mr. Henson commented that he believes this is a step in the right direction for the Town.

Nachella Smalls (80 Bing St) – Asked if this would raise property taxes since she owns property in the vicinity. Mr. Garnes advised it would not affect the surrounding parcels and these two are already commercial properties which pay a tax rate of 6% in accordance with state law.

JD Shannon (14 Zahler St W) – Asked what the difference was with the proposed zoning versus the current zoning. Mr. Garnes advised the Office Commercial District was designed to have service-oriented businesses of low – medium intensity and not development on the scale that would be expected near an interstate interchange such as this. The Regional Commercial District would permit fast food restaurants with drive-throughs, gas stations, hotels / motels, and commercial recreation facilities to name a few. Mr. Garnes stated that the existing commercial areas near I-95 were likely meant to be zoned Regional Commercial District in 2007 but did not know why the then Planning Commission zoned the exit 38 commercial areas as Office Commercial.

Mayor Moore then closed the public hearing. Mayor Moore asked the Council if anyone had any questions or comments on the request. Council Member Anderson asked for clarification as to the exact location of the parcels. Mr. Garnes described the location as

along SC-68 between EnMark and the Family Dollar and north of the former bread factory. Mayor Pro-Tem Hagan made the motion to approve the second and final reading of Ordinance 23-29. Second by Council Member Pinckney. **All in favor, Motion Passed 5-0.**

Ordinance 23-30: Mayor Moore read Ordinance 23-30, an Ordinance Amending the Town of Yemassee Official Zoning Map to rezone one parcel of land totaling 8.00 acres located at 100 Jinks Street in Hampton County from its current zoning designation of Residential ½ Acre (R2A) to Office Commercial District (OCD). Mayor Moore advised that despite this being old business, this is still the first reading as the Town Council voted to table action on this item at the December 2023 meeting to allow time to gather additional information regarding the proposed business and any potential impacts on the surrounding neighborhoods. Mayor Moore then asked the Council to provide their thoughts on the request.

**Council Member Murray** stated that he was against the proposed zoning map amendment given its proximity to the Ponderosa and Pine / Lacey neighborhoods as well as the Ironline PUD with its potential for 107 homes. He stated this would create a zoning donut hole and it makes no sense. Council Member Murray votes no on this Ordinance.

**Mayor Pro-Tem Hagan** stated that he has spoken to the applicant, Mr. Dan Ball, and that based on the proposed use of merely a staging area for plants, he couldn't think of a more appropriate use. He wanted to visit one of the other locations that Mr. Ball has in Myrtle Beach or Simpsonville but did not have the opportunity to. Hagan advised that Mr. Ball would be amicable to special conditions and stipulations being attached to the re-zoning such as restricting access to the property to US 17A not through Pine or Lacey. Mayor Pro-Tem Hagan votes in favor of this Ordinance.

**Mayor Moore** stated that he's pro-business and the proposed use is very low impact, will yield increased revenue for the Town from business licenses, permits, to property taxes. When the business hires staff, that equals more individuals working within the Town limits, which would have a positive impact on everyone. Mayor Moore votes in favor of this Ordinance.

**Council Member Pinckney** advised she spoke to Mr. Ball and discussed at great length his intentions for the property and that a plant nursery type operation in that area would not cause negative effects to the surrounding area. Council Member Pinckney echoed Mayor Pro-Tem Hagan's recommendation on adding stipulations to the zoning map amendment to eliminate vehicular traffic from accessing the site from Pine or Lacey St. Council Member Pinckney supports this Ordinance.

**Council Member Anderson** also spoke to Mr. Ball and learned more about his business and desire to be a good neighbor and an asset for the Town. He also agrees with adding stipulations to the Ordinance. Council Member Anderson supports this Ordinance.

Mr. Henson was granted permission to speak out of turn and asked a question regarding the Ordinance title. He stated the agenda had the proposed zoning listed as General Residential and wanted to confirm what the proposed zoning was in fact. Mr. Garnes identified that the Ordinance title on the agenda had the incorrect zoning but referred to the Ordinance itself and that the proposed zoning is correct within the Ordinance and a Scribner's error on the title only on the agenda would not negate the validity of the Ordinance. Mayor Pro-Tem Hagan made the motion to approve the first reading of Ordinance 23-30. Second by Council Member Pinckney. Council Member Murray voted nay. **Motion Passed, 4-1.**

#### **New Business:**

Ordinance 24-01: Mayor Moore read Ordinance 24-01, an Ordinance Approving Annexation of one parcel of land totaling 4.00 acres located at mile-marker 40.6 on Interstate 95 in Hampton County and further identified by Hampton County Tax Map Number 197-00-00-052. Mayor Moore advised that this was one of the final parcels along Interstate 95 that was not yet in town and was currently undeveloped and could not be developed due to the overwhelming presence of wetlands as you approach the Combahee River. Mayor Moore asked if the Council had any further questions. Council Member Anderson stated he needed more information on the Ordinance due to not having enough information with previous annexations prior to deciding. Mr. Garnes read portions of the staff report to which Council Member Anderson stated he would support the Ordinance. Council Member Murray made the motion to approve the first reading. Second by Mayor Pro-Tem Hagan. **All in favor, Motion Passed. 5-0.**

#### **Public Comment:**

Bobby Williams (13 Pine St) – Spoke against the Zoning Map Amendment at 100 Jinks Street and expressed frustration that the Town has not taken action to prevent the Truist bank from closing their branch which is scheduled for March 2024.

Marie Rivers (250 Bing St) – Spoke on the urgent need for sewer services to be extended on Bing Street.

Nachella Smalls (80 Bing St) – Expressed issue with the permit fees she was charged for the installation of a porch on the front of her home and claimed her taxes went up despite the porch not receiving a final inspection.

**Adjournment:** Mayor Moore asked for motion to adjourn. Council Member Pinckney made the motion to adjourn. Second by Council Member Murray. All in favor, **Meeting Adjourned at 7:36 PM.**