

Minutes
Town of Yemassee Town Council
February 15, 2021 Special Town Council Meeting; 5:00PM
101 Town Cir, Yemassee, SC 29945

Attendance:

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

Absent: Councilmember Charlie Simmons

Media Present: Lowcountry Inside Track Ltd.

Call to Order:

Mayor Moore called the Monday, February 15, 2021 Special Town Council Meeting to order at 5:00PM.

Pledge of Allegiance & Invocation:

Council Member O'Banner 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 O'Banner made the motion. There was no discussion on the motion. Second by Council Member Washington, all in favor. **Motion Passed**

Old Business:

Mayor Moore read proposed Ordinance 21-04, Consideration of an Ordinance Approving Annexation of One Parcel of land, totaling 2.01 Acres located at 220 Cochran Street, Hampton County TMS: 198-00-00-255. The applicant is Joel Campbell, the property currently holds one single-wide mobile home. The parcel is currently zoned General Development by the Hampton County Zoning Ordinance. 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 Hagan. All in favor, **Motion Passed.**

Mayor Moore read proposed Ordinance 21-05, Consideration of an Ordinance Approving Annexation of Two Parcels of land, totaling 1486.84 Acres located at 300 Cotton Hall Road & 401 Trask Pkwy, Beaufort County TMS: R700 012 000 0001 0000

and R700 013 000 0001 0000. The applicant is Sharon Mansell on behalf of The Tomotley Crew, LLC. The properties are commonly known as Cotton Hall & Tomotley Plantations and a conservation easement is in effect for most of the property. The parcels are zoned T2R for most of it and Sheldon-Big Estate Community Preservation District under the Beaufort County Development Code. Mayor Moore asked for a motion to approve second and final reading. There is no proposed change in use because of the Annexation. Council Member Hagan made the motion. There was no discussion. Second by Council Member O'Banner. All in favor, **Motion Passed.**

Mayor Moore read proposed Ordinance 21-06, Consideration of a Text Amendment to the Town of Yemassee Code, Chapter 5, Section(s) 5.601 through 5.634, Specifically the amending of references of other code sections within Chapter 5, which provide updates to the National Floodplain Insurance Program (NFIP) and FEMA,s re-evaluation of flood hazards within the Town of Yemassee reflected in updated Flood Insurance Rate Maps. Mr. Garnes advised the Council that the update considers the most reliable data for mapping for Hampton County and formally adopting those FIRM maps. Mayor Moore asked for a motion to approve second and final reading. Council Member O'Banner made the motion. There was no discussion. Second by Council Member Hagan. All in favor, **Motion Passed.**

Mayor Moore advised that he has additional resolutions (Resolutions 21-12, 13, 14 & 15) authorizing the execution of Intergovernmental Agreements for Law Enforcement Services between the Yemassee Police Department. These include four County Sheriff Offices: Beaufort, Colleton, Hampton & Jasper. Council Member Washington made the motion to approve all Resolutions authorizing execution of all the Intergovernmental Agreements. There was no discussion. Second by Council Member O'Banner. **Motion Passed.**

Public Comment: One public comment from Jessie White, Coastal Conservation League (See attached)

Adjournment

Mayor Moore asked for motion to adjourn. Council Member O'Banner made the motion to adjourn. Second by Council Member Hagan. All in favor, **Meeting Adjourned at 5:17PM**



2/15/21
 Yemassee Town Council
 Attn: Town Clerk, Mr. Matthew Garnes

Dear Council Members,

Thank you for this opportunity to comment on behalf of the Coastal Conservation League regarding the requested annexation of both Cotton Hall and Tomotely Plantation, comprising almost 1500 acres located at 401 Trask Pkwy and 300 Cotton Hall Rd.

Both properties before you tonight are undeveloped areas representing historical and culture significance, maintaining high-quality natural resources, and surrounding Huspah creek, which flows into the Port Royal Sound. While Tomotely Plantation is already under a conservation easement such that it is perpetually protected from development, Cotton Hall is not similarly protected and currently lacks its own conservation easement. It is our understanding, however, that the landowner has a strong conservation ethic with the intent to protect these important parcels and we truly hope to see Cotton Hall protected with an easement in the very near future.

Unfortunately, the approval of this annexation request could pose some unintended consequences, like setting the Town up for a domino effect of similar annexation requests from properties newly contiguous with the Town's extended municipal boundary. Fortunately, the Town of Yemassee can take proactive measures to mitigate that effect, as well as extend the landowner's own conservation ethic, by adopting an urban growth boundary. By adopting an urban growth boundary, the Town can prevent unbridled growth into our rural areas, better protecting its own investments, neighboring protected properties, and our critical natural resources. Implementing an urban growth boundary will determine where and how the Town grows, preventing any undue burden on utilities, services, and current taxpayers. If Council approves the annexation request tonight, we urge the Town to follow-up that approval with the proactive, preservation-minded strategy of adopting an urban growth boundary to better protect these and other prestigious properties from the impacts of development.

Thank you for your time and consideration on these important matters.

Respectfully,

JULIANA M. SMITH
 843.522.1800 | julianas@scccl.org