

Minutes
Town of Yemassee Town Council
January 10, 2023, Regular Town Council Meeting 6:30 PM
101 Town Cir, Yemassee, SC 29945-3363

Attendance:

Present: Mayor Colin Moore, Council Member Alfred Washington, Council Member David Paul Murray, Town Clerk Matthew Garnes and Chief Gregory Alexander

Absent: Council Member Pinckney

Media Present: Lowcountry Inside Track, Ltd.

Call to Order:

Mayor Moore called the Wednesday January 10, 2023, Regular Town Council Meeting to order at 6:30 PM.

Pledge of Allegiance & Invocation

Council Member Murray led the Pledge of Allegiance and Invocation.

Determination of Quorum:

Mayor Moore asked for a motion to approve the agenda as presented for January 10, 2023, Regular Town Council Meeting as presented. Council Member Murray made the motion. There was no discussion. Second by Council Member Washington. **All in favor, Motion Passed, Agenda Adopted.**

Mayor Moore asked for a motion to approve the December 13, 2022, Town Council Meeting minutes as presented. Mayor Pro-Tem O'Banner made the motion. There was no discussion. Second by Council Member Murray. **All in favor, Motion Passed.**

Old Business:

Mayor Moore read Ordinance 22-16, Consideration of a Request for an Ordinance Approving Annexation of Approximately 3.00 Acres of land, located on Interstate 95, and further identified by Hampton County TMS: 197-00-00-056. Mayor Moore said this parcel is located just north of the Salkehatchie Road overpass. Council Member Murray made the motion to approve the first reading. There was no discussion. Second by Council Member Washington. **All in favor, Motion Passed.**

New Business:

Mayor Moore read Resolution 23-01, Consideration of a Resolution Appointing Five Individuals to the Town of Yemassee Zoning Board of Appeals. Mayor Moore said this committee is required by law and the Town Council has each picked a candidate and will appoint five individuals. Members include Tyshawn Shaw, Robert Jackson, Janice Foster, Stefania McDaniel and Stephen Henson. Council Member Murray made the motion to adopt. There was no discussion. Second by Council Mayor Pro Tem O'Banner. **All in favor, Motion Passed.**

Mayor Moore advised that the next item is Consideration of approval for a Planned Unit Development (PUD) Concept Plan for property referred to as the "Jinks-Corbett Tract" located in Hampton County at the northwest corner of the intersection at U.S. Highway 17A and Jinks Street and further identified by Hampton County TMS: 203-00-00-046, 204-01-05-005 and 204-01-05-013. Mayor Moore requested Mr. Garnes provide information pertaining to this request. Mr. Garnes advised that tonight's presentation is a briefing of the project for the Town Council with the request that they consider scheduling a public hearing at the February meeting for tentative action and approval of the Concept Plan. Once the PUD Concept Plan is approved, the applicant would be required to submit a PUD Master Plan Application which would require approval followed by a Development Plan Application and subsequent approval. Approval of the Development Plan would permit the applicant to begin the first phase of construction.

In September 2022, Staff received a pre-application meeting request to discuss the proposed project and ask questions regarding zoning and development regulations in the Town. Based on the overview of the project discussed at the Pre-Application Meeting, Staff recommended if the applicant was interested in pursuing the project that they consider Planned Unit Development. The applicant also owns a third parcel in the rear of the development that is largely wetland that was outside of Yemassee Town limits however was annexed into the Town last month. The Planning Commission reviewed the request at the December meeting and recommended advancing the request and scheduling a Public Hearing. A Public Hearing was conducted at their January 2023 Planning Commission meeting. The three parcels within the boundaries of the proposed Ironline PUD have different zoning districts however upon approval of a PUD, the parcels would all be rezoned Planned Unit Development. Currently, the parcels are zoned Residential ¼ Acre (R4A), Office Commercial District (OCD) and Conservation Preservation District (CPD). The applicant is proposing approval of two hundred thousand (200,000) square feet of both commercial and light industrial and one hundred seven (107) single-family residential dwellings. This development would have its own set of covenants and restrictions which would dictate architectural guidelines and appropriate materials which would be in addition to the requirements outlined in the Town of Yemassee Development Standards Ordinance (DSO). The DSO mandates an open space requirement which can be satisfied in part by the parcel in the rear which is mainly wetlands.

The development proposes to be served by the existing Jinks Road, which would be upgraded by the developer and turned over to the community upon completion likely to be managed by a homeowner's association. The industrial / commercial area will be primarily accessed by the existing intersection of U.S. Highway 17A and Jinks Street and an additional proposed entrance with a deceleration lane roughly 500ft north of this intersection for truck traffic. Internally, a road network will be constructed concurrent with each proposed phase. Upon completion of the development, the maintenance responsibility of the road network and sidewalks would be the responsibility of the homeowner's association / property owner's association.

The development will be served by several service providers with letters of intent in hand from all but Lowcountry Regional Water System (LRWS). LRWS is awaiting load calculations for the proposed industrial / commercial usage which aids in calculating anticipated demand as well as formally advising LRWS what the total amount of residential units expected at buildout. Electric and Natural Gas will be supplied by Dominion Energy, the franchised provider in the Town of Yemassee. Telecommunications including telephone, cable tv and internet would be provided through an exclusivity contract with Palmetto Rural Telephone Cooperative. Fire protection would be provided by Hampton County Fire Rescue and Emergency Medical Services would remain furnished by Hampton County Emergency Medical Services.

The property currently has a significant amount of wetlands on the northern side of the development bordering the Ace Basin Wildlife Refuge. New development would handle stormwater runoff through a system of retention ponds with stormwater BMP's being employed to meet the standards outlined in the DSO. Due to limited amount of disturbance, BMP mitigation methods including rain gardens and roadside bioswales would be utilized prior to being released to area surface waters or wetlands. When necessary, infiltration techniques will be implemented at the time of the Development Permit.

The PUD application requests four modifications outside of the current limitations of the Town of Yemassee Zoning Ordinance which include:

1. Amending permitted use under the Light Industrial District (LID) to specifically allow "manufacturing light gauge steel framing products including steel studs for residential and commercial buildings.
2. Lowering the minimum lot size for LID from twenty-five (25) acres to ten (10) acres, Adjusting setbacks from commercial uses from fifty (50) feet to twenty-five (25) feet and from one hundred (100) feet to seventy-five (75) feet from a major thoroughfare.
3. Adjusting minimum residential lot size from 10,890sqft to 6,000sqft, adjusting the front yard setbacks from fifteen (15) feet to ten (10) feet from the street right-of-way line and adjusting the side yard setbacks from ten (10) feet to five (5) feet.
4. The applicant is seeking relief on the minimum distance between access points from one thousand five hundred (1,500) feet to four hundred (400) feet and

waiving the requirement for any new development to have access points at least one thousand five hundred (1,500) feet apart to four hundred (400) feet apart.

The Planning Commission originally conducted their initial review at their December 2022 meeting and voted to schedule a public hearing at their January 2023 meeting. The Planning Commission conducted their Public Hearing at their January 3, 2023, and recommended approval of the PUD Concept Plan with the condition that the potential impacts of traffic generated from the new development are studied. Mr. Garnes introduced the applicant, Tim Huber of Ironline Metals, Conor Blanelly with Ward Edwards Engineering and Dan Keefer with Witmer-Jones-Keefer, Ltd., the projects land planner and offered them the opportunity to speak briefly on the project.

Council Member Murray made the motion to schedule a public hearing for consideration of approval on the Planned Unit Development Concept Plan at the February 2023 Town Council meeting. Second by Mayor Pro-Tem O'Banner. **All in favor, Motion Passed.**

Department Reports:

Police Department – No Report

Administration – Mr. Garnes provided updates on several Capital Projects. He reported that the Yemassee Clearance Project (Demolition) has made progress and awarded the demolition contract to Housley Demolition Co, Inc. The contractor has applied for demolition permits from SC DHEC which should take roughly fifteen (15) days. In the meantime, the crews will be working on the clearing of the existing sites. For the water/sewer project, offers to purchase were sent to property owners that easements are needed for the installation of infrastructure. The property owners can accept the offer to purchase, donate the easement or reject the offer. If the offer is denied, the Town will pursue eminent domain. On the Castle Hall Sidewalk Project, site design and Project Management have been delegated to Beaufort County through an existing Intergovernmental Agreement for Special Projects. The project kickoff meeting was held the week of Christmas with representatives from Beaufort County, Dominion Energy, Alliance Consulting Engineers and Lowcountry Regional Water System attending. The project will extend the sidewalk from the corner of Wall Street and Castle Hall Road to the furthest entrance of the Beaufort Housing Authority Yemassee Heights project at 21 Castle Hall Road. 14 Business licenses were issued during the past month and six building permits.

Public Works – No Report

Municipal Court – No Report

Public Comment

None

Council Discussion

Mayor Moore presented the chapter of the elected officials handbook regarding municipal annexations.

After the handbook review, Mr. Garnes reminded the Town Council that the meeting next month as scheduled is Valentines Day, Tuesday, February 14, 2023. The Council discussed changing the date of the meeting for next month. Attending members of the public joked that it would be in the best interests of all for those who are married to not pull them away on Valentine's Day. After discussion, the Town Council agreed upon Thursday, February 16, 2023, at 6:30PM. Mr. Garnes updated the website calendar during the meeting to reflect the updated date and time.

Adjournment

Mayor Moore asked for motion to adjourn. Council Member Washington made the motion to adjourn. Second by Council Member Murray. All in favor, **Meeting Adjourned at 7:14PM.**