

Minutes
Town of Yemassee Town Council
March 14, 2023, Regular Town Council Meeting 6:30 PM
101 Town Cir, Yemassee, SC 29945-3363

Attendance:

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

Absent:

Media Present: Lowcountry Inside Track Ltd.

Call to Order:

Mayor Moore called the Tuesday March 14, 2023, Regular Town Council Meeting to order at 6:30 PM.

Pledge of Allegiance & Invocation

Council Member Washington led the Pledge of Allegiance and Invocation.

Determination of Quorum:

All members present.

Mayor Moore asked for a motion to approve the agenda as presented for March 14, 2023, Regular Town Council Meeting as presented. Council Member Murray made a motion to adopt the agenda as presented. Second by Council Member Washington. **All in favor, Motion Passed, Agenda Adopted.**

Mayor Moore asked for a motion to approve the minutes of the February 16, 2023, Regular Town Council Meeting as presented. Council Member Pinckney made a motion to approve the minutes as presented. Second by Council Member Murray. **All in favor, Motion Passed.**

Mayor Moore asked for a motion to approve the minutes of the February 23, 2023, Special Town Council Meeting as presented. Council Member Murray made a motion to approve the minutes as presented. Second by Council Member Washington. **All in favor, Motion Passed.**

Presentations:

Ms. Jessica Dailey from Lowcountry Council of Governments presented the annual CDBG Needs Assessment slideshow outlining potential grant opportunities the Town could apply for. Ms. Dailey advised the Council would need to rank their needs for the purposes of grant funding and submit that to her after adopted by Council.

Mr. Eric Claussen, P.E. from Beaufort County provided an overview of a Public Project that is underway in the Town. The project will extend the sidewalk from the current terminus at Wall Street and Castle Hall Road, east approximately 1,300 linear feet to the Beaufort Housing Authority Housing Project. The project also includes lighting, streetscape and stormwater improvements. Mr. Claussen advised that they are serving as the project manager for this project on behalf of the Town under an Intergovernmental Agreement executed in 2021.

Public Comment:

Stephen Henson (17 Mixon St)- Mr. Henson commented on the need for striping along the shoulder of Salkehatchie Rd and implored the Council to contact South Carolina Department of Transportation to see what can be done. Additionally, he asked Council consider having someone repair the bathroom at Moore's Park and that Mr. Robson Andrade would donate the supplies.

Old Business:

Mayor Moore read Ordinance 23-08, Amending Town of Yemassee Code, Chapter 12 (Parks. Recreation. Public Property) to add provisions for the Yemassee Recreation Committee. This update codifies the Recreation Committee and establishes procedures and guidelines for establishment and operations. Mayor Moore asked for a motion to approve second and final reading. Council Member Murray made the motion. There was no discussion. Second by Council Member Pinckney. **All in favor, Motion Passed.**

New Business:

Mayor Moore read Resolution 23-03 Appointing Individuals to Vacancies on Town Council appointed boards and commissions. Mr. Garnes reported this will fill vacancies on the newly reconstituted Recreation Committee and appoint a new delegate to the Lowcountry Council of Governments board. Council Member Washington made the motion to adopt the resolution. Second by Council Member Murray. **All in favor, Motion Passed.**

Mayor More read Resolution 23-04 Declaring April as Fair Housing Month in the Town of Yemassee and advised that we adopt this annually. Mayor Pro-Tem O'Banner made the

motion to adopt the Resolution. Second by Council Member Pinckney. **All in favor, Motion Passed.**

Mayor Moore read Resolution 23-05, Accepting a Proposal for the Town of Yemassee Comprehensive Plan and Authorizing the Town Administrator to enter into an Agreement with the firm selected by the Town Council. Mr. Garnes reported that the Planning Commission had received a response from Foresight Communications and accordingly recommended accepting their proposal. During the meeting, a proposal from the MRB Group in Charleston was delivered at the Town Hall. Foresight Communications' proposal was \$35,000 and MRB Group was \$40,000. Mayor Pro-Tem O'Banner remarked that she read both proposals and was impressed with the MRB Group proposal and they are in the County operating now since they were selected by Hampton County Council to replace their Administration Department. Additionally, Mayor Pro-Tem O'Banner remarked that it was her belief that the extra five thousand dollars would be well spent and believed MRB would provide a superior product. Mayor Pro-Tem O'Banner made the motion to accept the proposal for Comprehensive Planning from MRB Group. Second by Council Member Washington. **All in favor, Motion Passed.**

Mayor Moore reviewed a request for consideration of approval of a Planned Unit Development Master Plan for the Jinks-Corbett Tract located at the intersection of U.S. Highway 17A & Jinks Street in Hampton County. The project proposes 200,000sqft of commercial / industrial occupancy and 107 single-family homes and associated infrastructure. The subject parcels are identified by Hampton County Tax Map Numbers: 204-01-05-005, 204-01-05-013 & 203-00-00-046. Mr. Garnes reviewed the details updated since the PUD Concept Plan. Council Member Washington made a motion to approve the PUD Master Plan for the Jinks-Corbett Tract. Second by Council Member Murray. **All in favor, Motion Passed.**

Mayor Moore reviewed a request for consideration of approval of a Preliminary Development Plan for the Jinks-Corbett Tract located at the intersection of U.S. Highway 17A & Jinks Street in Hampton County. The first phase of the project proposes 100,000sqft of commercial / industrial occupancy and associated infrastructure. The subject parcels are identified by Hampton County Tax Map Numbers: 204-01-05-005 & 204-01-05-013. Mr. Garnes reviewed what the applicant was proposing to develop under Phase 1, which includes the industrial occupancy and associated infrastructure. Council Member Murray made a motion to approve the Preliminary Development Plan for the first phase of Ironline Metals, LLC., located at the intersection of U.S. Highway 17A & Jinks Street in Hampton County, which includes the construction of a 100,000sqft manufacturing building, improvements to the existing Jinks Street and the addition of a deceleration lane on U.S. 17A once the proper encroachment permits are obtained from SCDOT and to invite the applicant to submit a Final Development Plan

Application for Phase 1 for review, consideration and action. Second by Council Member Washington. **All in favor, Motion Passed.**

Mayor Moore read Ordinance 23-09, Amending the Town of Yemassee Zoning Map to rezone three parcels of land located near the intersection of U.S. Highway 17A & Jinks St in Hampton County, and further identified by Hampton County Tax Map Numbers: 204-01-05-005, 204-01-05-013 and 203-00-0046 from their respective zonings to Planned Unit Development. Mr. Garnes reported this is for the Ironline Development and that Planning Commission would hold a public hearing on the request on April 4, 2023 and that Town Council, if first reading is approved, could hold a Public Hearing at their April 12, 2023 Town Council Meeting. The property was posted, legal notice posted in the Island Packet / Beaufort Gazette and certified mailing sent to all adjacent property owners of the request. Council Member Murray made a motion to move to approve the first reading of the Zoning Map Amendment and to schedule a Public Hearing for three parcels of land owned by Ironline Metals, LLC., located at the intersection of U.S. Highway 17A & Jinks Street in Hampton County, and identified by Tax Map Numbers: 203-00-00-046, 204-01-05-013 & 204-01-05-046 from their current zoning designations to a Zoning Designation of Planned Unit Development pursuant to the Town of Yemassee Zoning Ordinance with conditions and entitlements listed in Ordinance 23-09 which include:

1. Up to two-hundred thousand (200,000) square feet of industrial / manufacturing occupancies in the areas designated on the Master Plan map.
2. Up to one-hundred-seven (107) single-family dwelling units with a minimum lot size of 6,000 square feet per dwelling unit, a minimum front yard setback of ten (10) feet from the street right-of-way line and a minimum side yard setback of five (5) feet from the lot lines.
3. Said manufacturing use is entitled to any use currently permitted within the Light Industrial District chapter of the Town of Yemassee Zoning Ordinance and is permitted to conduct operations including the manufacturing of light gauge steel framing products including steel studs for residential and commercial buildings.
4. The minimum distance required between entrances for areas of the PUD within the Highway Corridor Overlay District is four hundred (400) feet between all access points to the corridor, including private driveways, roads, and public right-of-way. Spacing will be measured from the midpoint of each driveway. If the existence of jurisdictional wetlands precludes compliance with this provision, the Planning Commission shall have discretion as to the placing of an alternative access point; however, no additional curb cuts on the subject parcel should result from having the alternative access point.
5. The minimum lot width at the building setback line for newly created parcels shall be a distance of one hundred fifty (150) feet. Newly created parcels are subject

to the four hundred (400) foot distance requirement between access points from the highway.

6. Newly created subdivisions are subject to the four hundred (400) foot distance requirement between access points from the highway. No subdivision of land which would create parcels fronting on the highway shall be approved, unless it is established prior to subdivision approval how access will be provided to each parcel in compliance with the four hundred (400) distance requirement, (i.e., frontage roads, shared access drives, and others);
7. Prior to any phase of development commencing, the applicant shall have submitted a Final Development Plan for the respective Phase and receive a Development Permit for the respective Phase. Each Development Permit granted is valid for two (2) years from the date of issue.

Second by Council Member Pinckney. **All in favor, Motion Passed.**

Mayor Moore read a Consideration of an Ordinance Amending Portions of the Town of Yemassee's Zoning Ordinance, Article V – Requirements by District, 5.25 River Protection District, to clarify language on which bodies of water are considered outstanding waters of the Town of Yemassee. Mr. Garnes advised that Staff had conducted a review of the chapter and discovered inconsistencies with regard to the bodies of water that the overlay is subject to and which waters were considered outstanding waters of the Town of Yemassee. The Planning Commission recommended approval and requested it to forward to the Town Council. Council Member Murray motioned to Approve amendments to the Town of Yemassee Zoning Ordinance, Article 5 – Requirements by District, Sec. 5.25 River Protection Overlay District, Section 5.25.4(a) Outstanding Resource Waters as follows:

“The entire stream or tributary located within the Town which includes the Combahee River, Huspa Creek, Pocotaligo River and Stony Creek and to schedule a Public Hearing at the next regularly schedule Town Council Meeting.” Second by Council Member Washington. **All in favor, Motion Passed.**

Department Reports:

Police Department: Chief Alexander reviewed the new online portal to view police reports taken in town by Zones.

Administration: The Demolition Project has begun and should be wrapped up within thirty days. The Recreation Committee will hold their first meeting on April 11th at 5:30PM.

Public Works: Mr. Green has been cleaning up around the Town hall and at the recreation facilities.

Municipal Court: No Report

Mayor Pro-Tem O'Banner conducted a review of the elected official's handbook regarding ethics.

Executive Session:

Mayor Moore advised that the Council needed to go into executive session briefly for the potential acquisition of real property. Council Member Murray made the motion to enter executive session. Second by Council Member Pinckney. **All in favor, Motion Passed. Executive Session began at 7:32PM.**

Mayor Moore asked for a motion to return to regular session. Mayor Pro-Tem O'Banner made the motion to return to regular session. Second by Council Member Washington. **All in favor, Motion Passed. The Executive Session concluded and regular session resumed at 7:38PM.**

Action Resulting from Executive Session

Mayor Moore reported that discussions were held regarding the acquisition of real property. Mayor Pro-Tem O'Banner made a motion to approve the Town demolishing the residence at 28464 Pocotaligo Road in turn for a parcel of land behind the Public Works building being transferred to the Town of Yemassee. Second by Council Member Pinckney. **All in favor, Motion Passed**

Adjournment

Mayor Moore asked for motion to adjourn. Mayor Pro-Tem O'Banner made the motion to adjourn. Second by Council Member Washington. All in favor, **Meeting Adjourned at 7:44PM.**