

Minutes
Town of Yemassee Town Council
May 9, 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, Town Administrator Matthew Garnes and Chief Gregory Alexander, Captain Joe Loadholt

Absent: Council Member Stacy Pinckney & Council Member Alfred Washington

Media Present: Lowcountry Inside Track, Ltd.

Call to Order:

Mayor Moore called the Tuesday May 9, 2023, Regular Town Council Meeting to order at 6:33 PM.

Pledge of Allegiance & Invocation

Mayor Pro-Tem O'Banner led the Pledge of Allegiance and Invocation.

Determination of Quorum:

Council Member(s) Pinckney and Washington were absent. The remainder of the Council was present.

Mayor Moore asked for a motion to approve the agenda as presented for May 9, 2023, Regular Town Council Meeting as presented. Mayor Pro-Tem O'Banner made a motion to adopt the agenda as presented. There was no discussion. Second by Council Member Murray. **All in favor, Motion Passed, Agenda Adopted.**

Mayor Moore asked for a motion to approve the April 11, 2023, Regular Town Council Meeting minutes as presented. Council Member Murray made the motion. There was no discussion. Second by Mayor Pro-Tem O'Banner. **All in favor, Motion Passed.**

Public Comment:

None

Old Business:

Ordinance 23-11: Mayor Moore read Ordinance 23-11, Consideration of a Request for an Ordinance Approving Annexation of one parcel of land of Approximately 1.39 Acres of land, located off Cochran Street, and further identified by Hampton County TMS: 198-00-00-095. Mr. Garnes reported that the applicant, Sonja Smith, did not submit a petition back in 2018 when most of Cochran Street was annexed but wishes to annex now. The parcel is zoned Rural Development – Resource Conservation under the Hampton County Zoning Ordinance and the applicant is seeking zoning of General Residential (GR) under the Town of Yemassee Zoning Ordinance. Mayor Pro-Tem O'Banner made the motion to approve the second and final reading. There was no discussion. Second by Council Member Murray. **All in favor, Motion Passed.**

Ordinance 23-12: Mayor Moore read Ordinance 23-12, Consideration of an Ordinance Amending Portions of the Town of Yemassee's Zoning Ordinance, Article V – Requirements by District, 5.8 Light Industrial District [LID], to amend the minimum acreage required for a parcel to be zoned Light Industrial District. Mr. Garnes advised the current minimum lot size for an industrial designation is twenty-five acres and this will hopefully simplify the process for prospective businesses to establish operations. Mayor Moore then opened this up for a public hearing.

Stephen Henson (17 Mixson St) – Mr. Henson is in favor of the text amendment and believes the Town is on the right track.

Mayor Moore closed the public hearing after there were no further public comments. Mayor Pro Tem O'Banner made the motion to approve the second and final reading of Ordinance. Second by Council Member Murray. **All in favor, Motion Passed.**

Ordinance 23-13: Mayor Moore read Ordinance 23-13. Mr. Garnes advised that the MASC has updated the branding on their Local Revenue Services programs and the Town must expeditiously approve the updated agreement to remain eligible for the program. Mayor Pro-Tem O'Banner made the motion to approve the second and final reading. There was no discussion. Second by Council Member Murray. **All in favor, Motion Passed.**

New Business:

National Safe Boating Week Proclamation: Mayor Moore read a proclamation declaring May 20th through May 26th, 2023, as National Safe Boating Week in the Town of Yemassee.

Acceptance of the Presentation of the Town of Yemassee FY22 Audit: Mayor Moore asked Mr. Bill Hancock, Auditor, to present their findings on the FY22 Audit that was conducted in November. Mr. Hancock thanked the Council for having him return. Mr.

Hancock highlighted several portions of the book and praised Mr. Garnes for keeping up with numbers and creating budget amendments where appropriate. Mr. Hancock referred to the liabilities page regarding the Towns contributions to the State Retirement Systems PORS & SCRS. He said that each year for the past four years the State has increased the employers required match by 1% each year. 2023 will be the final year of the increase from the legislation in 2018. Mayor Moore thanked Mr. Hancock and his team for their assistance and said that we'd see him in the fall. Mr. Hancock reported that they are tentatively planning on coming down to complete the FY23 audit the third week of November, but he will be in touch with Mr. Garnes to confirm.

Ordinance 23-14: Mayor Moore read Ordinance 23-14. Mr. Garnes advised that this is our second amendment to the budget year to adjust for changes in grant revenue that will not be received over the course of this year and to balance out revenues that have thus far exceeded projections. Mr. Garnes reported that they're working out some final changes at the department level but is seeking first reading by title only tonight. Council Member Murray made the motion to approve the first reading by title only. There was no discussion. Second by Mayor Pro-Tem O'Banner. All in favor, Motion Passed.

Ordinance 23-15: Mayor Moore read Ordinance 23-15. Mr. Garnes advised that this is the first reading on adopting our new codified ordinances through Municode. The new platform will create a searchable online code library that will have historical text changes and make it substantially easier to navigate as the current code is a scanned PDF from the early 2000's and is not searchable. Council Member Murray made the motion to approve the first reading. There was no discussion. Second by Mayor Pro-Tem O'Banner All in favor, Motion Passed.

Ordinance 23-16: Mayor Moore read Ordinance 23-16. Mr. Garnes advised that this is a text amendment request to the Zoning Ordinance out of the Planning Commission to remove the zoning designation Residential 1/3 Acre. Mr. Garnes reported that the district is not in use and no properties are zoned as such. The Planning Commission seeks to streamline the Zoning Ordinance and remove redundancies such as this. Mayor Pro-Tem O'Banner made the motion to approve the first reading. There was no discussion. Second by Council Member Murray. All in favor, Motion Passed.

Ordinance 23-17: Mayor Moore read Ordinance 23-17. Mr. Garnes advised that this is a text amendment request to the Zoning Ordinance out of the Planning Commission to clarify some changes to the abbreviated names of three zoning districts. Mr. Garnes reviewed Section(s) 5.1, 5.2 and 5.4 and highlighted the proposed changes. Mayor Pro-Tem O'Banner made the motion to approve the first reading. There was no discussion. Second by Council Member Murray. All in favor, Motion Passed.

Resolution 23-10: Mayor Moore read the resolution which would authorize the placement of a new public art project downtown provided by the Hampton County Arts Council. Mr. Garnes stated the Resolution would set a financial contribution from the

Town to cover installation costs up to \$500.00. Council Member Murray made the motion to adopt Resolution 23-10. Second by Mayor Pro-Tem O'Banner. All in favor, Motion Passed.

Resolution 23-11: Mayor Moore read the resolution which would authorize the execution of legal documents for the Town to procure a surface easement for parking areas at the new Marine Corps Tribute Park. Mr. Garnes said the Town is working with the County and the owner of the abandoned railbed, the Beaufort-Jasper Water & Sewer Authority (BJWSA), to execute an easement on the old rail bed for a small parking area just off Wall Street. This Resolution would authorize the Town Administrator to execute the necessary paperwork when it is ready. Council Member Murray made the motion to adopt the Resolution. Second by Mayor Pro-Tem O'Banner. All in favor, Motion Passed.

Department Reports:

Police Department – Chief Alexander reported another officer had resigned, James Mitchell, and they are actively seeking new candidates. The new 2022 K9 Explorer has arrived and upfitting is in progress.

Administration – Mr. Garnes gave an update on town projects and active permits.

Public Works – No Report

Municipal Court – No Report

Council Discussion

Mayor Moore deferred the Elected Officials Handbook until next month.

Executive Session

Mayor Moore advised that the Council did not need to convene for Executive Session and continued to adjournment.

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 7:28PM.**

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Public Comment:

None

Old Business:

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