

Town of Yemassee
Planning Commission Meeting Minutes
December 5, 2023 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

Present: Joe Riley, Jay Holloway, and Adonis Riley

Absent: Sharon Mansell and Ethel Denmark

Staff Present: Matthew Garnes, Town Administrator

Media Present:

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:02 PM by Chairman Adonis Riley.

Roll Call:

Ethel Denmark and Sharon Mansell were absent. The remainder of the Commission was present.

Determination of Quorum:

Quorum satisfied.

Public Comment:

Darrell A. Russell (2 Pine St) - Mr. Russell spoke against the proposed re-zoning of LNC Holdings at 100 Jinks Street.

Old Business:

Chairman Riley advised that due to a technical issue with the server, the minutes were not ready and asked for a motion to table approval to the next Planning Commission Meeting. A motion was made by Mr. Jay Holloway. Second by Mr. Joe Riley. **All in favor, Motion Passed.**

LNC Holdings (Zoning Map Amendment / Secondary Review): Chairman Riley read the request submitted by Dan Ball on behalf of LNC Holdings, for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 8.00 acres located at 100 Jinks Street from its current zoning designation of Residential ½ Acre (R2A) to Office Commercial Dist (OCD) for development of a landscaping laydown yard. The parcel is further identified by Hampton County TMS: 204-01-01-018. This case was previously brought before the Commission and tabled until today while additional information was gathered. The applicant, Mr. Ball, was present at the meeting and answered some questions asked by the Commission and reiterated that development would be of low-impact use if approved. Mr. Joe Riley made a motion to recommend approval of the request to the Town Council. Second by Mr. Jay Holloway. **All in favor, Motion passed unanimously.**

New Business:

2024 Planning Commission Meeting Schedule: Chairman Riley read the meeting schedule and reported that it is required to be adopted and that meetings can be added or removed with

proper notice. Mr. Jay Holloway made a motion to adopt the meeting schedule as presented. Second by Mr. Joe Riley. **All in favor, Motion Passed.**

King Petroleum Company (Zoning Map Amendment / Initial Briefing): Chairman Riley read the request submitted by Thom Craft, on behalf of King Petroleum Company, Inc., for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 4.00 acres located at 443 Yemassee Hwy from its current zoning designation of Office Commercial District to Regional Commercial District. Mr. Garnes advised that the applicant seeks to market the property and the current zoning of the Office Commercial District is not compatible with the uses that are currently in place by Exit 38. The rezoning would allow for drive-through restaurants and other high turnover businesses. Mr. Jay Holloway made the motion to accept the application and to schedule a public hearing at the next meeting. Second by Mr. Joe Riley. **All in favor, Motion Passed.**

Adjournment:

Chairman Riley asked for a motion to adjourn the meeting. Motion by Mr. Joe Riley. Second by Mr. Jay Holloway. All in favor, the meeting was adjourned at 4:07PM.