

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

Present: Ethel Denmark, Joe Riley, Jay Holloway, and Adonis Riley

Absent: Sharon Mansell

Staff Present: Matthew Garnes, Town Administrator

Media Present: Lowcountry Inside Track, Ltd.

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:00 PM by Chairman Adonis Riley.

Roll Call:

Sharon Mansell was absent. The remainder of the Commission was present.

Determination of Quorum:

Quorum satisfied.

Public Comment:

Barbara Copeland (31 Lacey St) – Ms. Copeland introduced herself as the resident of 31 Lacey St. Ms. Copeland advised that the property next door may be violating setbacks on an accessory dwelling on the property. Ms. Copeland submitted a written comment to be included in the record. (See ATTACHMENT A)

Darrell A. Russell (2 Pine St) – Mr. Russell spoke on the increased traffic that is coming through the Town because of the train derailment and suggested truck routes be established. Mr. Russell conducted a traffic count on a previous weekend and submitted his findings to the Administrator to be included in the record. (See ATTACHMENT B)

Old Business:

Chairman Riley read the draft minutes of the September 5, 2023, Planning Commission meeting minutes and asked if there were any questions or comments regarding the minutes as presented. Mr. Jay Holloway made a motion to approve as presented, second by Ms. Ethel Denmark. **All in favor, Motion Passed. Minutes approved.**

New Business:

Stoney Creek at Bindon Plantation Final Development Plan: Chairman Riley asked Mr. Garnes to present the application. Mr. Garnes gave some background on this property. Bindon Plantation is comprised of 1,300 acres within the Sheldon community in Beaufort County and sits on the banks of the Pocotaligo River. Bindon Plantation was annexed into the Town of Yemassee in 2006, via the 100% Petition and Ordinance method and concurrently negotiated a Development Agreement with the Town to establish a Planned Unit Development with an allocated density of up to 1,300

single-family dwellings and 450,000sqft of commercial space. Hollingsworth Fund, the owner at the time, foreclosed on the property during the housing crisis of the late 2000's.

In 2011, Beaufort County in partnership with the Beaufort County Open Land Trust secured a conservation easement on the entire property which limited any development to no more than twenty (20) single-family dwellings and no commercial space. The plantation remained dormant until it was listed for sale in 2020. Taylor Development Group purchased Bindon Plantation and met with Town Staff to outline the applicants' goals for the development and to establish a timeline for applications and development alike. The Preliminary Development Plan application was submitted in 2021 and approved by the Town Council with conditions in September of 2021. The new owner has completed significant clearing activities and created road infrastructure in hopes that upon receiving final development plan approval, work could begin swiftly.

Mr. Garnes, the applicant, Daniel Keefer, and the owner, Chris Ramm, answered questions from the Commission. With no further remarks, Mr. Joe Riley made a motion to approve. Second by Mr. Jay Holloway. All in favor, Motion Passed.

Carolina Country Homes (Zoning Map Amendment / Initial Presentation): Chairman Riley read the request submitted by Matt McCauley, on behalf of Carolina Country Homes, Inc. for consideration of a Zoning Map Amendment. Mr. Garnes advised that Staff have received a request for a Zoning Map Amendment of two parcels at the intersection of SC-68 (Yemassee Hwy) and Cochran Street to support the development of a model home park, sales office, and associated infrastructure. The parcel is next to the one that was just rezoned last month for Shyam 2017, Inc., which is also RCD. Mr. Holloway made the motion to accept the application and to schedule a Public Hearing. Second by Mr. Joe Riley. **All in favor, Motion passed unanimously.**

LNC Holdings (Zoning Map Amendment / Initial Presentation): 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. Ms. Ethel Denmark made the motion to accept the application and to schedule a Public Hearing. Second by Mr. Joe Riley. **All in favor, Motion passed unanimously.**

18 Lacey St (Zoning Map Amendment / Initial Presentation): Chairman Riley read the request submitted by Michelle Hagan, for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 1.00 acres located at 18 Lacey St from its current zoning designation of Residential ¼ Acre (R4A) to General Residential (GR). The property is further identified by Hampton County TMS: 204-01-05-006. Mr. Garnes stated that Staff support the zoning amendment to General Residential (GR) largely in part due to the parcels just south of the subject property already being zoned as General Residential and this property, if rezoned, could not be considered "spot zoning" since contiguity to the zoning district requested is established. Staff emphasize the importance of proper building orientation should the property be developed. Any structure should be oriented to face Lacey Street as the situs address is already assigned. Mr. Jay Holloway made the motion to accept the application and to schedule a Public Hearing. Second by Ms. Ethel Denmark. **All in favor, Motion passed unanimously.**

Adjournment:

Chairman Riley asked for a motion to adjourn the meeting. Motion by Mr. Jay Holloway. Second by Mr. Joe Riley. All in favor, the meeting was adjourned at 3:57PM.

My name is Barbara Copeland
I live at 31 Lacey St

I currently own the vacant lot next to my home. I have a concern with the neighboring piece of property and the renovations that are going on.

There is a guest house they moved from its original place and part of it is on my property with no set backs and he refused to move it.

I am asking the Planning Commission to look into this.

I believe it's better to ensure that it is done correctly during the renovation instead of trying to correct this problem when I go to sell.

Town of Yemassee

OCT - 4 2023

Received

"ATTACHMENT A"

"ATTACHMENT B"

Traffic Counts on Salk

dR <biggdr44212@gmail.com>

Thu 10/5/2023 12:32

To:Matthew Garnes <mgarnes@townofyemassee.org>

Vehicle Count on Salkehatchie

500 recordings vehicles and humans walking) between midnight and 17:00 (19 hours) on Friday, September 15th.

137 vehicles in 12 hours (noon to midnight) on Thurs, Sept 22nd

277 vehicles in 24 hrs (00:00 to 23:59) on Sunday, Sept 24th

228 vehicles in 12 hours 08:00 - 20:00) on Monday Oct 2nd.

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"ATTACHMENT B"

Increased Traffic Volume

dR <biggdr44212@gmail.com>

Thu 10/5/2023 13:02

To:Matthew Garnes <mgarnes@townofyemassee.org>

Due to increased traffic volume, and a mandatory detour, it is my opinion that the town of Yemassee has the right and discretion to lower the speed limits on non-State . This would be Castle Hall Road, specifically from the southern connection at Frampton Road/17-A, to and the CSX tracks. I humbly request this idea be properly investigated for safety reasons being: the volume of traffic now coming through that corridor; the volume of traffic entering off Old Sheldon Church Road; and the high ratio of mixed use between automobiles and tractor-trailers.

I would like to recommend the speed limit on Castle Hall Road reduced to 35 mph for the duration of the detour created from the 17A bridge closing. I would also recommend the temporary addition of a three way stop at Castle Hall (N & S) & Old Sheldon Church Roads.

Please investigate, plan, implement these recommendations as soon as possible, for the safety of our residents, and our visitors.

Respectfully,
Mr Darrell Russell
2 Pine Street
Yemassee

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