

STATE OF SOUTH CAROLINA )

COUNTY OF BEAUFORT )

TOWN OF YEMASSEE )

ORDINANCE NUMBER: )

(21-07)

An Ordinance Annexing One Parcel  
of Land owned by Darrell & Wanda  
Johnson, into the Town of  
Yemassee, South Carolina.

**AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, ONE PARCEL OF LAND TOTTALLING 4.50 ACRES, LOCATED AT 225 BAILEY ROAD, OWNED BY DARRELL & WANDA JOHNSON, IN BEAUFORT COUNTY, NOT ALREADY WITHIN THE YEMASSEE TOWN LIMITS AND INCLUDING ALL ADJACENT PUBLIC RIGHTS OF WAY, RAILROAD RIGHTS OF WAY, WATERS, LOWLANDS AND WETLANDS.**

**Section 1.**            **Findings of Facts**

As an incident to the adoption of this ordinance, Town Council of Yemassee finds the following facts to exist:

- a) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town by a Petition signed by all persons owning real estate in the area requesting annexation.
- b) A proper Petition has been filed with Town of Yemassee by one hundred percent (100%) of the freeholders owning one hundred percent (100%) of the assessed value of the contiguous property herein described, petitioning for annexation of the property to the Town of Yemassee under the provisions of South Carolina Section 5-3-150(3) and is requesting the Town's zoning of General Residential and have submitted proper submission materials supporting each application in accordance with Town requirements.
- c) It appears to Town Council that the annexation would be in the best interest of the property owners and the town.
- d) The Town Council is zoning the parcel General Residential.
- e) The Yemassee Town Council finds the proposed annexation and rezoning is consistent with the Yemassee Comprehensive Plan (as amended and revised);

**Section 2.**

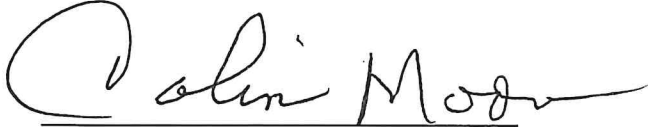
**NOW, THEREFOR IT BE ORDAINED** by the Mayor and Council of the Town of Yemassee, South Carolina, duly assembled and with authority of the same, pursuant to Section 5-3-150, Code of Laws of South Carolina (1976), as amended, the following described property is hereby annexed to and made part of the Town of Yemassee, to wit:

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND being known as R700 019 000 0064 0000 and 4.50 acres, respectively, and all adjacent public rights of ways and wetlands as shown on the attached map.

This Ordinance shall become effective upon ratification.

SO ORDERED AND ORDAINED THIS 13<sup>th</sup> Day of April 2021

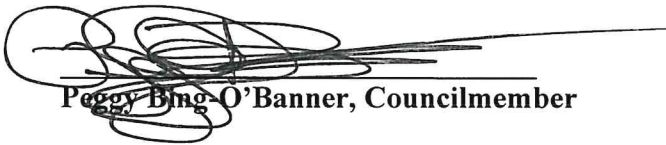
By the Yemassee Town Council being duly and lawfully assembled.



Colin Moore, Mayor



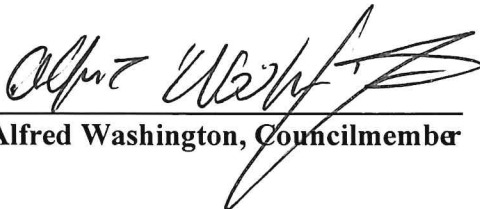
Matthew Garnes, Town Clerk



Peggy Bing O'Banner, Councilmember

\_\_\_\_\_  
Michelle Hagan, Councilmember

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Chuck Simmons, Councilmember



Alfred Washington, Councilmember

(Seal)

First Reading: 3/9/21  
Second Reading: 4/13/21



# Annexation Ordinance 21-07



## Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- Parcels Jasper

## Zoning

- Office Commercial District
- Conservation
- Conservation Preservation District
- General Residential
- Residential 1 Acre
- Residential 1/2 Acre
- Residential 1/3 Acre
- Residential 1/4 Acre
- Village Commercial District
- Mixed Use
- Light Industrial District
- Agricultural
- Telecommunications Tower
- Transitional
- Utility
- General Residential Townhouse
- Regional Commercial District
- Planned Unit Development
- To Be Determined

## Road Names

### Roads

- Roads
- Major Roads
- Interstate

### Road Names Jasper

- Roads
- Major Roads
- Interstate

...

This map is a user generated static output from [rightspot.spateng.com](https://rightspot.spateng.com) website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

14 Apr, 2021



## ZONING DEPARTMENT

## PROPOSED ANNEXATION AREA

### LEGEND

ROADS  
PROPOSED ANNEXATION AREA  
TOWN BOUNDARY

### YEMASSEE ZONING

#### ZONING DESCRIPTION

General Residential  
Mixed Use  
Planned Unit Development  
Transitional  
To Be Determined

### HYDROLOGY

STREAM/RIVER

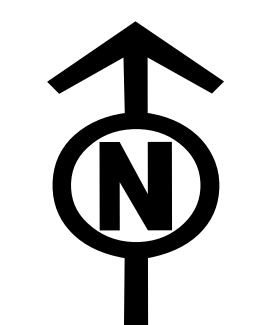
DATE CREATED:  
2/8/2021

DATE UPDATED:  
2/23/2021

PREPARED BY:  
SPATIAL ENGINEERING, INC.

CARTOGRAPHY BY:  
GOVI HINES, GISP

0 0.05 0.1 0.2  
MILES



### DISCLAIMER:

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**TOWN OF YEMASSEE  
ANNEXATION APPLICATION**

Yemassee Municipal Complex  
P.O. BOX 577  
Yemassee, SC 29945-0577  
(843) 589-2565

<b>Applicant</b>		<b>Property Owner</b>	
Name: Darrell & Wanda Johnson		Name: Darrell & Wanda Johnson	
Phone: (843) 726-1055		Phone: (843) 726-1055	
Mailing Address: P.O. Box 1125 Hardeeville, SC 29927		Mailing Address: P.O. Box 1125 Hardeeville, SC 29927	
E-mail: tdjohnson1@hargray.com		E-mail: tdjohnson1@hargray.com	
Town Business License # (if applicable): N/A			
<b>Project Information</b>			
Project Name: 225 Bailey Rd		Acreage: 4.50	
Project Location: 225 Bailey Rd			
Existing Zoning: Rural T2R Sheldon		Proposed Zoning: General Residential (GR)	
Tax Map Number(s): R700 019 000 0064 0000			
Project Description: Annexation of one parcel of vacant land on Bailey Road, totaling 4.50 acres into town			
<b>Select Annexation Method</b>			
<input checked="" type="checkbox"/> 100 Percent Petition and Ordinance Method <input type="checkbox"/> 75 Percent Petition and Ordinance Method <input type="checkbox"/> 25 Percent Elector Petition and Election Method			
<b>Minimum Requirements for Submittal</b>			
<input checked="" type="checkbox"/> 1. Completed Annexation Petition(s) <input checked="" type="checkbox"/> 2. Copy of plat and/or survey of area requesting annexation			
<b>Note:</b> Application is not valid unless signed and dated by property owner.			
<b>Disclaimer:</b> The Town of Yemassee assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property.			
Property Owner Signature: <i>[Signature]</i>		Date: 2-15-21	
Applicant Signature: <i>[Signature]</i>		Date: 2-15-21	
<b>For Office Use</b>			
Application Number: ANNEX-02-21-1010		Date Received: 2/22/21	
Received By: M. Gurnes		Date Approved: 4/13/21	