

STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

TOWN OF YEMASSEE)

ORDINANCE NUMBER:)

(22-05)

An Ordinance Annexing One Parcel of Land owned by Edward Bryan Jr. into the Town of Yemassee, South Carolina.
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AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, ONE PARCEL OF LAND OF APPROXIMATELY 3.89 ACRES, LOCATED AT 36 MONTGOMERY LANE OWNED BY EDWARD BRYAN JR, 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 and Section 5-3-100, 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 012 000 0009 0000 & 3.89 acres, and all adjacent public rights of ways and wetlands as shown on the attached map.

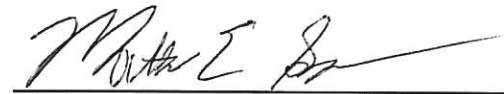
This Ordinance shall become effective upon ratification.

SO ORDERED AND ORDAINED THIS 8th Day of February, 2022

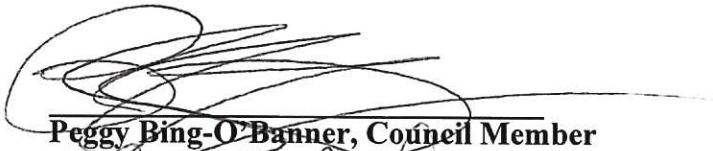
By the Yemassee Town Council being duly and lawfully assembled.



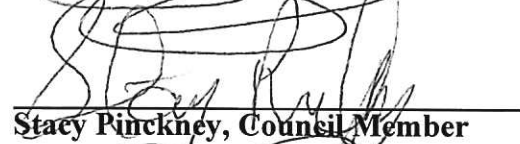
Colin Moore, Mayor



Matthew Barnes, Town Clerk



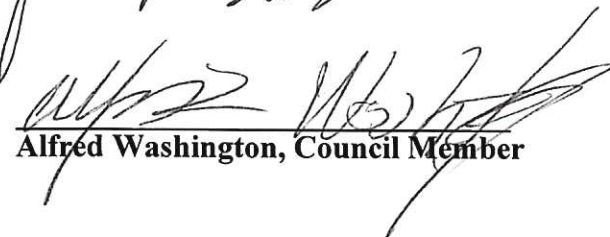
Peggy Bing-O'Banner, Council Member



Stacy Pinckney, Council Member



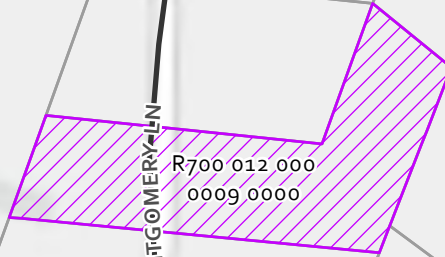
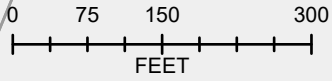
David Paul Murray, Council Member



Alfred Washington, Council Member

(Seal)

First Reading: 2/1/22
Second Reading: 2/8/22

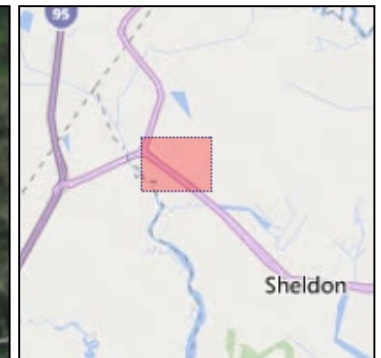


PROPOSED
ANNEXATION
AREA





Town of Yemassee (36 Montgomery Ln Proposed Annx)



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Road Names
- Roads
- Major Roads
- Interstate
- Road Names Jasper
- Roads Jasper
- Major Roads
- Interstate
- Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary

This map is a user generated static output from 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



**TOWN OF YEMASSEE
ANNEXATION APPLICATION**

Town of Yemassee
JAN 24 2022
Received

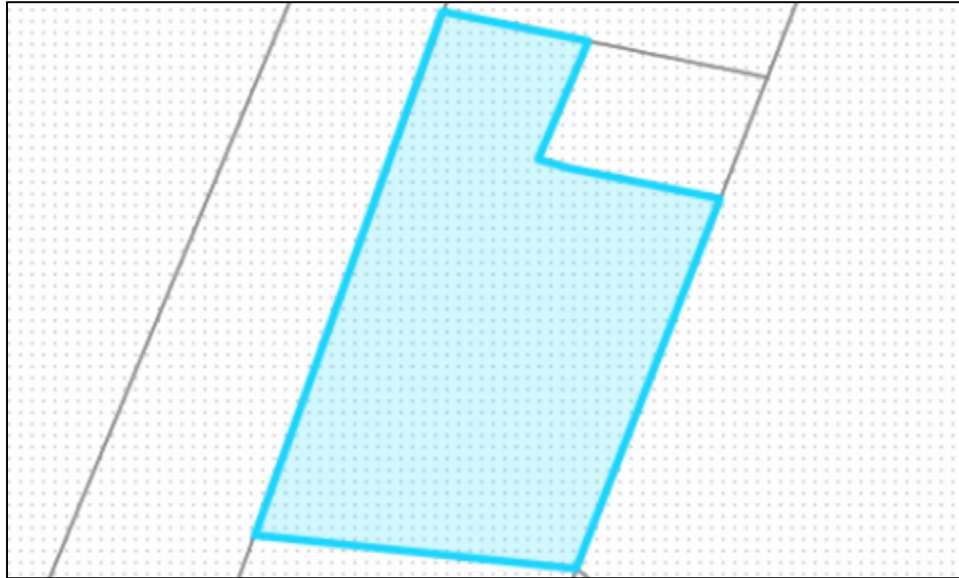
Town of Yemassee
Attn: Administration Department
101 Town Cir
Yemassee, SC 29945-3363
(843) 589-2565 Ext. 3
<http://www.townofyemassee.org>

Applicant		Property Owner	
Name: <u>Bryan, Edward Jr.</u>	Name: <u>Bryan, Edward, Jr</u>		
Phone: <u>843 584-2449</u>	Phone: <u>843 584-2449</u>		
Mailing Address: <u>36 Montgomery Ln., Yemassee, SC</u>	Mailing Address: <u>36 Montgomery Ln. Yemassee, SC 29945</u>		
E-mail:	E-mail:		
Town Business License # (if applicable):			
Property Information			
Project County: <input checked="" type="checkbox"/> Beaufort <input type="checkbox"/> Hampton	Acreage: <u>3.8900</u>		
Property Location: <u>36 Montgomery Ln</u>			
Existing Zoning: <u>T2R</u>		Proposed Zoning: <u>General Residential</u>	
Tax Map Number(s): <u>R700 012 000 0009 0000</u>			
Project Description:			
Select Annexation Method			
<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			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Completed Annexation Petition(s) <input type="checkbox"/> 2. Copy of plat and/or survey of area requesting annexation 3. Parcel Information from the appropriate County Assessor's Office			
Note: Application is not valid unless signed and dated by property owner.			
Disclaimer: 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: <u>Edward Bryan</u>		Date: <u>01/24/22</u>	
* Applicant Signature: <u>Edward Bryan</u>		Date: <u>01/24/22</u>	
For Office Use			
Application Number: <u>ANNX-01-22-1003</u>		Date Received: <u>1-24-22</u>	
Received By: <u>Verlynda Singleton</u>		Date Approved: 8 FEB 2022	

Town of Yemassee

Flood Zone Report - Beaufort

25 Jan 2022



Parcels Beaufort

PIN:	R700 012 000 0009 0000
Owner City State ZIP Code:	YEMASSEE SC 29945
Owner:	BRYAN EDWARD Jr, MONTGOMERY JANIE (HEIRS OF)
Owner Street Address:	663 ETHERIDGE RD
Parcel Street Address:	36 MONTGOMERY LN

Flood Zones Beaufort

	Count	Classification	Overlapping Quantities
1.	1	Area of Minimal Flood Hazard	110,399.96sf (2.53acres)



Beaufort County, South Carolina

generated on 1/25/2022 3:50:48 PM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R700 012 000 0009 0000	00522955	36 MONTGOMERY LN,	1/21/2022	2020	2020
Current Parcel Information					
Owner	BRYAN EDWARD Jr	Property Class Code	MHVac UnplattedSite SeveredMH		
Owner Address	663 ETHERIDGE RD YEMASSEE SC 29945	Acreage	3.8900		
Legal Description	POR OF DEVEAUX HILL PLANT SPLIT 3/89 1.0 AC 12/9A SPLIT 1/90 2.0 AC 12/9B SPLIT 3/94 0.50 AC 12/49 6/97 0.02 AC DEDUCTED HWY R/W (DB892 P1448 8-23-96) 2/06 SPLIT 1.21 AC 12/63 2/07 SPLIT 2.81 AC 12/64				
Historic Information					
Tax Year	Land	Building	Market	Taxes	Payment
2021	\$47,800		\$47,800	\$366.35	\$366.35
2020	\$47,800		\$47,800	\$357.68	\$357.68
2019	\$47,800		\$47,800	\$353.46	\$388.81
2018	\$47,800		\$47,800	\$328.95	\$490.67
2017	\$35,600	\$44,500	\$80,100	\$392.40	\$576.26
2016	\$35,600	\$44,500	\$80,100	\$381.39	\$563.60
2015	\$35,600	\$44,500	\$80,100	\$375.03	\$586.28
2014	\$35,600	\$44,500	\$80,100	\$328.80	\$503.12
2013	\$35,600	\$44,500	\$80,100	\$324.36	\$448.01

2012	\$50,859	\$67,013	\$117,872	\$257.56	\$371.19
2011	\$50,859	\$67,013	\$117,872	\$253.67	\$366.72

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
BRYAN EDWARD Jr	4045 1966	7/27/2021	Fu		\$5
MONTGOMERY JANIE	3836 2556	2/13/2020	Fu		\$5
		12/31/1776	Or		\$0
UNKNOWN OWNER 00522955		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
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South Carolina Department of Public Safety

OFFICE OF GENERAL COUNSEL

P.O. Box 1993 • Blythewood, S.C. 29016
Tel: (803) 896-7965 • Fax: (803) 896-7967

Town of Yemassee
FEB 22 2022
Received

February 17, 2022

Matthew E. Garnes
Town of Yemassee
P.O. Box 577
Yemassee, SC 29945

RE: Ordinance Nos. 22-01, 22-02, 22-03, 22-04, 22-05, and 22-06

Dear Mr. Garnes

Our office has received your notification of annexations into the Town of Yemassee through the above-referenced ordinances. By copy of this letter, I am forwarding the information to the Colonel of the South Carolina Highway Patrol for dissemination to appropriate staff.

Sincerely,

Marcus K. Gore
General Counsel

/mkg

cc: Col. Christopher N. Williamson