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NFB  
Town of Yemassee

BEAUFORT COUNTY SC - ROD  
BK 4126 Pgs 1074-1077  
FILE NUM 2022016588  
03/17/2022 11:22:34 AM  
REC'D BY rhing RCPT# 1081663  
RECORDING FEES \$0.00

STATE OF SOUTH CAROLINA )  
COUNTY OF BEAUFORT )  
TOWN OF YEMASSEE )  
ORDINANCE NUMBER: )  
(22-08)

An Ordinance Annexing One  
Parcel of Land owned by Lou  
Eleanor Coker into the Town of  
Yemassee, South Carolina.

**AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, ONE PARCEL OF LAND OF APPROXIMATELY 2.16 ACRES, LOCATED AT 195 TRASK PARKWAY OWNED BY LOU ELEANOR COKER, 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). **Town of Yemassee**

**Section 2.**

**APR - 7 2022**

**Received**

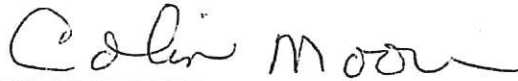
**NOW, THEREFOR IT BE ORDAINED** by the Mayor and Council of the Town of Yemassee, South Carolina, duly assembled and with authority of the same, pursuant to Section 5-3-150 and Section 5-3-100, Code of Laws of South Carolina (1976), as amended, the following described property is hereby annexed to and made part of the Town of Yemassee, to wit:

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND being known as R700 012 000 0036 0000 & 2.16 acres, and all adjacent public rights of ways and wetlands as shown on the attached map.

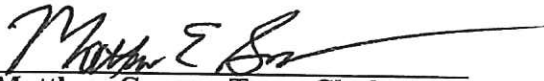
This Ordinance shall become effective upon ratification.

**SO ORDERED AND ORDAINED THIS 21<sup>st</sup> Day of February 2022.**

**By the Yemassee Town Council being duly and lawfully assembled.**



**Colin Moore, Mayor**

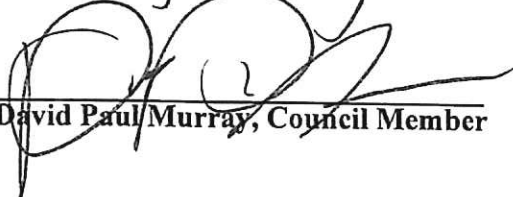


**Matthew Barnes, Town Clerk**

**Peggy Bing-O'Banner, Council Member**



**Stacy Pinckney, Council Member**



**David Paul Murray, Council Member**

**Alfred Washington, Council Member**

(Seal)

**First Reading:** February 8, 2022

**Second Reading:** February 21, 2022



# TOWN OF YEMASSEE ANNEXATION APPLICATION

Town of Yemassee

FEB - 5 2022

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

Applicant		Received		Property Owner	
Name: Coker, Lou Eleanor				Name: Coker, Lou Eleanor	
Phone: 843 441-1724				Phone: 843 441-1724	
Mailing Address: 195 Trask Pkwy - Yemassee, SC 29945				Mailing Address: 195 Trasky Pkwy - Yemassee, SC 29945	
E-mail: LouEleanorCoker@yahoo.com				E-mail: LouEleanorCoker@yahoo.com	
Town Business License # (if applicable):					
Property Information					
Project County: <input checked="" type="checkbox"/> Beaufort <input type="checkbox"/> Hampton		Acreage: 2.1600			
Property Location: 195 Trask Pkwy					
Existing Zoning: T2R			Proposed Zoning: General Residential		
Tax Map Number(s): R700 012 000 0036 0006					
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 <input type="checkbox"/> 3. Parcel Information from the appropriate County Assessor's Office					
<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>John E. Coker Taylor</i>				Date: 2/5/22	
Applicant Signature: <i>Lou-E Coker Taylor</i>				Date: 2/5/22	
For Office Use					
Application Number: ANN-X-02-22-1011				Date Received: 2-5-22	
Received By: <i>Debrahne Singleton</i>				Date Approved: 2/21/22	



PROPOSED  
ANNEXATION  
AREA



General  
Residential

R700.012.0000  
0036.00000

General  
Residential

Planned Unit  
Development

Planned Unit  
Development

0 115 230 460  
FEET

BUCKFIELD RD

TRASK PKWY

TRASK PKWY

TRASK PKWY

TRASK PKWY

TRASK DEVAUX HILL RD



Colin J Moore  
*Mayor*  
Peggy Bing-O'Banner  
*Mayor Pro Tempore*  
Matthew Garnes  
*Town Clerk*



*Council Members*  
Stacy Pinckney  
David Paul Murray  
Alfred Washington

**February 22, 2022**

Beaufort County Register of Deeds  
P.O. Drawer 1197  
Beaufort, SC 29901-1197

Good Afternoon,

The Town of Yemassee, Beaufort County, SC recently adopted an Ordinance annexing certain property into the Town's Municipal Limits. This letter and its enclosures provide the necessary information to update your files/data.

Details of the Annexation are as follows:

- 195 Trask Pkwy, Town of Yemassee. 2.16ac

Annexation Method	100% Freeholder Petition with Adoption by Ordinance
Final TC Reading and Adoption:	February 21, 2022
Included Parcel(s):	R700 012 000 0036 0000
Ordinance:	22-08
Special Districts:	None
Zoning Designation:	General Residential (GR) – Town of Yemassee
Zoning Overlays:	Highway Corridor Overlay District (HCOD)

Additionally, enclosed are copies of the corresponding Annexation Ordinance, plats, and map illustrating the location of the property.

Please update your records as necessary and feel free to contact me with any questions or comments at 843.589.2565 Ext. 3 or via email at [mattgarnes@townofyemassee.org](mailto:mattgarnes@townofyemassee.org). Thank you for your assistance in this process.

Respectfully Submitted,

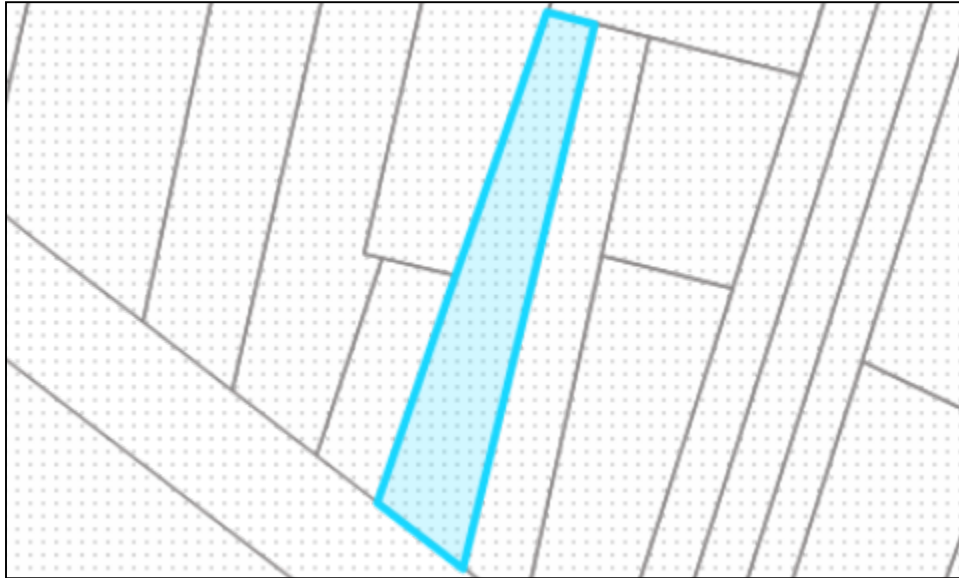
  
Matthew E Garnes, Town Clerk

Enclosures (1)

# Town of Yemassee

## Flood Zone Report - Beaufort

15 Feb 2022



### Parcels Beaufort

**PIN:** R700 012 000 0036 0000  
**Owner City State ZIP Code:** SHELDON SC 29941-0014  
**Owner:** COKER LOU ELEANOR  
**Owner Street Address:** PO BOX 14  
**Parcel Street Address:** 195 TRASK PKWY

### Flood Zones Beaufort

	Count	Classification	Overlapping Quantities
1.	1	Area of Minimal Flood Hazard	94,532.12sf (2.17acres)

February 22, 2022

Town of Yemassee  
FEB 28 2022  
Received

Mr. Matthew E. Garnes  
Town Clerk  
Town of Yemassee  
Post Office Box 577  
Yemassee, South Carolina 29945-0577

Re: Annexation emails dated February 21 and 22, 2022  
Ordinances: 22-07, -08 and -09

Dear Mr. Garnes:


Thank you for your emails dated February 21 and 22, 2022, reflecting certain changes made in the corporate limits of the Town of Yemassee. The information will be reflected on the next revision of the official SCDOT map. All necessary mileage records will be adjusted.

If you have any questions, please contact Richard Lacy, GIS Analyst, at 803.737.1464, Dwight Jones, GIS Manager, at 803.737.3319, or Yelena Kalashnikova, Program Manager, at 803.737.3103, or [SCDOTAnnexations@scdot.org](mailto:SCDOTAnnexations@scdot.org). Thank you.

Sincerely,



Yelena Kalashnikova  
Program Manager



Richard B. Lacy  
GIS Analyst

YK: rbl  
File: GIS/RL





## Beaufort County, South Carolina

generated on 2/15/2022 2:24:01 PM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R700 012 000 0036 0000	00523231	195 TRASK PKWY,	2/4/2022	2020	2020

### Current Parcel Information

Owner	COKER LOU ELEANOR	Property Class Code	MHVac UnplattedSite SeveredMH
Owner Address	PO BOX 14 SHELDON SC 29941-0014	Acreage	2.1600
Legal Description	ACREAGE CHANGED BY JR#83601 3-25-91 PLAT IN JR#83601 PB41 P142		

### Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2021	\$34,200		\$34,200	\$377.20	\$377.20
2020	\$34,200		\$34,200	\$368.10	\$368.10
2019	\$34,200		\$34,200	\$363.68	\$363.68
2018	\$34,200		\$34,200	\$338.31	\$338.31
2017	\$40,500		\$40,500	\$309.65	\$309.65
2016	\$40,500		\$40,500	\$302.21	\$302.21
2015	\$40,500		\$40,500	\$290.17	\$290.17
2014	\$40,500		\$40,500	\$306.00	\$306.00
2013	\$40,500		\$40,500	\$297.06	\$297.06



2012	\$57,948	\$57,948	\$245.00	\$245.00	
2011	\$57,948	\$57,948	\$242.19	\$242.25	
Sales Disclosure					
Grantor	Book & Page	Date	<a href="#">Deed</a>	Vacant	Sale Price
COKER FRANKLIN C	1015 622	11/12/1997	Fu		\$1
		12/31/1776	Or		\$0
UNKNOWN OWNER 00523231		12/31/1776	Or		\$0

Improvements							
Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size