

BEAUFORT COUNTY SC - ROD
BK 4126 Pgs 1070-1073
FILE NUM 2022016587
03/17/2022 11:22:34 AM
REC'D BY rbing RCPT# 1081663
RECORDING FEES \$0.00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)
TOWN OF YEMASSEE)
ORDINANCE NUMBER:)
(22-09)

An Ordinance Annexing One
Parcel of Land owned by Sandra
Stanton into the Town of
Yemassee, South Carolina.

AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, ONE PARCEL OF LAND OF APPROXIMATELY 1.57 ACRES, LOCATED AT 779 OLD SHELDON CHURCH ROAD OWNED BY SANDRA STANTON, 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 Residential 1 Acre 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 Residential 1 Acre.
- 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 013 000 021B 0000 & 1.57 acres, and all adjacent public rights of ways and wetlands as shown on the attached map.

Town of Yemassee

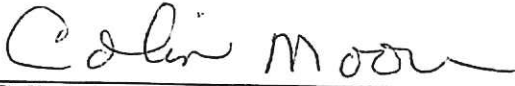
APR - 7 2022

Received

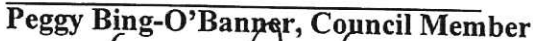
This Ordinance shall become effective upon ratification.


SO ORDERED AND ORDAINED THIS 21st Day of February 2022.

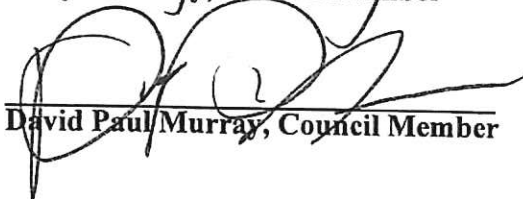
By the Yemassee Town Council being duly and lawfully assembled.



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
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: <i>Stanton, Sandra</i>		Name: <i>Stanton, Sandra</i>	
Phone: <i>240 498-4756</i>		Phone: <i>240 498-4756</i>	
Mailing Address: <i>Yemassee</i> <i>779 Old Sheldon Church Rd - SC</i>		Mailing Address: <i>779 Old Sheldon Church Rd - Yemassee, SC</i>	
E-mail: <i>SSKB007@msm.com</i>		E-mail: <i>SSKB007@msm.com</i>	
Town Business License # (if applicable):			
Property Information			
Project County: <input checked="" type="checkbox"/> Beaufort <input type="checkbox"/> Hampton		Acreage: <i>1.5700</i>	
Property Location: <i>779 Old Sheldon Church Rd</i>			
Existing Zoning: <i>T2R</i>		Proposed Zoning: <i>RIA</i>	
Tax Map Number(s): <i>R700 013 000 021B 0000</i>			
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			
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: <i>Sandra Stanton</i>		Date: <i>2/3/22</i>	
Applicant Signature: <i>Sandra Stanton</i>		Date: <i>2/3/22</i>	
For Office Use			
Application Number: <i>ANNX-02-22-1012</i>		Date Received: <i>2-3-22</i>	
Received By: <i>Verlynn Singleton</i>		Date Approved: <i>2-21-22</i>	



PROPOSED
ANNEXATION
AREA

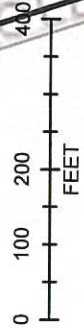
R700
013.000
021B.0000

TWIGENHAM RD

Transitional

OLD SHELDON CHURCH RD

COTTON-HALE 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:

- 779 Old Sheldon Church Rd, Town of Yemassee. 1.57ac

Annexation Method	100% Freeholder Petition with Adoption by Ordinance
Final TC Reading and Adoption:	February 21, 2022
Included Parcel(s):	R700 013 000 021B 0000
Ordinance:	22-09
Special Districts:	None
Zoning Designation:	Residential 1 Acre (R1A) – Town of Yemassee
Zoning Overlays:	

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. Thank you for your assistance in this process.

Respectfully Submitted,

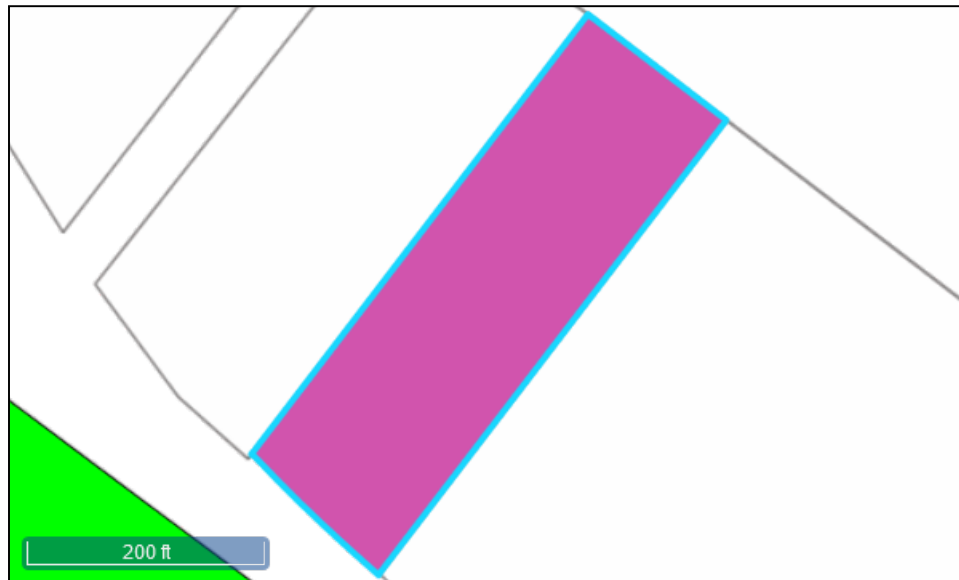
Matthew E Garnes, Town Clerk

Enclosures (1)

Town of Yemassee

Property Zoning Report - Beaufort County

14 May 2022



Parcels Beaufort

TMS: R700 013 000 021B 0000
Owner City State ZIP Code: GERMANTOWN MD 20874
Owner: STANTON SANDRA KAY
Owner Street Address: 779 OLD SHELDON CHURCH RD
Parcel Street Address: 779 OLD SHELDON CHURCH RD
Parcel Town Planning Zone: C - YEMASSEE CORE, SHELDON & SEABROOK

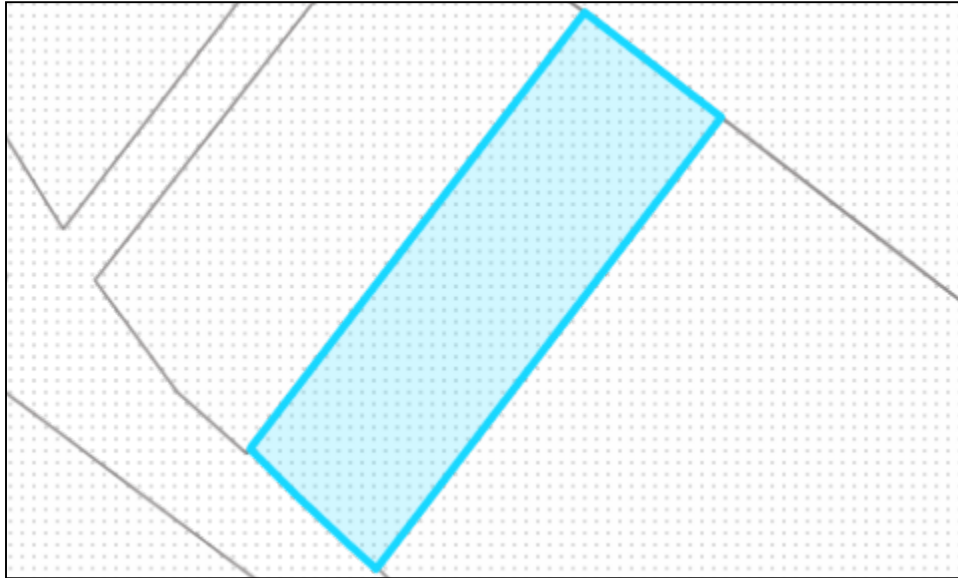
Zoning

Count	Zoning Description	Overlapping Quantities
1.	1 Residential 1 Acre	68,793.92sf (1.58acres)

Town of Yemassee

Flood Zone Report - Beaufort

5 Feb 2022



Parcels Beaufort

PIN:	R700 013 000 021B 0000
Owner City State ZIP Code:	GERMANTOWN MD 20874
Owner:	STANTON SANDRA KAY
Owner Street Address:	12148 ISLAND VIEW CIR
Parcel Street Address:	779 OLD SHELDON CHURCH RD

Flood Zones Beaufort

	Count	Classification	Overlapping Quantities
1.	1	Area of Minimal Flood Hazard	68,793.92sf (1.58acres)



Beaufort County, South Carolina

generated on 2/5/2022 7:20:52 PM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R700 013 000 021B 0000	02765001	779 OLD SHELDON CHURCH RD,	2/4/2022	2020	2020

Current Parcel Information

Owner	STANTON SANDRA KAY	Property Class Code	ResImp SingleFamily
Owner Address	12148 ISLAND VIEW CIR GERMANTOWN MD 20874	Acreage	1.5700
Legal Description	PAR B PLAT IN MB376 P1980 PB32 P173 *SPLIT 2/93 14.43 AC 13/37		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2021	\$28,500	\$88,900	\$117,400	\$1,958.55	\$2,017.31
2020	\$28,500	\$88,900	\$117,400	\$1,909.28	\$1,909.28
2019	\$28,500	\$88,900	\$117,400	\$1,885.34	\$1,885.34
2018	\$28,500	\$88,900	\$117,400	\$1,772.94	\$1,772.94
2017	\$33,700	\$80,200	\$113,900	\$1,660.32	\$1,660.32
2016	\$33,700	\$80,200	\$113,900	\$1,618.88	\$1,618.88
2015	\$33,700	\$80,200	\$113,900	\$1,551.89	\$1,551.89
2014	\$33,700	\$80,200	\$113,900	\$327.23	\$327.23
2013	\$33,700	\$80,200	\$113,900	\$323.17	\$355.49

2012	\$48,061	\$106,258	\$154,319	\$234.50	\$234.50
2011	\$48,061	\$103,928	\$151,989	\$231.40	\$231.40

Sales Disclosure					
Grantor	Book & Page	Date	Deed	Vacant	Sale Price
Multiple Owners	3313 2752	1/3/2014	Ge		\$1
Multiple Owners	3313 2750	1/3/2014	Ge		\$1
BROOKS ISAAC N JR	3306 896	1/2/2014	De		\$0
BROOKS ISAAC N JR	408 1097	11/1/1984	Fu		\$0
		12/31/1776	Or		\$0

Improvements							
Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	DWELL	Dwelling	1986	1.0	01	1,224	
R01	ICP	Integral Carport	1986	0	0		204
R01	UTILROOM	Residential Utility/Stg Room	1986	0	0		84

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. Thank you.

Sincerely,



Yelena Kalashnikova
Program Manager



Richard B. Lacy
GIS Analyst

YK: rbl
File: GIS/RL

