

STATE OF SOUTH CAROLINA )

COUNTY OF BEAUFORT )

TOWN OF YEMASSEE )

ORDINANCE NUMBER: )

(22-11)

An Ordinance Annexing Three Parcels of Land owned by Mary Fitzpatrick-Major into the Town of Yemassee, South Carolina.
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**AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, THREE PARCELS OF LAND OF APPROXIMATELY 6.20 ACRES, LOCATED AT 862, 864 & 870 OLD SHELDON CHURCH ROAD OWNED BY MARY FITZPATRICK-MAJOR, 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 Agricultural (AG) 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 parcels Agricultural (AG).
- e) The Yemassee Town Council finds the proposed annexation and rezoning is consistent with the Yemassee Comprehensive Plan (as amended and revised).

**Section 2.**

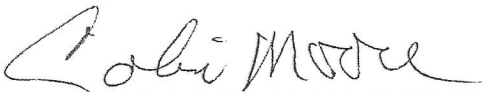
**NOW, THEREFOR IT BE ORDAINED** by the Mayor and Council of the Town of Yemassee, South Carolina, duly assembled and with authority of the same, pursuant to Section 5-3-150 and Section 5-3-100, Code of Laws of South Carolina (1976), as amended, the following described property is hereby annexed to and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

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND being known as R700 013 000 0028D 0000; R700 013 000 028C 0000 and R700 013 000 0028 0000 & 2.20; 2.00 and 2.00 acres, respectively, and all adjacent public rights of ways and wetlands as shown on the attached map.

This Ordinance shall become effective upon ratification.

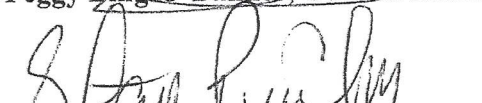
SO ORDERED AND ORDAINED THIS 18<sup>th</sup> Day of April, 2022

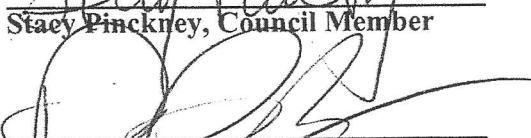
By the Yemassee Town Council being duly and lawfully assembled.

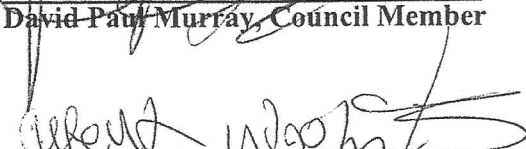
  
Colin Moore, Mayor

  
Matthew Earnest, Town Clerk

  
Peggy Bing-O'Banner, Council Member

  
Stacy Pinckney, Council Member

  
David Paul Murray, Council Member

  
Alfred Washington, Council Member

(Seal)

First Reading: 04/12/22  
Second Reading: 04/18/22



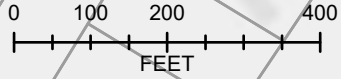
# TOWN OF YEMASSEE ANNEXATION APPLICATION

Town of Yemassee

MAR 16 2022

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: Mary Fitzpatrick - Major	Name: Mary Fitzpatrick - Major
Phone: (843) 846-4499 - Home (803) 398-7506 - cell	Phone: (843) 846-4499 - Home (803) 398-7506 - cell
Mailing Address: 864 Old Sheldon Church Rd Yemassee, SC 29945	Mailing Address: 864 Old Sheldon Church Rd Yemassee, SC 29945
E-mail: _____	E-mail: _____
Town Business License # (if applicable):	
Property Information	
County: <input checked="" type="checkbox"/> Beaufort <input type="checkbox"/> Hampton <input type="checkbox"/> Jasper	Acreage: 2.00, 2.20, 1.86
Property Location: 864 Old Sheldon Church Rd, 866 Old Sheldon church rd & 870 old sheldon church rd	
Existing Zoning: T2R	Proposed Zoning: General Residential (GR)
Tax Map Number(s): R700 013 000 028C 0000, r700 013 000 0028 0000, r700 013 000 0033 0000	
Project Description: Annexation of three parcels on old sheldon church rd	
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 checked="" type="checkbox"/> 2. Copy of plat and/or survey of area requesting annexation <input checked="" type="checkbox"/> 3. Parcel Information from the appropriate County Assessor's Office	
<b>Note:</b>	<b>Application is not valid unless signed and dated by property owner.</b>
<b>Disclaimer:</b>	<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.</b>
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>Mary Fitzpatrick - Major</i>	Date: 3/14/22
Applicant Signature: <i>Mary Fitzpatrick - Major</i>	Date: 3/14/22
For Office Use	
Application Number: ANNEX-03-22-1027	Date Received: 3-14-22
Received By: <i>Deborah Singleton</i>	Date Approved: 18 APR 2022



Transitional

R700 013 000  
028C 0000

R700 013 000  
028D 0000

R700 013 000  
0028 0000

PROPOSED  
ANNEXATION  
AREA

OLD SHELDON CHURCH RD

BAILEY RD



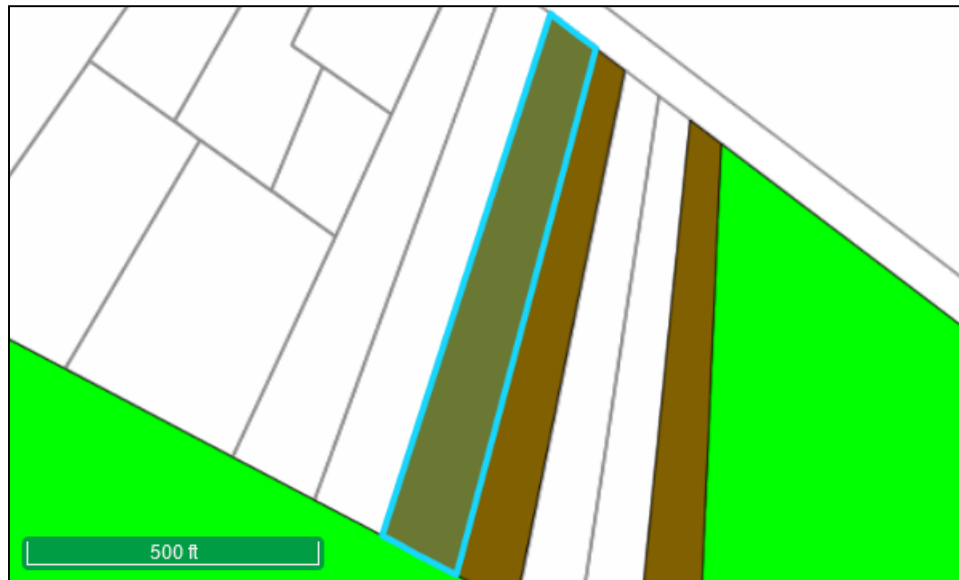
Conservation  
Preservation  
District



# Town of Yemassee

## Property Zoning Report - Beaufort

14 May 2022



### Parcels Beaufort

**PIN:** R700 013 000 028C 0000  
**Owner City State ZIP Code:** YEMASSEE SC 29945  
**Owner:** FITZPATRICK MARY  
**Owner Street Address:** 864 OLD SHELDON CHURCH ROAD  
**Parcel Street Address:** 862 OLD SHELDON CHURCH RD

### Zoning

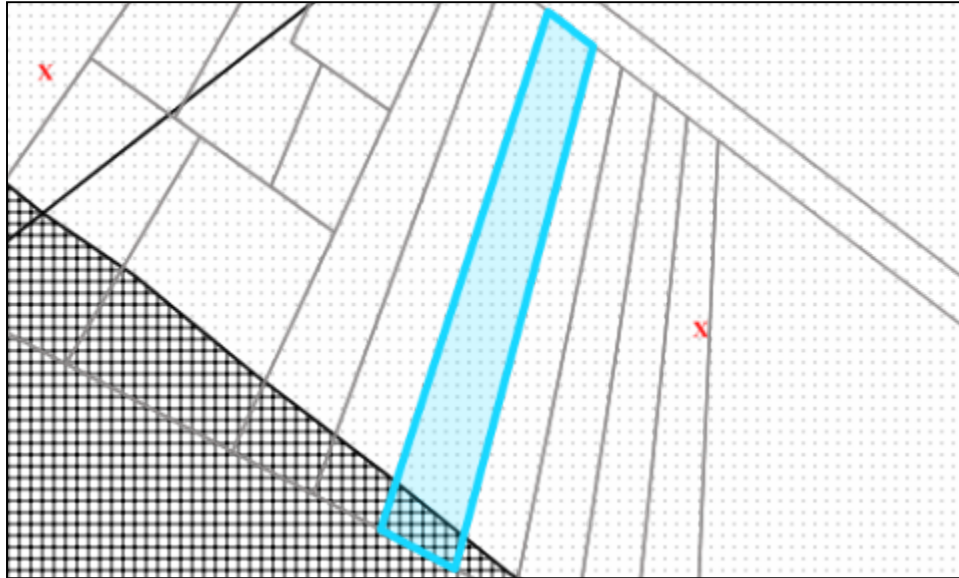
Count	Zoning Description	Overlapping Quantities
1.	1 Agricultural	107,348.15sf (2.46acres)



# Town of Yemassee

## Flood Zone Report - Beaufort

19 Mar 2022

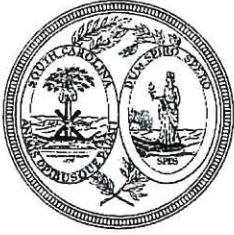


### Parcels Beaufort

<b>PIN:</b>	R700 013 000 028C 0000
<b>Owner City State ZIP Code:</b>	YEMASSEE SC 29945
<b>Owner:</b>	FITZPATRICK MARY
<b>Owner Street Address:</b>	864 OLD SHELDON CHURCH ROAD
<b>Parcel Street Address:</b>	862 OLD SHELDON CHURCH RD

### Flood Zones Beaufort

	Count	Classification	Overlapping Quantities
1.	1	Area of Minimal Flood Hazard	97,414.7sf (2.24acres)
2.	1	Area of Moderate Flood Hazard	9,933.57sf (0.23acres)



State of South Carolina  
Office of the Secretary of State  
The Honorable Mark Hammond

April 29, 2022

Town of Yemassee

MAY - 5 2022

Received

Ms. Caroline Koger  
Human Resources Director  
Town of Yemassee  
101 Town Cir  
P.O. Box 577  
Yemassee, SC 29445-0577

Re: Annexation, Ordinance No.: 22-11

Dear Ms. Koger:

This will acknowledge the receipt of your annexation documents whereby the Town of Yemassee annexed certain property on April 18, 2022.

This information has been duly filed in this office as of this date. It is your responsibility to file the same information with the South Carolina Department of Transportation, the South Carolina Department of Public Safety, and South Carolina Revenue and Fiscal Affairs Office.

If you have further questions concerning this matter, please contact me at (803) 734-0367.

Yours truly,

A handwritten signature in blue ink that reads "Allyson Green".

Allyson Green  
South Carolina Secretary of State's Office

cc: Ms. Yelena Kalashnikova  
Manager, GIS / Planning  
P.O. Box 191  
Columbia, SC 29202



## Beaufort County, South Carolina

generated on 3/19/2022 1:13:26 PM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R700 013 000 028C 0000	00900984	862 OLD SHELDON CHURCH RD,	3/18/2022	2020	2020

### Current Parcel Information

Owner	FITZPATRICK MARY	Property Class Code	ResVac Platted&Unplatted
Owner Address	864 OLD SHELDON CHURCH ROAD YEMASSEE SC 29945	Acreage	2.0000
Legal Description	PARCEL C PB28P231 EST CHARLES PINCKNEY S/D #BKL647		

### Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2021	\$33,600		\$33,600	\$385.88	\$0.00
2020	\$33,600		\$33,600	\$342.40	\$393.76
2019	\$33,600		\$33,600	\$338.32	\$372.15
2018	\$33,600		\$33,600	\$314.38	\$314.38
2017	\$39,300		\$39,300	\$289.65	\$289.65
2016	\$39,300		\$39,300	\$282.72	\$400.13
2015	\$39,300		\$39,300	\$271.55	\$387.28
2014	\$39,300		\$39,300	\$284.59	\$402.28
2013	\$39,300		\$39,300	\$276.29	\$392.73



2012	\$56,200	\$56,200	\$227.78	\$336.95
2011	\$56,200	\$56,200	\$225.17	\$333.95

Sales Disclosure

Grantor	Book & Page	Date	<a href="#">Deed</a>	<a href="#">Vacant</a>	Sale Price
PINCKNEY CHARLES BEATRICE	594 251	2/18/1992	Fu		\$10
PINCKNEY CHARLES BEATRICE	305 1701	5/1/1980	Fu		\$0
		12/31/1776	Or		\$0

Improvements

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