

TOWN OF YEMASSEE

Ordinance No. 23-29

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE TOWN OF YEMASSEE ZONING MAP TO DESIGNATE CERTAIN REAL PROPERTY OWNED BY CCH HOLDINGS CO, THE SAME CONTAINING APPROXIMATELY 4.00 ACRES, MORE OR LESS, LOCATED AT THE SOUTHEAST CORNER OF YEMASSEE HWY (SC-68) AND COCHRAN ST, AND BEARING HAMPTON COUNTY TAX MAP NUMBER(S): 198-00-00-042 and 198-00-00-289 AS REGIONAL COMMERCIAL DISTRICT (RCD) PURSUANT TO THE TOWN OF YEMASSEE ZONING ORDINANCE

WHEREAS, THE Town of Yemassee has received a request from the applicant (CCH Holdings Co [aka Carolina Country Homes]) for a Zoning Map Amendment for certain parcels of land that they are the One Hundred percent (100%) owner of, within the Town of Yemassee; and

WHEREAS, the Town of Yemassee Planning Commission reviewed a request for a Zoning Map Amendment its October 3, 2023, meeting and subsequently scheduled a Public Hearing of the proposed Zoning Map Amendment at the October 31, 2023, meeting of the Planning Commission; and

WHEREAS, the Planning Commission conducted the Public Hearing and upon conclusion of the Public Hearing, a motion was offered to recommend approval of the Zoning Map amendment of the parcel and to forward the request to the Town Council for consideration; and

WHEREAS, the Town Council of the Town of Yemassee concur with the Planning Commission's recommendation; and

WHEREAS, the Town Council of the Town of Yemassee finds it to be in the Town's best interest to amend the Zoning Map and designate the property as Regional Commercial District (RCD).

NOW THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF YEMASSEE, SOUTH CAROLINA:

Section 1. AMENDMENTS. In accordance with the foregoing, the Town of Yemassee, South Carolina hereby amends the Zoning Map and designates that certain property owned by CCH Holdings Co, the same consisting of a total of 4.00 acres, more or less, being described as Hampton County Tax Map Number(s): 198-00-00-042 and 198-00-00-289, as Regional Commercial District (RCD), pursuant to the Town of Yemassee's Zoning Ordinance. A portion or portions of this property are located within the Town of Yemassee Highway Corridor Overlay District (HCOD) and is subject to the provisions outlined in Section 5.17 of the Town of Yemassee Zoning Ordinance.

Section 2. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. ORDINANCE IN FULL FORCE AND EFFECT. This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED THIS 13th DAY OF February 2024.

Colin J. Moore
Colin J. Moore, Mayor

Matthew E. Garnes
ATTEST: Matthew E. Garnes, Town Administrator

Richard A. Hagan, Sr.
Richard A. Hagan, Sr., Council Member

David Paul Murray
David Paul Murray, Council Member

Daniel Anderson III
Daniel Anderson III, Council Member

Stacy Pinckney
Stacy Pinckney, Council Member

(seal)

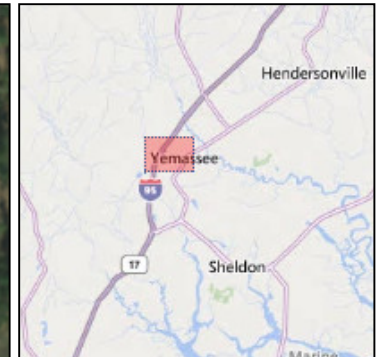
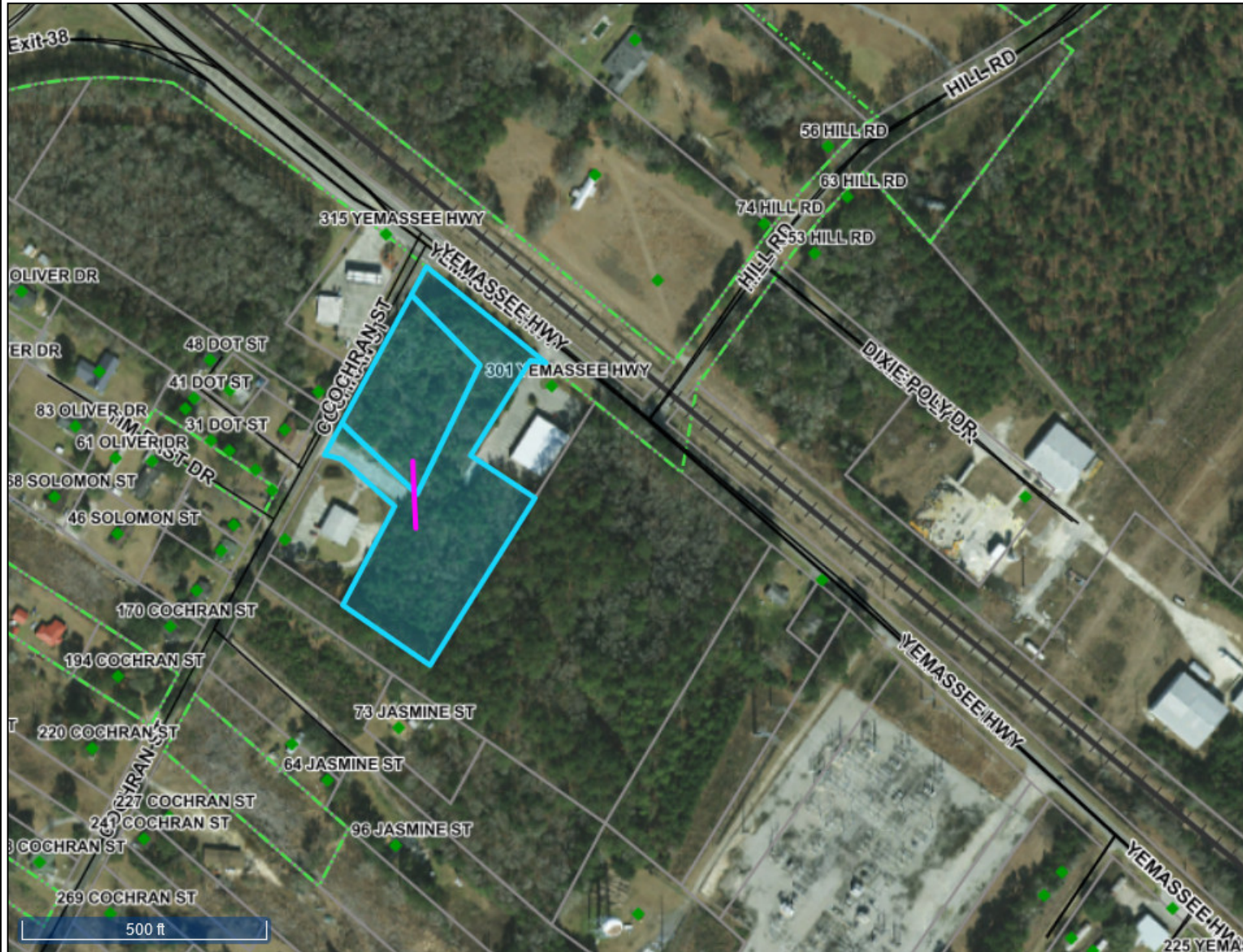
First Reading: 12/12/23

Public Hearing: 2/13/24

Second Reading: 2/13/24



Carolina Country Homes Zoning Map Amendment



Legend

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

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