

## **TOWN OF YEMASSEE**

Ordinance No. 23-30

**AN ORDINANCE TO APPROVE AN AMENDMENT TO THE TOWN OF YEMASSEE ZONING MAP TO DESIGNATE CERTAIN REAL PROPERTY OWNED BY LNC HOLDINGS CO, THE SAME CONTAINING APPROXIMATELY 8.00 ACRES, MORE OR LESS, LOCATED AT 100 JINKS ST, AND BEARING HAMPTON COUNTY TAX MAP NUMBER: 204-01-01-018 AS OFFICE COMMERCIAL DISTRICT (OCD) PURSUANT TO THE TOWN OF YEMASSEE ZONING ORDINANCE**

**WHEREAS**, THE Town of Yemassee has received a request from the applicant Dan Ball, on behalf of LNC Holdings Co, 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; at the October 31 Planning Commission meeting, the Commission voted to table approval until additional research could be done regarding the parcel and potential impacts of rezoning; and

**WHEREAS**, the Planning Commission reviewed additional information provided by the applicant and at the December 5, 2023, Planning Commission meeting, 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 Office Commercial District (OCD).

**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 LNC Holdings Co, the same consisting of a total of 8.00 acres, more or less, being described as Hampton County Tax Map Number: 204-01-01-018, as Office Commercial District (OCD), pursuant to the Town of Yemassee's Zoning Ordinance.

**Section 2. PARCEL LAND USE AND OPERATIONAL STIPULATIONS.** With the understanding that the property owner and the Town desire to proactively mitigate any perceived consequences resulting from the Zoning Map Amendment and subsequent business operation, the Town has placed the following land use stipulations on the property which would affect immediately upon ratification and would run concurrent with the parcel indefinitely, so long as the property remains zoned Office Commercial District (OCD):

1. The applicant hereby agrees that all traffic to and from the property shall enter off Jinks Street at U.S. Highway 17A to include any and all commercial or consumer traffic and agrees no access to the property shall be gained from either Lacey St or Pine St. This provision shall not apply to emergency or municipal vehicles that are carrying out official business or responding to a call for service.
2. The applicant hereby agrees that upon obtaining a valid Town of Yemassee Business License, business operations shall not commence no earlier than 8:00AM and should cease no later than 5:00PM, Monday – Friday, with no operations to occur on federal holidays. Business operations on Saturday shall be permitted between the hours of 10:00AM and 6:00PM with no activity to be conducted on Sunday.
3. The applicant shall be required, at their cost, to bury any utility lines that would serve any new development on the property as outlined within Chapter 12, Section 12-89 titled “Infrastructure and Services” of the Code of Ordinances for the Town of Yemassee, South Carolina.
4. In accordance with Section 12-88 of Chapter 12, titled “Lot Design” of the Code of Ordinances for the Town of Yemassee, South Carolina, the applicant will be required to install and maintain a vegetative or man-made screening to encompass the perimeter of the property at their cost.

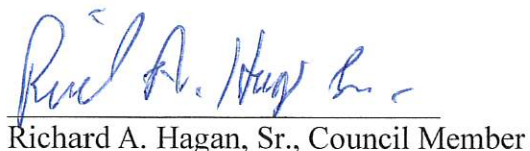
**Section 3. REPEAL OF CONFLICTING ORDINANCES.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 4. ORDINANCE IN FULL FORCE AND EFFECT.** This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED THIS 12<sup>th</sup> DAY OF March 2024.

  
Colin J. Moore, Mayor

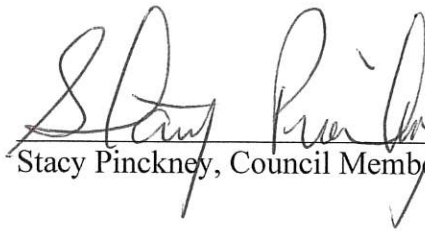
  
ATTEST: Matthew E. Garnes, Town Administrator

  
Richard A. Hagan, Sr., Council Member

  
David Paul Murray, Council Member



Daniel Anderson III, Council Member



Stacy Pinckney, Council Member

(seal)

**First Reading:** 02/13/2024

**Public Hearing:** 3/12/24

**Second Reading:** 3/12/24