



Project Information

General Information

Project #	A23-0247	Parcel #	197-00-00-049	Building ID	
Location	443 YEMASSEE HWY				
Project Type	Zoning Map Amendment Application	Project Use	Re-Zoning		
Parent Project #		Subdivision	EXIT 38 COMMERCIAL AREA		
Applicant Name	KING PETROLEUM COMPANY, INC.	Address	P.O. BOX 856, WALTERBORO, SC 29488-0856		
Applicant Email	sdw@embarqmail.com	Phone	(843) 476-1466	Cell	(864) 933-9000
Owner Name	KING PETROLEUM COMPANY, INC.	Address	P.O. BOX 856, WALTERBORO, SC 29488-0856		
Owner Email	sdw@embarqmail.com	Phone	(843) 476-1466	Cell	(843) 549-5821
Contractor		Address			
Contractor Email		Phone		Cell	

Property Information

Type/Improvement	Zoning Map Amendment	Accessory/Structure	
Current Use	Unimproved Land	Proposed Use	Unimproved Land
Current Zoning		Proposed Zoning	Regional Commercial District (RCD)
Project Cost	250	Project Value	250
Current Use And Proposed Changes	The applicant, Thom Craft, on behalf of the owner, King Petroleum Company, Inc., is seeking consideration of a Zoning Map Amendment. The property is located at 443 Yemassee Hwy, at the intersection of Yemassee Hwy (SC-68) and Simmons Rd, totals 4.00+/- acres, and is further identified by Hampton County TMS: 197-00-00-049 from its current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD).		

STATUS: The Planning Commission accepted the Zoning Map Amendment at their December 5, 2023, meeting and voted to schedule a Public Hearing at their January 2, 2024, Planning Commission meeting.

Lot Width	Lot Depth	Map Number	197-00-00-049
Total Area of Building & Accessory Structures (Sq Ft)	Total Area of All Man-made Improvements (Sq Ft)		
General Notes			
Restrictions / Variances			



Structure Information

Structure Type	# of Stories	0	Usable Floor Area (Sq Ft)	
Structure Height	# of Units	0	Load per Floor (Lbs)	
Sign Dimensions	# of Bedrooms	0	# of Bathrooms	0
Occupancy Empty Room	With Chairs		Tables & Chairs	
Foundation Material	Foundation Type		Footing Depth	
Foundation Information				
Setbacks Front & Rear	30	30	Setbacks Right & Left Sides	15 15
Setbacks Information	Portions of this property are within the boundaries of the Highway Corridor Overlay District and is subject to the provisions outlined in Section 5.17 of the Town of Yemassee Zoning Ordinance.			
Water Utility	Lowcountry Regional Water System Public		Sewage Utility	Lowcountry Regional Water System Public
Gas Utility	Dominion Energy Public		Electric Utility	Dominion Energy Public
Driveway Width	20	# of Off Street Parking	0	# of Off Street Loading 10
Miscellaneous Information				



Inspections

Inspection #	Inspection Type	Status	Date	Inspector
23-1092	Staff Review	Pass	November 30, 2023	Matthew Garnes
23-1153	Refer to Planning Commission	Pass	December 1, 2023	Matthew Garnes
23-1154	Planning Commission Initial Briefing	Pass	December 5, 2023	Adonis Riley
23-1155	Planning Commission Public Hearing	Open	January 2, 2024	Matthew Garnes



Contacts

Contact Name	Type	Project	Address	Phone
KING PETROLEUM COMPANY, INC.	Applicant		4814 MIDWAY RD, WILLIAMSTON, SC 29697	(843) 476-1466
KING PETROLEUM COMPANY, INC.	Owner		P.O. BOX 856, WALTERBORO, SC 29488-0856	(843) 476-1466
KING PETROLEUM COMPANY, INC.	Previous Owner		P.O. BOX 856, WALTERBORO, SC 29488-0856	(843) 476-1466