



## TOWN OF YEMASSEE PLANNING COMMISSION MEETING

Tuesday, December 6, 2022 - 3:00PM

Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC

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### I. Call to Order

### II. Roll Call

### III. Public Comments

- a. Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Staff, or other members of the meeting. State your name and address for the record. Comments are limited to Two (2) Minutes.

### IV. Old Business

- a. Approval of the November 1, 2022, Committee Meeting Minutes
- b. **Pulaski Properties - (Rezoning Request / Public Hearing) :** A request by Jan T. Pulaski, for approval of an Amendment to the Town of Yemassee Official Zoning Map to rezone three (3) parcels from Mixed Use (MU) to General Residential (GR). The subject parcels consist of approximately 1.69 acres and are identified by Hampton County Tax Map Numbers: 204-02-08-009, 204-02-08-005 and 204-02-08-006, located at 41, 43 & 47 Salkehatchie Road and is within the Historic Preservation Overlay District / Old Towne Overlay. (ZONE-08-22-1075)
- c. **Jinks-Corbett Tract (Annexation Request / Public Hearing) :** A request for a recommendation of approval for the annexation of an approximately 53.00 acre parcel located on U.S. Highway 17A, Hampton County, and further identified by Hampton County Tax Map Number: 198-00-00-029 via the 100% Petition and Ordinance Method with a concurrent Zoning Map Amendment requesting a rezoning from the current zoning of General Development District pursuant to the Hampton County Zoning Ordinance to Conservation Preservation District (CPD) pursuant to the Town of Yemassee Zoning Ordinance, into the Town of Yemassee corporate limits. (ANNX-10-22-1101)

### V. New Business

- a. Approval of the Town of Yemassee Planning Commission 2023 Meeting Schedule
- b. **Isabell Bing / Danielle Rease (Annexation Request) :** A request for a recommendation of approval for the annexation of an approximately 3.00 acre parcel located on Interstate 95 near mile-marker 39.6, Hampton County, and further identified by Hampton County Tax Map Number: 197-00-00-056 via the 100% Petition and Ordinance Method

**“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Yemassee policies.”**

with a concurrent Zoning Map Amendment requesting a rezoning from the current zoning of General Development District pursuant to the Hampton County Zoning Ordinance to Agricultural (AG) pursuant to the Town of Yemassee Zoning Ordinance, into the Town of Yemassee corporate limits. (ANNX-11-22-1112)

- c. **Stoney Creek at Bindon (Street Naming Application) :** A request by Ryan Lyle of Andrews Engineering, on behalf of Chris Ramm of Taylor Development Group for approval of a street naming application. The request is for street naming on Phases 1 and 2 of the Stony Creek at Bindon development. The properties are identified by Beaufort County Tax Map Numbers(s): R710 012 00 001A 0000, R710 012 000 0002 0000 and R710 012 000 0003 0000 located at 124 Trask Parkway and 154 Stoney Creek Cemetery Road in Sheldon. The parcels are zoned Planned Unit Development and the entire project is within the River Protection Overlay District while the portion near US-17 (Trask Pkwy) is within the Highway Corridor Overlay District.
- d. **Pine Street Development (Planned Unit Development Conceptual Application) :** A request by Ironline Metals, LLC. For consideration of approval for a Planned Unit Development Conceptual Application. The project consists of development of up to 200,000sqft of commercial and Light Industrial occupancies and 107 single-family residential dwellings and associated infrastructure. The properties are identified by Hampton County Tax Map Numbers: 204-01-05-005, 204-01-05-013 & 203-00-00-046 located along Jinks Street and U.S. Highway 17A in Yemassee. Parcel -005 is zoned Residential ¼ Acre (R4A) and Parcel -013 is zoned Office Commercial District. The portions of the property abutting U.S. Highway 17ALT are within the Highway Corridor Overlay District (HCOD).

## **VI. Adjournment**

Mayor  
Peggy Bing-O'Banner  
Mayor Pro Tempore  
Matthew Garnes  
Town Clerk



**Council Members**  
Alfred Washington  
Stacy Pinckney  
David Paul Murray

## Planning Commission Agenda Item

**Subject:** Approval of the November 1, 2022, Planning Commission Meeting Minutes

**Meeting Date:** December 6, 2022

**Submitted by:** Matthew Garnes, Town Clerk

### Attachments:

	Draft Ordinance		Resolution		Other
√	Support Documents	√	Motion		

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**Summary:** Meeting minutes from the November 1, 2022, Planning Commission Meeting and Public Hearing.

**Recommended Action:** If no corrections, approve as presented.

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### Commission Action:

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other

**Town of Yemassee**  
**Planning Commission Meeting Minutes**  
**November 1, 2022 / 3:00PM**  
**Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363**

Present: Joe Riley, Ethel Denmark, Sharon Mansell, Jay Holloway and Adonis Riley

Staff Present: Matthew Garnes, Town Clerk; Gregory Alexander, Police Chief

Absent:

Media Present: None

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**Call to Order:**

The Town of Yemassee Planning Commission meeting was called to order at 3:08 PM  
Chairman Adonis Riley.

**Roll Call:**

All Committee members were present for roll call

**Determination of Quorum:**

100% Attendance. Quorum satisfied.

**Old Business**

**Approval of the October 4, 2022, Planning Commission Meeting Minutes.** Chairman Riley asked if there were any corrections or changes with the minutes. Mr. Joe Riley made the motion to approve the minutes as presented. Second by Mr. Jay Holloway. All in favor, motion passed.

**Approval of the October 27, 2022, Planning Commission Special Meeting Minutes.** Chairman Riley asked if there were any corrections or changes with the special meeting minutes from October 27<sup>th</sup>. Ms. Sharon Mansell made the motion to approve the minutes as presented. Second by Mrs. Ethel Denmark. All in favor, motion passed.

**Sheila Kirkland - Rezoning Request (Public Hearing)** - Chairman Riley asked Mr. Garnes to provide background on this request. The applicant is Ms. Sheila Kirkland, on behalf of the property owner, her husband, Sam Rutledge Jr. They have gone under contract for a new manufactured home by Palmetto Homes but their parcel of land on Hunt Street is not zoned for mobile homes. Mr. Garnes stated that Hunt Street currently has an almost even mix of mobile / manufactured homes and single-family dwellings. Chairman Riley then opened the public hearing regarding this re-zoning request.

Sheila Kirkland (28 Hunt St) – Ms. Kirkland advised she lives at 28 Hunt Street and is being evicted because her landlord had not paid the mortgage for quite some time. They own this property and have purchased a new home and were told they could not place it there. She stated she has nowhere to go and does not see the issue with a brand-new mobile home when there are already mobile homes on Hunt Street.

Stephen Henson (17 Mixon St) – Mr. Henson stated if the property is rezoned it will cause a zoning donut hole. He believes a better option would be for the applicant to apply for a Special Exception or Variance with the Board of Zoning Appeals.

Gena Gomer (4585 Speed Limit Rd, Estill) – Ms. Gomer reiterated the personal struggles that Ms. Kirkland is dealing with. They have a brand-new home that will be built to code and will be one of the nicest looking ones on the street. She asked the Commission to consider her difficulties when deciding.

Julian Pangrass (2890 Trask Pkwy, Burton) – Mr. Pangrass echoed Ms. Gomers remarks and stated that just a few months ago on Braddy Street they were able to place a mobile home and he did not see the difference between allowing one on that street but not on Hunt Street.

With no more public comment. Chairman Riley closed the public hearing. Mrs. Mansell remarked that Article IV, Section 4.1.3 states a replacement of the existing use would be permitted if it was done within six months of the previous home being removed. Ms. Kirkland stated she moved the old mobile home off in June. Mrs. Denmark stated in that event by the language in the Ordinance, this mobile home would be permitted and not require a re-zoning. Mr. Jay Holloway made a motion to authorize the placement of the manufactured/mobile home pursuant to the regulations in the Town of Yemassee Zoning Ordinance, Article IV, Section 4.1.3, sub section "B". Second by Ethel Denmark., All in favor, motion passed.

### **New Business:**

Mr. Garnes reviewed the Marine Corps Tribute Park that is a new park that will be developed on Wall Street in Beaufort County thanks to a P.A.R.D. grant received. Mr. Garnes asked for the commission to approve forwarding the Public Project application to the Town Council. Mr. Jay Holloway made the motion. Second by Mrs. Ethel Denmark. All in favor. Motion passed.

### **Public Comment:**

None

### **Adjournment:**

Ms. Sharon Mansell made the motion to adjourn. Second by Mr. Joe Riley. All in favor, motion passed. Meeting adjourned at 4:01PM.

Mayor  
 Peggy Bing-O'Banner  
Mayor Pro Tempore  
 Matthew Garnes  
 Town Clerk



**Council Members**  
 Alfred Washington  
 Stacy Pinckney  
David Paul Murray

Planning Commission Agenda Item

**Subject:** Public Hearing for a Rezoning Request by Jan T. Pulaski seeking rezoning of three parcels of land located at 41, 43 & 47 Salkehatchie Rd

**Meeting Date:** December 6, 2022

**Submitted by:** Matthew Garnes, Town Clerk

**Attachments:**

	Draft Ordinance		Resolution		Other
√	Support Documents	√	Motion		

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**Summary:** This is a public hearing for a re-zoning request from Jan T. Pulaski for 41, 43 & 47 Salkehatchie Road in Hampton County. The applicant seeks to rezone the parcels from their current zoning of Mixed Use (MU) to General Residential (GR). See attached Staff Report

**Recommended Action:** Staff recommends Planning Commission deny the request for rezoning. See attached Staff Report for additional.

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**Commission Action:**

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other

Colin J Moore

Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew Garnes

Town Clerk



**Council Members**

Alfred Washington

Stacy Pinckney

David Paul Murray

**Town of Yemassee Administration Department  
Rezoning Analysis (ZONE-08-22-1075)  
41, 43 & 47 Salkehatchie Rd (Hampton County)  
Meeting Date: December 6, 2022**

**Applicant:** Jan T. Pulaski

**Owner:** Jan T. Pulaski

**Address(es):** 41, 43 & 47 Salkehatchie Rd

**Tax Map Number(s):** 204-02-08-009, 204-02-08-005 & 204-02-08-006

**County:** Hampton

**Site Description:** The three parcels total approximately 1.69 acres located on Salkehatchie Road, just east of U.S. Highway 17A. The parcel at 41 Salkehatchie Road extends out to U.S. Highway 17A to the rear of the property. 43 & 47 Salkehatchie only border Salkehatchie Rd.

**Present Zoning and Existing Conditions:** The parcels are zoned Mixed Use (MU) per the Town of Yemassee Zoning Ordinance. Mixed Use is defined in the Town Zoning Ordinance as "It is of special and substantial public interest to encourage residential and economic redevelopment of the older section of the town known as "The Olde Towne." It is, therefore, the intent of the Mixed Use (MU) District to encourage the formation of a compatible and economically healthy environment for business, financial, service, and professional uses, which benefit from being located in close proximity to each other. Such general business purposes are encouraged in this Section to combine compatibility with residential use. Residential occupancy in this District is to be promoted and encouraged, either in separate buildings or in combination with office, retail, and service uses, and that such uses, in combination or not, shall be scaled and designed to serve both the livability and economic restructuring of the area. The District is designed for a low and medium density residential base, with small-scale office, commercial, and retail uses in renovated or replicated housing, a dynamic mix of uses linked by a common residential character. The Mixed Use (MU) District, thus, anticipates the desirability of mixing land uses

and imposes standards to resolve problems associated with mixing, and eliminated the negative aspects of juxtaposing unlike land uses.”

Additionally, these parcels are entirely within the Historic Preservation Overlay District / Old Towne Overlay District. The purpose of this overlay is “to promote the educational, cultural, and general welfare of the public through the preservation, protection, and enhancement of the old, historic, and/or architecturally-worthy structures and areas of the Town; to maintain such structures as visible reminders of the history and cultural heritage of the Town, the State, and Nation, according to the standards set forth in the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings”.

Currently, 41 and 43 Salkehatchie Road are unimproved parcels of land. 47 Salkehatchie Roads contains a single-family dwelling that is not owner occupied.

**Comprehensive Plan / Land Use Compatibility:** The 2007 Comprehensive Plan envisioned the areas within the Historic Preservation Overlay District as having a walkable “downtown” style community with a mix of medium density residential and commercial including single-family dwellings, buildings with a commercial occupancy on the ground floor and residential above and duplexes.

**Environmental Issues:** Should development occur, urban stormwater BMP’s will be necessary to prevent runoff capture. There appears to be significant trees as outlined within the Town of Yemassee Development Standards Ordinance. A tree and topographic survey could verify their presence.

**Public Service Issues:** None noted.

**Letters were sent by certified mail to all property owners within 750ft of the three subject properties.**

**Staff Review:** The applicant is seeking to sell the property and wishes to re-zone to allow a manufactured / mobile home park which is not permitted in the Mixed-Use District. Additionally, the parcels are within the HPOD, the “downtown” for Yemassee. With very few properties being left undeveloped within the boundaries of the downtown district / old towne, careful consideration should be given to proposed uses. Even if permissible by the Zoning Ordinance, the lots are relatively small in size, and Staff has concerns about the viability of the internal road structure on such a small footprint. With the 41 Salkehatchie Road parcel which stretches from Salkehatchie Road to U.S. Highway 17A, development of this type would almost certainly require access into the development from both sides of the parcel. U.S. Highway 17A

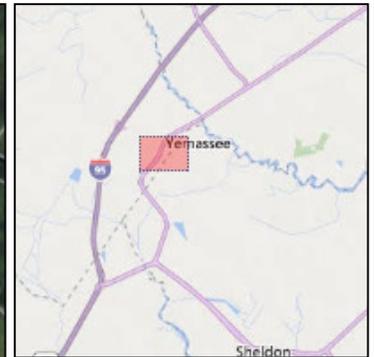
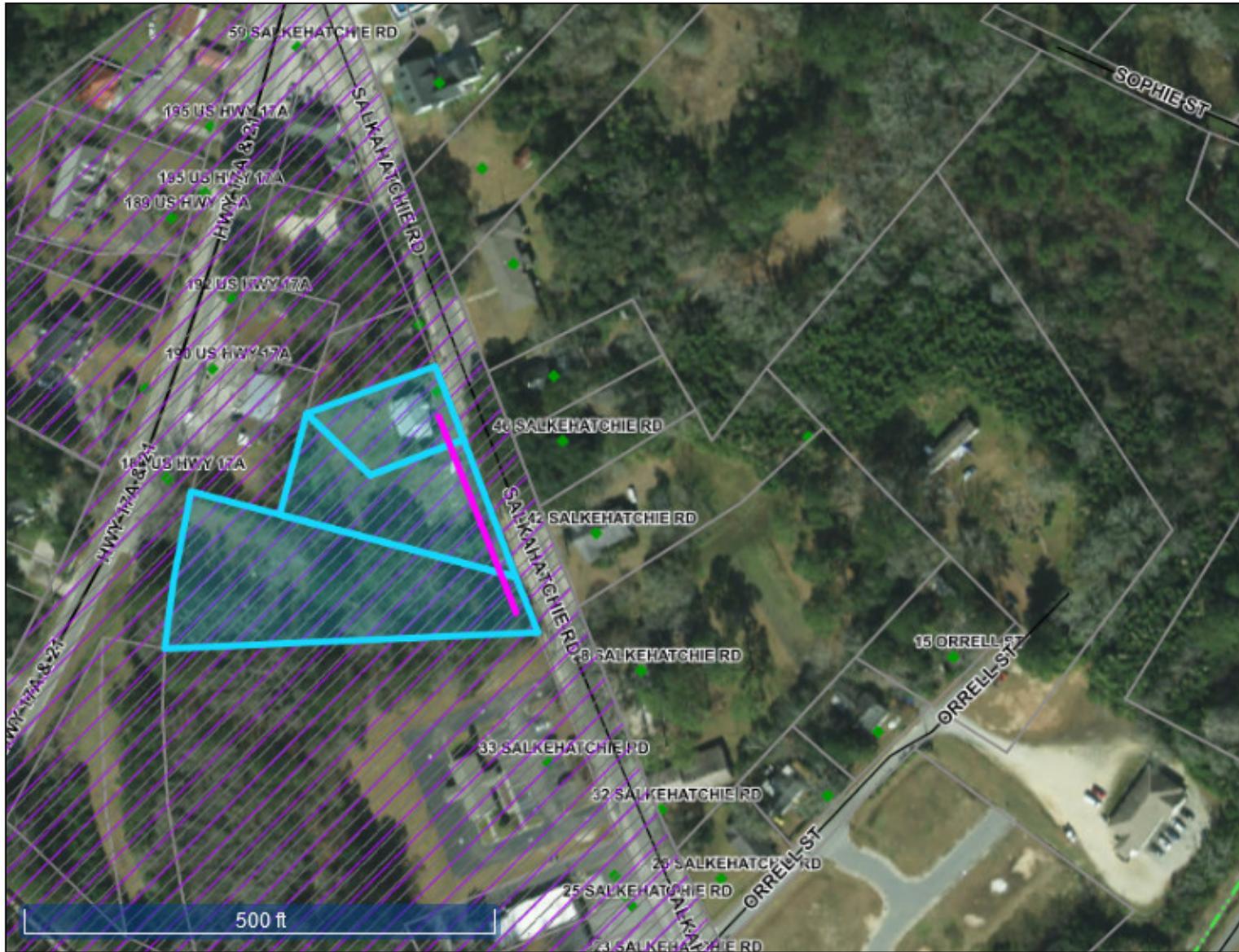
already has traffic issues near the existing caution signal at the intersection of U.S. Highway 17A & Salkehatchie Road, adding another entrance less than 500ft from the existing intersection would be counterproductive to traffic flow. Additionally, any proposed encroachment onto both roads would require an encroachment permit from SCDOT.

While the surrounding area is all Mixed Use and within the Historic District, Staff does not support rezoning three parcels General Residential for manufactured / mobile homes as the proposed use is not compatible with the adjacent zoning. Staff supports appropriate development of the parcels with uses compatible in this area.





# Town of Yemassee - HPOD



## Legend

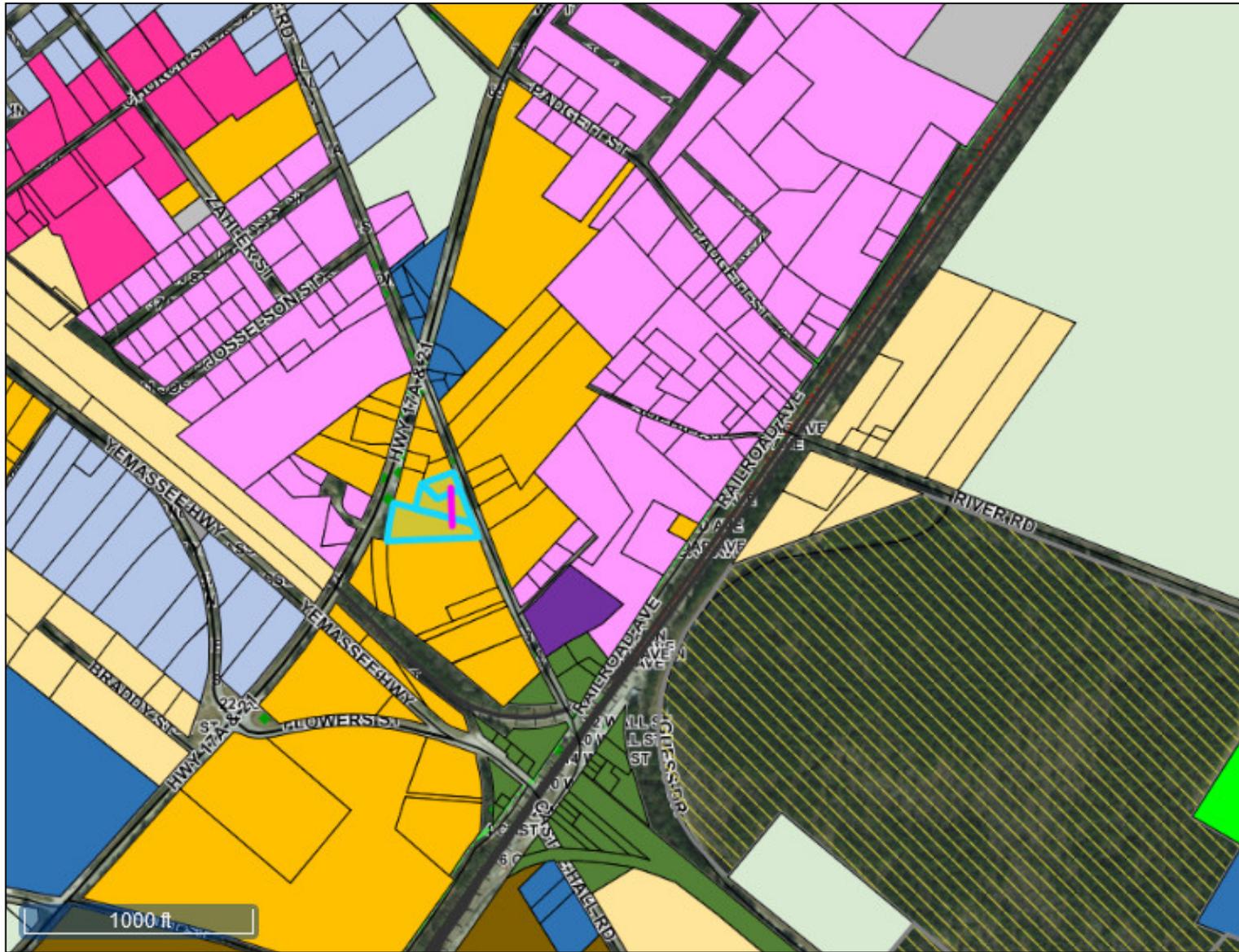
- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- ▨ Old Towne Overlay District
- Road Names
- Roads**
- Roads
- Major Roads
- Interstate
- Road Names Jasper**
- Roads Jasper**
- Roads
- Major Roads
- Interstate
- ✕ Railroads
- ▬ County Boundary Beaufort
- ▬ County Boundary Hampton
- ▬ County Boundary Jasper
- ▬ Yemassee Boundary

This map is a user generated static output from [rightspot.spateng.com](https://rightspot.spateng.com) website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



# Pulaski Rezoning



## Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper

## Zoning

- Office Commercial District
- Conservation Preservation District
- General Residential
- Residential 1 Acre
- Residential 1/2 Acre
- Residential 1/3 Acre
- Residential 1/4 Acre
- Village Commercial District
- Mixed Use
- Light Industrial District
- Agricultural
- Telecommunications Tower
- Transitional
- Utility
- General Residential Townhouse
- Regional Commercial District
- Planned Unit Development
- To Be Determined

## Road Names

### Roads

- Roads
- Major Roads
- Interstate

### Road Names Jasper

- Roads
- Major Roads
- Interstate

**Note:**  
**Proposed rezoning of the Pulaski Properties.**

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

6 Dec, 2022

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**Summary**

Parcel Number 204-02-08-005.  
 Tax District County (District N)  
 Location Address 43 SALKEHATCHIE  
 Town Code YE  
 Class Code (NOTE: Not Zoning Info) 206-Residential Lot Vacant  
 Acres 0.00  
 Description  
 Record Type Residential  
 Town Code / Neighborhood YE  
 Owner Occupied

[View Map](#)

Note: Acres will not display correctly if any or all of the parcel is classed as exempt. (Exempt acreage will not calculate in total acreage.)

**Owners**

[PULASKI JAN T](#)  
 PO BOX 293  
 VARNVILLE SC  
 29944

**2022 Value Information**

Land Market Value \$8,600  
 Improvement Market Value \$0  
 Total Market Value \$8,600  
 Taxable Value \$8,600  
 Total Assessment Market \$520

Note: Values will not display correctly if any or all of the parcel is classed as exempt. (Exempt building values will not display nor calculate in totals.)

**Sales Information**

Sale Date	Price	Deed Book	Plat Book	Grantor
5/19/2005	\$1	301 206	3 159	THOMAS WILLIE H EST OF
12/14/1995	Not Available	187 222	Not Available	Not Available
9/14/1954	Not Available	PKG 3326	Not Available	Not Available

No data available for the following modules: Building Information, Lot Size Information (Dimensions in Feet).

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Last Data Upload: 12/6/2022, 7:05:12 AM



Version 2.3.233



**Summary**

Parcel Number 204-02-08-006.  
 Tax District County (District N)  
 Location Address 41 SALKEHATCHIE  
 Town Code YE  
 Class Code (NOTE: Not Zoning Info) 205-Mobile Home Not Owner Occupied  
 Acres 0.00  
 Description  
 Record Type Residential  
 Town Code / Neighborhood YE  
 Owner Occupied

[View Map](#)

Note: Acres will not display correctly if any or all of the parcel is classed as exempt. (Exempt acreage will not calculate in total acreage.)

**Owners**

[PULASKI JAN T](#)  
 PO BOX 293  
 VARNVILLE SC  
 29944

**2022 Value Information**

Land Market Value \$11,300  
 Improvement Market Value \$0  
 Total Market Value \$11,300  
 Taxable Value \$11,300  
 Total Assessment Market \$680

Note: Values will not display correctly if any or all of the parcel is classed as exempt. (Exempt building values will not display nor calculate in totals.)

**Sales Information**

Sale Date	Price	Deed Book	Plat Book	Grantor
5/19/2005	\$1	301 206	10 157	PULASKI JANE T
3/13/1992	Not Available	155 205	Not Available	Not Available

No data available for the following modules: Building Information, Lot Size Information (Dimensions in Feet).

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Version 2.3.233



**Summary**

Parcel Number 204-02-08-009.  
 Tax District County (District N)  
 Location Address 47 SALKEHATCHIE  
 Town Code YE  
 Class Code (NOTE: Not Zoning Info) 200-Single Family Res. Not Owner Occupied  
 Acres 0.00  
 Description SALKEHATCHIE RD  
 Record Type Residential  
 Town Code / Neighborhood YE  
 Owner Occupied

[View Map](#)

Note: Acres will not display correctly if any or all of the parcel is classed as exempt. (Exempt acreage will not calculate in total acreage.)

**Owners**

[PULASKI JAN T](#)  
 VARNVILLE SC  
 29944

**2022 Value Information**

Land Market Value \$5,400  
 Improvement Market Value \$20,400  
 Total Market Value \$25,800  
 Taxable Value \$25,800  
 Total Assessment Market \$1,550

Note: Values will not display correctly if any or all of the parcel is classed as exempt. (Exempt building values will not display nor calculate in totals.)

**Building Information**

Heated Square Footage 980

**Sales Information**

Sale Date	Price	Deed Book	Plat Book	Grantor
5/19/2005	\$1	301 206	3 159	THOMAS WILLIE H EST OF
5/21/1990	Not Available	140 279	Not Available	Not Available

No data available for the following modules: Lot Size Information (Dimensions in Feet).

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Version 2.3.233

Mayor  
Peggy Bing-O'Banner  
Mayor Pro Tempore  
Matthew Garnes  
Town Clerk



Council Members  
Alfred Washington  
Stacy Pinckney  
David Paul Murray

## Planning Commission Agenda Item

**Subject:** Public Hearing for an Annexation Request of 53.00 acres in Hampton County, TMS: 203-00-00-046.

**Meeting Date:** December 6, 2022

**Submitted by:** Matthew Garnes, Town Clerk

### **Attachments:**

	Draft Ordinance		Resolution		Other
√	Support Documents	√	Motion		

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**Summary:** This is a public hearing for an annexation request for an undeveloped 53.00 acre tract in Hampton County, off U.S. Highway 17A and identified by TMS: 203-00-00-046.

**Recommended Action:** Request Planning Commission recommend approval of annexation and forward to Town Council.

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### **Commission Action:**

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other



# Staff Report Administration



December 1, 2022

**Project:** Jinks-Corbett Tract Annexation (Hampton County TMS: 203-00-00-046)

**Case Number:** ANNX-10-22-1101

## **1. Request**

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Town Staff requests that the Planning Commission hold a Public Hearing on an Annexation and Zoning Map Amendment to annex certain real property consisting of a total 53.00 acres, more or less, and bearing Hampton County Tax Map No. 203-00-00-046 (the "Property") and establish zoning as Conservation Preservation District (CPD) subject to the Town of Yemassee Zoning Ordinance.

**Introduction:** Town Staff received a request for annexation via the 100% Petition and Ordinance method of a single, undeveloped tract of land known as the "out of town portion of the Jinks-Corbett tract, located northwest of the intersection of U.S. Highway 17A and Jinks St in Hampton County. Staff reviewed the submission and ensured that contiguity was established to the parcel seeking annexation.

Town Council approved first reading of an Ordinance approving annexation at their November 9, 2022, Town Council Meeting and is scheduled for final reading and adoption at their December 13 meeting.

**Tax Map Number:** 203-00-00-046

**Acreage:** 53.00

**Current Zoning:** General Development (Hampton County Zoning)

**Current Use:** Undeveloped land

**Proposed Zoning:** Conservation Preservation District (CPD)

**Contiguity:** The parcel petitioning for annexation is contiguous to the primary service area. The parcel is within the Future Annexation Map of the Town of Yemassee.



# Staff Report Administration



**Adjacent Land Use/Zoning:** The parcel is surrounded by the following properties and jurisdictions:

<b>Direction</b>	<b>Parcel</b>	<b>Owner</b>	<b>Jurisdiction</b>
<b>North</b>	203-00-00-003 U.S. Highway 17A	USA Secretary of Interior	Hampton County
<b>East</b>	204-01-05-012 367 U.S. Highway 17A	Dorothy Whittle	Town of Yemassee
<b>West</b>	203-00-00-003 U.S. Highway 17A	USA Secretary of Interior	Hampton County
<b>South</b>	204-01-05-005 Jinks St	Ironline Metals, LLC.	Town of Yemassee
<b>South</b>	203-00-00-041 Ponderosa Circle	Brenda A. High	Hampton County

## **2. Staff Comments**

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### **Special Notes**

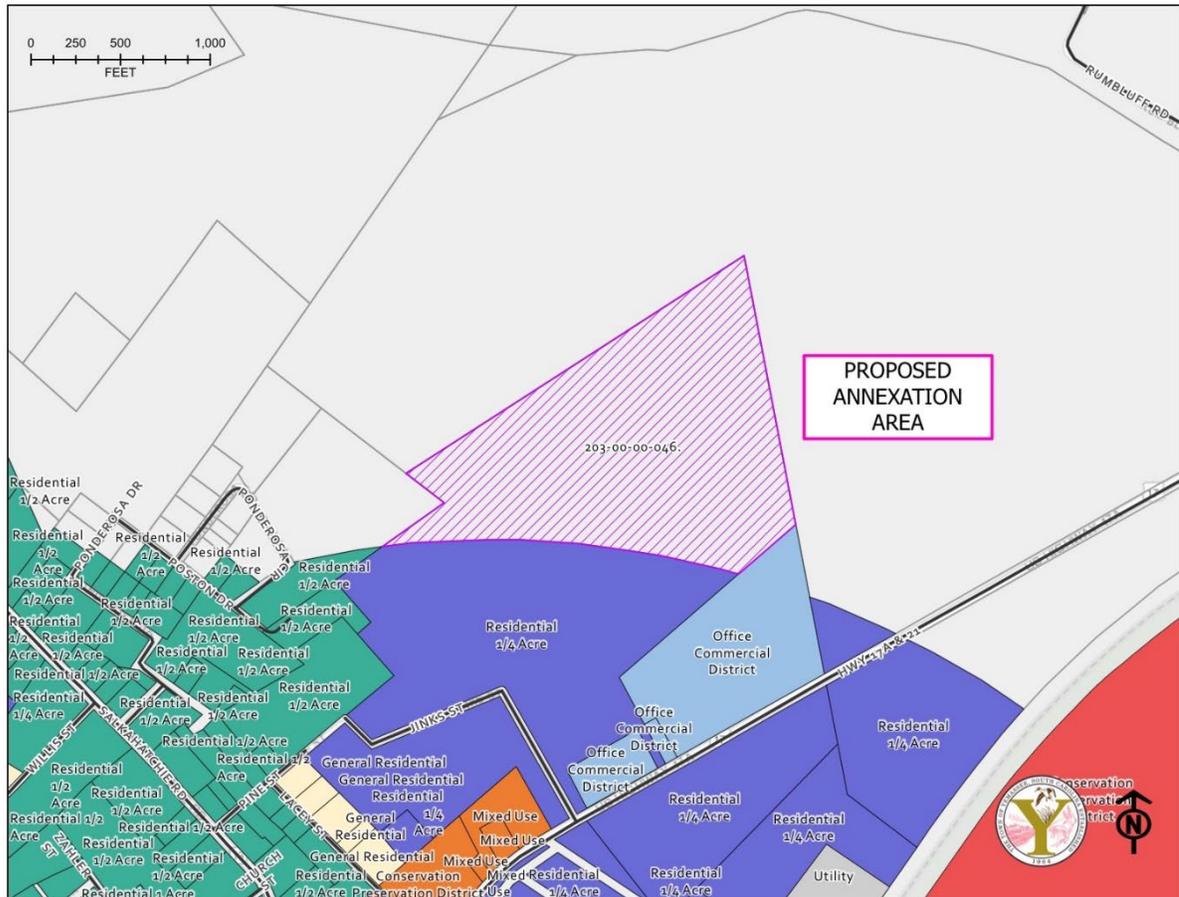
- a.) The Town of Yemassee will be able to furnish all town services upon annexation.
- b.) The parcel would be subject to the adopted millage rate at the time of annexation, the adopted millage rate within the Hampton County portion of the Town of Yemassee, is 74.00 mills.
- c.) It is of note that nearly the entirety of the parcel is wetlands and abuts portions of the Ace Basin Wildlife Refuge owned by the U.S. Fish & Wildlife Service.



# Staff Report Administration



## 3. Maps



\*Parcel proposed for annexation outlined in purple.



# Staff Report Administration



## 4. Analysis

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The following analysis has been conducted on the parcel petitioning for Annexation.

- 1.) The application is in the best interests of the Town of Yemassee and its residents.
  - a. *Finding:* Staff completed a Cost/Benefit Analysis and provided the property owner with an estimated tax liability upon Annexation.
- 2.) The property has contiguity to the Town of Yemassee corporate limits
  - a. *Finding:* The property is contiguous to the Town of Yemassee corporate limits on two sides. The adjacent parcels were portions of the original Town of Yemassee two-mile circle.
- 3.) Does the Annexation avoid creating new doughnut holes or enclaves in the Town Limits?
  - a. *Finding:* The proposed Annexation will not create any new doughnut holes or enclaves in the Town of Yemassee corporate limits.
- 4.) The Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and property owners.
  - a. *Finding:* Based on the current use of the property, a tax burden is not created and a reduction in the level of service is not anticipated in the first year of Annexation.
- 5.) Consideration of the Annexation areas existing utilities, transportation, and infrastructure.
  - a. *Finding:* The franchised water and sewer provider in the Town of Yemassee is Lowcountry Regional Water. Dominion Energy currently provides electric and natural gas services. Telecommunications service can be provided by Frontier or Xfinity (Comcast) Communications.
- 6.) The full impact the Annexation will have on Law Enforcement has been considered.
  - a. *Finding:* The Police Department has advised this parcel will not have a negative impact on the services provided by the Yemassee Police Department. Upon annexation, the primary response agency will be the Yemassee Police Department, with backup provided via a Mutual-Aid agreement with the Hampton County Sheriff's Office.



# Staff Report Administration



## **Attachments**

- Annexation Petition
- Map of general Area
- Plat of property
- Annexation Ordinance 22-15

STATE OF SOUTH CAROLINA )  
COUNTY OF HAMPTON )  
TOWN OF YEMASSEE )  
ORDINANCE NUMBER: )  
(22-15)

An Ordinance Annexing One Parcel of Land owned by Ironline Metals, LLC. into the Town of Yemassee, South Carolina.
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**AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, ONE PARCEL OF LAND OF APPROXIMATELY 53.00 ACRES, LOCATED ON U.S. HIGHWAY 17A OWNED BY IRONLINE METALS, LLC., IN HAMPTON 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 Conservation Preservation District (CPD) 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 Conservation Preservation District.
- 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 203-00-00-046 & 53.00 acres, 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** \_\_\_\_ Day of \_\_\_\_\_, 2022.

**By the Yemassee Town Council being duly and lawfully assembled.**

\_\_\_\_\_  
**Colin Moore, Mayor**

\_\_\_\_\_  
**Matthew Garnes, Town Clerk**

\_\_\_\_\_  
**Peggy Bing-O'Banner, Council Member**

\_\_\_\_\_  
**Stacy Pinckney, Council Member**

\_\_\_\_\_  
**David Paul Murray, Council Member**

\_\_\_\_\_  
**Alfred Washington, Council Member**

(Seal)

**First Reading:**

**Public Hearing:**

**Second Reading:**



TOWN OF YEMASSEE ANNEXATION APPLICATION

Town of Yemassee

OCT 31 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 and Property Owner information table with fields for Name, Phone, Mailing Address, and E-mail.

Property Information section including County (Hampton checked), Acreage (53.00), Property Location, Existing Zoning, Proposed Zoning, Tax Map Number, and Project Description.

Select Annexation Method section with checkboxes for 100 Percent, 75 Percent, and 25 Percent methods.

Minimum Requirements for Submittal section with checkboxes for 1. Completed Annexation Petition(s), 2. Copy of plat and/or survey, and 3. Parcel Information.

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.

Signature lines for Property Owner and Applicant, both dated 10/31/22.

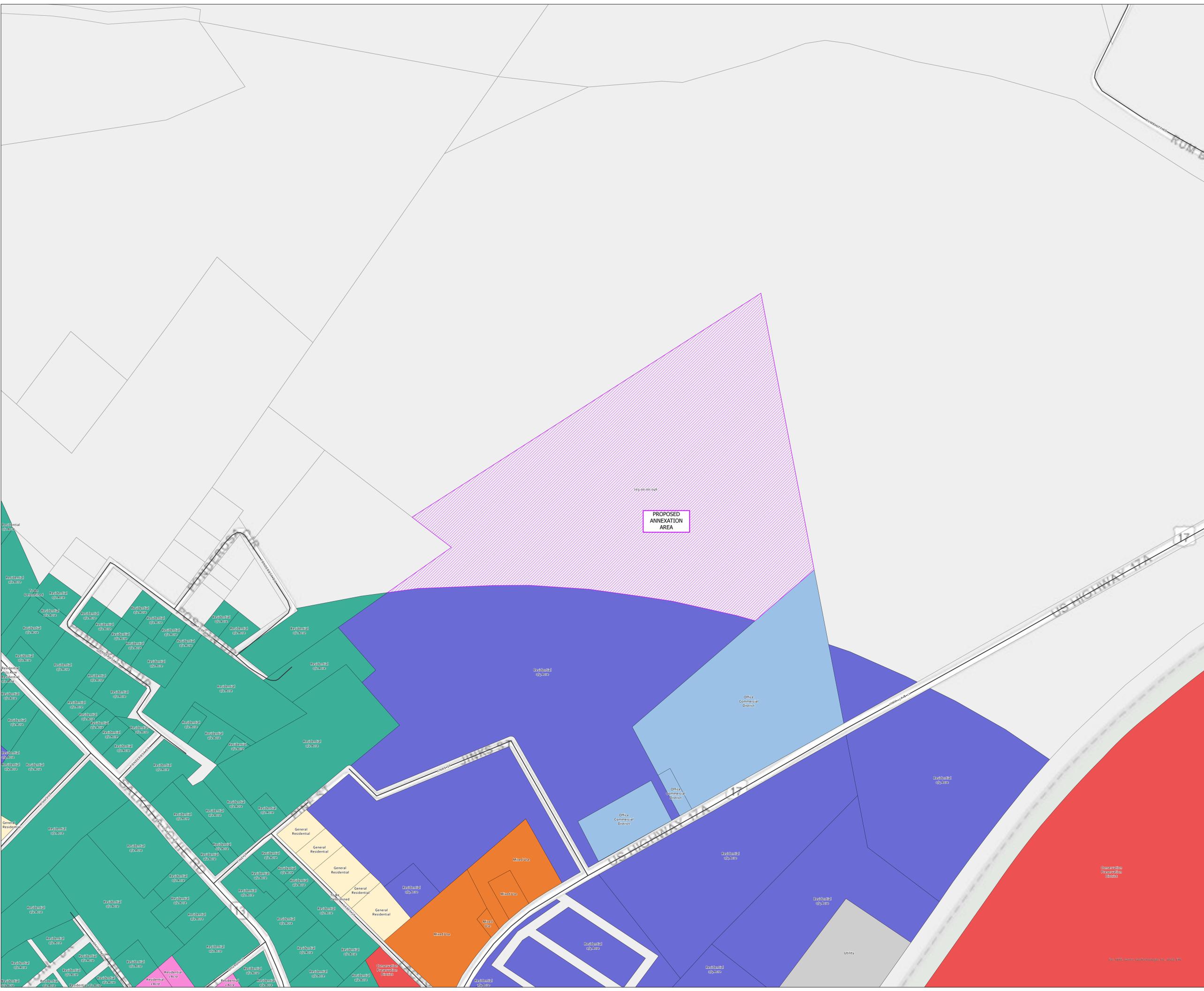
For Office Use section with fields for Application Number (AMNX-10-22-1101), Date Received (10/31/22), Received By (M. Gaines), and Date Approved.



**ZONING  
DEPARTMENT**

**PROPOSED  
ANNEXATION  
AREA**

- LEGEND**
- ROADS
  - YEMASSEE ZONING**
  - ZONING DESCRIPTION**
  - GENERAL RESIDENTIAL
  - MIXED USE
  - OFFICE COMMERCIAL DISTRICT
  - UTILITY
  - TO BE DETERMINED
  - RESIDENTIAL 1/4 ACRE
  - RESIDENTIAL 1/2 ACRE
  - RESIDENTIAL 1 ACRE
  - CONSERVATION PRESERVATION DISTRICT
  - PARCELS
  - HYDROLOGY**
  - LAKE/POND
  - RESERVOIR
  - STREAM/RIVER
  - COUNTIES
  - PROPOSED ANNEXATION HAMPTON

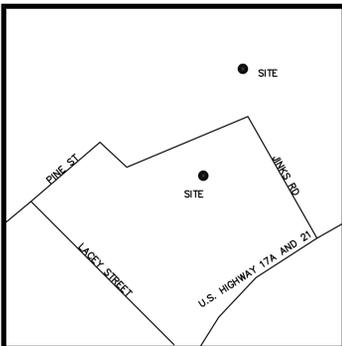


DATE CREATED: 2/8/2021  
DATE UPDATED: 10/07/2022

PREPARED BY: SPATIAL ENGINEERING, INC.  
CARTOGRAPHY BY: GOVI HINES, GISP



**DISCLAIMER:**  
The GIS maps and data distributed by the Town of Yemassee are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Town of Yemassee makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database. Additionally, the Town of Yemassee or any agent, consultant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.



LOCATION MAP

NOTES

THIS PLAT DOES NOT CERTIFY THAT THE INFORMATION SHOWN HEREON COMPLIES WITH LOCAL ZONING REGULATIONS. THIS PLAT DOES NOT CERTIFY TO THE PRESENCE OR ABSENCE OF OVERLAY DISTRICTS OR SPECIAL HAZARD AREAS SUCH AS BUT NOT LIMITED TO AIRPORT AND AICUZ ZONES.

THIS PLAT REPRESENTS CONDITIONS FOUND ON 4/1/2022 AND DOES NOT REPRESENT CONDITIONS FOUND ON ANY OTHER DATE.

THIS PLAT WAS SURVEYED BASED ON REFERENCED DOCUMENTS AND WAS NOT SURVEYED IN COORDINATION WITH A TITLE EXAMINATION. THE SURVEYOR DOES NOT CERTIFY TO THE PRESENCE OR ABSENCE OF EASEMENTS.

THE AREA CALCULATIONS SHOWN HEREON WERE DETERMINED BY THE COORDINATE METHOD.

THE PRESENCE OR ABSENCE OF REGULATED NATURAL RESOURCES (SUCH AS, BUT NOT LIMITED TO, CRITICAL AREAS, FRESHWATER WETLANDS, SPECIMEN TREES, AND HISTORICALLY SIGNIFICANT SITES AND CULTURAL RESOURCES) WAS NOT DETERMINED AT THIS TIME OTHER THAN THOSE SHOWN HEREON AND ACCOMPANIED BY THE CERTIFICATION OR APPROVAL OF APPROPRIATE REGULATORY AGENCY.

THIS PLAT DOES NOT CERTIFY TO THE PRESENCE OR ABSENCE OF UNDERGROUND FEATURES, (INCLUDING, BUT NOT LIMITED TO UTILITIES, STORAGE TANKS, AND SIMILAR).

THE VERTICAL DATUM FOR FLOOD ZONE INFORMATION AND TOPOGRAPHY IS NAVD 1988 AND WAS DETERMINED USING THE SC VRS NETWORK.

ZONING AND SETBACKS WERE NOT DETERMINED AT THIS TIME

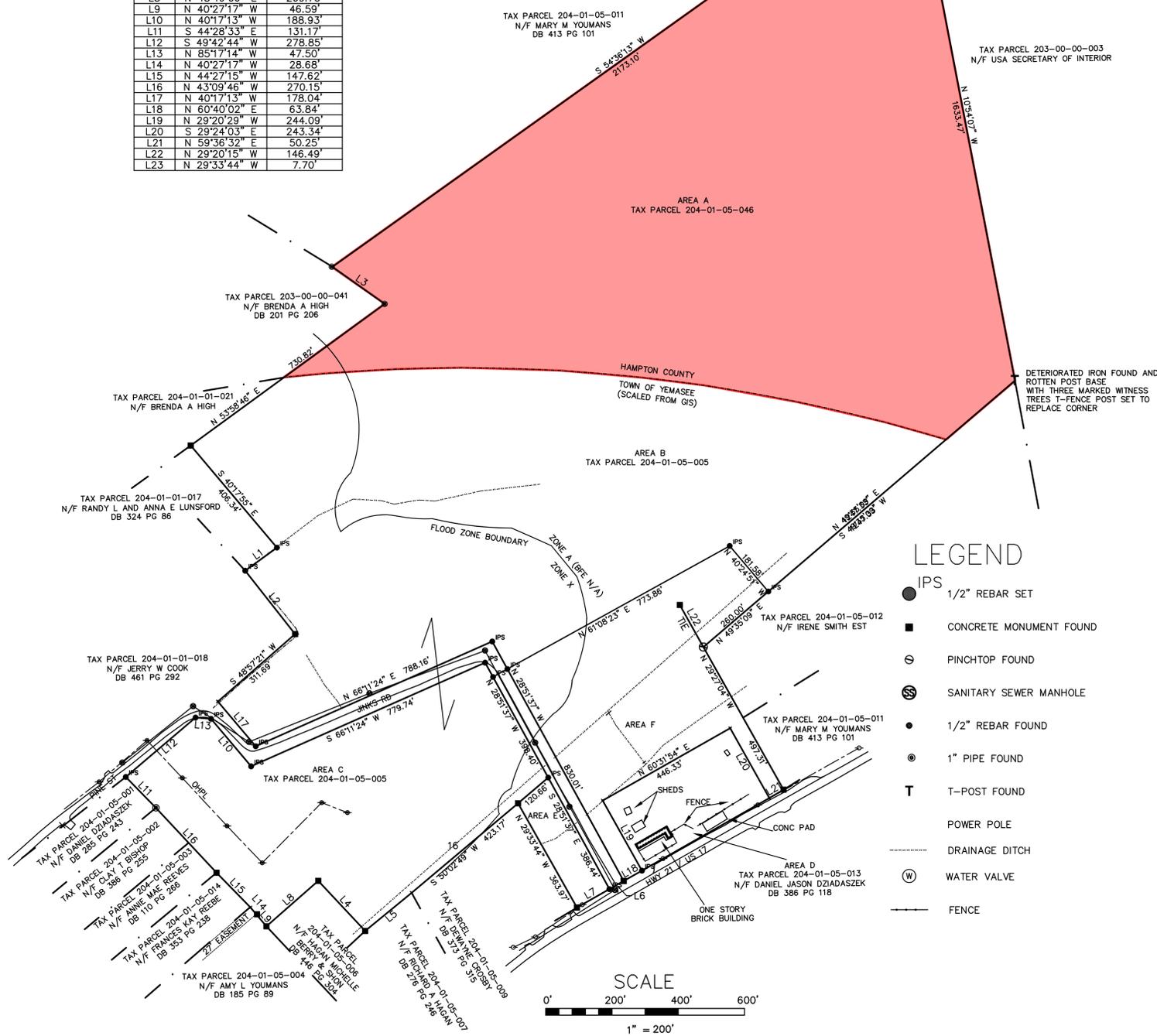
Description	Perimeter	Sq. Feet	Acres
AREA A	6,698.26	2,017,285.51	46.31
AREA B	7,818.71	1,824,771.31	41.89
AREA C	4,206.48	596,822.44	13.70
AREA D	1,380.30	108,808.70	2.50
Total		4,547,687.95	104.40

Description	Perimeter	Sq. Feet	Acres
Ditch A	294.59	1,352.19	0.03
Ditch B	1,186.4	7,907	0.18
Ditch C	1,682.5	9,786	0.22
Ditch D	1,499.7	11,460.52	0.26
Ditch E	2,034.71	13,461.15	0.31
Wetland A	8,468.70	2,717,817.99	62.39
Wetland B	172.52	1,661.23	0.04
Wetland C	1,241.41	33,650.55	0.77
Wetland D	433.22	8,261.57	0.19
Wetland E	1,362.85	105,202.51	2.42
Wetland F	295.51	4,680.65	0.11
Total		2,916,081.36	66.92

LINE	BEARING	DISTANCE
L1	S 54°02'11" W	119.41'
L2	N 38°18'44" W	245.26'
L3	S 54°42'38" E	194.73'
L4	N 43°12'39" W	208.73'
L5	S 50°45'40" W	183.01'
L6	S 60°26'56" W	50.00'
L7	S 60°26'56" W	113.82'
L8	N 48°49'06" E	209.73'
L9	N 40°27'17" W	46.59'
L10	N 40°17'13" W	188.93'
L11	S 44°28'53" E	131.17'
L12	S 49°42'44" W	278.85'
L13	N 85°17'14" W	47.50'
L14	N 40°27'17" W	28.68'
L15	N 44°27'15" W	147.62'
L16	N 43°09'46" W	270.15'
L17	N 40°17'13" W	178.04'
L18	N 60°40'02" E	63.84'
L19	N 29°20'29" W	244.09'
L20	S 29°24'03" E	243.34'
L21	N 59°36'32" E	50.25'
L22	N 29°20'15" W	146.49'
L23	N 29°33'44" W	7.70'

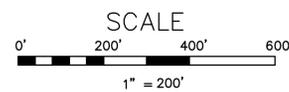
AREA TOTAL ACREAGE	SQ. FEET	WETLANDS ACREAGE	DITCH ACREAGE
A	46.31	2,017,286	46.20
B	33.96	1,479,297	17.00
C	12.70	553,115	2.42
D	2.50	108,809	0.00
E	1.00	43,567	0.11
F	7.98	347,487	0.19

Description	Perimeter	Sq. Feet	Acres
AREA A	6,698.26	2,017,285.51	46.31
AREA B	7,818.71	1,824,771.31	41.89
AREA C	4,206.48	596,822.44	13.70
AREA D	1,380.30	108,808.70	2.50
Total		4,547,687.95	104.40



LEGEND

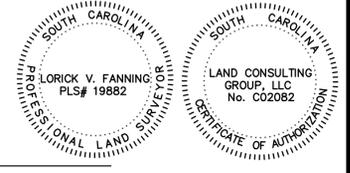
- IPS 1/2" REBAR SET
- CONCRETE MONUMENT FOUND
- ⊙ PINCHTOP FOUND
- ⊕ SANITARY SEWER MANHOLE
- 1/2" REBAR FOUND
- ⊙ 1" PIPE FOUND
- T T-POST FOUND
- POWER POLE
- - - DRAINAGE DITCH
- ⊙ WATER VALVE
- FENCE



FLOOD ZONE DETERMINATION

FLOOD ZONE (BFE): A (BFE=NOT DETERMINED) AND X  
 COMMUNITY NAME: HAMPTON CO. UN. INCORP./TOWN OF YEMASSEE  
 MAP # 450095 / 450103  
 PANEL # 45048C0450C  
 PANEL DATE: SEPTEMBER 29, 2010  
 INDEX DATE: SEPTEMBER 29, 2010  
 THIS FLOOD ZONE DETERMINATION IS APPROXIMATE AND SHOULD BE VERIFIED BY THE APPROPRIATE BUILDING CODES OFFICE BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.

I HEREBY CERTIFY TO RAMSEY DEVELOPMENT THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



BOUNDARY SURVEY OF  
 CORBETT TRACT  
 TAX PARCELS 204-01-05-005 AND 203-00-00-046  
 YEMASSEE, HAMPTON COUNTY, SOUTH CAROLINA  
 PREPARED FOR RAMSEY DEVELOPMENT

JOB # 6024

FIELD BOOK:	ELECTRONIC
FIELD CREW:	LF/PW
DRAFTER:	LF/PW
DATE OF FIELDWORK:	04/01/2022

REFERENCES  
 PB 21 PG 417    PB 3 PG 127    DB 484 PG 261  
 PB 32 PG 4    PB 14 PG 64  
 PB 5 PG 96    PB 3 PG 157

LAND CONSULTING GROUP, LLC  
 POST OFFICE DRAWER 1366  
 BEAUFORT, SOUTH CAROLINA 29901-1366  
 (843) 575-5206

Mayor  
Peggy Bing-O'Banner  
Mayor Pro Tempore  
Matthew Garnes  
Town Clerk



Council Members  
Alfred Washington  
Stacy Pinckney  
David Paul Murray

## Planning Commission Agenda Item

**Subject:** Approval of the Town of Yemassee Planning Commission 2023 Meeting Schedule

**Meeting Date:** December 6, 2022

**Submitted by:** Matthew Garnes, Town Clerk

### **Attachments:**

	Draft Ordinance		Resolution		Other
√	Support Documents	√	Motion		

---

**Summary:** Annually, elected, and appointed government bodies are required to post a meeting schedule of the scheduled meetings of the upcoming year. Meetings may be added or cancelled with proper notice and Special Meetings, or Workshops may be called by the Chairman with proper notice. There are two dates that conflict with the regular meeting dates for 2023. The July meeting falls on Independence Day while the November meeting falls on Election Day. The Commission may amend the date when the time draws closer.

**Recommended Action:** If no adjustments, approve as presented. Schedule will then be sent to Town Council for approval.

---

### **Commission Action:**

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other

Colin J Moore

*Mayor*

Peggy Bing-O'Banner

*Mayor Pro Tempore*

Matthew Garnes

*Town Clerk*



***Council Members***

Alfred Washington

Stacy Pinckney

David Paul Murray

## Town of Yemassee Planning Commission 2023 Meeting Schedule

Regular Meetings of the Planning Commission will be held on the first Tuesday of the month at 3:30PM at the Yemassee Municipal Complex and is subject to change with notice. Other meetings such as workshops or special meetings may be called as deemed necessary by the Commission with proper notice.

<b>2023 Planning Commission Meeting Dates</b>
<b>Tuesday January 3, 2023</b>
<b>Tuesday February 7, 2023</b>
<b>Tuesday March 7, 2023</b>
<b>Tuesday April 4, 2023</b>
<b>Tuesday May 2, 2023</b>
<b>Tuesday June 6, 2023</b>
<b>Tuesday July 4, 2023*</b>
<b>Tuesday August 1, 2023</b>
<b>Tuesday September 5, 2023</b>
<b>Tuesday October 3, 2023</b>
<b>Tuesday November 7, 2023*</b>
<b>Tuesday December 5, 2023</b>

\*Subject to change for 4<sup>th</sup> of July and for Election Day.

*Mayor*

Peggy Bing-O'Banner

*Mayor Pro Tempore*

Matthew Garnes

*Town Clerk*



***Council Members***

Alfred Washington

Stacy Pinckney

David Paul Murray

## Planning Commission Agenda Item

**Subject:** Consideration for a Request for Annexation of approximately 3.00 acres of land located on Interstate 95 near mile marker 39.6 and further identified by Hampton County TMS: 197-00-00-056

**Meeting Date:** December 6, 2022

**Submitted by:** Matthew Garnes, Town Clerk

### **Attachments:**

	Draft Ordinance		Resolution		Other
√	Support Documents	√	Motion		

---

**Summary:** Town Staff have received an annexation request via the 100% Petition & Ordinance Method requesting annexation of a 3.00-acre parcel of land in Hampton County, on Interstate 95 near mile-marker 39.6

**Recommended Action:** Request Planning Commission recommend advancing application to Town Council for first reading. Once first reading is approved by Town Council, a Public Hearing will be set for the next Planning Commission meeting.

---

### **Commission Action:**

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other



# Staff Report Administration



December 5, 2022

**Project:** Isabell Bing Annexation

**Case Number:** ANNX-11-22-1111

## **1. Request**

---

Town Staff requests that the Planning Commission review and recommend advancing an Annexation and Zoning Map Amendment to annex certain real property consisting of a total 3.00 acres, more or less, and bearing Hampton County Tax Map No. 197-00-00-056 (the "Property") and establish zoning as Agricultural (AG) subject to the Town of Yemassee Zoning Ordinance.

**Introduction:** Town Staff received a request for annexation via the 100% Petition and Ordinance method of a single, undeveloped tract of land along Interstate 95 near mile-marker 39.6, which is just north of the Salkeheatchie Road overpass. The property is on both sides of Interstate 95 as the property was cut for the construction of the Interstate Highway System. Staff have reviewed the submission and ensured that contiguity was established to the parcel seeking annexation.

After Town Council first reading, the Planning Commission shall conduct a public hearing at their January meeting.

## **2. Parcel Information**

---

**Tax Map Number:** 197-00-00-056

**Acreage:** 3.00

**Current Zoning:** General Development (Hampton County Zoning)

**Current Use:** Undeveloped land

**Proposed Zoning:** Agricultural (AG)

**Contiguity:** The parcel petitioning for annexation is contiguous to the primary service area and achieves its contiguity via Interstate 95 from the Helen O'Garro



# Staff Report Administration



Brown tract, which was annexed in late 2018 during the Salkehatchie West annexations.

### **3. Adjacent Land Use / Zoning**

---

The parcel is surrounded by the following properties and jurisdictions:

<b>Direction</b>	<b>Parcel</b>	<b>Owner</b>	<b>Jurisdiction</b>
<b>North</b>	197-00-00-055 Interstate 95	Elnora Locklair	Hampton County
<b>East</b>	197-00-00-063 193 Ebenezer Rd	Darlene B. Scurry Faye Allen	Hampton County
<b>West</b>	197-00-00-014 328 Louis Davis Rd	Stanley Davis	Hampton County
<b>South</b>	197-00-00-059 Interstate 95	Helen O'Garro Brown	Town of Yemassee

### **4. Staff Comments**

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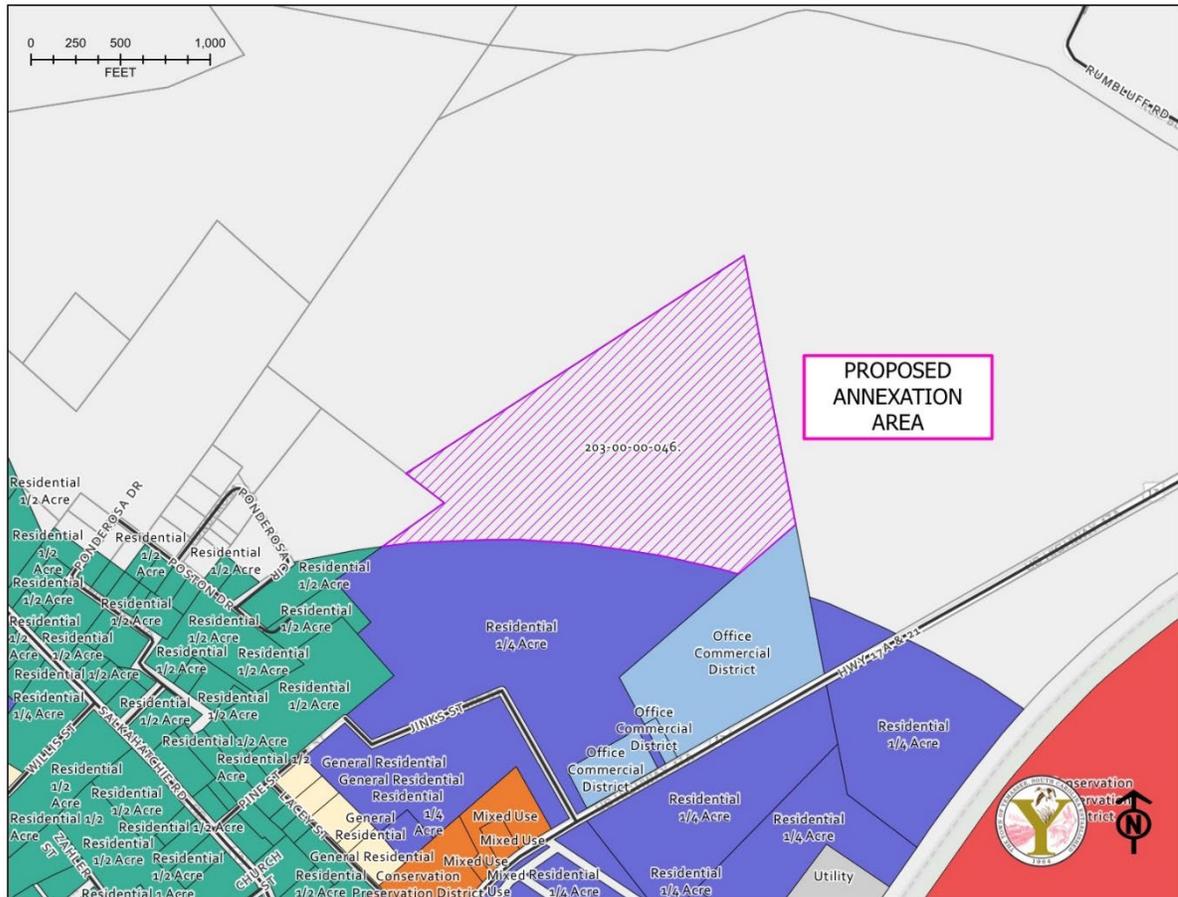
- The Town of Yemassee will be able to furnish all town services upon annexation.
- The parcel would be subject to the adopted millage rate at the time of annexation, the adopted millage rate within the Hampton County portion of the Town of Yemassee is 74.00 mills.
- Being that the parcel of land seeking Annexation is along Interstate 95, upon Annexation, the property would be within the boundaries of the Highway Corridor Overlay District and be subject to the provisions of Section 5.17 of the Town of Yemassee Zoning Ordinance.



# Staff Report Administration



## 3. Maps



\*Parcel proposed for annexation outlined in purple.



# Staff Report Administration



## 4. Analysis

---

The following analysis has been conducted on the parcel petitioning for Annexation.

- 1.) The application is in the best interests of the Town of Yemassee and its residents.**
  - a. *Finding:* Staff completed a Cost/Benefit Analysis and provided the property owner with an estimated tax liability upon Annexation.
- 2.) The property has contiguity to the Town of Yemassee corporate limits**
  - a. *Finding:* The property is contiguous to the Town of Yemassee corporate limits to the south.
- 3.) Does the Annexation avoid creating new doughnut holes or enclaves in the Town Limits?**
  - a. *Finding:* The proposed Annexation will not create any new doughnut holes or enclaves in the Town of Yemassee corporate limits.
- 4.) The Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and property owners.**
  - a. *Finding:* Based on the current use of the property, a tax burden is not created and a reduction in the level of service is not anticipated in the first year of Annexation.
- 5.) Consideration of the Annexation areas existing utilities, transportation, and infrastructure.**
  - a. *Finding:* The franchised water and sewer provider in the Town of Yemassee is Lowcountry Regional Water. Dominion Energy currently provides electric and natural gas services. Telecommunications service can be provided by Frontier or Xfinity (Comcast) Communications.



# Staff Report Administration



**6.) The full impact the Annexation will have on Law Enforcement has been considered.**

- a. *Finding:* The Police Department has advised this parcel will not have a negative impact on the services provided by the Yemassee Police Department. Upon annexation, the primary response agency will be the Yemassee Police Department, with backup provided via a Mutual-Aid agreement with the Hampton County Sheriff's Office.

**Attachments**

- Annexation Petition
- Maps of general Area



**TOWN OF YEMASSEE  
ANNEXATION APPLICATION**

Town of Yemassee

NOV 30 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: Isabell Bing		Name: Isabell Bing	
Phone:		Phone:	
Mailing Address: 312 MAY OAK RD COLUMBIA SC 29229		Mailing Address: 312 MAY OAK RD COLUMBIA SC 29229	
E-mail:		E-mail:	
Town Business License # (if applicable): N/A			
Property Information			
County: <input type="checkbox"/> Beaufort <input checked="" type="checkbox"/> Hampton <input type="checkbox"/> Jasper		Acreage: 3.00	
Property Location: Interstate 95 MM 39			
Existing Zoning: General Development (Hampton Co)		Proposed Zoning: Agricultural	
Tax Map Number(s): 197-00-00-056			
Project Description: Annexation of three acre tract on I-95			
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: Application is not valid unless signed and dated by property owner.</b>			
<b>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.</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>Donnelle V. Spear</i>		Date: 11/28/2022	
Applicant Signature: <i>Donnelle V. Spear</i>		Date: 11/28/2022	
For Office Use			
Application Number: ANNEX-11-22-1111		Date Received: 11/30/22	
Received By: M. Garnes		Date Approved:	



197-00-00-056.

197-00-00-054.

PROPOSED  
ANNEXATION  
AREA

INTERSTATE 95

INTERSTATE 95

197-00-00-056.



Mayor  
Peggy Bing-O'Banner  
Mayor Pro Tempore  
Matthew Garnes  
Town Clerk



**Council Members**  
Alfred Washington  
Stacy Pinckney  
David Paul Murray

## Planning Commission Agenda Item

**Subject:** Street Naming Application for the Stony Creek at Bindon Phases 1 & 2

**Meeting Date:** December 6, 2022

**Submitted by:** Matthew Garnes, Town Clerk

### **Attachments:**

	Draft Ordinance		Resolution		Other
√	Support Documents	√	Motion		

---

**Summary:** A request for consideration of approval of a Street Naming Application for Phases 1 & 2 of Stony Creek at Bindon development in Sheldon.

**Recommended Action:** Request Planning Commission approve the street names suggested by Staff.

---

### **Commission Action:**

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other



# Staff Report Administration



December 1, 2022

**Project:** Street Naming Application – Stony Creek at Bindon Phases 1 & 2

## **1. Request**

---

A request by Ryan Lyle of Andrews Engineering, on behalf of Chris Ramm of Taylor Development Group, LLC. for approval of a street naming application. The applicant is requesting approval of the following street names to be used for the Phases 1 & 2 entry roads into the Stony Creek at Bindon development in Sheldon. The subject properties are zoned Planned Unit Development (PUD), consisting of +/- 1,319 acres identified by Beaufort County tax map numbers R710 012 000 0002 0000, R710 012 000 001A 0000 & R710 012 000 0003 0000 located at 124 Trask Parkway and 154 Stony Creek Cemetery Road.

### **Phase 1 Requested Road Names:**

- River View Dr – Rejected / Conflict exists with similar road name in Beaufort County
  - Riverview Dr exists in the Stokes Bluff area in unincorporated Hampton County.
- Grand Oaks Dr – Rejected / Conflict exists with similar road name “Grande Oaks Drive’ in the unincorporated Bluffton community in Beaufort County.
- Upland Pines Dr – Approved / No Conflict

### **Phase 2 Requested Road Names:**

- Laurium Drive – Approved / No Conflict
- Upland Pines Dr – Rejected / Road for Phase 1 received this name.
- Plantation Pins Dr – Rejected / Numerous conflicts with identical or nearly identical names including:
  - Plantation Drive exists in Jasper County in the City of Hardeeville off John Smith Rd
  - Plantation Drive exists in Beaufort County in the unincorporated Burton area off Old Salem Rd.



# Staff Report Administration



- Plantation Drive exists in Beaufort County in the Town of Hilton Head Island within Sea Pines plantation.
- Plantation Park Drive exists in Beaufort County in the Town of Bluffton off Fording Island Rd (278)
- Old Plantation Dr E exists in Beaufort County in the unincorporated Lady's Island community off Walling Grove Rd
- Oaks Plantation Rd exists in Beaufort County in the unincorporated Saint Helena Community off Sea Island Pkwy
- Indigo Plantation Dr exists in Beaufort County in the unincorporated Okatie area within Oldfield Plantation.
- Plantation House Drive exists in Beaufort County in the unincorporated Bluffton area within Rose Hill Plantation.
- Bull Hill Plantation Drive exists in Beaufort County in the unincorporated Bluffton area near the intersection of Bluffton Parkway and Okatie Hwy.
- Crescent Plantation exists in Beaufort County in the unincorporated Bluffton area within The Crescent community.
- Linden Plantation Drive exists in Beaufort County in the unincorporated Bluffton area off May River Rd.
- Buckingham Plantation Drive exists in Beaufort County in the unincorporated Bluffton community near the Hilton Head bridges.
- Verdier Plantation Drive exists in Beaufort County in the Town of Bluffton off Okatie Hwy, just south of McGarveys.
- Rose Dhu Creek Plantation Drive exists in Beaufort County in the Town of Bluffton off May River Rd within Rose Dhu Creek Plantation.
- Auldbrass Plantation Drive exists in Beaufort County in the unincorporated Yemassee area off River Road.
- Brewton Plantation Drive exists in Beaufort County in the unincorporated Yemassee area off Old Sheldon Church Road.
- Twickenham Plantation Road exists in Beaufort County in the unincorporated Yemassee area off River Road.
- Plantation Homes Drive exists in Beaufort County in the unincorporated Daufuskie Island community.
- Plantation Park Drive in unincorporated Hampton County



# Staff Report Administration



## **2. Background**

---

In September 2021, the Yemassee Town Council approved a Preliminary Development Plan with conditions for the former Bindon Plantation PUD. The project would develop 1,316 acres of land on the banks of the Pocotaligo River into twenty single-family lots with lot sizes from two (2) to twenty-five (25) acres, a common community lodge/clubhouse and associated infrastructure. The Town is awaiting submittal of the Final Development Plan submittal which once received will be sent to the recently established Planning Commission for feedback, public comment and forwarding to the Town Council for final approval.

Staff received the street naming application in November 2022. Staff reviewed the request in conjunction with the requirements outlined in the Town of Yemassee Development Standards Ordinance regarding new development. Staff follow the criteria outlined below while considering street naming applications:

- a) Street name does not already exist in Beaufort, Hampton or Jasper Counties
- b) Street name does not sound too "similar" or "alike" to existing roads in Beaufort, Hampton or Jasper Counties.
- c) Are not names that use frivolous or complicated words including unconventional spelling.
- d) Could not be perceived as offensive.

Staff consulted with the surrounding municipalities and County governments to review the request and ensure that the requested names were appropriate and not already in use.



# Staff Report Administration



### **3. Staff Recommendation**

---

Staff finds that the requirements outlined in the Town of Yemassee Development Standards Ordinance (DSO) are satisfied and recommend the Planning Commission approve "Upland Pines Drive" for the Phase 1 entry road and "Laurium Drive" for the Phase 2 entry road.



# Staff Report Administration



## **4. Attachments**

---

- a)** Street Naming Application
- b)** Phase 1 Plat
- c)** Phase 2 Plat
- d)** Bindon PUD Map



Town of Yemassee  
NOV 18 2022  
Received

Town of Yemassee  
Attn: Administration Department  
101 Town Circle  
Yemassee, SC 29945-3363  
(843) 589-2565 Ext. 3  
[www.townofyemassee.org](http://www.townofyemassee.org)

### New Street Naming Application

#### Applicant Info

Name: Ryan Lyle  
Address: 2712 Bull St. Bft SC 29902  
Phone: 843-379-2222  
E-Mail Address: ryan@andrews-sc.com

#### Property Owner Info

Name: Chris Ramm  
Address: 4505 Country Club Rd, W-S NC 27104  
Phone: 336.414.0606  
E-Mail Address: Chris.Ramm@TaylorCompanies.us

### Project Information

Project Location: Stony Creek at Bindon Plantation. 124 Trask Parkway, Yemassee

Proposed Street Name(s):

- 1.)
- 2.)                      North Tract:                      South Tract:
- 3.)                      1. River View, Drive                      1. Laurium Drive
- 4.)                      2. Grand Oaks, Drive                      2. Upland Pines, Drive
- 5.)                      3. Upland Pines, Drive                      3. Plantation Pines, Drive

\*Please provide five street names, In order of desired names. Names should not be existing already within Beaufort, Jasper or Hampton County and should not be too similar to existing streets in the aforementioned Counties.

Tax Map Numbers:      North Tract:                      South Tract:

   R710 012 000 0002 0000                      R710 012 000 001A 0000

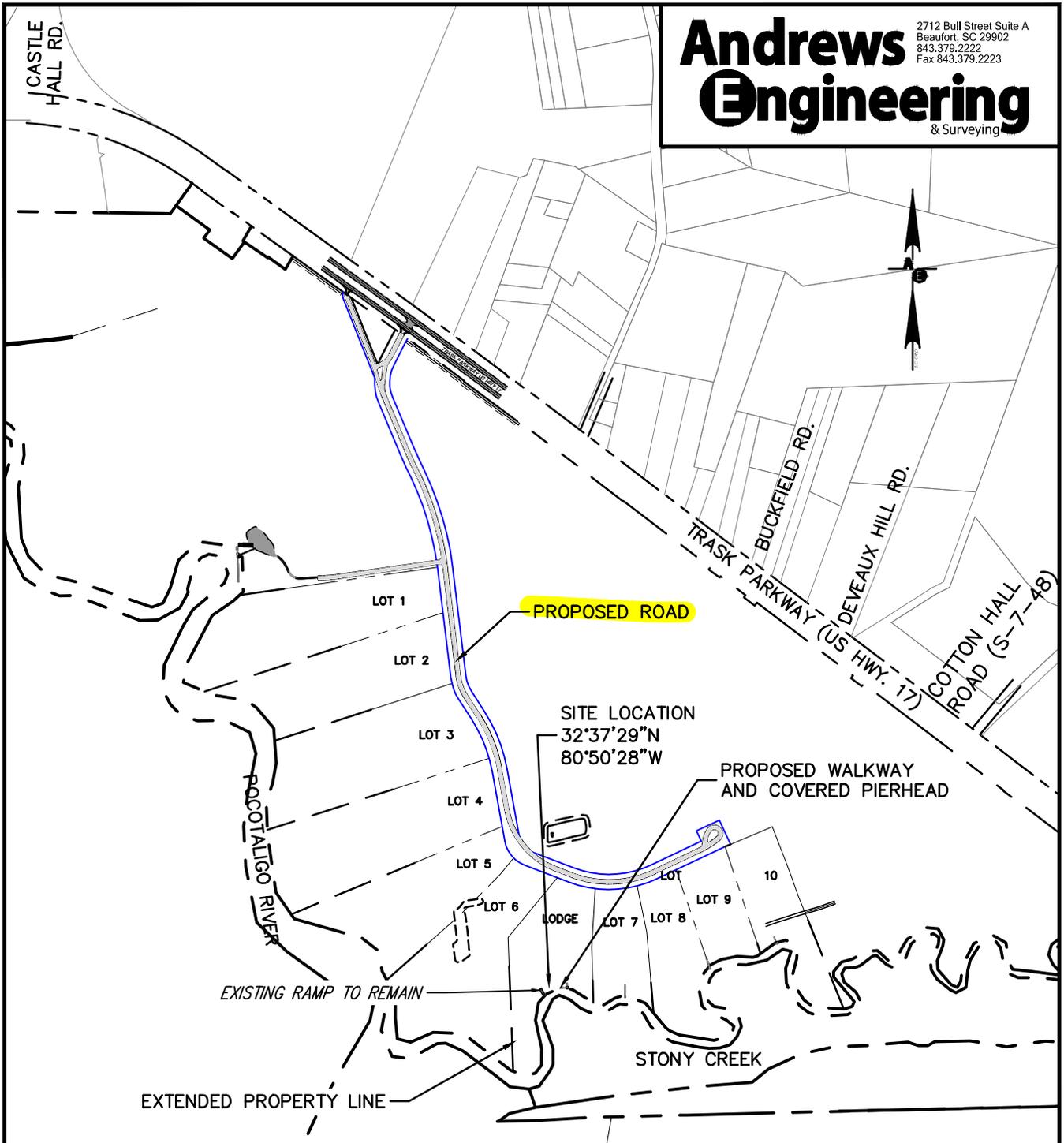
### Minimum Requirements for Submittal

- 1.) Digital plat showing the streets, proposed name of each, and a list of the proposed street name(s).
- 2.) Recorded deed and plat showing proof of property ownership.
- 3.) Project Narrative describing reason for application and compliance with the criteria within the Town of Yemassee Development Standards Ordinance (DSO)

Applicant Signature: Ryan Lyle                      Date: 11/18/2022

Owner Signature:                      Date:

Application Number: STR-D-22-1115                      Rcvd By: M. Gaines



DRAWN BY: RC

CHECK BY: JG

SCALE: 1"=1000'

## LODGE SITE LOCATION MAP

NORTH

APPLICANT: STONY CREEK AT BINDON PLANTATION

ACTIVITY: CONSTRUCTION OF WALKWAY AND COVERED PIERHEAD

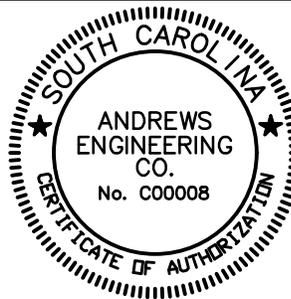
LOCATION: US HWY. 17 (TRASK PKWY.) YEMASSEE, SC

DMP#: R710 012 000 0002 0000

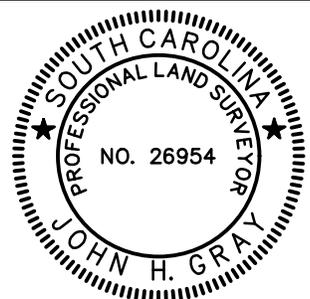
COUNTY: BEAUFORT

DATE: 11-14-2022

JOB NUMBER: J21046



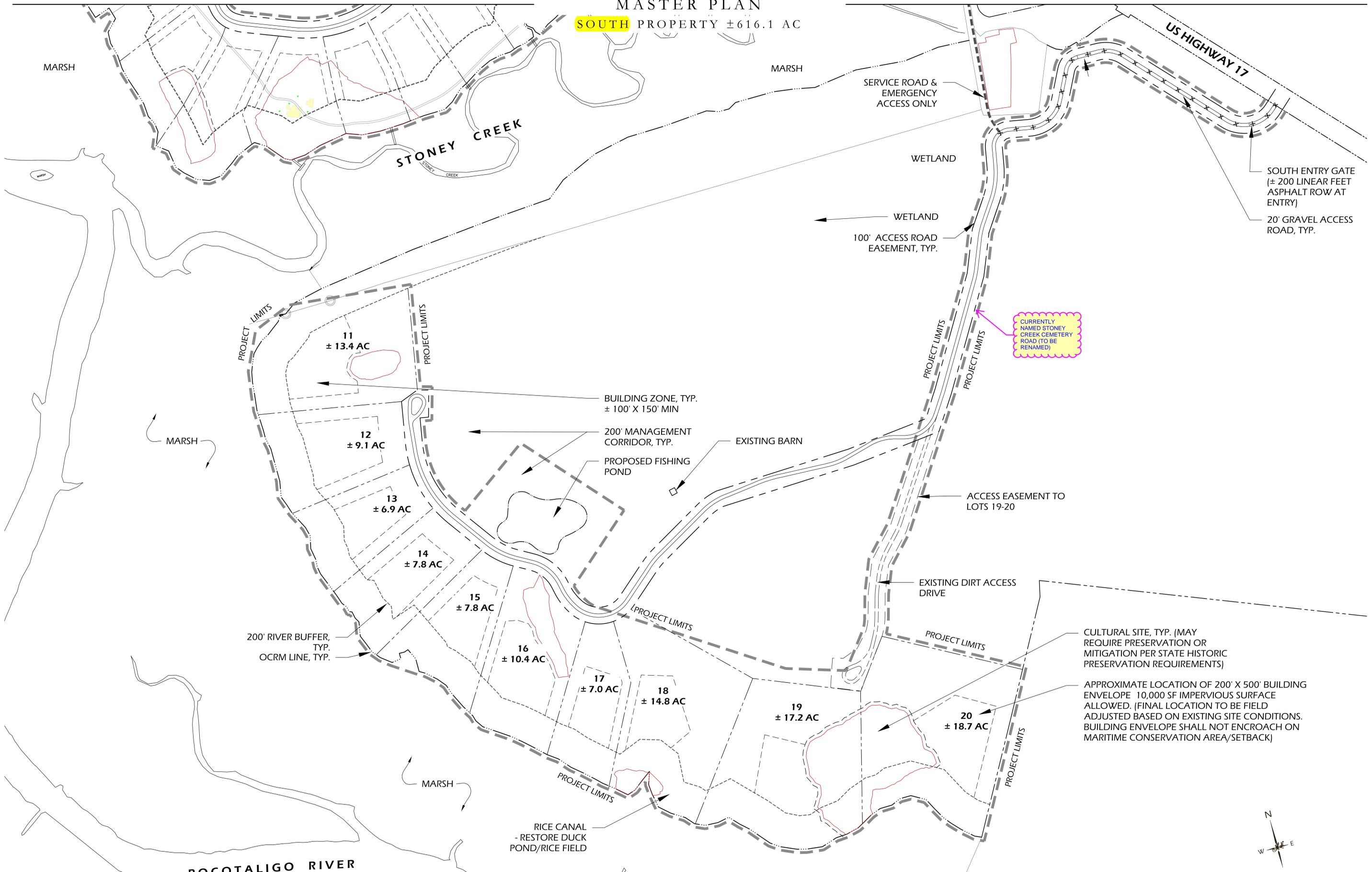
CERTIFICATE OF AUTHORIZATION



PLS: JOHN H. GRAY  
 PLS No: 26954

MASTER PLAN

**SOUTH** PROPERTY ±616.1 AC



MARSH

MARSH

STONEY CREEK

US HIGHWAY 17

SERVICE ROAD & EMERGENCY ACCESS ONLY

WETLAND

WETLAND

100' ACCESS ROAD EASEMENT, TYP.

SOUTH ENTRY GATE (± 200 LINEAR FEET ASPHALT ROW AT ENTRY)

20' GRAVEL ACCESS ROAD, TYP.

CURRENTLY NAMED STONEY CREEK CEMETERY ROAD (TO BE RENAMED)

PROJECT LIMITS

PROJECT LIMITS

PROJECT LIMITS

PROJECT LIMITS

BUILDING ZONE, TYP. ± 100' X 150' MIN

200' MANAGEMENT CORRIDOR, TYP.

PROPOSED FISHING POND

EXISTING BARN

ACCESS EASEMENT TO LOTS 19-20

MARSH

11 ± 13.4 AC

12 ± 9.1 AC

13 ± 6.9 AC

14 ± 7.8 AC

15 ± 7.8 AC

16 ± 10.4 AC

17 ± 7.0 AC

18 ± 14.8 AC

19 ± 17.2 AC

20 ± 18.7 AC

200' RIVER BUFFER, TYP. OCRM LINE, TYP.

EXISTING DIRT ACCESS DRIVE

CULTURAL SITE, TYP. (MAY REQUIRE PRESERVATION OR MITIGATION PER STATE HISTORIC PRESERVATION REQUIREMENTS)

APPROXIMATE LOCATION OF 200' X 500' BUILDING ENVELOPE 10,000 SF IMPERVIOUS SURFACE ALLOWED. (FINAL LOCATION TO BE FIELD ADJUSTED BASED ON EXISTING SITE CONDITIONS. BUILDING ENVELOPE SHALL NOT ENCROACH ON MARITIME CONSERVATION AREA/SETBACK)

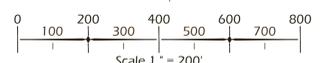
MARSH

RICE CANAL - RESTORE DUCK POND/RICE FIELD

POCOTALIGO RIVER

STONY CREEK BINDON PLANTATION

BEAUFORT COUNTY, SOUTH CAROLINA

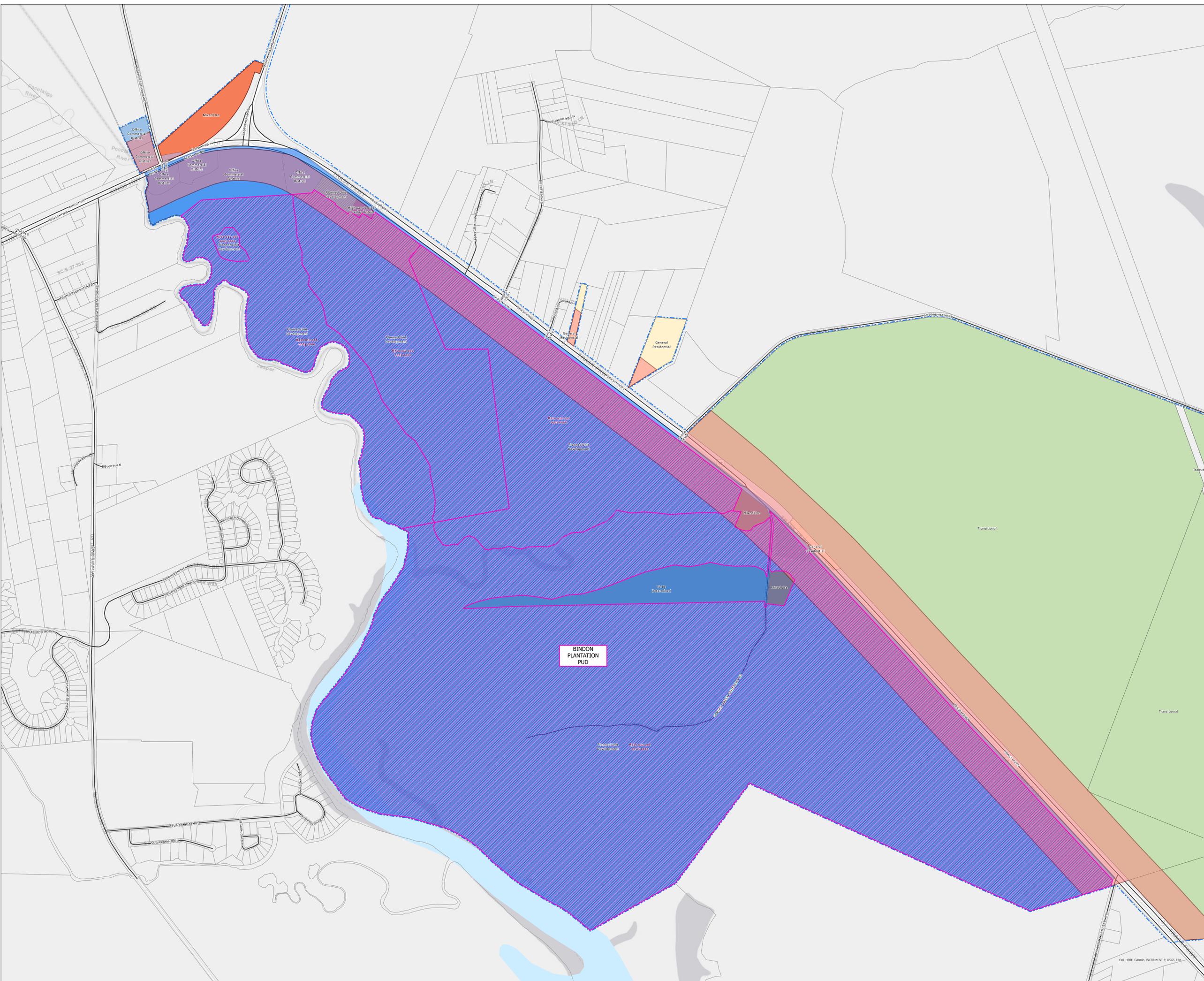


**ZONING  
DEPARTMENT**

**BINDON  
PLANTATION  
PUD**

**LEGEND**

- BINDON PLANTATION PUD
- HIGHWAY CORRIDOR OVERLAY DISTRICT
- RIVER PROTECTION OVERLAY DISTRICT
- ROADS
- TOWN BOUNDARY
- YEMASSEE ZONING  
ZONING DESCRIPTION**
- Agricultural
- Conservation
- General Residential
- Mixed Use
- Office Commercial District
- Planned Unit Development
- Telecommunications Tower
- Transitional
- Utility
- Village Commercial District
- To Be Determined
- Residential 1/4 Acre
- Residential 1/2 Acre
- Residential 1 Acre
- Regional Commercial District
- Light Industrial District
- Highway Corridor Overlay District
- General Residential Townhouse
- Conservation Preservation District
- Parcels - Beaufort
- Parcels - Jasper
- HYDROLOGY**
- LAKE/POND
- RESERVOIR
- STREAM/RIVER
- COUNTIES
- Parcels - Jasper



**DATE CREATED:** 6/1/2021  
**DATE UPDATED:** 6/1/2021

**PREPARED BY:** SPATIAL ENGINEERING, INC.  
**CARTOGRAPHY BY:** GOVI HINES, GISP



**DISCLAIMER:**  
The GIS maps and data distributed by the Town of Yemassee are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Town of Yemassee makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the Town of Yemassee or any agents, servants, or employees thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

Mayor  
Peggy Bing-O'Banner  
Mayor Pro Tempore  
Matthew Garnes  
Town Clerk



Council Members  
Alfred Washington  
Stacy Pinckney  
David Paul Murray

## Planning Commission Agenda Item

**Subject:** Pine Street Development (Planned Unit Development Concept Plan)

**Meeting Date:** December 6, 2022

**Submitted by:** Matthew Garnes, Town Clerk

### **Attachments:**

	Draft Ordinance		Resolution		Other
√	Support Documents	√	Motion		

---

**Summary:** Staff have received an application for a Planned Unit Development (PUD) Concept Plan Application for a tract of land near the corner of Jinks Street and U.S. Highway 17A in Hampton County. Today, the applicants will present the project and answer any questions of the Commission.

### **Recommended Action:**

---

#### **Commission Action:**

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other

## Attachments for Ironline PUD Concept Plan Application

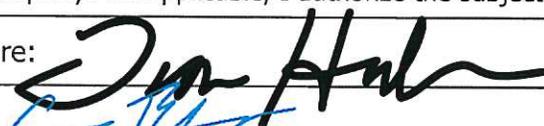
- Attachment "A" – PUD Concept Plan Application
- Attachment "B" – Pre-Application Meeting Request September 2022 and conceptual plan provided at time of pre-application meeting
- Attachment "C" – Transmittal letter from Ward Edwards for PUD Concept Plan Application
- Attachment "D" – Additional documents, intent to serve letters, maps.
- Attachment "E" – Proposed Ironline PUD area
- Attachment "F" – Preliminary Staff Report



**TOWN OF YEMASSEE  
PLANNED UNIT DEVELOPMENT  
(PUD) CONCEPT PLAN APPLICATION**

Town of Yemassee  
Attn: Administration Department  
101 Town Circle  
Yemassee, SC 29945-3363  
(843) 589-2565 Ext. 3  
<http://www.townofyemassee.org>

*Town of Yemassee  
NOV 29 2022  
Received*

Applicant		Property Owner	
Name: Ironline Metals, LLC		Name: Ironline Metals, LLC	
Phone: 502-315-1722		Phone: 502-315-1722	
Mailing Address: 1515 Ormsby Station Ct., Louisville, KY 40223		Mailing Address: 1515 Ormsby Station Ct., Louisville, KY 40223	
E-mail: tim@ironlinemetals.com		E-mail: tim@ironlinemetals.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Pine Street Development		<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment
Project Location: NW of the intersection of US Hwy 17A & Jinks St		Acreage: 104.4	
PUD Name: Pine Street Planned Unit Development			
Tax Map Number(s): 204-01-05-013, 204-01-05-005, 204-01-05-046			
Project Description: The proposed development is to include a combination of residential and light industrial uses, to provide quality economic development and housing opportunities within the Town of Yemassee. The proposed PUD designation is necessary to accommodate the mix of land uses and provide for the responsible planning and development of the property over time.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Concept Plan. <input checked="" type="checkbox"/> 2. Recorded deed and plat showing proof of property ownership. <input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article(s) 4 & 6 of the DSO. <input type="checkbox"/> 4. An Application Review Fee as determined by the Town of Yemassee Schedule of Rates & Fees.			
<b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>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.</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. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 11/28/2022	
Applicant Signature: 		Date: 11/28/2022	
For Office Use			
Application Number: DPLN-11-22-1109		Date Received: 11/29/22	
Received By: M. Garner		Date Approved: 	



**TOWN OF YEMASSEE  
PRE APPLICATION MEETING  
REQUEST**

Town of Yemassee  
SEP 14 2022  
Received

Town of Yemassee  
Attn: Administration Department  
101 Town Circle  
Yemassee, SC 29945-3363  
(843)589-2565 Ext. 3  
www.townofyemassee.org

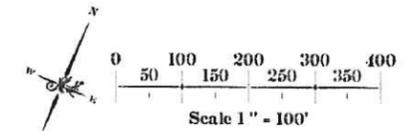
Applicant		Property Owner	
Name: Ironline Metals, LLC c/o Ward Edwards, Inc.		Name: Ironline Metals, LLC	
Phone: 757-814-0824		Phone: 812-719-0008	
Mailing Address: PO Box 381, Bluffton, SC 29910		Mailing Address: 706 Jefferson St, Tell City, IN 47586	
E-mail: cblaney@wardedwards.com		E-mail: tim@ironlinemetals.com	
Town Business License # (if applicable):			
Project Information			
Type of Application: Commercial		Project Name: Ironline Metals	
Project Location: US Hwy 17A to the Southeast, Lacy St to the Southwest, Jenks St intersects			
Tax Map Number(s): 204-01-05-013, 204-01-05-005			
Existing Use: Undeveloped		Proposed Use: Metal Factory	
Total Acreage: 11.86	Dwelling Units:	Total Square Footage: ±100,000	
<p><b>Project Narrative:</b></p> <p>The developer is proposing to add a steel manufacturing building at the corner of Jenks Street and US-21. The existing Jenks Street would be improved/paved within the right of way at a 24' width, and a new access point along US-21 is proposed for larger truck traffic. Truck access through the building is anticipated to allow for the loading/unloading of steel/ equipment. The project area is approximately 11.86 acres of the 102.4 acres of land. The remaining portion of uplands is anticipated for a future phase of residential housing.</p>			
<p><b>Disclaimer:</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.</p>			
<p>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. As applicable, I authorize the subject property to be posted and inspected.</p>			
Property Owner Signature: <i>[Signature]</i>		Date: 9/14/22	
Applicant Signature: <i>[Signature]</i>		Date: 9/7/22	
For Office Use			
Application Number: PAPP-09-22-1079		Date Received: 9/5/22	
Received By: M. Gains		Date Approved: N/A	



CLIENT: XXX  
 JULY 07, 2022

PAPP-09-22-1079

CONCEPTUAL PLAN  
 FOR  
**PINE STREET RESIDENTIAL**  
 YEMASSEE, SOUTH CAROLINA



Note: Plan is conceptual in nature and subject to change



TRANSMITTAL LETTER

DATE:  WE PROJECT NUMBER

PROJECT NAME:

SUBJECT:

ATTN TO:  CC:

COMPANY:

ADDRESS:

CITY:  STATE  ZIP CODE:

We transmit the following:

COPIES	DATE	DESCRIPTION	ACTION
6	Nov 29, 2022	PUD Application Packages	<input type="text"/>
			<input type="text"/>
			<input type="text"/>
			<input type="text"/>
			<input type="text"/>
			<input type="text"/>

Remarks:

Conor Blaney, PE  
 cblaney@wardedwards.com  
 757-814-0824

PLANNED UNIT DEVELOPMENT  
AND  
MASTER PLAN

FOR

**PINE STREET**

Town of Yemassee, South Carolina

FOR

RAMSEY DEVELOPMENT

BY

WITMER - JONES – KEEFER, LTD.

23 PROMENADE STREET, SUITE 201

**DRAFT**

November 29, 2022

**PLANNED UNIT DEVELOPMENT  
AND  
MASTER PLAN  
PINE STREET**

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C.	Allowed Density	page 8
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## **LIST OF APPENDICES**

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Appendix B	Site Survey and Topography map
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Appendix D	USDA Soils Data
Appendix E	Aerial Site Map
Appendix F	USGS Quadrangle Map
Appendix G	FEMA Map
Appendix H	Master Plan
Appendix I	Development Schedule
Appendix J	Intent to serve letters

DRAFT

# PINE STREET PLANNED UNIT DEVELOPMENT MASTER PLAN

## SECTION I – SITE DEVELOPMENT

### A. THE PROPERTY

The Pine Street Planned Unit Development (PUD) is located in Yemassee, South Carolina with frontage on Highway 21 / US 17. The tract is located approximately 1 mile north of the Yemassee Hwy and is approximately 104.45 acres. A site location map is provided in Appendix A.

The Pine Street Tract is currently owned by Iron Line Metals (“Owner”), its successors or assigns. The Owner proposes that this property be zoned and developed as a PUD in accordance with the Town of Yemassee Zoning Ordinance (ZO) in effect at the time of submittal to Town of Yemassee. The PUD designation will be utilized to encourage unified planning and development, promote economical and efficient land use, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

The Pine Street Tract (TM# 204-01-05-046, 204-01-05-005, 204-01-05-005, 204-01-05-013); is currently vacant undeveloped land. The property has approximately 700 linear feet frontage on Highway 17/21 to the south and has access from Pine Street to the North. Jinks Road bisects the property connection Highway 17 to Pines street and Old Salkehatchie Highway A site survey is included as Appendix B. See section I.C. and Appendix H for detail related to the Master Plan.

The property encompasses approximately 104.45 acres which consist of +/-66.95 acres non-jurisdictional freshwater wetlands, and 37.5 acres of upland. The property does not contain any saltwater marsh critical areas and has no frontage on critical areas. The U.S. Army Corps of Engineers (USACE) wetland verification are pending. Appendix C. Preliminary soil data has been evaluated using available on site soil data and USDA soils information. The soils are expected to be acceptable and suitable for the proposed site development. USDA soils data is included as Appendix D.

The **2.5** acres of Pine Street fronting Highway 17/21 is currently zoned **Office Commercial District**; the additional **55.64** acres located in the Town of Yemassee is currently zoned **Single Family Residential ¼ acre District**; and remaining **46.31** acres located in Hampton County is zoned Rural Development. The adjacent land uses to the north is Hampton County Rural Development; to the west are residential properties and Light industrial zoning; and residential property to the east. Pine Street will be

developed in 2-3 phases over an approximately 5 year period. An aerial overlay map of the PUD and surrounding area is included as Appendix E.

Based on a review of the USGS Jasper quadrangle map and preliminary site surveys, site elevations range from approximately 8-38 feet above mean sea level. A portion of the Topo survey is included as Appendix B. The site is currently forested and drainage flows north-east towards the existing wetland A.

Based on a review of FEMA Maps, all of the PUD property occurs outside of a designated flood zone areas A portion of FEMA Map is included as Appendix G.

**B. PLANNED UNIT DEVELOPMENT(PUD)**

The PUD overlay zone was adopted by the Town of Yemassee Council to *‘encourage flexibility in land planning that will result in improved design, character, and quality of new homogenous and mixed use developments; to promote the most appropriate use of land ; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.’*

**C. MASTER PLAN**

Pine Street is an approximately 104.45 acre tract of land located in Town of Yemassee, South Carolina. It is anticipated that the property will be developed over a period of 5 years, in accordance with the Master Plan set forth in this document or amended in the future. The Master Plan sets forth the general scope of the development including number of units, phasing, development standards, open space and other issues. In addition to the Master Plan, development of the property is controlled by other provisions of the PUD. The Master Plan included in Appendix H.

The goal of the development is to provide quality economic development and housing opportunities within the Town of Yemassee. PUD designation is necessary to accommodate the mix of land uses and provide for the responsible planning and development of the property over time.

The Pine Street Master Plan, prepared by Witmer-Jones-Keefer, shows a general access locations and areas designated for Light Industrial and Residential Development. Proposed land uses in the Light Industrial and Residential development areas are detailed under Section 2 - Land Use Designation and Definitions.

The Pine Street PUD property is a 104.45 acre property with 11.48 acres Light Industrial Tract ‘1’; 46.5 acre Residential Tract ‘2-3’ and 46.31 acres Wetland preservation Tract 4.

Appropriate buffers shall be provided between incompatible land uses. Buffer widths are described in Section II.D.11 of the PUD.

Development is planned to occur in accordance with the Development Schedule presented in Appendix I which is preliminary and subject to change based on market conditions.

The proposed Master Plan will maintain open space requirements per Town of Yemassee zoning ordinance. The open space and amenities will be owned and maintained in the manner approved with appropriate covenants and restrictions by the developer, homeowner’s association, or other legally designated entity. Property deeded to a governmental entity becomes the maintenance responsibility of that entity.

Activities along any external property lines of the PUD shall conform to the setback, buffer, screening as described in Section II.D.3 of the PUD. Height requirements shall conform to the latest adopted version of the Town of Yemassee Zoning Ordinance (ZO)

The Master Plan constitute a request for a waiver from the current Town of Yemassee ZO . However, activities in the PUD shall conform to all other Town of Yemassee Ordinances and Regulations where differences do not occur.

The provisions of the Master Plan shall apply to development in the Pine Street PUD. In the event of a conflict, the hierarchy of documents is the following: 1) PUD and Master Plan; 2) Town of Yemassee ZO and LDR in effect at the time of Final Adoption of the Pine Street PUD.

**D. ENVIRONMENTAL PROTECTION**

Environmental protection is a priority for the Applicant. As part of the development process, Pine Street developers will meet or exceed the stormwater management requirements of the Town of Yemassee ZO /Stormwater Regulations and the South Carolina Department of Health’s Office of Ocean and Coastal Resource Management (OCRM).

Pine Street developers will prepare stormwater management plans for the tracts of land as they are developed. The plan will address the hydrological characteristics of the site as well as predevelopment conditions and post-development stormwater management facilities for flood control and sediment reduction.

Freshwater wetlands on the property are typical of the South Carolina Lowcountry. Approximately 66.95 percent of the site is non-jurisdictional freshwater wetlands. A plat indicating the freshwater wetlands on the property is included in Appendix C.

On-site wetland impacts resulting from the development of the Pine Street PUD will be permitted jointly through the USACE and OCRM. All impact mitigation will be accomplished through a combination of buffers and preservation of jurisdictional wetlands located on the property and will meet or exceed state and/or federal standards.

**E. CULTURAL AND HISTORICAL RESOURCES**

As part of the comprehensive study of the property, a preliminary assessment of the cultural and historical resources on the site will be prepared prior to submittal of a development plan for each of the tracts. As part of Master Plan Approval and prior to final design, the South Carolina Department of Archives and History will be contacted by the Owner to request a review of the Department's cultural resource inventory database. The Owner will follow the direction and procedures of the Department of Archives and History as appropriate and if necessary, will address all cultural resource issues with the State Historic Preservation Office. A final determination will be provided as part of Master Plan Approval.

**F. WATER AND SEWER SERVICE**

Water and sewer service will be provided to Pine Street by Town of Yemassee Water and Sewer Department (YW&S). Detailed planning for the water and sewer systems will commence at the time of PUD approval by Town of Yemassee. The Owner will coordinate Water and Sewer service with YW&S. YW&S will operate and maintain the water and sewer systems within their service area upon completion by the developer and acceptance by the Authority.

**G. UTILITY SERVICE**

Pine Street is within the service territory of **Dominion Energy** for electrical power. The Owner will coordinate with Dominion Energy regarding planning for the PUD.

Palmetto Rural Telephone Cooperative is able to provide telephone service to Pine Street. The Owner will coordinate with Palmetto Rural Telephone Cooperative regarding planning for the PUD.

Other utility services may be provided by legally established entities at the discretion of the Owner, provided such are in accordance with applicable franchising ordinances and licensing requirements of Town of Yemassee. See appendix J for Utility intent to serve letters.

## H. ROADWAYS AND TRAFFIC

Pine Street has frontage on SC Highway 17/21 to the south and access to Jinks Road to the north. Establishing safe and reasonable ingress and egress for the property is a priority for the Owner, South Carolina Department of Transportation (SCDOT), and Town of Yemassee. Full access shall be defined as access which allows any and all possible vehicular traffic movements into and out of the development. Limited access shall be defined as access which limits the movement of traffic into and out of a development (i.e., right-in, right-out). Any proposed roadway improvements shall be subject to approval by Town of Yemassee and, where appropriate, the SCDOT.

The Master Plan provides locations for potential internal access points for future interconnectivity.

As part of the access management plan for the project, the Owner will work with SCDOT and Town of Yemassee to obtain two access points from Highway 17/21; one access off Pine Street and one possible access point off Lacey Street. All proposed access points will be consistent with the Town of Yemassee and SCDOT Highway Management Access Plans and design criteria. These accesses may be relocated to accommodate traffic patterns, site specific characteristics and adjacent land uses as part of the access management plan.

Roads indicated on the Master Plan are subject to modification at the time of Development Plan approval based upon specific soil conditions, environmental concerns, physical constraints and design parameters.

The access point locations described above and shown on the Master Plan are preliminary and may be relocated during final development plans. Planning, design and construction of these accesses as well as all roadways and transportation elements shall be in accordance with SCDOT standards, Town of Yemassee Ordinances, PUD standards, or other engineering standards reasonably acceptable to the County engineer. Typical roadway sections will be submitted for review at the Development Plan approval stage.

Potential access across the jurisdictional wetlands surrounding adjacent tracts may be allowed if approved by OCRM and the USACE. Road linkages to adjacent properties may include impacts to jurisdictional wetlands.

Notwithstanding other provisions of this document and subject to approval by Town of Yemassee, roadway design standards may be modified to reduce environmental impacts and increase tree preservation provided safety concerns are not compromised. Protection and preservation of significant trees will be encouraged. Reductions of roadway and right-of-way widths may not occur unless specifically authorized by the County.

**I. PARKING**

The total number of required parking spaces for all land uses allowed herein shall conform to the Town of Yemassee ZO in effect at the time of Final Adoption of the Pine Street PUD. Modulation of those standards may be allowed provided the applicant furnishes actual documentation that the new proposed standard meets the parking needs of the proposed land use and the Town agrees at Master Plan approval.

**J. STORMWATER MANAGEMENT**

Pine Street PUD shall conform to the Town of Yemassee ZO and Stormwater Management Ordinance in effect at the time of Master Plan approval for the Pine Street PUD as well as all other applicable state and federal requirements. Sufficient stormwater best management practices will be employed in the development of the PUD to ensure runoff leaving the site does not degrade water quality within surrounding wetlands and the receiving waterways.

DRAFT

## SECTION II – LAND USE

### A. INTRODUCTION AND NARRATIVE

The Pine Street PUD has a total area of 104.45 acres, including 65.92 acres of non-jurisdictional freshwater wetlands, as indicated on the Master Plan.

The Master Plan consists of the following land use areas:

List types of proposed uses:

Approximately 11.48 upland acres are intended for Light Industrial use, approximately 46.51 upland acres are intended for residential uses and 46.31 upland acres are intended for wetland preservation, community open space use and stormwater management.

The Light Industrial includes warehouse / production space and future expansion space. (Including Manufacture light gauge steel framing products including steel studs for residential and commercial buildings).

Of the residential units, initial plans include single family homes.

The land use areas indicated on the Master Plan are not intended to be rigid exact boundary lines for future land use and improvements. The Master Plan for the Pine Street PUD shall maintain flexibility to accommodate specific soil conditions, environmental conditions, pedestrian friendly requirements, physical constraints, market conditions and design parameters and as such, the exact location of boundary lines between land uses and their subsequent location and size indicated within the planning area shall be subject to change at the time Development Permit Plan(s) are submitted for development; provided, however, that maximum densities and other conditions of this PUD between the Owner and Town of Yemassee, South Carolina, will be strictly adhered to, unless adjustment is requested by the Owner and approved by the Town of Yemassee. The boundaries of the PUD may be modified to include adjacent acreage subject to the approval of Town of Yemassee by appropriate petition/application to the County to amend the PUD.

**B. ALLOWED LAND USES**

The following land uses shall be permitted in the Pine Street PUD. The purpose of this portion of the PUD document is to state which land uses shall be allowed within the Pine Street PUD; however, by allowing these uses this does not obligate the developer to provide the uses or facilities stated herein.

The following land uses and definitions shall be permitted in the Pine Street PUD:

List types of proposed uses:

**Tract 1** : Light Industrial (+/-11.48 acres)

**Tract 2-3**: SFR ¼ Acre District (+/-46.5 acres)

**Tract 4**: Wetland Preservation (+/- 46.31 acres)

Any easement that occurs within the property shall have the same land uses as any of the adjacent land uses. Any restrictions shall be based on the legal definition of the easement.

Design Regulations and Performance Standards will be established for each area at the time of the Master Plan approval. Unless otherwise agreed at Master Plan approval or in this PUD, the standard for uses and design criteria from the Town of Yemassee ZO will apply.

**C. ALLOWED DENSITY**

Of the approximately 104.45 upland acres, the Master Plan for the Pine Street PUD consists of approximately 11.48 acres of Light Industrial and approximately 46.5 acres of Residential uses. The Master Plan may be modified at Master Plan approval, taking into consideration the potential need to change the exact locations of the proposed use(s) in order to address traffic considerations and in response to market conditions.

The overall Commercial use density within Tract 1 for the PUD shall not exceed total build-out cap of 200,000 square feet of light industrial or commercial space.

The Pine Street PUD is planned to include a maximum of 107 residential units, which is based on a unit density of 4 units/upland acre for Parcels 2 and 3. Overall residential density shall include both Attached and Detached Single-Family Residential. Detached guesthouses, "Mother-in-Law" Apartments, and Garage Apartments (for rent or not) on the same lot with a single family unit will be allowed as one structure per lot.

**D. DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS**

In the absence of a term definition in this Master Plan, the definitions of the Town of Yemassee Zoning Ordinance shall apply in the interpretation of this Master Plan. The definitions below shall generally describe the allowed uses within the PUD.

1. Tract 1 – Light Industrial District (LID)

5.8.1 The purpose of this District is to provide a suitable environment for and enhancing the locational flexibility of uses generally classified as research and development, assembly, high technology production, precision manufacturing, and light industry by excluding heavy manufacturing and permitting only those cleaner industries and operations which tend to be less objectionable to the community; and by requiring high performance standards and

Permitted Uses as outlined in the Town of Yemassee Zoning Ordinance section 5.8.1

2. Tract 2-3 – Single-Family Residential 1/4 Acre [SF]

5.4 Single-Family Residential District 1/4 Acre is designed to provide for, homogeneous residential purposes. The intent of the District is to provide areas primarily for single-family detached dwellings, and to discourage any encroachment by uses which may be incompatible with such residential use.

Permitted Uses as outlined in the Town of Yemassee Zoning Ordinance section 5.4.1

3. Setbacks and Buffers

Setbacks and buffers required by the zoning district shall apply according to the Zoning Ordinance if and when necessary. All other buffers and setbacks shall be maintained as described below:

a. Setbacks and buffer standards within the Pine Street PUD shall include:

1. Minimum buffer strips of ten (10) feet shall be maintained along all external dimensions of a PUD.
2. Buffer strips shall be in addition to the required external setback. In effect there shall be a minimum thirty (30) feet of total setbacks with the required buffer.

3. No development, parking areas, structures, or accessory buildings, except the required fence and vegetation, shall be placed in the buffer area. Buffer strips shall include vegetative cover and be maintained regularly. In addition, no development, parking areas, structures, or accessory buildings shall be placed in the setback areas.

4. The buffer shall include a vegetative screen of evergreen trees and/or shrubs that will reach six (6) feet in height within twelve (12) months of installation and form a contiguous screen within two (2) years of installation.

5. The Town of Yemassee reserves the right, if it finds substantial needs for screening of the proposed PUD activity, to include within the buffer a six (6) foot high fence made of either brick, finished concrete, mortar, wood, stone, masonry units, or a combination of the above. The fence shall be fronted by the required vegetative screen.

6. The frontline of the required side yard buffer shall begin where the private property line and the public right-of-way intersect and extend to the rear lot line. The required vegetative screen and the fence, if required, shall begin twenty (20) feet from where the private property line and the public right-of-way intersect and extend to the rear lot line.

7. Required rear yard buffer strips and the fence, if required, shall extend the entire length of the rear lot line.

8. See HCOD standards 5.17.8B (Town of Yemassee Zoning ordinance) for Buffer Requirements along the Highway 17 corridor.

#### 4. Signage Control

Signage for the Pine Street PUD shall be governed by the Town of Yemassee ZO in effect at the time of the submission of final development plans or as herein contained.

#### 5. Wetlands

This designation allows the following uses within wetlands. Freshwater wetlands on the property shall be those areas over which the applicable governmental agencies claim jurisdiction for freshwater wetlands. Unless restricted via a future Memorandum of Agreement (MOA) to the contrary, the following are permitted uses:

##### a. Buffers

- b. Conservation areas
  - c. Activities in all wetland areas as permitted by the USACE and OCRM
  - d. Disposal of reclaimed water as permitted by SCDHEC
  - e. Stormwater management and recreational lakes
  - f. Boardwalks, trails, bridges and other permitted structures
  - g. Game Management
6. Utilities

This designation allows for utility service to serve the planned tracts of the Pine Street PUD. Utility types and facilities not germane to the development will be subject to review by the Planning Commission as part of the Master Plan review process. The following land uses shall be allowed:

- a. Potable water supply and distribution
- b. Wastewater collection, treatment and disposal
- c. Stormwater collection, treatment and detention
- d. Irrigation
- e. Communication towers (except in residential land use areas)
- f. Satellite antennas
- g. Cable television facilities
- h. Telephone facilities
- i. Power transmission and distribution
- j. Fiber optic lines
- k. Other utility services (i.e., Internet access and other telecommunication uses)

Certain community-wide infrastructure is required for the development of any large, master-planned community. This infrastructure may include, but is not limited to the following:

- a. Arterial streets and primary access roads
- b. Water supply
- c. Wastewater treatment and effluent disposal
- d. Power substations
- e. Central telephone facilities
- f. Stormwater management lagoons
- g. Natural gas supply

In the case of this Master Plan, the community-wide infrastructure may serve more than one planning tract. Infrastructure serving the community (on-site and off-site) will be approved as part of the Master Plan approval process. Infrastructure projects must receive a Town of Yemassee Development Permit prior to construction.

### SECTION III – CHANGES AND EXEMPTIONS

The Planned Unit Development constitute a request for a waiver from the current Town of Yemessee Zoning Ordinance where differences occur. However, activities in the PUD shall conform to all other Town of Yemessee Ordinances and Regulations where differences do not occur. The PUD may introduce land uses that do not exist in the current Zoning Ordinance. Based on the PUD, Pine Street requests deviations from the Zoning Ordinance.

The provisions of the PUD shall apply to development in the Pine Street PUD. In the event of a conflict, the hierarchy of documents is the following: 1) PUD; 2) Town of Yemessee Zoning Ordinance in effect at the time of Final Adoption of the Pine Street PUD.

The following clarifications or modifications to otherwise applicable standards of the Yemessee Zoning Ordinance are hereby made applicable to the Pine Street PUD:

#### **Modification 1:**

Section 5.8

Light Industrial District [LID]

A. All permitted and conditional uses in the Regional Commercial District subject to the same conditions apply in the District;

*Add*

**20. Manufacture light gauge steel framing products including steel studs for residential and commercial buildings.**

#### **Modification 2:**

5.8.5 General Requirements.

A. Minimum lot size is ~~twenty-five (25)~~ **ten (10)** acres.

C. Industrial uses shall be setback a minimum of ~~fifty (50)~~ **twenty five (25)** feet from any commercial use; ~~one hundred (100)~~ **seventy five (75)** feet from a major thoroughfare; and fifty (50) feet from another industrial use.

#### **Modification 3:**

**Section 5.4 Single-Family Residential 1/4 Acre [SF]**

5.4.1 Standards for the SF District

Maximum density: ~~Three Four (4)~~ **Four (4)** dwelling units per acre.

Minimum lot size: ~~10,890~~ **6000** square feet per dwelling unit.

Minimum front yard setback: ~~Fifteen (15)~~ **Ten (10)** feet from the street right-of-way line.

Minimum side yard setbacks: ~~Ten (10)~~ **Five (5)** feet from lot lines.

**Modification 4:**

**Section 5.17 Highway Corridor Overlay District [HCOD]**

**5.17.5** A minimum distance of ~~one thousand five hundred (1,500)~~ **four hundred (400) feet** shall be maintained between all access points onto the corridor, including private driveways, roads, and public right-of-way. Spacing will be measured from the midpoint of each driveway. If the existence of jurisdictional wetlands precludes compliance with this provision, the Planning Commission shall have discretion as to the placing of an alternative access point; however, no additional curb cuts on the subject parcel should result from having the alternative access point.

**5.17.6 D.** The minimum lot width at the building setback line for newly created parcels shall be a distance of one hundred fifty (150) feet. Newly created parcels are subject to the ~~one thousand five hundred (1,500)~~ **four hundred (400) foot** distance requirement between access points from the highway.

**5.17.7** In addition to the existing standards of the Town of Yemassee Zoning Ordinances regarding subdivisions, the following requirements pertain to the HCOD:

- A. Newly created subdivisions are subject to the ~~one thousand five hundred (1,500)~~ **four hundred (400) foot** distance requirement between access points from the highway;
- B. No subdivision of land which would create parcels fronting on the highway shall be approved unless it is established prior to subdivision approval how access will be provided to each parcel in compliance with the ~~one thousand five hundred (1,500)~~ **four hundred (400)** distance requirement, (i.e., frontage roads, shared access drives, and others);

*\*Draft format for review ; additional clarifications and modifications to be included with final approval documents based on feed back from Planning Commission, Town Council, Town Staff and the Applicant.*

## APPENDIX I

### DEVELOPMENT SCHEDULE

The following is a Preliminary Development Schedule for Pine Street PUD that is subject to change based on market conditions and other factors:

Year	Commercial (sq ft)	Residential (dwelling units)
Phase 1 – 2022-2024	100,000	50 DU's
Phase 2 -2025-2027	50,000	58 DU's

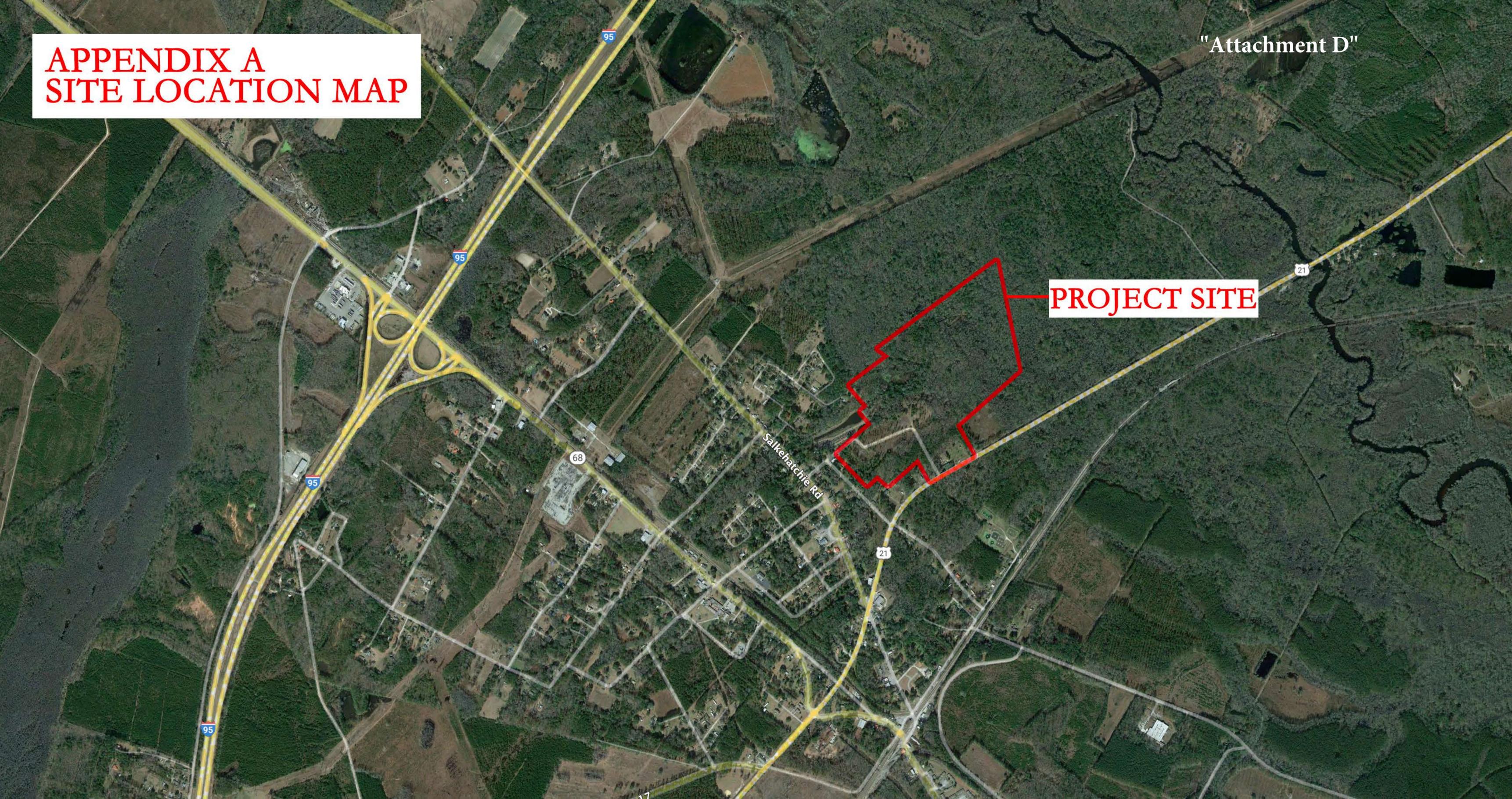
INTENT TO SERVE LETTERS

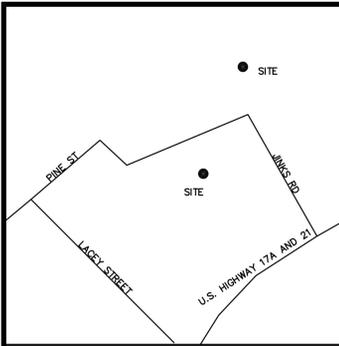
DRAFT

**APPENDIX A  
SITE LOCATION MAP**

"Attachment D"

**PROJECT SITE**





LOCATION MAP

NOTES

THIS PLAT DOES NOT CERTIFY THAT THE INFORMATION SHOWN HEREON COMPLIES WITH LOCAL ZONING REGULATIONS...

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THIS PLAT WAS SURVEYED BASED ON REFERENCED DOCUMENTS AND WAS NOT SURVEYED IN COORDINATION WITH A TITLE EXAMINATION...

THE AREA CALCULATIONS SHOWN HEREON WERE DETERMINED BY THE COORDINATE METHOD.

THE PRESENCE OR ABSENCE OF REGULATED NATURAL RESOURCES (SUCH AS, BUT NOT LIMITED TO, CRITICAL AREAS, FRESHWATER WETLANDS, SPECIMEN TREES, AND HISTORICALLY SIGNIFICANT SITES AND CULTURAL RESOURCES) WAS NOT DETERMINED AT THIS TIME...

THIS PLAT DOES NOT CERTIFY TO THE PRESENCE OR ABSENCE OF UNDERGROUND FEATURES, (INCLUDING, BUT NOT LIMITED TO UTILITIES, STORAGE TANKS, AND SIMILAR).

THE VERTICAL DATUM FOR FLOOD ZONE INFORMATION AND TOPOGRAPHY IS NAVD 1988 AND WAS DETERMINED USING THE SC VRS NETWORK.

ZONING AND SETBACKS WERE NOT DETERMINED AT THIS TIME

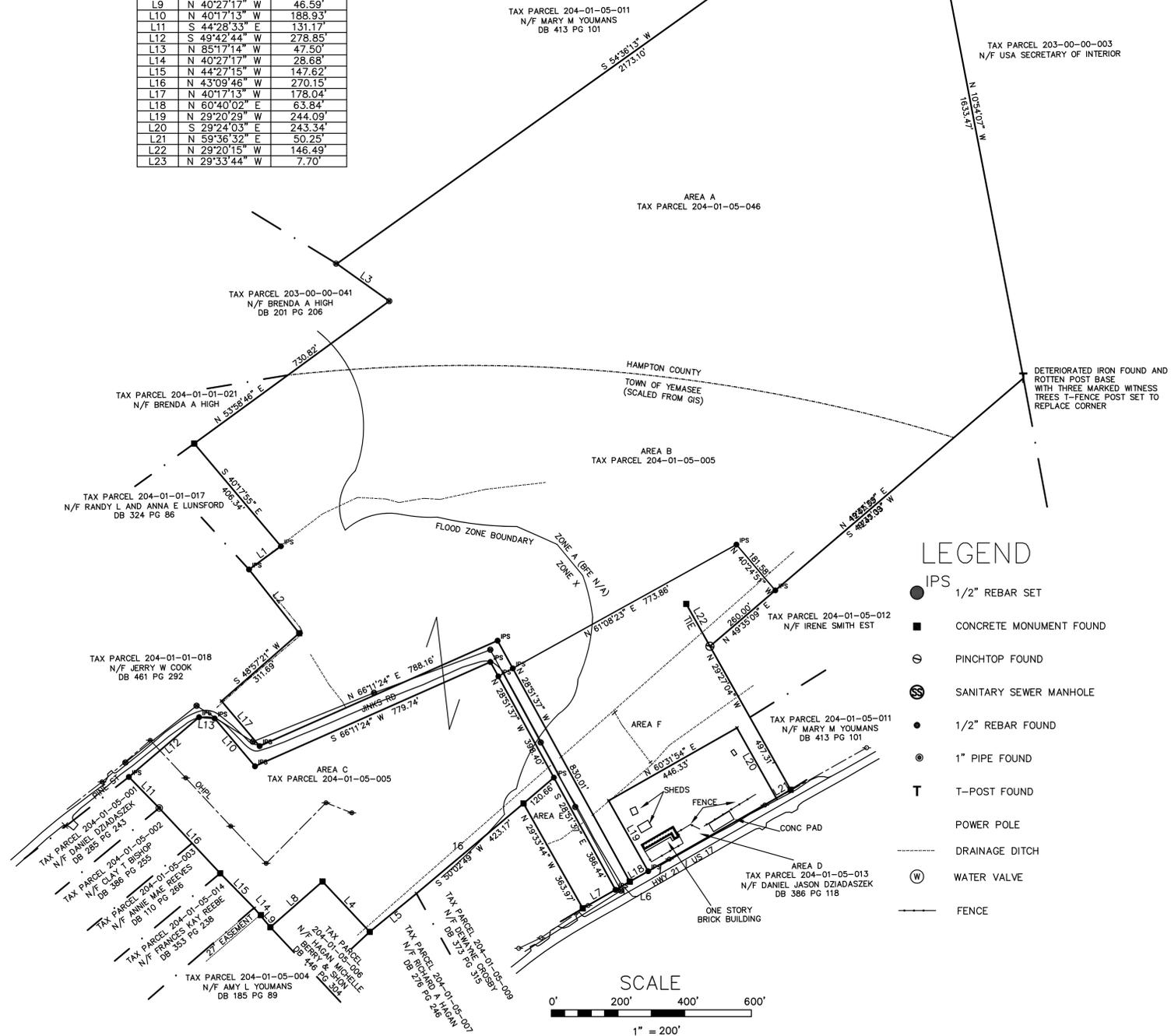
AREA TABLE with columns: Description, Perimeter, Sq. Feet, Acres. Rows: AREA A, AREA B, AREA C, AREA D, Total.

WETLANDS AREA TABLE with columns: Description, Perimeter, Sq. Feet, Acres. Rows: Ditch A-F, Wetland A-F, Total.

AREA TABLE with columns: AREA TOTAL ACREAGE, SQ. FEET, WETLANDS ACREAGE, DITCH ACREAGE. Rows: A-F, Total.

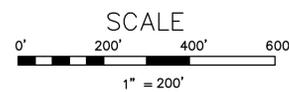
AREA TABLE with columns: Description, Perimeter, Sq. Feet, Acres. Rows: AREA A, AREA B, AREA C, AREA D, Total.

LINE BEARING DISTANCE table with columns: LINE, BEARING, DISTANCE. Rows: L1 through L23.



LEGEND

- Legend items: 1/2" REBAR SET, CONCRETE MONUMENT FOUND, PINCHTOP FOUND, SANITARY SEWER MANHOLE, 1/2" REBAR FOUND, 1" PIPE FOUND, T-POST FOUND, POWER POLE, DRAINAGE DITCH, WATER VALVE, FENCE.



FLOOD ZONE DETERMINATION

FLOOD ZONE (BFE): A (BFE=NOT DETERMINED) AND X. COMMUNITY NAME: HAMPTON CO. UN. INCORP./TOWN OF YEMASSEE...

THIS FLOOD ZONE DETERMINATION IS APPROXIMATE AND SHOULD BE VERIFIED BY THE APPROPRIATE BUILDING CODES OFFICE BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.

I HEREBY CERTIFY TO RAMSEY DEVELOPMENT THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA...



BOUNDARY SURVEY OF CORBETT TRACT TAX PARCELS 204-01-05-005 AND 203-00-00-046 YEMASSEE, HAMPTON COUNTY, SOUTH CAROLINA PREPARED FOR RAMSEY DEVELOPMENT

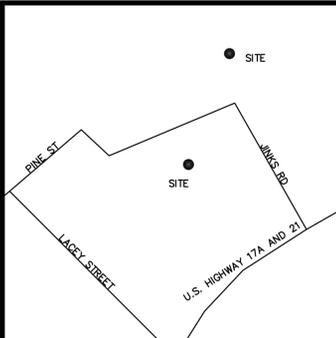
JOB # 6024

FIELD BOOK: ELECTRONIC
FIELD CREW: LF/PW
DRAFTER: LF/PW
DATE OF FIELDWORK: 04/01/2022

REFERENCES: PB 21 PG 417, PB 32 PG 4, PB 5 PG 96, PB 3 PG 127, PB 14 PG 64, PB 3 PG 157, DB 484 PG 261

LAND CONSULTING GROUP, LLC
POST OFFICE DRAWER 1366
BEAUFORT, SOUTH CAROLINA 29901-1366
(843) 575-5206

# "Attachment D"



LOCATION MAP

## NOTES

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THE AREA CALCULATIONS SHOWN HEREON WERE DETERMINED BY THE COORDINATE METHOD.

THE PRESENCE OR ABSENCE OF REGULATED NATURAL RESOURCES (SUCH AS, BUT NOT LIMITED TO, CRITICAL AREAS, FRESHWATER WETLANDS, SPECIMEN TREES, AND HISTORICALLY SIGNIFICANT SITES AND CULTURAL RESOURCES) WAS NOT DETERMINED AT THIS TIME OTHER THAN THOSE SHOWN HEREON AND ACCOMPANIED BY THE CERTIFICATION OR APPROVAL OF APPROPRIATE REGULATORY AGENCY.

THIS PLAT DOES NOT CERTIFY TO THE PRESENCE OR ABSENCE OF UNDERGROUND FEATURES, (INCLUDING, BUT NOT LIMITED TO UTILITIES, STORAGE TANKS, AND SIMILAR).

THE VERTICAL DATUM FOR FLOOD ZONE INFORMATION AND TOPOGRAPHY IS NAVD 1988 AND WAS DETERMINED USING THE SC VRS NETWORK.

ZONING AND SETBACKS WERE NOT DETERMINED AT THIS TIME

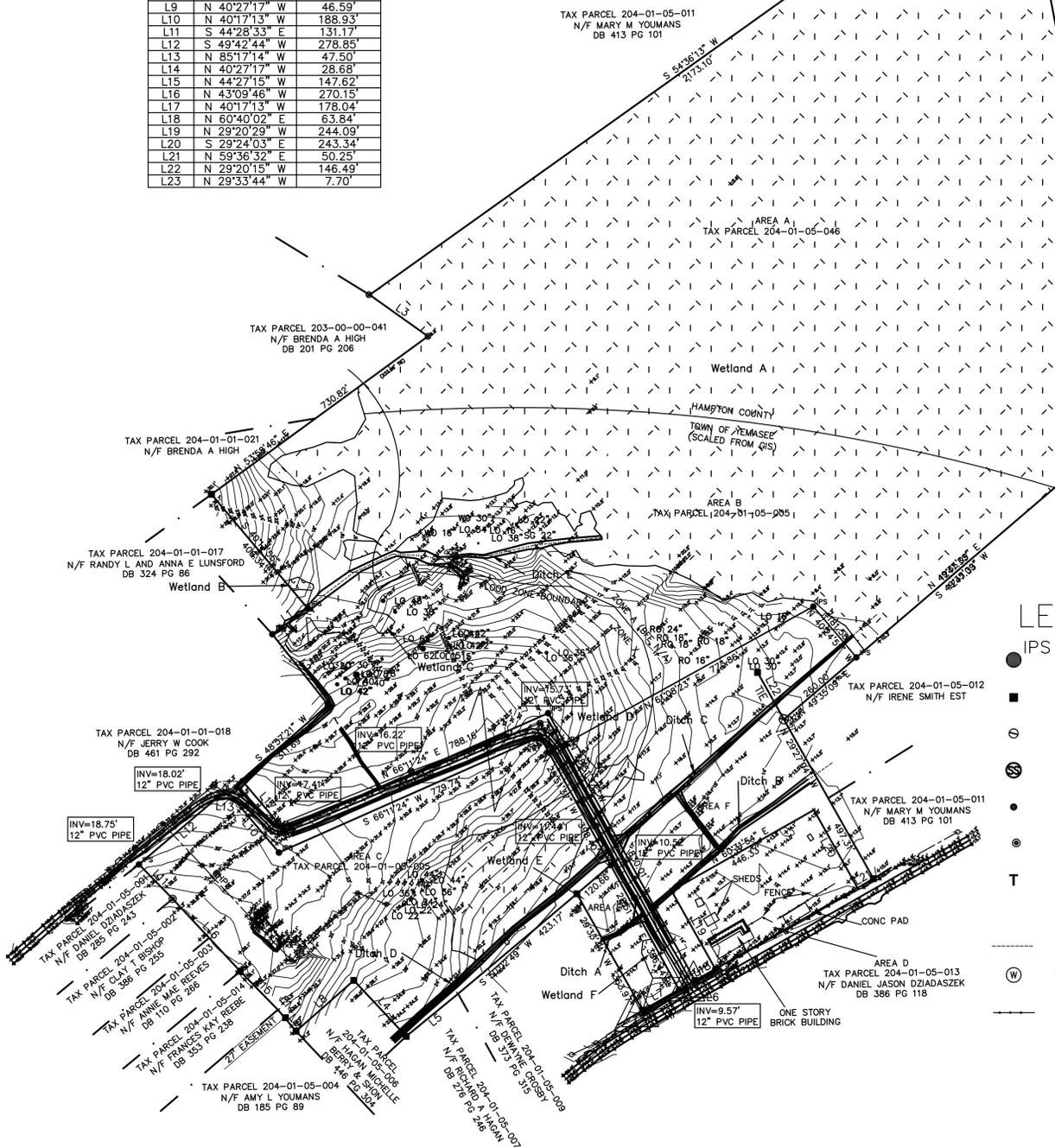
Description	Perimeter	Sq. Feet	Acres
AREA A	6,698.26	2,017,285.51	46.31
AREA B	7,818.71	1,824,771.31	41.89
AREA C	4,206.48	596,822.44	13.70
AREA D	1,380.30	108,808.70	2.50
Total		4,547,687.95	104.40

Description	Perimeter	Sq. Feet	Acres
Ditch A	294.59	1,352.19	0.03
Ditch B	1,186.4	7,907	0.18
Ditch C	1,682.5	9,786	0.22
Ditch D	1,499.7	11,460.52	0.26
Ditch E	2,034.71	13,461.15	0.31
Wetland A	8,468.70	2,717,817.99	62.39
Wetland B	172.52	1,661.23	0.04
Wetland C	1,241.41	33,650.55	0.77
Wetland D	433.22	8,261.57	0.19
Wetland E	1,362.85	105,202.51	2.42
Wetland F	295.51	4,680.65	0.11
Total		2,916,081.36	66.92

LINE	BEARING	DISTANCE
L1	S 54°02'11" W	119.41'
L2	N 38°18'44" W	245.26'
L3	S 54°42'38" E	194.73'
L4	N 43°12'39" W	208.73'
L5	S 50°45'40" W	183.01'
L6	S 60°26'56" W	50.00'
L7	S 60°26'56" W	113.82'
L8	N 48°49'06" E	209.73'
L9	N 40°27'17" W	46.59'
L10	N 40°17'13" W	188.93'
L11	S 44°28'33" E	131.17'
L12	S 49°42'44" W	278.85'
L13	N 85°17'14" W	47.50'
L14	N 40°27'17" W	28.68'
L15	N 44°27'15" W	147.62'
L16	N 43°09'46" W	270.15'
L17	N 40°17'13" W	178.04'
L18	N 60°40'02" E	63.84'
L19	N 29°20'29" W	244.09'
L20	S 29°24'03" E	243.34'
L21	N 59°36'32" E	50.25'
L22	N 29°20'15" W	146.49'
L23	N 29°33'44" W	7.70'

AREA	TOTAL ACREAGE	SQ. FEET	WETLANDS ACREAGE	DITCH ACREAGE
A	46.31	2,017,286	46.20	0.00
B	33.96	1,479,297	17.00	0.31
C	12.70	553,115	2.42	0.27
D	2.50	108,809	0.00	0.00
E	1.00	43,567	0.11	0.03
F	7.98	347,487	0.19	0.42

Description	Perimeter	Sq. Feet	Acres
AREA A	6,698.26	2,017,285.51	46.31
AREA B	7,818.71	1,824,771.31	41.89
AREA C	4,206.48	596,822.44	13.70
AREA D	1,380.30	108,808.70	2.50
Total		4,547,687.95	104.40

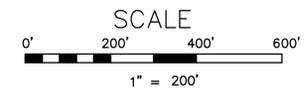


## LEGEND

- IPS 1/2" REBAR SET
- CONCRETE MONUMENT FOUND
- ⊙ PINCHTOP FOUND
- ⊗ SANITARY SEWER MANHOLE
- 1/2" REBAR FOUND
- ⊙ 1" PIPE FOUND
- T T-POST FOUND
- POWER POLE
- - - DRAINAGE DITCH
- ⊙ WATER VALVE
- FENCE

## TREE LEGEND

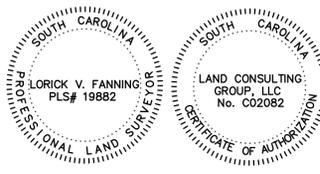
DESCRIPTION	COMMONNAME	SCIENTIFICNAME
BG	BLACK GUM	<i>Nyssa sylvatica</i>
CE	RED CEDAR	<i>Juniperus virginiana</i>
CH	CHERRY	<i>Prunus spp</i>
DW	DOGWOOD	<i>Cornus florida</i>
GUM	SWEETGUM	<i>Liquidambar styraciflua</i>
HI	HICKORY	<i>Carya spp</i>
LO	LIVEOAK	<i>Quercus virginiana</i>
MA	MAPLE	<i>Acer spp</i>
MAG	MAGNOLIA	<i>Magnolia grandiflora</i>
MYRT	WAXMYRTLE	<i>Myrica cerifera</i>
O	OAK	<i>Quercus spp</i>
PA	PALMETTO	<i>Sabal palmetto</i>
PE	PECAN	<i>Carya illinoensis</i>
PN	PINE	<i>Pinus spp</i>
SUG	SUGARBERRY	<i>Nyssa sylvatica</i>
TA	TALLOW TREE	<i>Triadica Loureiro</i>



## FLOOD ZONE DETERMINATION

FLOOD ZONE (BFE): A (BFE=NOT DETERMINED) AND X  
 COMMUNITY NAME: HAMPTON CO. UN. INCORP./TOWN OF YEMASSEE  
 COMMUNITY #: 450095 / 450103  
 MAP #: 4504800450C  
 PANEL #: 450 OF 550  
 PANEL DATE: SEPTEMBER 29, 2010  
 INDEX DATE: SEPTEMBER 29, 2010  
 THIS FLOOD ZONE DETERMINATION IS APPROXIMATE AND SHOULD BE VERIFIED BY THE APPROPRIATE BUILDING CODES OFFICE BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.

NOT FOR RECORDING



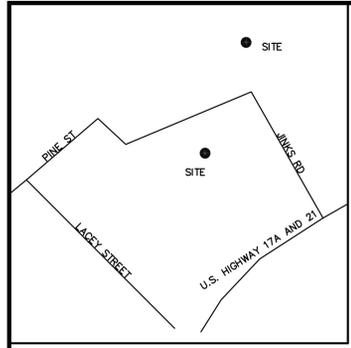
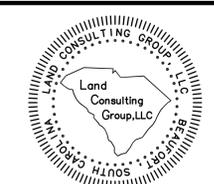
LIMITED TREE AND TOPOGRAPHIC SURVEY OF  
 CORBETT TRACT  
 TAX PARCELS 204-01-05-005 AND 203-00-00-046  
 YEMASSEE, HAMPTON COUNTY, SOUTH CAROLINA  
 PREPARED FOR RAMSEY DEVELOPMENT

## JOB # 6024

FIELD BOOK:	ELECTRONIC
FIELD CREW:	LF/PW
DRAFTER:	LF/PW
DATE OF FIELDWORK:	04/01/2022
REFERENCES	
PB 21 PG 417	PB 3 PG 127 DB 484 PG 261
PB 32 PG 4	PB 14 PG 64
PB 5 PG 96	PB 3 PG 157

LAND CONSULTING GROUP, LLC  
 POST OFFICE DRAWER 1366  
 BEAUFORT, SOUTH CAROLINA 29901-1366  
 (843) 575-5206

# "Attachment D"



LOCATION MAP

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ZONING AND SETBACKS WERE NOT DETERMINED AT THIS TIME

AREA TABLE			
Description	Perimeter	Sq. Feet	Acres
AREA A	6,698.26	2,017,285.51	46.31
AREA B	7,818.71	1,824,771.31	41.89
AREA C	4,206.48	596,822.44	13.70
AREA D	1,380.30	108,808.70	2.50
Total		4,547,687.95	104.40

LINE	BEARING	DISTANCE
L1	S 54°02'11" W	119.41'
L2	N 38°18'44" W	245.26'
L3	S 54°42'38" E	194.73'
L4	N 43°12'39" W	208.73'
L5	S 50°45'40" W	183.01'
L6	S 60°26'56" W	50.00'
L7	S 60°26'56" W	113.82'
L8	N 48°49'06" E	209.73'
L9	N 40°27'17" W	46.59'
L10	N 40°17'13" W	188.93'
L11	S 44°28'33" E	131.17'
L12	S 49°42'44" W	278.85'
L13	N 85°17'14" W	47.50'
L14	N 40°27'17" W	28.68'
L15	N 44°27'15" W	147.62'
L16	N 43°09'46" W	270.15'
L17	N 40°17'13" W	178.04'
L18	N 60°40'02" E	63.84'
L19	N 29°20'29" W	244.09'
L20	S 29°24'03" E	243.34'
L21	N 59°36'32" E	50.25'
L22	N 29°20'15" W	146.49'
L23	N 29°33'44" W	7.70'

WETLANDS AREA TABLE			
Description	Perimeter	Sq. Feet	Acres
Ditch A	294.59	1,352.19	0.03
Ditch B	1,186.4	7,907	0.18
Ditch C	1,682.5	9,786	0.22
Ditch D	1,499.7	11,460.52	0.26
Ditch E	2,034.71	13,461.15	0.31
Wetland A	8,468.70	2,717,817.99	62.39
Wetland B	172.52	1,661.23	0.04
Wetland C	1,241.41	33,650.55	0.77
Wetland D	433.22	8,261.57	0.19
Wetland E	1,362.85	105,202.51	2.42
Wetland F	295.51	4,680.65	0.11
Total		2,916,081.36	66.92

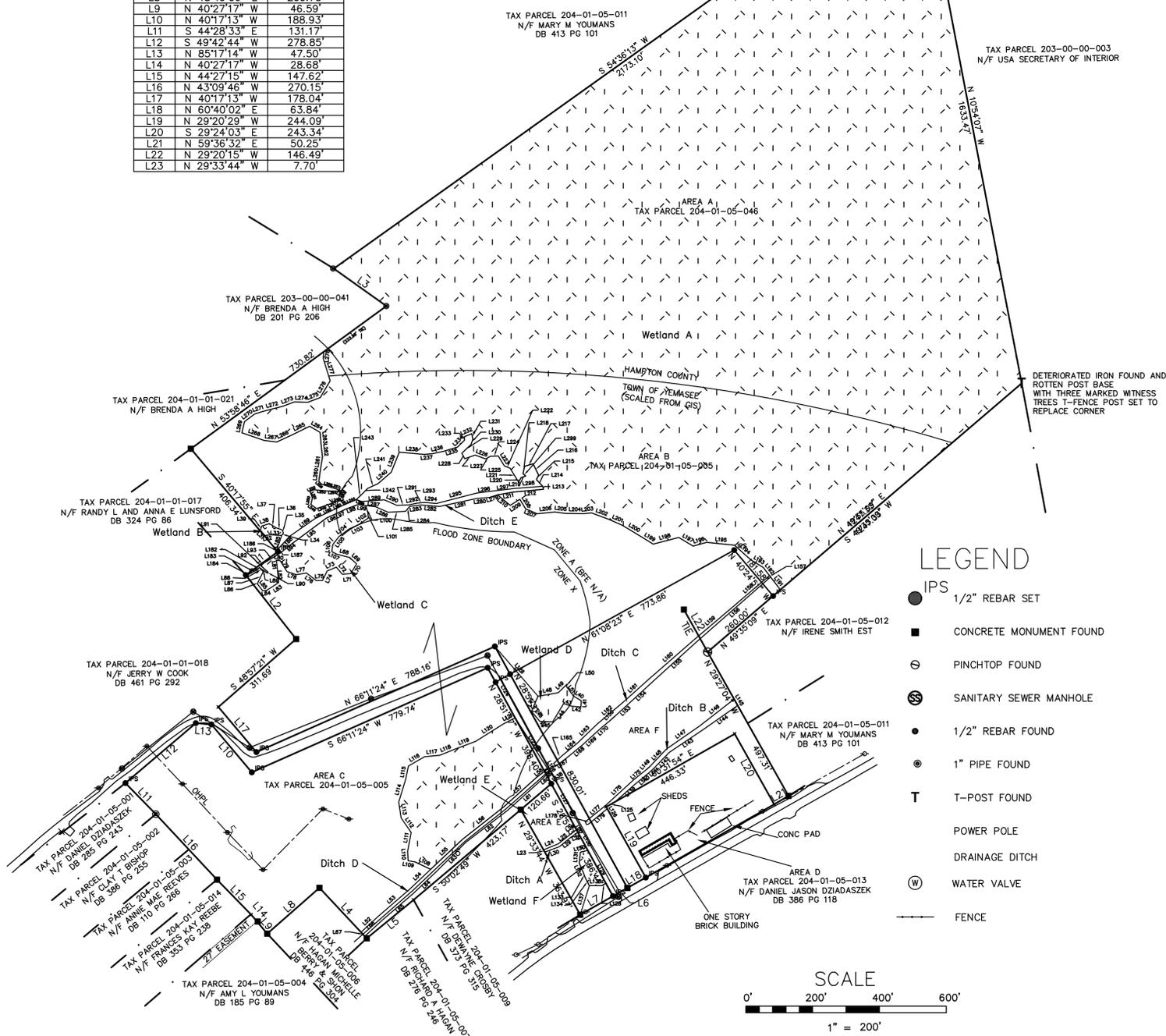
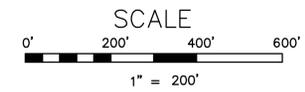
AREA TABLE			
AREA TOTAL	ACREAGE	WETLANDS ACREAGE	DITCH ACREAGE
A	46.31	2,017,286	46.20
B	33.96	1,479,297	17.00
C	12.70	553,115	2.42
D	2.50	108,809	0.00
E	1.00	43,567	0.11
F	7.98	347,487	0.19

AREA TABLE			
Description	Perimeter	Sq. Feet	Acres
AREA A	6,698.26	2,017,285.51	46.31
AREA B	7,818.71	1,824,771.31	41.89
AREA C	4,206.48	596,822.44	13.70
AREA D	1,380.30	108,808.70	2.50
Total		4,547,687.95	104.40

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L24	N 67°42'26" E	48.34'	L121	N 62°44'02" E	39.83'
L25	N 54°21'03" E	48.16'	L122	S 28°51'37" E	173.30'
L26	N 51°56'55" E	37.48'	L123	N 41°01'08" W	198.85'
L27	S 24°45'48" E	10.12'	L124	N 28°51'37" W	172.06'
L28	S 54°10'28" W	43.47'	L125	N 60°31'54" E	31.30'
L29	S 53°39'09" W	41.93'	L126	N 29°20'29" W	6.54'
L30	S 69°33'31" W	47.29'	L127	S 28°51'37" E	152.55'
L31	S 45°28'11" E	20.80'	L128	N 57°43'22" E	13.98'
L32	N 80°47'05" E	16.25'	L129	N 28°51'37" W	112.46'
L33	S 85°54'34" E	33.94'	L130	S 77°06'49" W	23.30'
L34	N 35°39'44" E	8.66'	L131	S 06°19'37" W	32.81'
L35	N 16°42'56" W	10.01'	L132	S 23°43'28" E	31.29'
L36	N 71°04'53" W	20.57'	L133	S 20°12'57" E	16.72'
L37	N 58°10'23" W	23.55'	L134	S 27°21'57" E	26.91'
L38	S 72°04'53" W	24.22'	L135	N 89°48'01" E	38.14'
L39	S 17°29'54" W	14.53'	L136	N 28°51'37" W	51.89'
L40	S 59°00'43" E	27.91'	L137	S 17°30'58" W	91.85'
L41	S 03°43'59" W	18.54'	L138	S 55°06'41" W	50.28'
L42	N 85°21'48" W	28.81'	L139	N 48°40'20" E	77.22'
L43	N 71°24'10" W	24.80'	L140	N 51°01'32" E	49.92'
L44	S 31°17'53" W	64.38'	L141	N 48°42'14" E	22.63'
L45	N 87°55'49" W	38.43'	L142	N 44°09'09" E	71.27'
L46	N 39°46'17" W	39.56'	L143	N 56°18'05" E	123.64'
L47	N 23°22'06" E	49.29'	L144	N 55°02'21" E	127.02'
L48	N 80°03'53" E	62.15'	L145	N 29°27'04" W	21.90'
L49	N 45°48'46" E	36.64'	L146	S 52°09'46" W	132.15'
L50	S 09°47'09" W	7.63'	L147	S 55°24'42" W	121.99'
L51	S 36°37'00" E	35.07'	L148	S 43°33'57" W	74.50'
L52	N 47°22'59" E	71.33'	L149	N 49°52'22" E	10.51'
L53	N 49°20'42" E	124.90'	L150	N 48°23'00" E	19.15'
L54	N 46°45'02" E	87.15'	L151	N 48°05'39" E	45.23'
L55	N 46°54'03" E	131.98'	L152	N 47°33'09" E	109.69'
L56	N 51°53'20" E	158.18'	L153	N 47°54'31" E	177.29'
L57	N 49°11'48" E	134.60'	L154	N 48°53'08" E	299.37'
L58	N 52°35'15" E	44.45'	L155	N 37°44'23" W	5.32'
L59	S 26°15'28" E	10.24'	L156	S 49°34'21" W	147.54'
L60	S 44°58'35" W	44.45'	L157	S 49°55'40" W	154.36'
L61	S 49°15'06" W	129.16'	L158	S 49°01'31" W	180.73'
L62	S 52°43'21" W	160.08'	L159	N 48°11'40" W	104.12'
L63	S 51°15'56" W	125.22'	L160	N 50°08'54" E	100.36'
L64	S 46°36'31" W	96.13'	L161	S 46°03'39" W	81.49'
L65	S 49°23'09" W	123.17'	L162	S 48°47'37" W	57.76'
L66	S 47°28'45" W	71.50'	L163	S 46°54'27" W	23.59'
L67	N 43°12'39" W	16.72'	L164	S 29°57'09" E	10.47'
L68	S 75°42'22" E	39.79'	L165	N 52°46'00" E	42.70'
L69	S 47°42'55" E	28.12'	L166	N 48°31'33" E	54.35'
L70	S 30°00'38" W	34.07'	L167	N 47°53'14" E	75.10'
L71	S 58°30'03" W	26.16'	L168	S 50°09'57" E	38.95'
L72	N 40°10'52" W	28.21'	L169	S 51°07'10" W	52.42'
L73	S 67°06'10" W	30.17'	L170	S 47°43'47" W	114.58'
L74	S 25°46'25" W	31.86'	L171	S 49°42'14" W	67.40'
L75	S 89°35'21" W	18.54'	L172	S 24°44'26" E	11.95'
L76	N 52°40'38" W	37.56'	L173	N 49°06'34" E	69.43'
L77	S 80°42'07" W	31.23'	L174	N 64°50'13" W	43.63'
L78	N 71°39'20" W	29.80'	L175	S 66°59'07" W	19.27'
L79	N 32°15'32" W	38.93'	L176	S 41°02'25" W	7.50'
L80	N 84°05'10" W	11.13'	L177	S 60°18'38" W	26.47'
L81	S 05°55'48" E	19.67'	L178	S 68°02'09" W	13.85'
L82	S 05°15'18" E	48.04'	L179	S 18°18'02" W	47.62'
L83	S 57°24'44" W	42.27'	L180	N 40°11'55" W	5.11'
L84	S 83°21'44" W	12.57'	L181	N 42°44'49" E	17.27'
L85	N 37°53'20" W	25.30'	L182	N 42°29'37" E	41.02'
L86	N 17°42'44" E	6.92'	L183	N 55°14'43" E	94.12'
L87	N 26°07'09" E	34.76'	L184	N 65°02'02" E	96.37'
L88	N 44°59'37" W	17.32'	L185	N 37°44'23" W	48.67'
L89	S 55°25'46" E	30.30'	L186	N 37°44'23" W	30.86'
L90	N 28°48'00" E	3.50'	L187	N 58°42'59" W	44.05'
L91	N 48°18'36" W	29.18'	L188	N 48°05'58" W	65.98'
L92	N 43°12'22" E	11.99'	L189	N 84°02'31" W	84.41'
L93	N 59°28'59" E	53.34'	L190	S 74°33'05" W	42.71'
L94	N 51°49'16" E	52.38'	L191	N 59°13'14" W	50.94'
L95	N 53°30'51" E	128.47'	L192	S 75°20'46" W	79.62'
L96	N 67°02'28" E	19.22'	L193	N 58°20'14" W	39.13'
L97	N 64°50'13" E	43.63'	L194	N 59°00'08" W	70.01'
L98	N 69°36'55" E	39.80'	L195	N 65°59'10" W	43.06'
L99	S 83°16'17" E	24.23'	L196	N 69°48'56" W	57.58'
L100	S 15°20'50" E	22.83'	L197	S 83°49'20" W	21.93'
L101	S 05°13'27" E	15.41'	L198	N 89°16'04" W	56.19'
L102	S 55°44'53" W	34.59'	L199	N 82°23'31" W	33.71'
L103	S 65°08'54" W	32.04'	L200	S 83°53'07" W	52.94'
L104	S 53°37'04" W	37.93'	L201	N 67°08'43" W	37.88'
L105	S 37°41'27" W	30.65'	L202	N 31°37'32" W	33.98'
L106	S 08°25'45" W	21.73'	L203	S 57°59'02" W	34.05'
L107	S 63°23'37" E	17.39'	L204	N 50°38'56" W	49.85'
L108	N 64°47'59" W	52.39'	L205	N 80°14'41" E	49.81'
L109	N 80°14'52" W	21.35'	L206	N 84°50'10" E	90.19'
L110	N 02°49'10" W	28.63'	L207	N 13°57'00" W	9.38'
L111	N 10°53'49" E	57.42'	L208	N 43°37'58" W	27.53'
L112	N 34°56'36" W	53.29'	L209	N 24°58'57" E	15.46'
L113	N 08°41'36" W	48.42'	L210	N 26°10'53" W	38.00'
L114	N 17°13'24" W	71.54'	L211	S 72°37'44" W	26.77'
L115	N 11°28'09" E	40.93'			
L116	N 60°11'12" E	56.68'			
L117	N 84°41'06" E	46.26'			
L118	N 68°00'42" E	48.12'			
L119	N 69°25'09" E	68.12'			
L120	N 57°59'53" E	98.97'			

## LEGEND

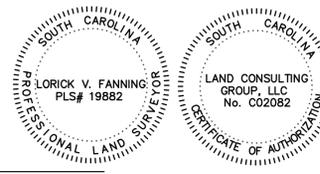
- IPS
- 1/2" REBAR SET
- CONCRETE MONUMENT FOUND
- PINCHTOP FOUND
- ⊗ SANITARY SEWER MANHOLE
- 1/2" REBAR FOUND
- 1" PIPE FOUND
- T T-POST FOUND
- POWER POLE
- DRAINAGE DITCH
- WATER VALVE
- FENCE



## FLOOD ZONE DETERMINATION

I HEREBY CERTIFY TO RAMSEY DEVELOPMENT THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

LORICK V. FANNING, PLS 19882



WETLANDS SURVEY OF  
CORBETT TRACT  
TAX PARCELS 204-01-05-005 AND 203-00-00-046  
YEMASSEE, HAMPTON COUNTY, SOUTH CAROLINA  
PREPARED FOR RAMSEY DEVELOPMENT  
SHEET 1 OF 2

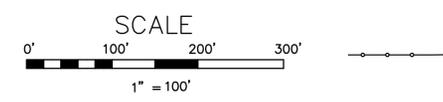
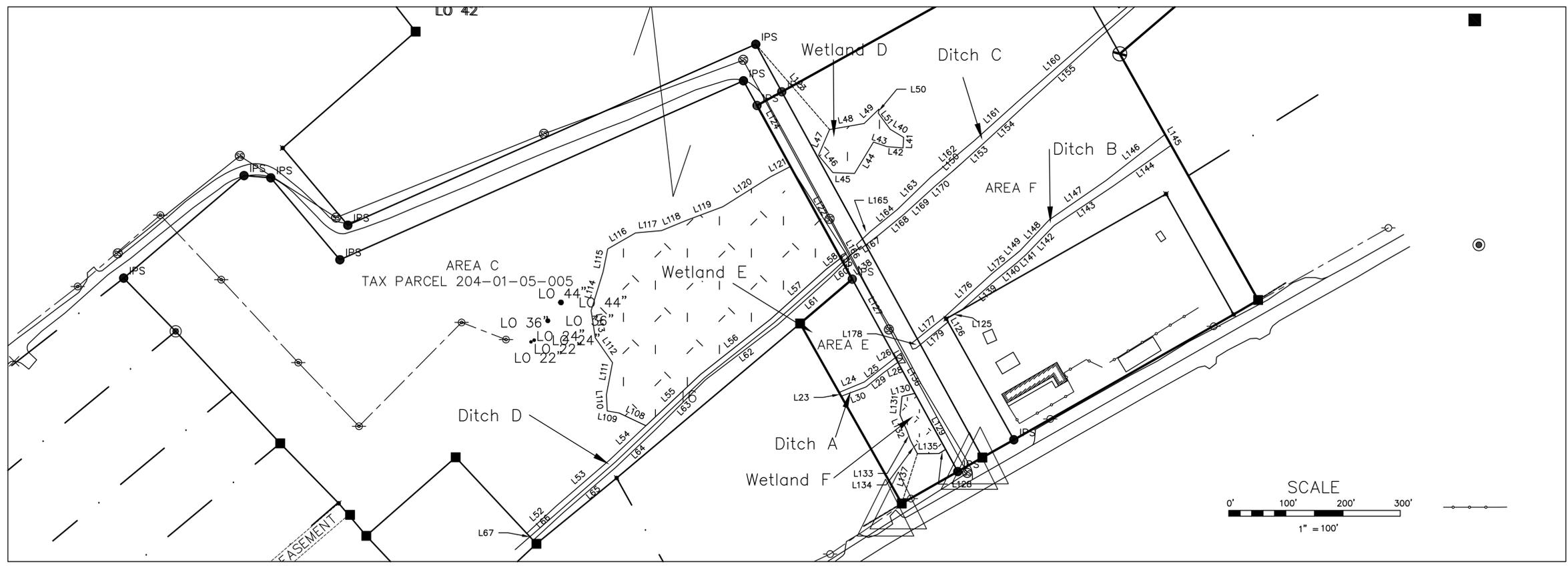
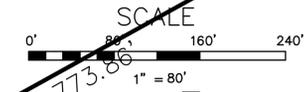
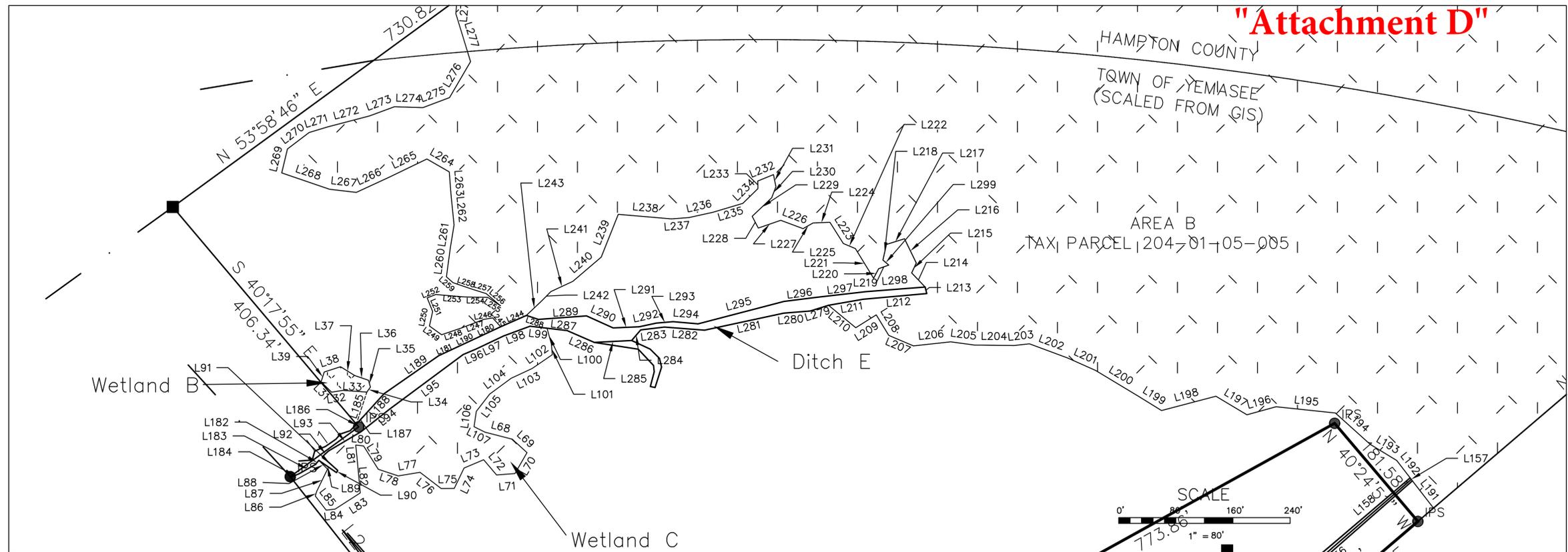
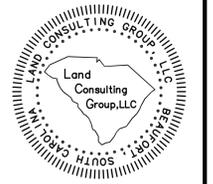
## JOB # 6024

FIELD BOOK: ELECTRONIC  
FIELD CREW: LE/PW  
DRAFTER: LE/PW  
DATE OF FIELDWORK: 04/01/2022

REFERENCES  
PB 21 PG 417 PB 3 PG 127 DB 484 PG 261  
PB 32 PG 4 PB 14 PG 64  
PB 5 PG 96 PB 3 PG 157

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POST OFFICE DRAWER 1366  
BEAUFORT, SOUTH CAROLINA 29901-1366  
(843) 575-5206

**"Attachment D"**



**FLOOD ZONE DETERMINATION**

FLOOD ZONE (BFE): A (BFE=NOT DETERMINED) AND X  
 COMMUNITY NAME: HAMPTON CO UN INCORP / TOWN OF YEMASSEE  
 COMMUNITY #: 450085 / 450103  
 MAP #: 4508C0450C  
 PANEL #: 450 OF 550  
 PANEL DATE: SEPTEMBER 29, 2010  
 INDEX DATE: SEPTEMBER 29, 2010  
 THIS FLOOD ZONE DETERMINATION IS APPROXIMATE AND SHOULD BE VERIFIED BY THE APPROPRIATE BUILDING CODES OFFICE BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.

I HEREBY CERTIFY TO RAMSEY DEVELOPMENT THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "V" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



LORICK V. FANNING, PLS 19882

**WETLANDS SURVEY OF  
 CORBETT TRACT  
 TAX PARCELS 204-01-05-005 AND 203-00-00-046  
 YEMASSEE, HAMPTON COUNTY, SOUTH CAROLINA  
 PREPARED FOR RAMSEY DEVELOPMENT  
 SHEET 2 OF 2**

**JOB # 6024**

FIELD BOOK:	ELECTRONIC
FIELD CREW:	LE/PW
DRAFTER:	LE/PW
DATE OF FIELDWORK:	04/01/2022
REFERENCES	
PB 21 PG 417	PB 3 PG 127 DB 484 PG 261
PB 32 PG 4	PB 14 PG 64
PB 5 PG 96	PB 3 PG 157

**LAND CONSULTING GROUP, LLC**  
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 (843) 575-5206



United States  
Department of  
Agriculture

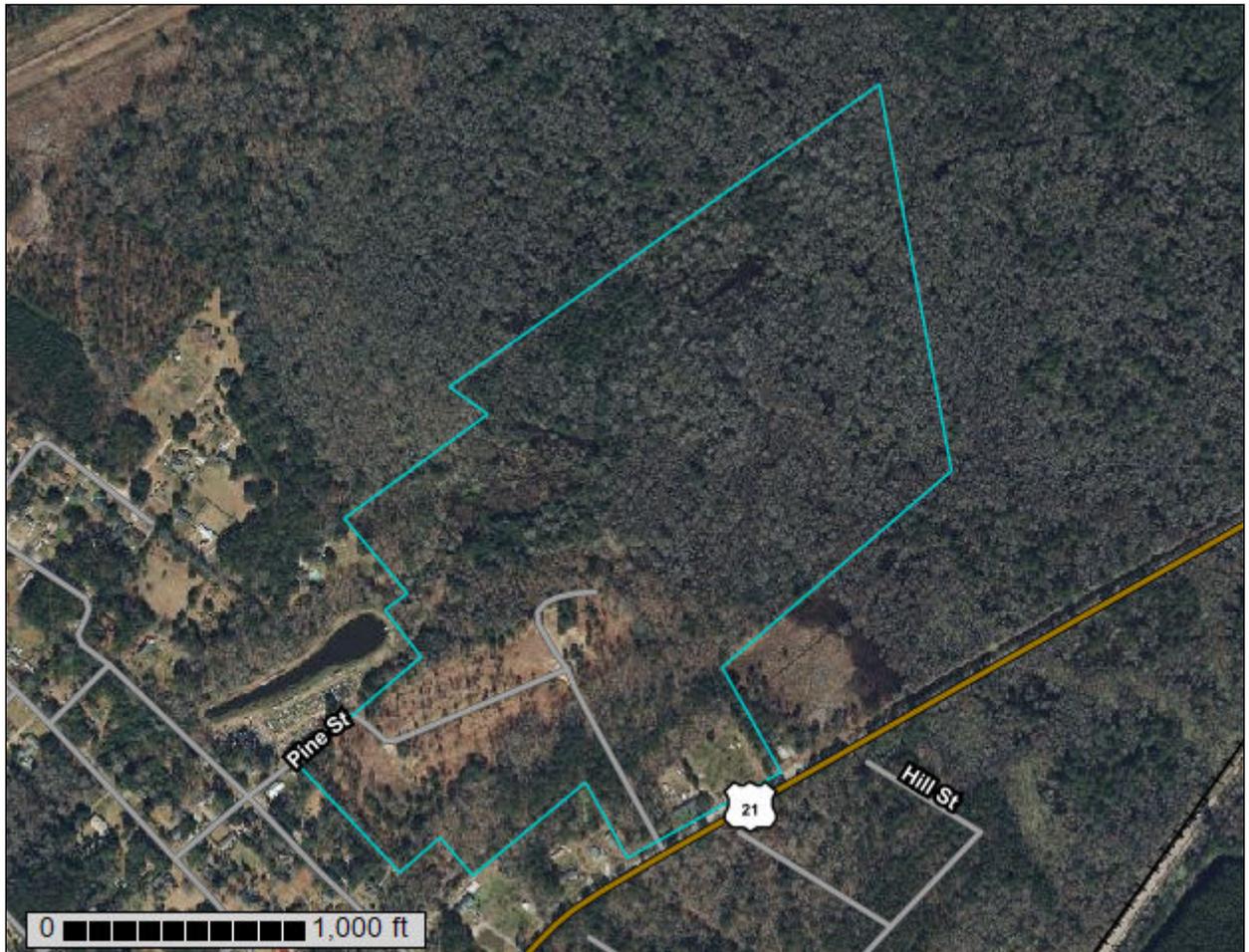
**NRCS**

Natural  
Resources  
Conservation  
Service

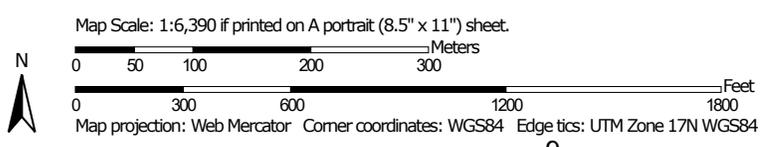
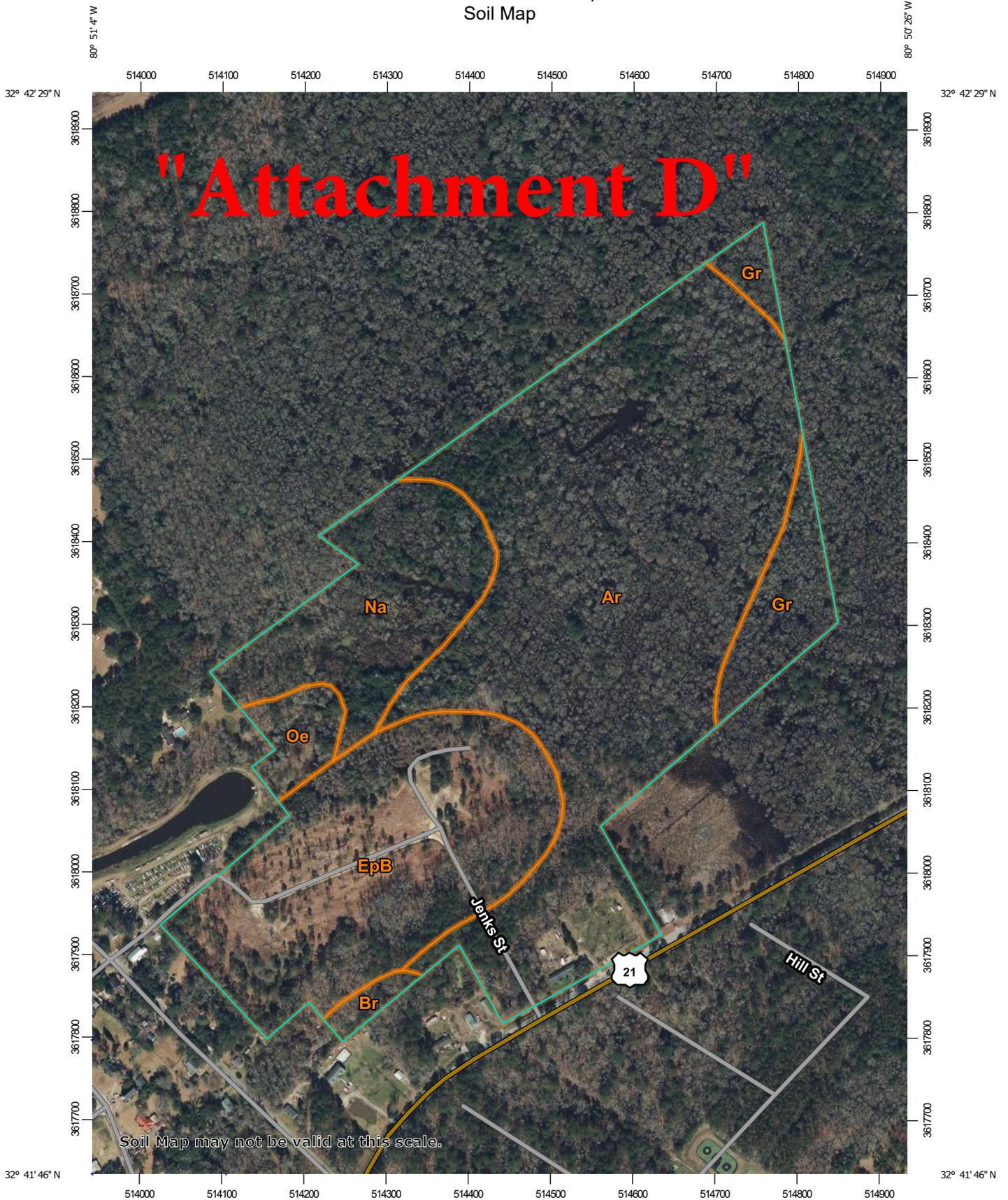
A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Hampton County, South Carolina

## "Attachment D"



Custom Soil Resource Report  
Soil Map



**MAP LEGEND**

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hampton County, South Carolina  
 Survey Area Data: Version 22, Sep 7, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 21, 2021—Feb 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ar	Argent fine sandy loam, ponded	56.5	53.2%
Br	Brookman clay loam, ponded	1.0	0.9%
EpB	Emporia loamy sand, 2 to 6 percent slopes	26.5	24.9%
Gr	Grifton-Osier complex, frequently flooded	6.3	5.9%
Na	Nakina fine sandy loam, occasionally flooded	13.4	12.6%
Oe	Osier loamy sand	2.7	2.5%
<b>Totals for Area of Interest</b>		<b>106.3</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Hampton County, South Carolina

### Ar—Argent fine sandy loam, ponded

#### Map Unit Setting

*National map unit symbol:* 4cc7

*Elevation:* 10 to 150 feet

*Mean annual precipitation:* 50 to 64 inches

*Mean annual air temperature:* 63 to 68 degrees F

*Frost-free period:* 220 to 250 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Argent and similar soils:* 100 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Argent

##### Setting

*Landform:* Depressions, marine terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Concave, linear

*Across-slope shape:* Concave, linear

*Parent material:* Clayey marine deposits

##### Typical profile

*A - 0 to 5 inches:* fine sandy loam

*Btg - 5 to 58 inches:* clay

*BCg - 58 to 65 inches:* clay

##### Properties and qualities

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Poorly drained

*Runoff class:* Negligible

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)

*Depth to water table:* About 0 to 12 inches

*Frequency of flooding:* None

*Frequency of ponding:* Occasional

*Available water supply, 0 to 60 inches:* High (about 9.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6w

*Hydrologic Soil Group:* C/D

*Hydric soil rating:* Yes

**Br—Brookman clay loam, ponded**

**Map Unit Setting**

*National map unit symbol:* 4ccj  
*Elevation:* 10 to 150 feet  
*Mean annual precipitation:* 50 to 64 inches  
*Mean annual air temperature:* 63 to 68 degrees F  
*Frost-free period:* 220 to 250 days  
*Farmland classification:* Farmland of statewide importance

**Map Unit Composition**

*Brookman and similar soils:* 100 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Brookman**

**Setting**

*Landform:* Depressions, marine terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Parent material:* Clayey marine deposits

**Typical profile**

*A - 0 to 4 inches:* clay loam  
*Btg1 - 4 to 11 inches:* clay loam  
*Btg2 - 11 to 44 inches:* clay  
*Btg3 - 44 to 62 inches:* clay loam  
*Cg - 62 to 80 inches:* sand

**Properties and qualities**

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Very poorly drained  
*Runoff class:* Negligible  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
 (0.57 to 1.98 in/hr)  
*Depth to water table:* About 0 to 12 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* Occasional  
*Available water supply, 0 to 60 inches:* High (about 10.7 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7w  
*Hydrologic Soil Group:* B/D  
*Hydric soil rating:* Yes

## EpB—Emporia loamy sand, 2 to 6 percent slopes

### Map Unit Setting

*National map unit symbol:* 4cct  
*Elevation:* 10 to 150 feet  
*Mean annual precipitation:* 50 to 64 inches  
*Mean annual air temperature:* 63 to 68 degrees F  
*Frost-free period:* 220 to 250 days  
*Farmland classification:* All areas are prime farmland

### Map Unit Composition

*Emporia and similar soils:* 100 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Emporia

#### Setting

*Landform:* Marine terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Loamy marine deposits

#### Typical profile

*Ap - 0 to 11 inches:* loamy sand  
*Bt1 - 11 to 31 inches:* sandy clay loam  
*Bt2 - 31 to 45 inches:* sandy clay loam  
*BC - 45 to 60 inches:* clay loam

#### Properties and qualities

*Slope:* 2 to 6 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately high (0.00 to 0.57 in/hr)  
*Depth to water table:* About 36 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Moderate (about 7.2 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* C  
*Hydric soil rating:* No

**Gr—Grifton-Osier complex, frequently flooded**

**Map Unit Setting**

*National map unit symbol:* 4cd0  
*Elevation:* 10 to 150 feet  
*Mean annual precipitation:* 50 to 64 inches  
*Mean annual air temperature:* 63 to 68 degrees F  
*Frost-free period:* 220 to 250 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Grifton and similar soils:* 60 percent  
*Osier and similar soils:* 40 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Grifton**

**Setting**

*Landform:* Depressions, marine terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Parent material:* Loamy marine deposits

**Typical profile**

*Ap - 0 to 6 inches:* fine sandy loam  
*E - 6 to 13 inches:* fine sandy loam  
*Btg - 13 to 48 inches:* sandy clay loam  
*Cg - 48 to 65 inches:* loamy sand

**Properties and qualities**

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
 (0.57 to 1.98 in/hr)  
*Depth to water table:* About 0 to 12 inches  
*Frequency of flooding:* FrequentNone  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Moderate (about 8.1 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7w  
*Hydrologic Soil Group:* B/D  
*Hydric soil rating:* Yes

**Description of Osier**

**Setting**

*Landform:* Depressions, marine terraces

## Custom Soil Resource Report

*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Parent material:* Sandy alluvium

### Typical profile

*A - 0 to 19 inches:* loamy sand  
*Cg1 - 19 to 35 inches:* sand  
*Cg2 - 35 to 70 inches:* coarse sand

### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)  
*Depth to water table:* About 0 to 12 inches  
*Frequency of flooding:* Rare  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 3.4 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 5w  
*Hydrologic Soil Group:* A/D  
*Hydric soil rating:* Yes

## Na—Nakina fine sandy loam, occasionally flooded

### Map Unit Setting

*National map unit symbol:* 4cd5  
*Elevation:* 10 to 150 feet  
*Mean annual precipitation:* 50 to 64 inches  
*Mean annual air temperature:* 63 to 68 degrees F  
*Frost-free period:* 220 to 250 days  
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Nakina and similar soils:* 100 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Nakina

#### Setting

*Landform:* Depressions, marine terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Parent material:* Loamy marine deposits

**Typical profile**

*A - 0 to 15 inches:* fine sandy loam  
*Btg - 15 to 43 inches:* sandy clay loam  
*BCg - 43 to 60 inches:* sandy loam

**Properties and qualities**

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Very poorly drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
 (0.57 to 5.95 in/hr)  
*Depth to water table:* About 0 to 12 inches  
*Frequency of flooding:* OccasionalNone  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* High (about 9.3 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6w  
*Hydrologic Soil Group:* A/D  
*Hydric soil rating:* Yes

**Oe—Osier loamy sand****Map Unit Setting**

*National map unit symbol:* 4cdd  
*Elevation:* 10 to 150 feet  
*Mean annual precipitation:* 50 to 64 inches  
*Mean annual air temperature:* 63 to 68 degrees F  
*Frost-free period:* 220 to 250 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Osier and similar soils:* 100 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Osier****Setting**

*Landform:* Depressions, marine terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Concave, linear  
*Parent material:* Sandy alluvium

**Typical profile**

*A - 0 to 19 inches:* loamy sand  
*Cg1 - 19 to 35 inches:* sand  
*Cg2 - 35 to 70 inches:* coarse sand

**Properties and qualities**

*Slope:* 0 to 2 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Poorly drained

*Runoff class:* Very high

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)

*Depth to water table:* About 0 to 12 inches

*Frequency of flooding:* RareNone

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Low (about 3.4 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 5w

*Hydrologic Soil Group:* A/D

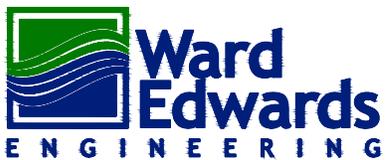
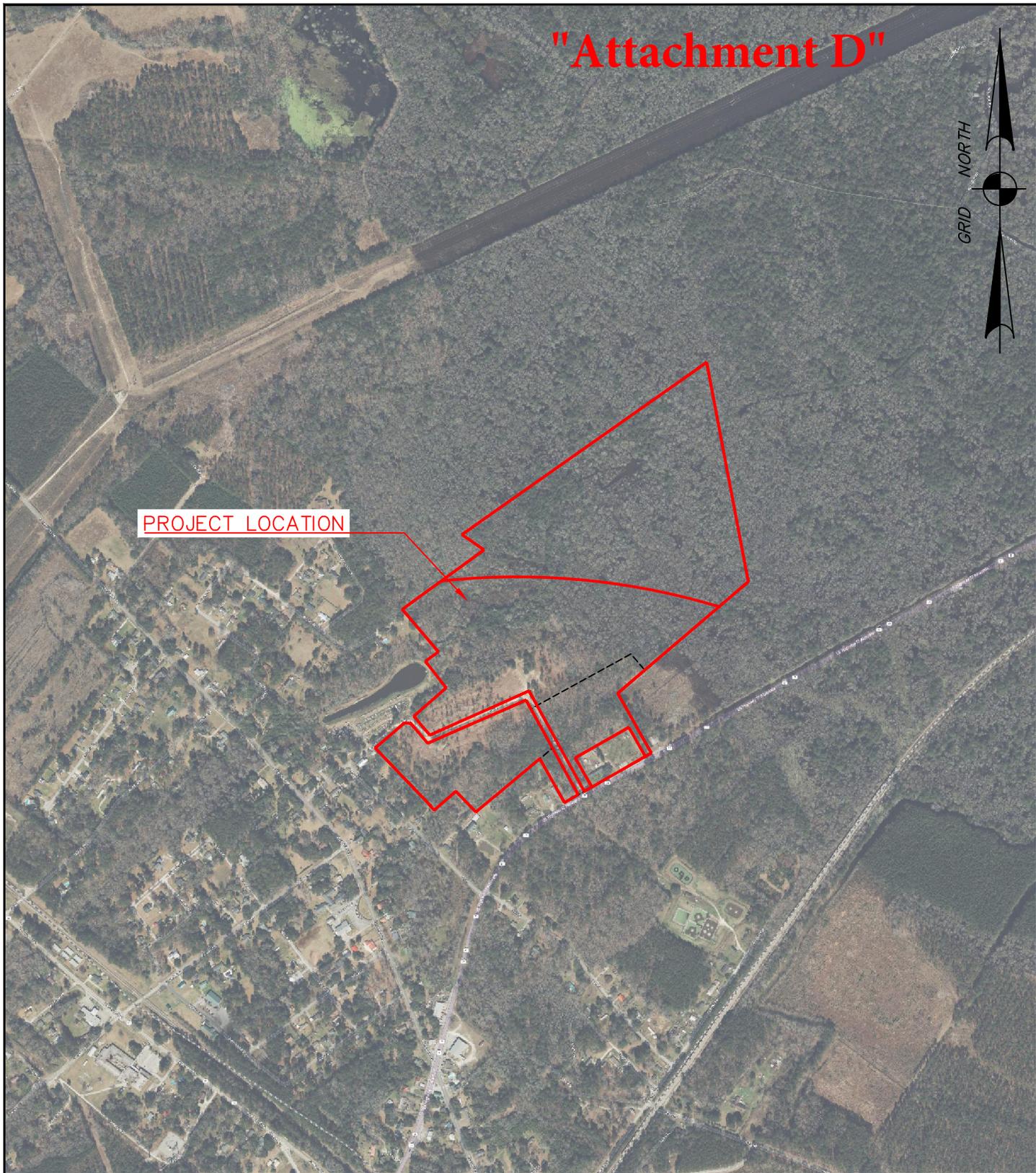
*Hydric soil rating:* Yes

# "Attachment D"

GRID NORTH



PROJECT LOCATION



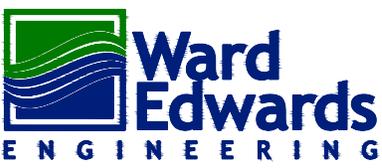
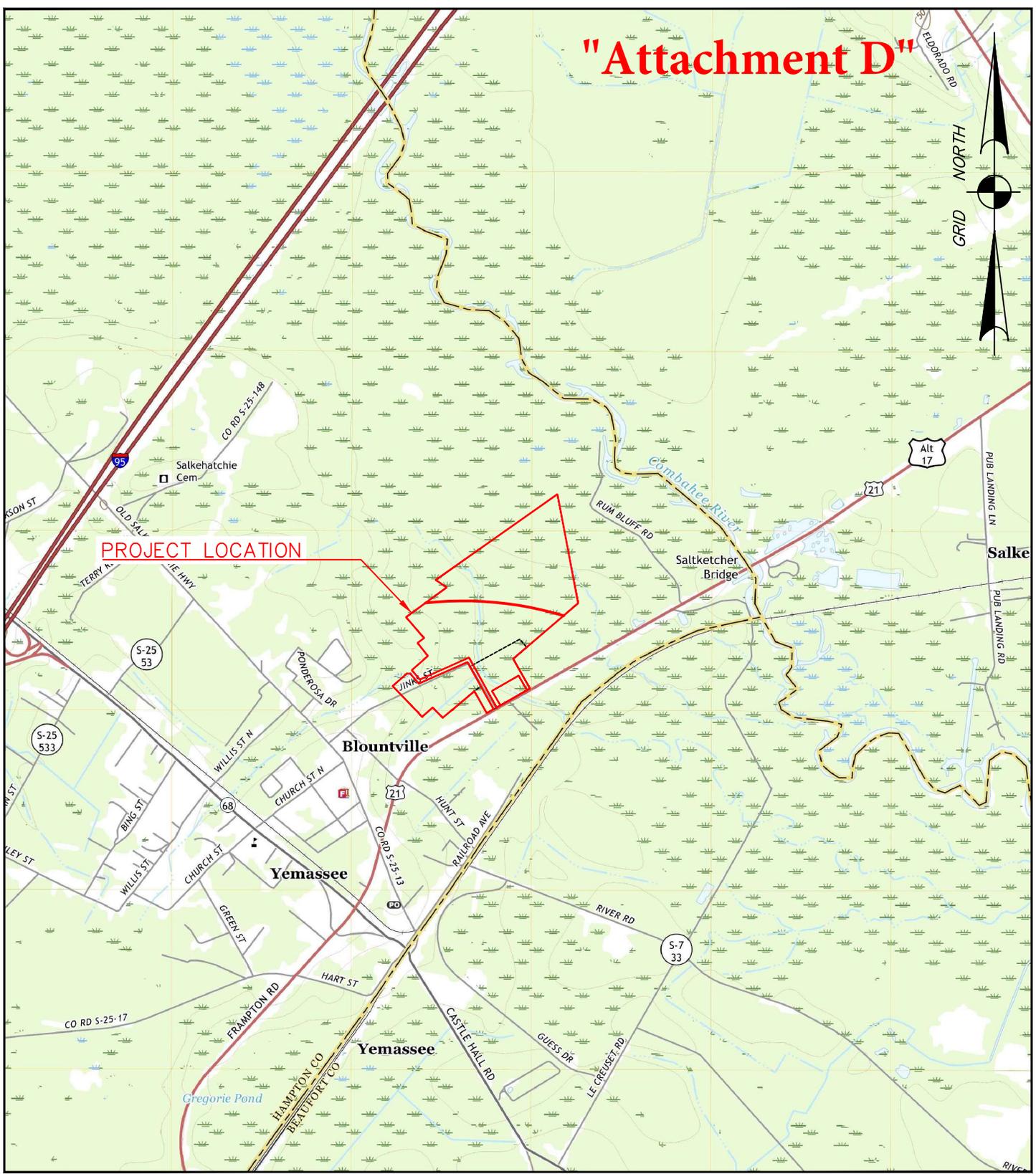
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910  
PH (843) 837-5250 / FAX (843) 837-2558  
WWW.WARDEDWARDS.COM

## VICINITY MAP PINE STREET DEVELOPMENT

LOCATION: YEMASSEE, SC  
DATE: 10/25/2022  
PROJECT #: 210148

SCALE: 1"=1,000'

# "Attachment D"



P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910  
PH (843) 837-5250 / FAX (843) 837-2558  
WWW.WARDEDWARDS.COM

## QUAD MAP PINE STREET DEVELOPMENT

LOCATION: YEMASSEE, SC  
DATE: 10/25/2022  
PROJECT #: 210148

SCALE: 1"=2000'

# National Flood Hazard Layer FIRMette



FEMA

Attachment D

80°50'44"W 32°42'26"N

Legend  
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

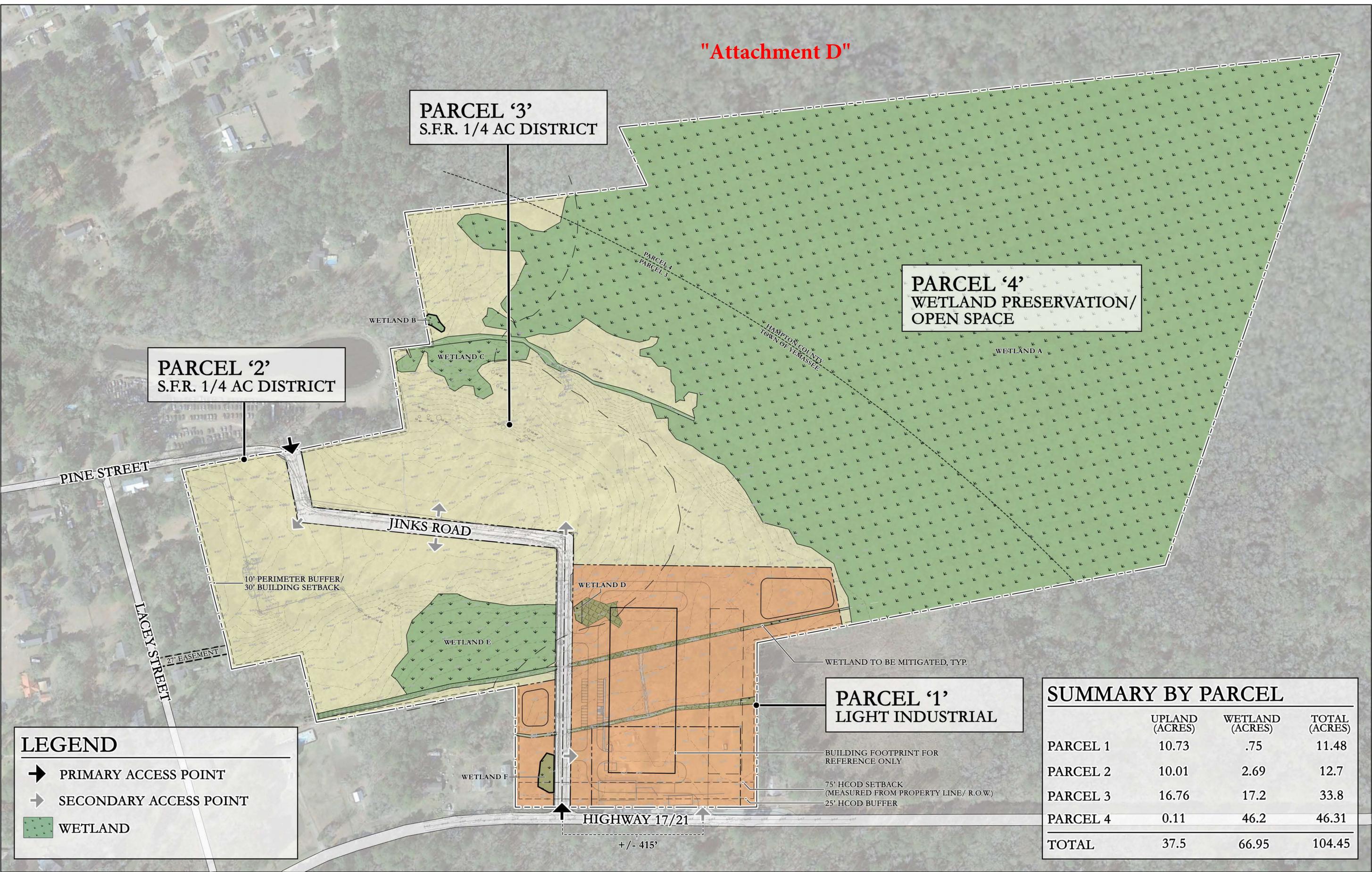
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/27/2022 at 5:25 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**"Attachment D"**



**PARCEL '2'**  
S.F.R. 1/4 AC DISTRICT

**PARCEL '3'**  
S.F.R. 1/4 AC DISTRICT

**PARCEL '4'**  
WETLAND PRESERVATION/  
OPEN SPACE

**PARCEL '1'**  
LIGHT INDUSTRIAL

**LEGEND**

- PRIMARY ACCESS POINT
- SECONDARY ACCESS POINT
- WETLAND

**SUMMARY BY PARCEL**

	UPLAND (ACRES)	WETLAND (ACRES)	TOTAL (ACRES)
PARCEL 1	10.73	.75	11.48
PARCEL 2	10.01	2.69	12.7
PARCEL 3	16.76	17.2	33.8
PARCEL 4	0.11	46.2	46.31
<b>TOTAL</b>	<b>37.5</b>	<b>66.95</b>	<b>104.45</b>

AMENDMENT DATE:	DESCRIPTION:

**PLANNED UNIT DEVELOPMENT MASTER PLAN**  
FOR  
**PINE STREET**  
YEMASSEE, SOUTH CAROLINA

RE: Ironline Metals - Letter of Intent to Serve Request

**"Attachment D"**

Matt Sigman <matt.sigman@prtc.us>

Thu 11/10/2022 1:13 PM

To: Shelly Snyder <ssnyder@wardedwards.com>

Cc: Conor Blaney <cblaney@wardedwards.com>

Good afternoon, Shelly

After reviewing this conceptual plan with our engineering manager, he wanted me to pass this along to you.

"In reference Pine Street Residential subdivision. We have existing fiber cable on Pine St, Lacey St, and Hwy 17A. We will be able to accommodate any future build in this area with our existing fiber facilities."

Please let me know if you have any additional questions.

Thank you,

Matt Sigman

Business Development Manager

Palmetto Rural Telephone Cooperative, Inc.

Desk: [843-538-9381](tel:843-538-9381)

Mobile: [843-217-3653](tel:843-217-3653)

Business Direct: [843-538-SALE](tel:843-538-SALE)(7253)

Email: [matt.sigman@prtc.coop](mailto:matt.sigman@prtc.coop)

Business Direct: [busdirect@prtc.coop](mailto:busdirect@prtc.coop)

[292 Robertson Blvd.](#)

Walterboro, SC 29488





**Letter of Power Availability**

Nov 16, 2022

**Correspondence Sent Electronically**

Shelly Snyder  
Ward Edwards Engineering  
Bluffton, S.C.

Re: Ironline Metals, Yemassee, S.C.

Ms. Snyder:

I am pleased to inform you that Dominion Energy will be able to provide electric service to the above referenced project. Electric service will be provided in accordance with Dominion Energy General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. To begin engineering work for the project, the following information will need to be provided:

- 1.) Detailed utility site plan in AutoCAD format showing water, sewer, and storm drainage, as well as the requested service point/transformer locations.
- 2.) Additional drawings that indicate wetland boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements that will also be needed.
- 3.) Electric load breakdown by type with riser diagrams and desired metering specifications.
- 4.) The anticipated timeline for each phase of the development.
- 5.) Dominion Energy has specific requirements for electric service to new water and sewer pump-stations. If your project requires these facilities, please contact me for more details.

Dominion Energy construction standards and specifications are available here:  
<https://www.dominionenergy.com/south-carolina/start-stop-service/new-construction>

If you have any questions, please contact me at 843-540-1315.

Sincerely,

*Parks Moss*

Parks Moss  
Senior Key Account Manager  
Dominion Energy South Carolina



## Natural Gas Letter of Availability

11/16/2022  
Shelly Snyder  
Ironline Metals  
Yemassee, SC

I am pleased to inform you that Dominion Energy South Carolina will be able to provide natural gas service to the above referenced. Natural gas service can be provided in accordance with Dominion Energy's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. **In order to begin the design process for the project, the following information will need to be provided:**

1. Site Plan / Cad File / PDF
2. Total natural gas BTU load of each piece of equipment per building
3. Delivery pressure
4. Estimated wanted by date for gas line installation
6. Permanent account established, please call 1-877-937-7234
7. All required Contribution in Aid of Construction must be received before scheduling can be arranged.

Thank you in advance for this information and I look forward to working with your company.

For more information or questions, don't hesitate to contact me.

Sincerely,

*Ryan Hooks*

**Account Manager – Natural Gas**  
**Dominion Energy South Carolina**

**81 May River Rd. Bluffton, SC 29910**  
**P (843) 576-8911 • M (843) 412-5178**  
[michael.r.hooks@dominionenergy.com](mailto:michael.r.hooks@dominionenergy.com)

**RE: Pine Street Development/Ironline - PUD Application Submittal**

Kari Foy <kari.foy@lowcountrywater.com>

Mon 12/5/2022 13:07

To: Matthew Garnes <mgarnes@townofyemassee.org>

Cc: Brian Burgess (General Manager, Lowcountry Regional Water System) <brian.burgess@lowcountrywater.com>

Matt,

We'd like to offer a comment on Section F, Water & Sewer Service. Lowcountry Regional Water System should be noted as the water and sewer provider rather than the Town of Yemassee. Once we receive the water and sewer demand calculations and plan showing proposed improvements, we can evaluate our ability to serve and accept the project and calculate impact fees.

Thanks,

Kari H. Foy, PE

Staff Engineer

Lowcountry Regional Water System

(803) 943-1006 (office)

(803) 398-2456 (direct)

(843) 343-2920 (mobile)

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APPENDIX I

DEVELOPMENT SCHEDULE

The following is a Preliminary Development Schedule for Pine Street PUD that is subject to change based on market conditions and other factors:

Year	Commercial (sq ft)	Residential (dwelling units)
Phase 1 – 2022-2024	100,000	50 DU's
Phase 2 -2025-2027	50,000	58 DU's

# Invoice



Town of Yemassee  
Attn: Administration Department  
Yemassee Municipal Complex  
101 Town Cir  
Yemassee, SC 29945-3363  
P: (843) 589-2565 Ext. 3  
www.townofyemassee.org

Date	Invoice #
11/28/2022	2022YEM4371

Bill To
Ward Edwards Engineering Attn: Shelly Snyder, Project Administrator P.O. Box 381 Bluffton, SC 29910-0381 United States of America

**PAID**  
**02 DEC 2022**  
**CHECK: 1005**

Description	Amount
PUD Concept Plan New Application DPLN-11-22-1109 / 000 JINKS ST TMS: 204-01-05-013, 204-01-05-005 & 204-01-05-046	<b>\$500.00</b>
Development Plan Surety Application DSUR-11-22-110 / 000 JINKS ST TMS: 204-01-05-013, 204-01-05-005 & 204-01-05-046	<b>\$50.00</b>
Please make checks payable to: Town of Yemassee	
<b>Total Due: \$550.00</b>	

**ZONING  
DEPARTMENT**

**IRONLINE  
PUD**

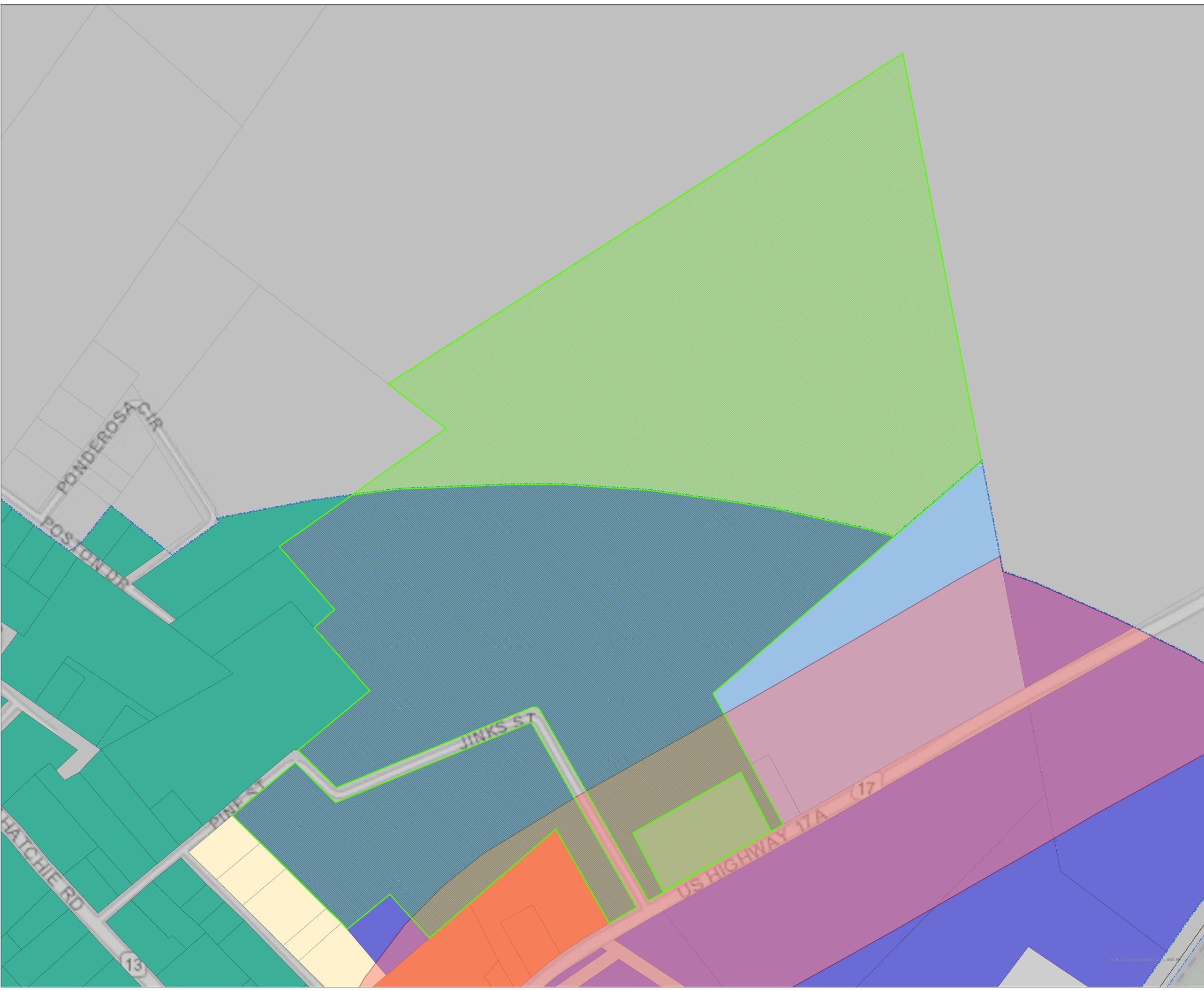
- LEGEND**
- HIGHWAY CORRIDOR OVERLAY DISTRICT
  - TOWN BOUNDARY
  - YEMASSEE ZONING**
  - Agricultural
  - Conservation
  - General Residential
  - Mixed Use
  - Office Commercial District
  - Planned Unit Development
  - Telecommunications Tower
  - Transitional
  - Utility
  - Village Commercial District
  - To Be Determined
  - Residential 1/4 Acre
  - Residential 1/2 Acre
  - Residential 1 Acre
  - Regional Commercial District
  - Light Industrial District
  - Highway Corridor Overlay District
  - General Residential Townhouse
  - Conservation Preservation District
  - COUNTY PARCELS
  - PARCELS
  - HYDROLOGY**
  - LAKE/POND
  - RESERVOIR
  - STREAM/RIVER
  - COUNTIES
  - IRONLINE PUD

**DATE CREATED:** 12/5/2022  
**DATE UPDATED:** 12/5/2022

**PREPARED BY:** SPATIAL ENGINEERING, INC.  
**CARTOGRAPHY BY:** GOVI HINES, GISP



**DISCLAIMER:**  
The GIS maps and data distributed by the Town of Yemassee are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Town of Yemassee makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the Town of Yemassee's Geographic Information Systems database. Additionally, the Town of Yemassee or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.





# Preliminary Staff Report

## Administration



December 5, 2022

**Project:** Planned Unit Development (PUD) Concept Plan Application - Ironline

### **1. Request**

---

A request by Tim Huber of Ironline Metals, LLC., for approval of a Planned Unit Development (PUD) Concept Plan application. The applicant is proposing a one hundred seven (107) single-family home residential community and a 100,000sqft industrial operation on U.S. Highway 17A. The project consists of +/- 104.40 acres identified by Hampton County tax map numbers 204-01-05-013, 204-01-05-005 & 203-00-00-046 located at the corner of Jinks Street and U.S. Highway 17A

### **2. Background**

---

In September 2022, Staff received a pre-application meeting request to discuss the proposed project and ask questions regarding zoning and development regulations in the Town. Based on the overview of the project discussed at the Pre-Application Meeting, Staff recommended if the applicant was interested in pursuing the project that they consider Planned Unit Development. The applicant owns a third parcel in the rear of the development that is largely wetland that Staff advised if included in the boundaries of the project could help count towards open space requirements as development in that area is not feasible. The applicant submitted an Annexation Application and is scheduled for 2<sup>nd</sup> reading and adoption by the Town Council in December 2022.



# Preliminary Staff Report

## Administration



### 3. Staff Recommendation/Remarks

---

Staff offer the following comments, recommendations and remarks based on application and submittal documents.

#### *Section I – Site Development*

- In paragraph three, the wrong tax map number for the wetland tract is identified. Update to 203-00-00-046 **(Submitted by M. Garnes)**
- Paragraph 5 - Update master plan to include the parcel to be annexed as Tract 4 **(Submitted by M. Garnes)**
- Page 4.) Water & Sewer Service - Draft references the water and wastewater being provided by "Town of Yemassee Water and Sewer Department (YW&S)". This does not exist, the entity serving the Town of Yemassee is Lowcountry Regional Water System "LRWS". **(Submitted by M. Garnes)**
- Page 4.) Water & Sewer Service - We'd like to offer a comment on Section F, Water & Sewer Service. Lowcountry Regional Water System should be noted as the water and sewer provider rather than the Town of Yemassee. Once we receive the water and sewer demand calculations and plan showing proposed improvements, we can evaluate our ability to serve and accept the project and calculate impact fees. **(Submitted by K. Foy, LRWS Engineering)**
- Page 5.) Roadways & Traffic - In accordance with Section 4.8 of the Town of Yemassee Development Standards Ordinance (DSO), based on the proposed size of the development a traffic impact analysis is warranted. The applicant is seeking to use the existing Jinks Street roadway as well as an entrance north of that intersection on U.S. Highway 17A, with both having a deceleration lane proposed. **(Submitted by M. Garnes)**

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# Preliminary Staff Report

## Administration



### *Section III – Changes and Exemptions*

- The applicant is seeking four modifications to typical zoning requirements as part of the Planned Unit Development. Those modifications are as follows:
  - Modification #1 - Amending permitted use under the Light Industrial District (LID) to specifically allow “manufacturing light gauge steel framing products including steel studs for residential and commercial buildings”.
  - Modification #2 - Lowering the minimum lot size for LID from twenty-five (25) acres to ten (10) acres, Adjusting setbacks from commercial uses from fifty (50) feet to twenty-five (25) feet and from one hundred (100) feet to seventy-five (75) feet from a major thoroughfare.
  - Modification #3 - Adjusting minimum residential lot size from 10,890sqft to 6,000sqft, adjusting the front yard setbacks from fifteen (15) feet to ten (10) feet from the street right-of-way line and adjusting the side yard setbacks from ten (10) feet to five (5) feet.
  - Modification #4 - The applicant is seeking relief on the minimum distance between access points from one thousand five hundred (1,500) feet to four hundred (400) feet and waiving the requirement for any new development to have access points at least one thousand five hundred (1,500) feet apart to four hundred (400) feet apart.

The applicant will provide the Commission and Staff with information regarding the project at the December Planning Commission meeting and address any outstanding comments / corrections or concerns prior to submitting a Final Development Plan approval.