

Town of Yemassee
PUD Concept Plan Application# DPLN-11-22-1109

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|--|---|-----------------------|---|--|
| Type: | New PUD Concept Plan | | Application Date: | 11/28/2022 |
| Work Class: | Commercial | Project Name: | Ironline PUD | Received Date: 11/28/2022 |
| Permit Fee: | \$500.00 | County: | Hampton | Expiration Date: 7/9/2023 |
| Zoning: | Residential 1/4 Acre | Gross Acreage: | 101.8 | Flood Zone: X |
| Description: The Applicant is requesting approval of a Planned Unit Development (PUD) Concept Plan for the project consisting of a light manufacturing building of approximately 100,000sqft along U.S. Highway 17A during Phase 1 of their project while Phase 2 of the project will include construction of approximately 107 single-family residential dwellings. The project comprises three parcels, the former Motel at 311 U.S. Highway 17A, the in-town portion of the Jinks-Corbett Tract and the out of town portion which is currently scheduled for Second and final reading of Annexation. | | | | |
| Parcel: | 204-01-05-013 204-01-05-005 204-01-05-046 | Address: | 311 U.S. HIGHWAY 17A YEMASSEE, SC 29945-0000 | Town Planning Zone: D |
| Local Contact: | Shelly Snyder (843) 384-5007 | Applicant: | Shelly Snyder (843) 384-5007 | Engineer: Ward Edwards Enginerring |
| <p><i>All contractors, subcontractors or business entity conducting business at the job site are required to possess a valid Town of Yemassee Business License</i></p> | | | | |
| <p style="text-align: center;">This building permit has been issued in accordance with Town of Yemassee ordinance.</p> <p style="text-align: center;">All local ordinance and laws shall be followed while performing work on site. This site shall be posted with this permit and is available for inspection by Town of Yemassee authorities at any time. This permit is valid six months from date of issue. All materials must be tied down or secured within 72 hours of a named tropical storm being forecast for the Beaufort and Hampton County area.</p> | | | | |
| Zoning Administrator | | | | |

Fee Summary

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|-------------|----------|------------|--------|--------------|----------|
| Total Fees: | \$550.00 | Paid Fees: | \$0.00 | Unpaid Fees: | \$550.00 |
|-------------|----------|------------|--------|--------------|----------|

| Fee Type | Invoice Number | Amount | Method of Payment |
|-------------------------------------|----------------|----------|-------------------|
| PUD CONCEPT PLAN APPLICATION | 2022YEM4371 | \$500.00 | |
| DEVELOPMENT SURETY BOND APPLICATION | 2022YEM4371 | \$50.00 | |

Staff Review Team Narrative

| Item Type | Assigned To: | Status | Status Date | Comments: |
|------------------------|-----------------------|----------------------|-------------|---|
| Addressing Review | Crews, Randy | Pending | | |
| Administration | Garnes, Matthew E. | Conditional Approval | 11/28/2022 | Material sufficient to forward to P.C. |
| Fire Department | Horowitz, Denise | Pending | | |
| LRWS | Foy, Kari | Pending | | |
| Public Works | Green, Lonnie L. | Approved | 11/28/2022 | No comments |
| Police Department | Alexander, Gregory Z. | Pending | | |
| SCDOT | Gosnell, Jerry | Pending | | |
| Stormwater | Garnes, Matthew E. | Pending | | |
| Telecom Review PRTC | Sigman, Matt | Approved | 11/28/2022 | Fiber exists on 17A near lacey. Can support dev |
| Telecom Review Xfinity | McGee, Ronald | Pending | | |
| Telecom Review Hargray | N/A | N/A | | |

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| Progress: | Workflow: | Inspections: |
|---|---|--|
| <div style="font-size: 48px; color: green; margin: 0;">5%</div> <div style="color: green; margin-top: 10px;">COMPLETE</div> | <div style="color: green;">28 NOVEMBER 2022 / 1543HRS - Application Received (GARNES)</div> | <div style="display: flex; justify-content: space-between; font-size: 12px; margin: 0;">Inspection Type: Status: Inspection Number</div> <div style="margin-top: 5px;">R-Mechanical Final Pending</div> <div style="margin-top: 5px;">R-Final CofC Pending</div> |
| Locations: | | |
| <div style="margin-bottom: 10px;">Main Address: 311 U.S. HIGHWAY 17A YEMASSEE, SC 29945-0000</div> <div style="margin-bottom: 10px;">000 JINKS ST YEMASSEE, SC 29945-0000</div> <div>Parcel Number(s): 204-01-05-013 204-01-05-005 203-00-00-046</div> | | |

Document Checklist

| Document Description | Date Received | Staff |
|------------------------------------|---------------------------|-------|
| PUD CONCEPT PLAN APPLICATION | Monday, November 28, 2022 | MG |
| PUD CONCEPT PLAN TRANSMITTAL | Monday, November 28, 2022 | MG |
| PUD CONCEPT PLAN PROJECT NARRATIVE | Monday, November 28, 2022 | MG |

Address History

[illegible]