

TOWN OF YEMASSEE  
PLANNING & ZONING DEPARTMENT  
PERMIT APPLICATION COVER PAGE

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RECEIVED DATE: 31 OCTOBER 2022  
APPLICATION NO: RADD-10-22-1100  
PERMIT TYPE: RESIDENTIAL ADDITION  
PERMITTED ADDRESS: 46 LACEY ST  
PERMITTED ADDRESS COUNTY: 25 - HAMPTON  
PERMITTED ADDRESS PLANNING ZONE: D - DOWNTOWN / YEMASSEE CORE  
APPLICANT: BOWEN, LUCIOUS (22192)  
OWNER: BISHOP, CLAY  
TMS: 204-01-05-002  
PARCEL ZONING DISTRICT: GENERAL RESIDENTIAL (GR)  
PARCEL OVERLAYS (IF APPLICABLE): NONE  
RCVD BY: M.GARNES  
PROCESSED BY: M.GARNES

**PERMIT FEE BREAKDOWN**

TOWN OF YEMASSEE RESIDENTIAL ADDITION/REMODEL PERMIT	\$245.00
<b>TOTAL:</b>	<b>\$245.00</b>

## **INCLUDED DOCUMENTS**

**RADD-10-22-1100**

- RESIDENTIAL BUILDING PERMIT MASTER APPLICATION
- LICENSE REQUIREMENTS DISCLOSURE
- REFUSE DISPOSAL PLAN
- DEVELOPMENT STATUS REPORT
- PROPERTY ZONING VERIFICATION REPORT
- FLOOD ZONE VERIFICATION REPORT
- PROPERTY TAX CARD – 204-01-05-002
- GENERAL RESIDENTIAL (GR) ZONING REQUIREMENTS
- AREA MAP WITH ZONING DISTRICTS
- AREA MAP WITH WATER & SEWER INFRASTRUCTURE
- AREA MAP WITH AERIAL OVERLAY ONLY



**TOWN OF YEMASSEE**  
**BUILDING PERMIT APPLICATION**  
**RESIDENTIAL MASTER APPLICATION**

Town of Yemassee

**OCT 31 2022**

Received

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

Office Use Only	Permit Number: <b>RADD-10-22-1100</b>	Date Received: <b>10/31/22</b>	
Project Address:	<b>46 Lacey St</b>	Lot #:	
Subdivision: <b>Yes</b>	Parcel ID: <b>204-01-W-002</b>		
<b>Property Owner</b>		<b>Job Site Contact</b>	
Name: <b>Clay Bishop</b>		Name: <b>Lynn Bowen</b>	
Address: <b>4464 Old Salkatchie Hwy</b>		Address: <b>1053</b>	
City/State/Zip: <b>Earh Branch, SC 29916</b>		City/State/Zip: <b>Varmille SC</b>	
Phone: <b>/</b>		Office Phone:	
Cell Phone: <b>843-908-3737</b>		Cell Phone: <b>803-942-0122</b>	
Email Address: <b>clayb@hamptoncounty.sc.gov</b>		Email Address:	
<b>Contractor</b>		<b>Design Professional</b>	
Name: <b>Lynn Bowen</b>		Name:	
Address: <b>PO Box 1053</b>		Address:	
City/State/Zip: <b>Varmille SC 29944</b>		City/State/Zip:	
Phone: <b>803-942-0122</b>		Phone:	
Contractor License/Registration #: <b>SPC 1229453</b>		State License #:	
Yemassee Business License #: <b>022192</b>		Email Address:	
<b>Permit Type</b>			
<input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Remodel			
<b>Permit Workclass</b>			
<input type="checkbox"/> Single Family	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Accessory Structure (heated sq ft)	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Electrical	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Gas
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Pool/spa	<input type="checkbox"/> Demo	<input type="checkbox"/> Fence
<input type="checkbox"/> Master	<input checked="" type="checkbox"/> Re-Roof	<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Water Feature
<input type="checkbox"/> Moving Permit	<input type="checkbox"/> Fire Sprinkler System	<input type="checkbox"/> Fire Alarm System	
Total Square Footage: <b>1400</b>			
Type of Construction (circle one): <b>IA IB IIA IIB IIIA IIIB IV VA VB</b>			
<b>Value of Construction (include materials, labor, profit)</b>			
Plumbing:	\$ <b>/</b>	Gas:	\$ <b>/</b>
Electrical:	\$ <b>/</b>	Building:	\$ <b>7,300.00</b>
Heating/Air:	\$ <b>/</b>	Total Value of Construction:	\$ <b>7300.00</b>



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**BUILDING PERMIT APPLICATION**  
**RESIDENTIAL MASTER APPLICATION**

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**Detailed Description of Work**

Change of Use: Y or N; If Yes, indicate existing use:

Proposed Use:

*Re Roof*

**Construction Details**

Total Parcel Area Sq. Ft.	56.628	Total Pervious Sq. Ft.	55,228	Total Impervious Sq. Ft.	1,400
Heated Sq.Ft. (new or added)	✓	Number of Elevators	0		
Unheated Sq.Ft. (new or added)	1205 <sup>00</sup>	Type of Heating/Air		<input checked="" type="checkbox"/> Elec <input type="checkbox"/> Gas	
Number of Stories	1	Type of Roofing Materials		Asphalt	
Number of Bathrooms	2	Size of LP Tank		✓	
Number of Bedrooms	2	Gas		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Number of Fireplaces	0	Septic Tank Number			
Total Habitable Rooms	1	Type of Sewage Disposal		<input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Septic	
Type of Exterior Materials	✓				

Application is hereby made for a permit to perform work as described in this application along with accompanying drawings if required. The information on this application is complete and accurate and I am authorized to submit this application. I understand that all work must be according to approved plan and in compliance with all Town of Yemassee adopted codes and other regulations as applicable. Individuals and entities involved in the construction, repair, or renovation of structures are required to comply with licensing requirements of the State of South Carolina and the Town of Yemassee.

*Lucia Bower*  
Print name

*[Signature]*  
Signature of owner/authorized agent

*10/31/22*  
Date

Everyone doing business in the Town of Yemassee is required to have a town business license.





**TOWN OF YEMASSEE  
BUILDING PERMIT APPLICATION  
RESIDENTIAL MASTER APPLICATION**

Town of Yemassee

OCT 31 2022

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Attn: Administration Department  
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**Development Status Form**

**Please read the following carefully, fill in the fields, initial and sign in the appropriate areas.  
This form is required at time of application.**

1. Provide signed statement that:

RADD-10-22-1100

a. "Applicant acknowledges a Final Certificate of Construction Compliance has not been issued for the development associated with the subject property."

LLB

(Initial)

b. "Applicant acknowledges the Town of Yemassee will **not perform a permanent service and final building inspections for a Certificate of Occupancy** without the issuance of a Final Certificate of Construction and Compliance."

LLB

(Initial)

2. A Final Certificate of Compliance shall not be issued by the Town of Yemassee until a:

- i. Complete application for Final Certificate of Construction and Compliance is submitted by the Development Permit Applicant;
- ii. All necessary utilities to serve the development are installed;
- iii. All life safety measures including but not limited to traffic signage, traffic striping, lighting and accessible routes are installed;
- iv. All operating permits required as part of the development permit are issued; and

**The building permit applicant hereby accepts all risk associated with home construction without guarantee that a Final Certificate of Construction Compliance will be issued for the development on any given timeline.**

Print:

Lugus Bowen

Signature:

[Signature]

Date:

10/31/22



**TOWN OF YEMASSEE  
BUILDING PERMIT APPLICATION  
LICENSE REQUIREMENTS**

Town of Yemassee

OCT 31 2022

Received

Town of Yemassee  
Attn: Administration Department  
101 Town Circle  
Yemassee, SC 29945-3363  
(843)589-2565 Ext. 3  
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**License Requirements**

**Please read carefully. This form is required at time of application.**

**Permit Number:** RADD-10-22-1100

- Individuals and entities involved in the construction, repair, or renovation of structures including mechanical construction are required to comply with licensing requirements of the State of South Carolina and the Town of Yemassee.
- Persons engaging in Business in the Town of Yemassee are required to have current Town Business Licenses.
- The contractor is aware that the sub-contractors, also known as independent contractors, which are hired by the contractor to perform services, are not employees. Sub-contractors are required to maintain a valid Town business license and state/local licenses or registrations as applicable when conducting business inside the town limits of Yemassee. This requirement also applies to individuals such as craftsmen or artisans not regularly employed by the contractor, but who are performing work on the job. The Building Inspector will require proof of a current Town of Yemassee business license or proof of employment if an employee.
- No deductions shall be made on the permit application by a general or independent contractor for value of work performed by a subcontractor.
- **In no case** will a permanent service or final inspection (if there is not a permanent service inspection) be processed until all required documentation is submitted to the office.

I, the undersigned have read and understand the above. I am the contractor in charge or authorized agent for the contractor in charge, or Owner.

**Print:**

Lucius Bowers

**Signature:**

*[Handwritten Signature]*

**Date:**

10/31/22





**TOWN OF YEMASSEE**  
**BUILDING PERMIT APPLICATION**  
**REFUSE DISPOSAL PLAN**

Town of Yemassee

OCT 31 2022

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**Refuse Disposal Plan**

You are required to dispose of all construction waste in accordance with related local, state, and federal regulations.

**Permit Number:** RADD-10-22-1100

**Site Debris:**

1. It shall be the responsibility of the permit holder to clean up and remove all construction debris as well as other related material or organic materials prior to receiving a final inspection approval.
2. Waste shall be contained in such a manner as to prevent contamination of any adjacent property by any means.

**Hurricane Protection:**

1. No permit holder shall allow construction related materials to remain loose or unsecured at a site from 24 hours after a hurricane watch has been issued until the hurricane watch/warning has been lifted. Materials shall be removed from the site or secured in such a manner as to minimize the danger of such materials causing damage to persons or property from weather emergencies.
2. Failure to comply with this section will subject the permit holder to possible fines in accordance with the Town of Yemassee Code.

**Owner Name:** Clay Bishop

**Contractor:** Lucius Bowan

**Location:** 46 Lacey St

**Solid Waste Containment Method:** Hampton County Landfill

**Waste Pick-Up and Disposal Schedule:**

**Disposal Location (Site):** Hampton Landfill

**Name of Party or Company Responsible for Removal:** Lucius Bowan

**Signature of Responsible Person**

**Date:** 10/31/22



## Hampton County, SC

## Summary

Parcel Number	204-01-05-002.
Tax District	County (District N)
Location Address	46 LACEY
Town Code	YE
Class Code (NOTE: Not Zoning Info)	200-Single Family Res. Not Owner Occupied
Acres	0.00
Description	LACEY ST
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

[BISHOP CLAY T](#)

4464 OLD SALKEHATCHIE HWY  
EARLY BRANCH SC  
29916

## 2022 Value Information

Land Market Value	\$9,600
Improvement Market Value	\$20,200
Total Market Value	\$29,800
Taxable Value	\$29,800
Total Assessment Market	\$1,790

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 1040

## Sales Information

Sale Date	Price	Deed Book	Plat Book	Grantor
11/30/2010	\$5	386 255		SHEPPARD MARIE MRS
11/1/1995	Not Available	186 318	Not Available	Not Available
11/8/1960	Not Available	52D 133	Not Available	Not Available

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

Hampton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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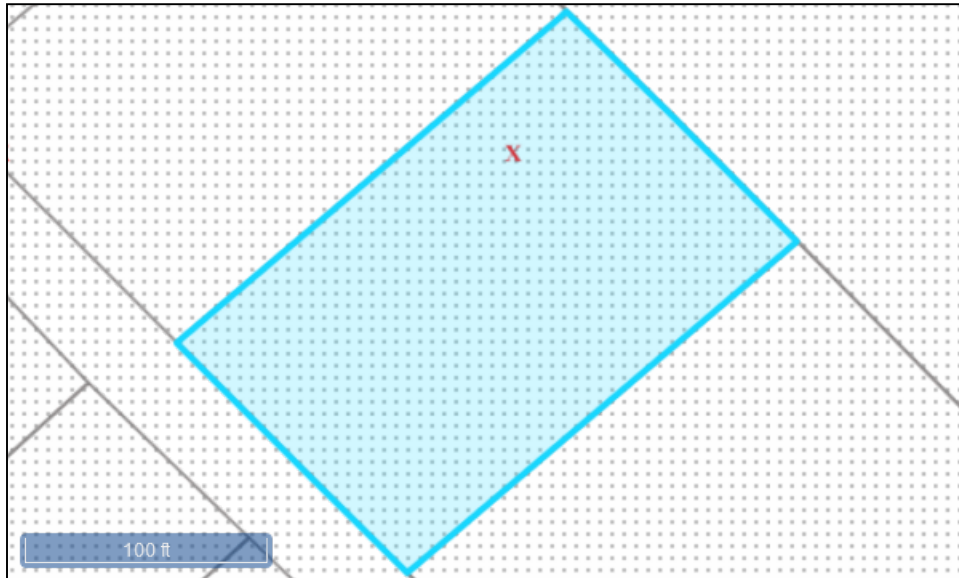
Version 2.3.227



# Town of Yemassee

## Flood Zone Report - Hampton County

31 Oct 2022



### Parcels Hampton

**TMS:** 204-01-05-002.  
**Owner City State ZIP Code:** EARLY BRANCH SC 29916  
**Owner:** BISHOP CLAY T  
**Owner Street Address:** 4464 OLD SALKEHATCHIE HWY EARLY BRANCH SC  
**Parcel Street Address:** 46 LACEY

### Flood Zones 2010

Count	Zone and Subtype	Overlapping Quantities
1.	2 X, AREA OF MINIMAL FLOOD HAZARD	56,307.42sf (1.3acres)

# Town of Yemassee

## Zoning Report Detailed for Hampton

31 Oct 2022



### Parcels Hampton

<b>TMS:</b>	204-01-05-002.
<b>Owner:</b>	BISHOP CLAY T
<b>Owner Street Address:</b>	4464 OLD SALKEHATCHIE HWY EARLY BRANCH SC
<b>Owner City State ZIP Code:</b>	EARLY BRANCH SC 29916
<b>Parcel Street Address:</b>	46 LACEY

## Zoning

ZONINGDESCRIPTION		HASCCR	ID	Acres
1.	General Residential			Total: 0.65
1.		No	1	0.65
				Grand Total: 0.65





# Town of Yemassee - 46 Lacey St



## Legend

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

31 Oct, 2022

**Note:**  
Area Map

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**





# Town of Yemassee - 46 Lacey St



## Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Sewer Lift Stations
- Sewer Lines**
  - Service
  - Main
  - Force main
- Fire Hydrants
- ⊙ Water Meters
- Water Lines**
  - Water Main Line
  - Water Service Line
  - Water Fire Line
- 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

31 Oct, 2022

**Note:**  
Area map with water and sewer infrastructure.

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# Town of Yemassee - 46 Lacey St



## Legend

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

## Zoning

- Office Commercial District
- Conservation
- 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

## Sewer Lift Stations

## Sewer Lines

- Service
- Main
- Force main

## Fire Hydrants

## Water Meters

## Water Lines


- Water Main Line
- Water Service Line
- Water Fire Line

31 Oct, 2022

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	<p style="text-align: center;"><b>General Residential (GR) Zoning District</b></p> <p>The General Residential District is designed to provide for a variety of residential uses, including single-family, two (2) family and mobile home dwellings. The intent of the district is to provide areas primarily for residential uses, and to discourage any encroachment by uses which may be incompatible with such residential use.</p> <p style="text-align: center;"><b>Section 5.5, Town of Yemassee Zoning Ordinance</b></p>
<p><b>Standards for the GR District 5.5.1</b></p>	
<ul style="list-style-type: none"> <li>• Maximum Density: Three (3) dwelling units per acre</li> <li>• Minimum Lot Size: 14,520 square feet per dwelling unit.</li> <li>• Maximum building height: Thirty-Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, or flagpoles</li> <li>• Minimum front yard setback: Five (5) feet from the street right-of-way line.</li> <li>• Minimum side and rear yard setbacks: Five (5) feet from lot lines</li> </ul>	
<p><b>Permitted Uses for the GR District 5.5.2</b></p>	
<ul style="list-style-type: none"> <li>• Single-Family dwelling (Stick built home)</li> <li>• Mobile Home dwelling (provided the home is under skirted around its base with an appropriate material sufficient to provide a visual screen for the underpinnings of the mobile home.</li> <li>• Church, Civic or Institutional use</li> <li>• Home Occupations are permitted if there is no exterior evidence of the home occupation.</li> <li>• Family Day Care Home (Consult Town of Yemassee Zoning Ordinance, Article X, Definitions)</li> <li>• Two (2) family dwelling</li> </ul>	
<p><b>Prohibited Uses for the GR District 5.3.3</b></p>	
<ul style="list-style-type: none"> <li>• Adult Entertainment Establishments</li> <li>• Any business, person, entity, or service offering Adult Entertainment</li> </ul>	