

TOWN OF YEMASSEE
PLANNING & ZONING DEPARTMENT
PERMIT APPLICATION COVER PAGE

RECEIVED DATE: 3 NOVEMBER 2022
APPLICATION NO: RADD-11-22-1104
PERMIT TYPE: RESIDENTIAL DECK/PORCH
PERMITTED ADDRESS: 302 MCPHERSONVILLE RD
PERMITTED ADDRESS COUNTY: 07 - BEAUFORT
PERMITTED ADDRESS PLANNING ZONE: C - SHELDON / SEABROOK
APPLICANT: NOWLIN, PAUL C.
OWNER: NOWLIN, PAUL C.
TMS: R710 011 000 0003 0000
PARCEL ZONING DISTRICT: OFFICE COMMERCIAL DIST. (OCD)
PARCEL OVERLAYS (IF APPLICABLE): RIVER PROTECTION OVERLAY DIST
HIGHWAY COORIDOR OVERLAY DIST
RCVD BY: M.GARNES
PROCESSED BY: M.GARNES
DATE OF CLOSEOUT:

PERMIT FEE BREAKDOWN

TOWN OF YEMASSEE RESIDENTIAL DECK/PORCH PERMIT	\$125.00
TOTAL:	\$125.00

INCLUDED DOCUMENTS

RADD-11-22-1104

- RESIDENTIAL MASTER APPLICATION
- STORMWATER EROSION CONTROL AFFIDAVIT
- LICENSE REQUIREMENTS DISCLOSURE
- DEVELOPMENT STATUS FORM
- REFUSE DISPOSAL PLAN
- SKETCH OF DECK
- PROPERTY TAX CARD – 2022
- ZONING VERIFICATION REPORT
- FLOOD ZONE VERIFICATION REPORT
- E-911 ADDRESSING CONFIRMATION
- LRWS WATER & SEWER AVAILABILITY FORM DATED 2021
- COUNTY BASE MAP
- MAP – FEMA FLOODPLAIN
- MAP – NWI
- MAP – BODIES OF WATER
- MAP – SURROUNDING ZONING
- MAP – SURROUNDING ZONING WITH HCOD
- MAP – SURROUNDING ZONING WITH RPOD

Town of Yemassee
Residential Addition Permit# RADD-11-22-1104

Type:	Deck / Porch			Application Date:	11/3/2022
Work Class:	Residential	Project Name:	302 McPhersonville Rd	Issued Date:	11/3/2022
Permit Fee:	\$125.00	County:	Beaufort	Expiration Date:	7/3/2023
Zoning:	Office Commercial Dist	Square Footage:	240sqft	Flood Zone:	AE

Description: Additon of 240sqft deck on southern side of second story residence facing Pocotaligo River.

****PROPERTY IS WITHIN THE HIGHWAY COORIDOR OVERLAY DISTRICT AND RIVER PROTECTION OVERLAY DISTRICT****

Parcel:	R710 011 000 0003 0000	Address:	302 MCPHERSONVILLE RD YEMASSEE, SC 29945-2141	Town Planning Zone:	C
Local Contact:	Paul C. Nowlin (704) 791-2810	Applicant:	Paul C. Nowlin (704) 791-2810	General Contractor:	Paul C. Nowlin (704) 791-2810

All contractors, subcontractors or business entity conducting business at the job site are required to possess a valid Town of Yemassee Business License

This building permit has been issued in accordance with Town of Yemassee ordinance.
 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.



Zoning Administrator

Fee Summary

Total Fees:	\$125.00	Paid Fees:	\$125.00	Unpaid Fees:	\$0.00
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Fee Type	Invoice Number	Amount	Method of Payment
RESIDENTIAL DECK/PORCH PERMIT	2022YEM4363	\$125.00	CASH - 019704

Town of Yemassee
Residential Addition Permit# RADD-11-22-1104

Progress:	Workflow:	Inspections:
<div>5%</div> <div>COMPLETE</div>		<div>Inspection Type: Status: Inspection Number</div>
Locations:		
<div>Main Address:</div> <div>302 MCPHERSONVILLE RD YEMASSEE, SC 29945-2141</div> <div>Parcel Number:</div> <div>R710 011 000 0003 0000</div>	<div>3 NOVEMBER 2022 / 0802HRS - Application Received (GARNES)</div> <div>3 NOVEMBER 2022 / 0854 - Staff Review Complete (GARNES)</div> <div>3 NOVEMBER 2022 / 0925 - Permit Issued</div>	

Document Checklist

Document Description	Date Received	Staff
RESIDENTIAL BUILDING PERMIT MASTER APPLICATION	Thursday, November 3, 2022	MG
PROPERTY TAX CARD	Thursday, November 3, 2022	MG
FLOOD ZONE VERIFICATION REPORT	Thursday, November 3, 2022	MG
PROPERTY ZONING VERIFICATION REPORT	Thursday, November 3, 2022	MG
DEVELOPMENT STATUS FORM	Thursday, November 3, 2022	MG
LICENSE REQUIREMENT STATEMENT	Thursday, November 3, 2022	MG
REFUSE DISPOSAL PLAN	Thursday, November 3, 2022	MG

Project Notes

Date/Time:

Entered By:

Date/Time:

Entered By:

Date/Time:

Entered By:

Date/Time:

Entered By:

Date/Time:

Entered By:

Date/Time:

Entered By:

Date/Time:

Entered By:

Date/Time:

Entered By:

Date/Time:

Entered By:

Date/Time:

Entered By:



TOWN OF YEMASSEE
BUILDING PERMIT APPLICATION
RESIDENTIAL MASTER APPLICATION

Town of Yemassee

NOV - 3 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: RADD-11-22-1104	Date Received: 11/3/22	
Project Address:	302 McPhersonville Rd	Lot #:	
Subdivision:	Parcel ID: R710 011 000 0003 0000		
Property Owner		Job Site Contact	
Name: Paul C Nowlin		Name:	
Address: 302 McPhersonville Rd		Address:	
City/State/Zip: Yemassee, SC 29945		City/State/Zip:	
Phone:		Office Phone:	
Cell Phone: 704-591-2810		Cell Phone:	
Email Address: PCnowlin67@gmail.com		Email Address:	
Contractor		Design Professional	
Name:		Name:	
Address:		Address:	
City/State/Zip:		City/State/Zip:	
Phone:		Phone:	
Contractor License/Registration #:		State License #:	
Yemassee Business License #:		Email Address:	
Permit Type			
<input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Remodel			
Permit Workclass			
<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 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 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	Deck
Total Square Footage: 240			
Type of Construction (circle one): IA IB IIA IIB IIIA IIIB IV VA VB			
Value of Construction (include materials, labor, profit)			
Plumbing:	\$ /	Gas:	\$ /
Electrical:	\$ /	Building:	\$ 3,500.00
Heating/Air:	\$ /	Total Value of Construction:	\$ 3,500.00



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

Town of Yemassee
NOV - 3 2022
Received

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

Refuse Disposal Plan

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

Permit Number: *RADD-11-22-1104*

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: *Paul C Nowlin*

Contractor: *Self*

Location: *302 McPhersonville Rd*

Solid Waste Containment Method: *Dumpster*

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

Disposal Location (Site): *landfill*

Name of Party or Company Responsible for Removal: *Paul C. Nowlin*

Signature of Responsible Person

[Signature]

Date: _____



KADJ 11-22-2022

Town of Yemassee

TOWN OF YEMASSEE

BUILDING PERMIT APPLICATION

RESIDENTIAL MASTER APPLICATION

NOV - 3 2022

Received

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

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:

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

PNC
(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."

PNC
(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:

Paul Nowlin

Signature:

Paul Nowlin

Date:

11/3/22



RADU-11-22-1107

TOWN OF YEMASSEE
BUILDING PERMIT APPLICATION
RESIDENTIAL MASTER APPLICATION

Town of Yemassee

Town of Yemassee
 Attn: Administration Department

101 Town Circle
 Yemassee, SC 29945-3363
 (843)589-2565 Ext. 3

www.townofyemassee.org

NOV - 3 2022

Received

Detailed Description of Work

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

Addition of 240 Sq. Ft. deck on southern side of
 building

Construction Details

Total Parcel Area Sq. Ft.	115,869.6	Total Pervious Sq. Ft.	113,469.60	Total Impervious Sq. Ft.	2,400 sq. ft.
Heated Sq. Ft. (new or added)	/	Number of Elevators		/	
Unheated Sq. Ft. (new or added)	240	Type of Heating/Air		<input checked="" type="checkbox"/> Elec <input type="checkbox"/> Gas	
Number of Stories	2	Type of Roofing Materials		Metal	
Number of Bathrooms	2	Size of LP Tank		N/A	
Number of Bedrooms	1	Gas		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Number of Fireplaces	0	Septic Tank Number		N/A	
Total Habitable Rooms	5	Type of Sewage Disposal		<input type="checkbox"/> Public Sewer <input checked="" 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.

Paul Nault
 Print name

Paul Nault
 Signature of owner/authorized agent

 Date

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



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

Town of Yemassee

NOV - 3 2022

Received

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

License Requirements

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

Permit Number: RADD-11-22-1104

- 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:

Paul Nowlin

Signature:

Paul Nowlin

Date:

11/3/22



**TOWN OF YEMASSEE
STORMWATER CONTROL AFFADAVIT**

Town of Yemassee

NOV - 3 2022

Received

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

This Affidavit must be submitted at the time of the building permit application or Certificate of Appropriateness

Office Use Only	Permit Number: RADD-11-22-1104	Date Received: 11/03/2022
Project Address:	302 McPhersonville Rd	Lot #:
Subdivision:	Parcel ID: R710 011 000 0003 0000	
Property Owner		Contractor
Name: Paul C. Nowlin		Name: Self
Address: 302 McPhersonville Rd		Address:
City/State/Zip: Yemassee, SC 29945		City/State/Zip:
Phone: (704) 791-2810		Office Phone:
Cell Phone: (704) 791-2810		Cell Phone:
Email Address: pcnowlin67@gmail.com		Email Address:

My signature hereto signifies I am the owner/financially responsible party for job site compliance with the Stormwater Requirements as outlined in the Town of Yemassee Code and the Town of Yemassee Design Standards Ordinance. I hereby acknowledge that Best Management Practices must be used to ensure control of soil erosion on my job site to include, but not be limited to, the following:

1. Installation and regular maintenance of silt fencing using the preferred method of trenching installation on all low/down slope sides of the job site. Silt fence is to have an upslope return at each end no less than 5 feet; and
2. Installation and regular maintenance of a stone construction entrance. Stone construction entrance shall consist of a 2 inch to 3 inch coarse aggregate stone. Construction entrance shall be a minimum of 6 inches in thickness, 10 foot wide and extend to the structure or a minimum of 15 feet in length; and
3. Removal of mud and sediment from the street or adjacent property(ies) immediately following such an occurrence; and
4. Conduct no land disturbing activity within 35 feet of the banks of streams, lakes, wetlands or other water course or water body; and
5. Provide temporary vegetation and/or mulch on any exposed areas to provide an effective barrier from erosion within 14 days of inactivity; and
6. Install any other measures as deemed necessary by Town Staff, S.C. DHEC Personnel or S.C. DNR.
7. All construction site activities must adhere to the South Carolina Department of Health and Environmental Control (SCDHEC) General Permit SC0010000 for Large and Small Site Construction Activities.



**TOWN OF YEMASSEE
STORMWATER CONTROL AFFADAVIT**


Town of Yemassee

NOV - 3 2022

Received

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

I understand that if the disturbed area for any reason becomes greater than 43,560 square feet, or 21,780 square feet within ½ mile of the Critical Zone as defined by SCDHEC, a formal Stormwater Management Plan (SWPPP) with an Erosion Control Plan will be required to be submitted with proper fees for review, approval, and permitting. I further acknowledge the Town's Building Inspector may refuse to conduct building inspections and the Administration Department may issue Notices of Violation, Stop Work Orders, and/or Civil Penalties for failure to comply with Sediment & Erosion Control Requirements.



Signature
Property Owner

Paul C. Nowlin

Print Name

11/03/22

Title

Date Signed

1:9,028



Beaufort County, South Carolina

generated on 11/3/2022 10:44:19 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R710 011 000 0003 0000	00522802	302 MCPHERSONVILLE RD, TOWN OF YEMASSEE	10/8/2022	2022	2021

Current Parcel Information

Owner	NOWLIN PAUL C	Property Class Code	ComImp MiscWarehouse&Storage
Owner Address	1117 MACKAY POINT RD YEMASSEE SC 29945	Acreage	2.6600
Legal Description	2/09 ACREAGE UPDATED PLAT ATTACHED DB2733 P289		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2022	\$55,000	\$159,200	\$214,200	\$4,366.45	\$0.00
2021	\$55,000		\$55,000	\$1,090.98	\$1,254.63
2020	\$74,200		\$74,200	\$346.26	\$346.26
2019	\$74,200		\$74,200	\$297.04	\$297.04
2018	\$74,200		\$74,200	\$284.32	\$284.32
2017	\$26,000		\$26,000	\$264.63	\$264.63
2016	\$26,000		\$26,000	\$258.51	\$258.51
2015	\$26,000		\$26,000	\$248.61	\$248.61
2014	\$26,000		\$26,000	\$216.66	\$216.66

2013	\$26,000	\$26,000	\$209.31	\$209.31
2012	\$13,500	\$13,500	\$167.15	\$167.15

Sales Disclosure					
Grantor	Book & Page	Date	Deed	Vacant	Sale Price
LOWCOUNTRY PROPERTY LLC	3831 887	1/21/2020	Fu		\$55,000
HARRIOTT EDWARD C JR C/O GERRY H. HUTH	2733 289	6/6/2008	Fu		\$13,500
HARRIOT E C	1767 1665	5/19/2003	Ex		\$0
HARRIOT E C	107 221	1/1/1980	Fu		\$0
		12/31/1776	Or		\$0

Improvements							
Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
C01	WHSESTOR	Storage Warehouse	2021	0	0	2,400	
C01	COMCONC	Concrete Apron - Commercial	2021	0	0		800

Colin J Moore
Mayor

Peggy Bing-O'Banner
Mayor Pro Tempore

Matthew Garnes
Town Clerk



Council Members
Stacy Pinckney
David Paul Murray
Alfred Washington

February 15, 2022

United States Postal Service
Attn: Postmaster
Yemassee, SC 29945

Re: Address Verification

To Whom it May Concern,

This letter shall confirm that an E911 address has been issued for a residential occupancy within the Town of Yemassee, Beaufort County, located at:

302 McPhersonville Rd
Yemassee, SC 29945

Please let me know if I can be of any further assistance.

Respectfully Submitted,

Matthew Garnes, Town Administrator
mattgarnes@townofyemassee.org
Town of Yemassee
101 Town Cir
Yemassee, SC 29945-3363

Yemassee Municipal Complex
101 Town Cir P.O. Box 577 Yemassee, SC 29945-0577
Telephone (843) 589-2565 Fax (843) 589-4305
www.townofyemassee.org

Lowcountry Regional Water System

513 Elm St West
Hampton, SC 29924

Town of Yemassee

Phone: 803-943-1006

Fax: 803-943-1014

AUG 6 2019

WATER AND SEWER AVAILABILITY

Received

Complete both sides of this form if you would like to obtain information on the availability of water and/or sewer service to a location that is currently not served by LRWS, or for changes to the type of service at an existing location.

I am requesting information on the availability of:

(check all that apply) **Water Availability** ☒ **Sewer Availability** ☒

Please Note:

LRWS makes no representation as to the capacity and pressure to the water demands for the above properties. If large demands or fire flows are anticipated, the developer may contact the engineering department to request a flow test.

LRWS makes no representations as to the capacity or available depth to tie into the sanitary sewer system for the above properties. The developer's site engineer or contractor must perform their own investigation as to the depth, size and material of the existing sanitary main within the street. Sanitary sewer services must be designed in accordance with LRWS Sewer Use Ordinance and SCDHEC Standards for Wastewater Facility Construction (R61.67). Based upon the proposed building and the location and depth of the available sewer, a grinder pump system may be required.

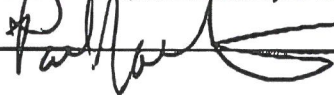
LRWS will provide a written response within 7 working days of receipt of the completed request form.

This is not an application for service. Application for water and/or sewer service may be made at the LRWS Office at 513 Elm St. West, Hampton, SC 29924. Application fees must be paid at the time of application for water and/or sewer service.

Service Location: <u>302 McPhersonville Rd (Beaufort Co)</u>	
Street Address	
<u>Yemassee</u>	<u>R710 011 000 0003 0000</u>
Town	TMS/Parcel Number
Will the property be subdivided? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Owner/Applicant: <u>Nowlin</u>	<u>Paul</u>
Last	First
Development/Business Name (If applicable): _____	
Mailing Address: <u>1117 Mackey Point Rd</u>	
Street Address	
<u>Yemassee, SC 29945</u>	
City, State, Zip	
Email: <u>PC Nowlin 67@gmail.com</u>	Phone: <u>704-791-2816</u>
Continued on other side	

Type of Development (select all that apply and provide information required):☒ **Single Family Residence – number of persons in home** 1☐ **Multi-Family Residence – number of units** _____☐ **Restaurant / Bar – number of seats** _____☐ **Car Wash – number of bays** _____☐ **Laundromat – number of washers** _____☐ **Church – number of seats** _____☐ **Beauty/Barber Shop – number of chairs** _____☐ **Medical Office / Clinic – number of employees** _____☐ **Office / Store / Administration Building – number of employees** _____☐ **Motel – number of units** _____☐ **Nursing home / Institution – number of beds** _____☐ **School / day care – number of students/staff** _____☐ **Service Station – number of employees** _____☐ **Factory / Industry – number of employees** _____

Type of Industry: _____

☒ **Other – describe** 2400sqft shop detached warehouseWill a separate fire line be required? ☐ Yes ☒ No

Town of Yemassee

AUG 6 2019

Received

Office Use Only**Water Service**☐ **Water Available:** Water main is located on street frontage☐ **Water Available – Conditional:** Water can be provided if applicant extends a water main. Contact LRWS Engineering for requirements.☒ **Water Not Available****Sewer Service**☐ **Sewer Available:** Sewer main is located on street frontage☐ **Sewer Available – Conditional:** Sewer can be provided if applicant extends a sewer main. Contact LRWS Engineering for requirements.☒ **Sewer Not Available****Comments:**

Address is more than 2 miles outside existing service area.

LRWS Review**Administration**

Date: _____

By: _____

EngineeringDate: 08-12-19By: K. Fay**Field Supervisor**

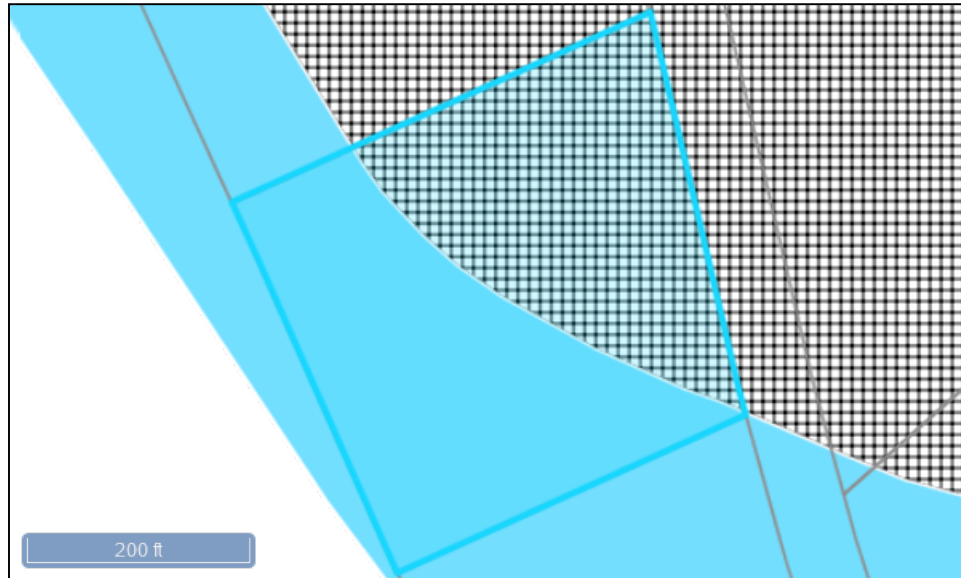
Date: _____

By: _____

Town of Yemassee

Flood Zone Report - Beaufort County

3 Nov 2022



Parcels Beaufort

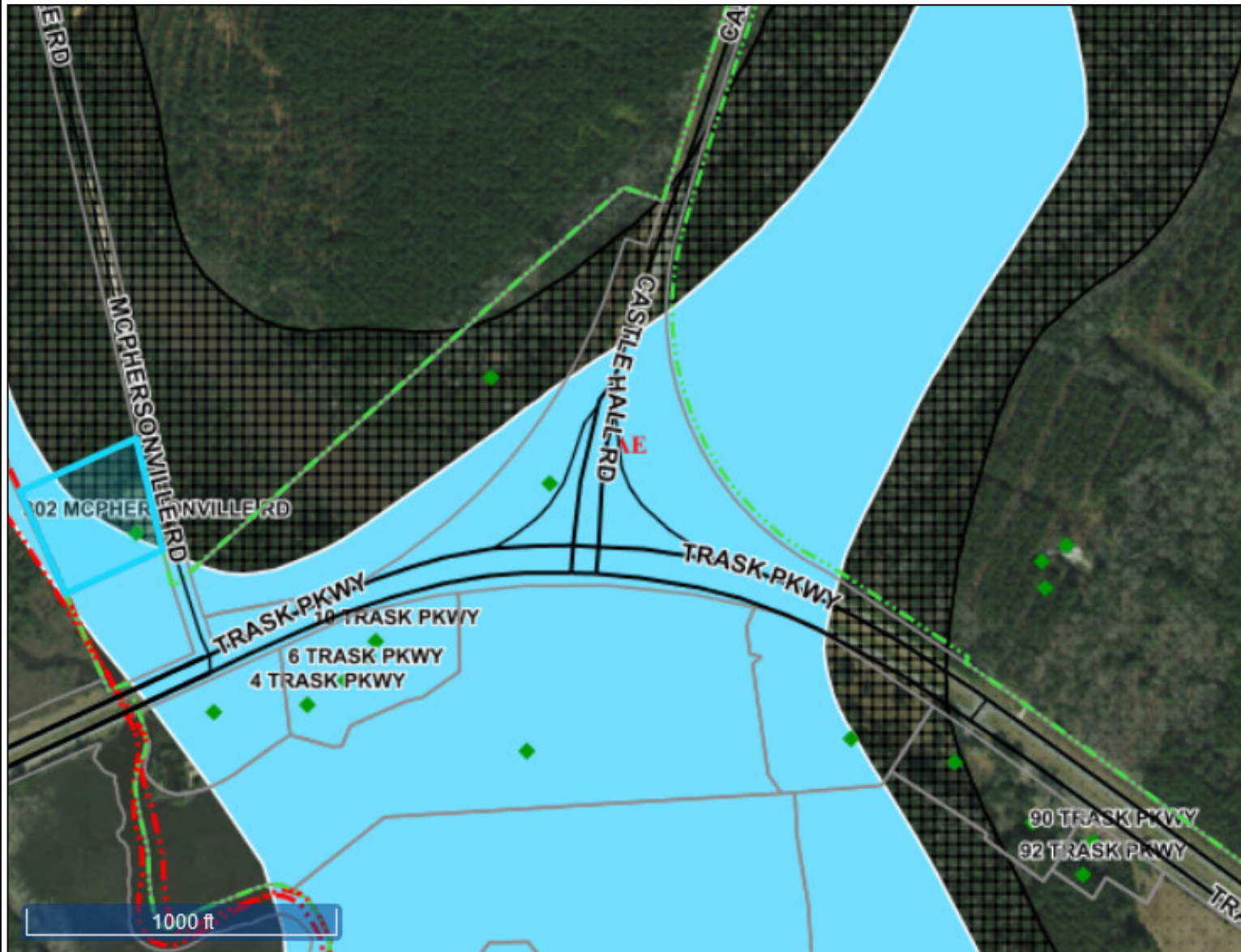
PIN: R710 011 000 0003 0000
Owner City State ZIP Code: YEMASSEE SC 29945
Owner: NOWLIN PAUL C
Owner Street Address: 302 MCPHERSONVILLE RD
Parcel Street Address: 302 MCPHERSONVILLE RD

Flood Zones Beaufort

Count Classification		Overlapping Quantities
1.	1 1% Annual Chance Flood Hazard	73,359.53sf (1.68acres)
2.	1 Area of Moderate Flood Hazard	61,629.54sf (1.41acres)



Town of Yemassee - 302 McPhersonville Rd



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
- Base Flood Elevations
- Flood Zones 2010
 - 1% Annual Chance Flood Hazard
 - Zones A, AE, A99, AO, AH, AR, V, VE
 - Regulatory Floodway
 - Zone AE
 - 0.2% Annual Chance Flood Hazard
 - Zone X
 - Future Conditions 1% Annual Chance Flood Hazard
 - Zone X
 - Area with Reduced Risk Due to Levee
 - Zone X
 - Area of Minimal Flood Hazard
 - Zone X

3 Nov, 2022

Note:

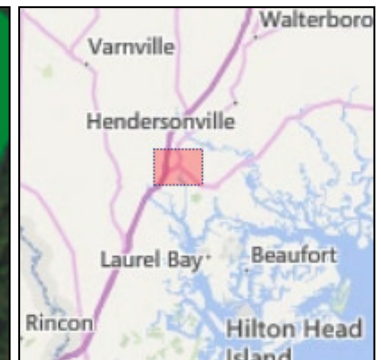
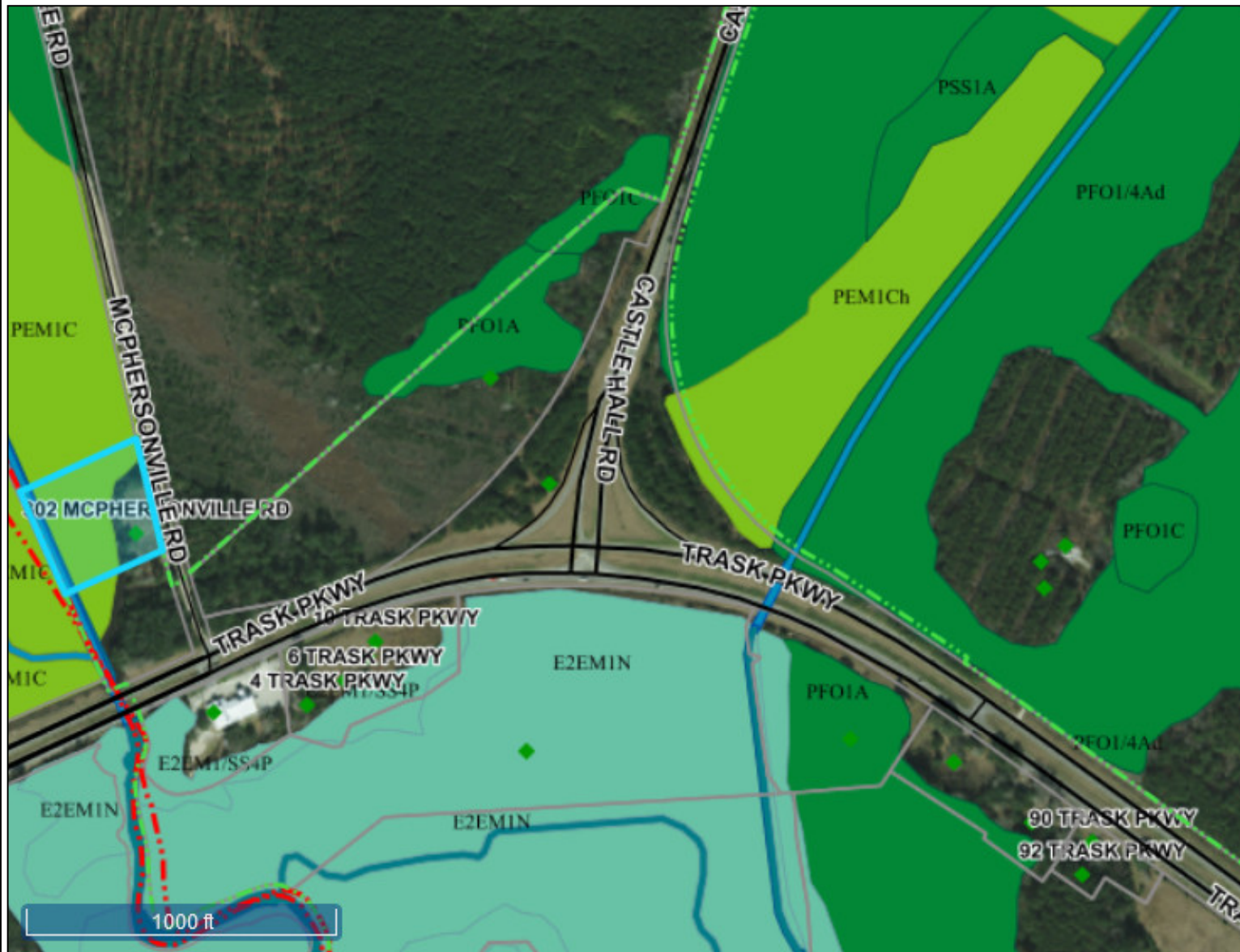
Area map with FEMA Floodplain at 302 McPhersonville Rd, Town of Yemassee, Beaufort County, SC.

This map is a user generated static output from 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 - 302 McPhersonville Rd



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
- NWI
 - Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine

3 Nov, 2022

Note:

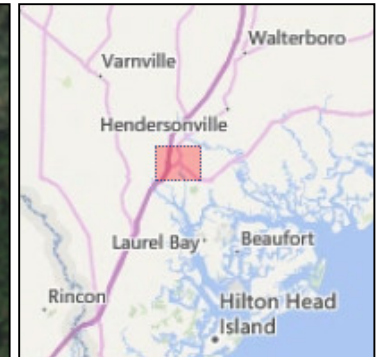
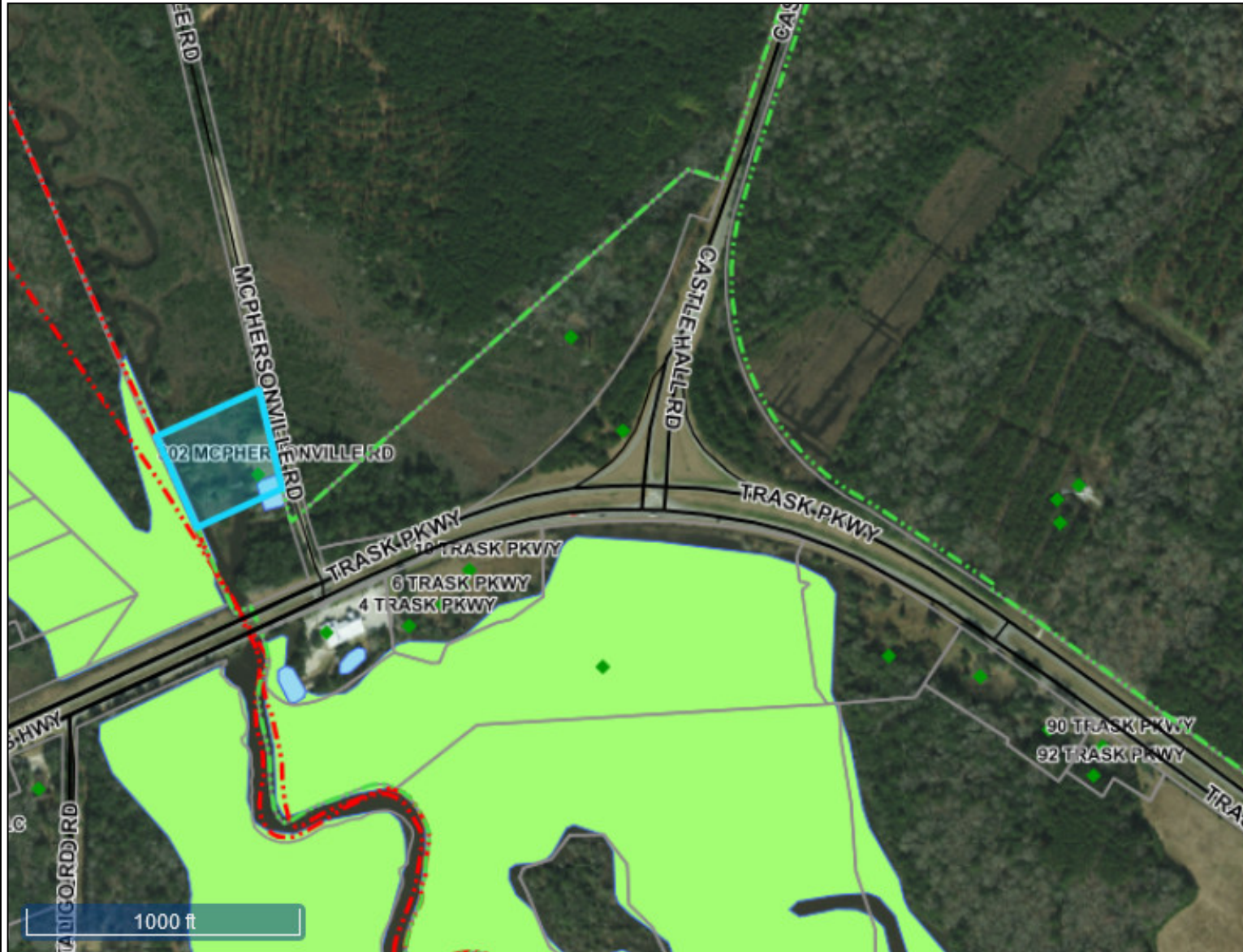
Area map with NWI inventory at 302 McPhersonville Rd, Town of Yemassee, Beaufort County, SC.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Town of Yemassee - 302 McPhersonville Rd



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
- Water Bodies
 - Lake/Pond
 - Swamp/Marsh

3 Nov, 2022

Note:

Area map with bodies of water at 302 McPhersonville Rd, Town of Yemassee, Beaufort County, SC.

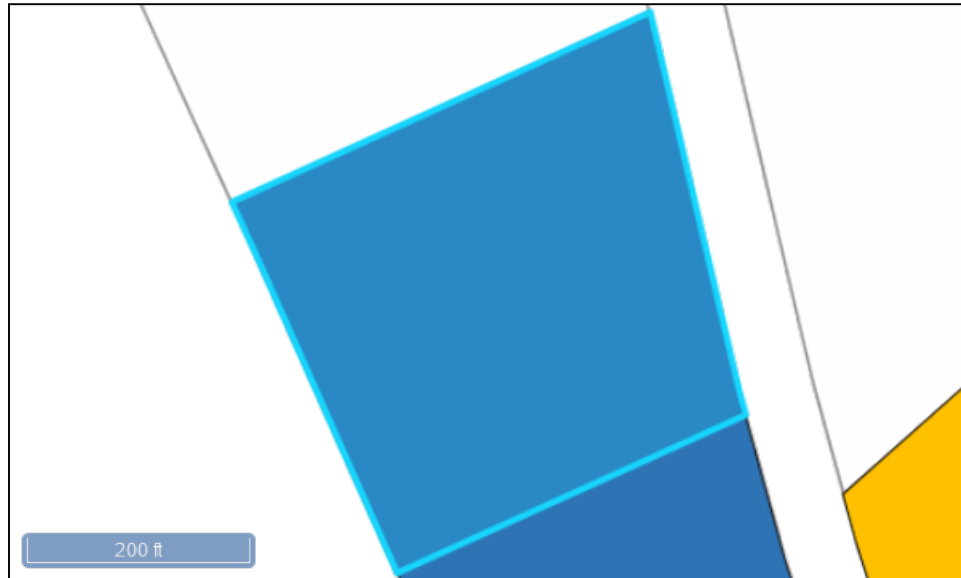
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Town of Yemassee

Property Zoning Report - Beaufort County

3 Nov 2022



Parcels Beaufort

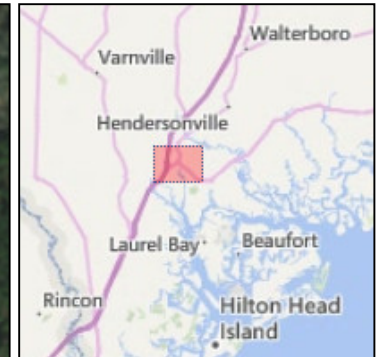
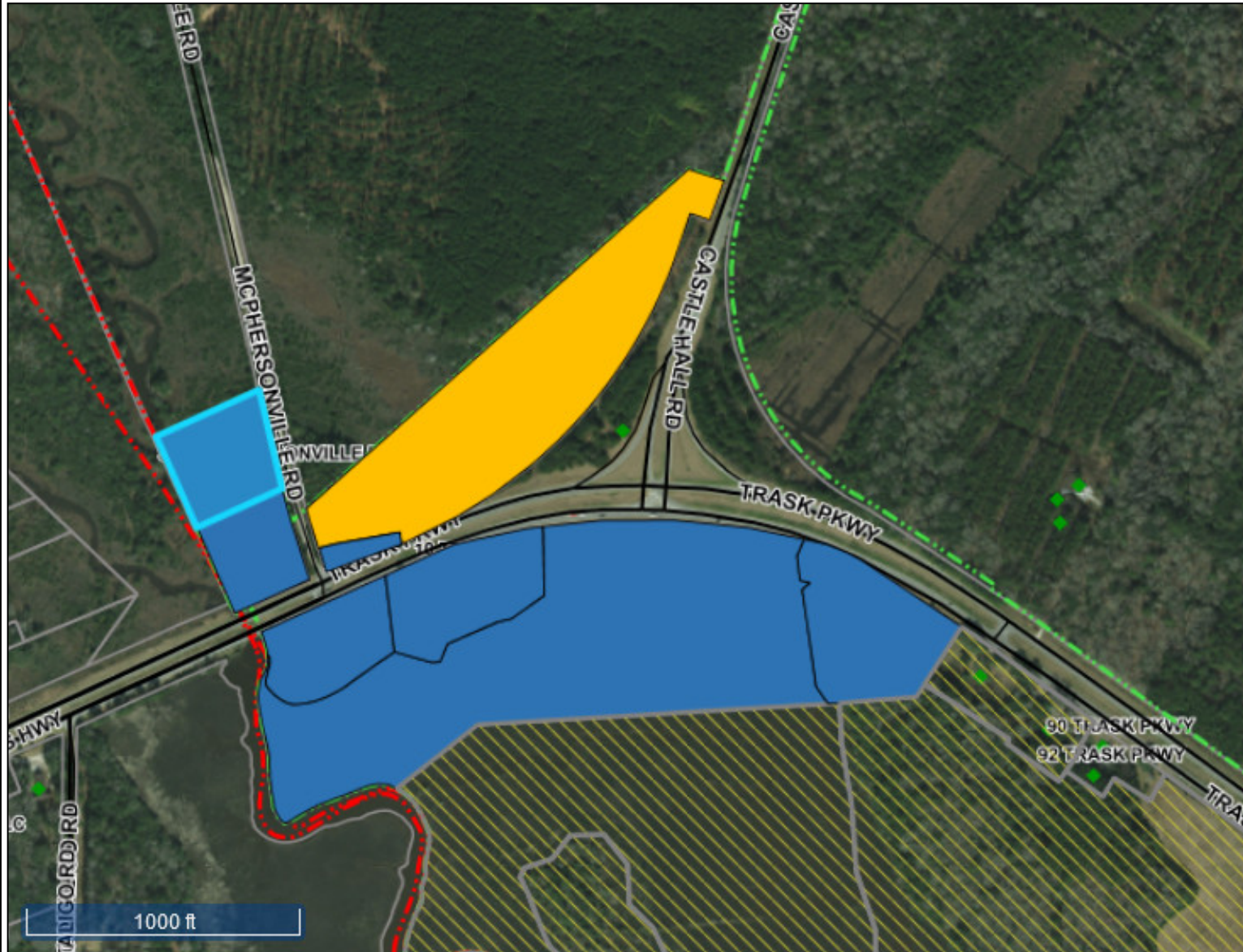
PIN: R710 011 000 0003 0000
Owner City State ZIP Code: YEMASSEE SC 29945
Owner: NOWLIN PAUL C
Owner Street Address: 302 MCPHERSONVILLE RD
Parcel Street Address: 302 MCPHERSONVILLE RD

Zoning

Zoning Description	Overlapping Quantities
Office Commercial District	134,989.04sf (3.1acres)
Highway Corridor Overlay Dist.	134,989.04sf (3.1acres)
River Protection Overlay Dist.	134,989.04sf (3.1acres)



Town of Yemassee - 302 McPhersonville Rd



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

Road Names

Roads

- Roads
- Major Roads
- Interstate

Road Names Jasper

Roads Jasper

- Roads
- Major Roads
- Interstate

3 Nov, 2022

Note:

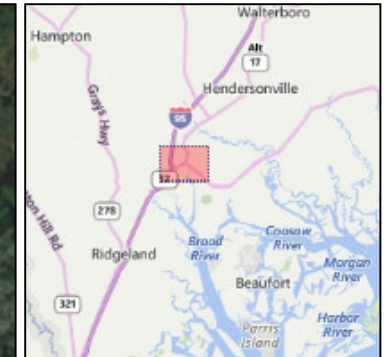
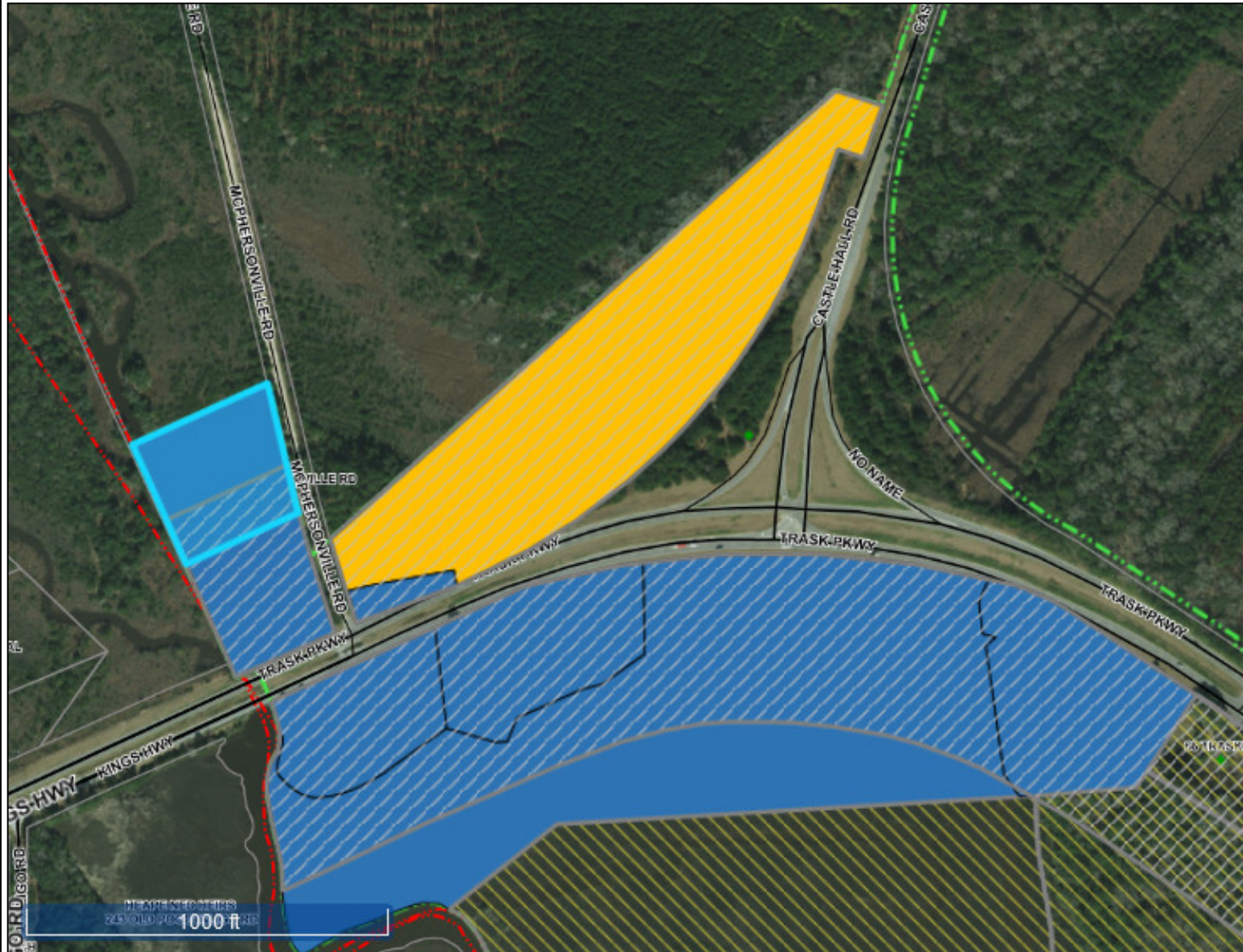
Area map with zoning districts at 302 McPhersonville Rd, Town of Yemassee, Beaufort County, SC.

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Town of Yemassee - 302 McPhersonville



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
- Highway Corridor Overlay District

Road Names

- / Roads
- / Major Roads
- / Interstate

Road Names Jasper

- / Roads
- / Major Roads
- / Interstate

3 Nov, 2022

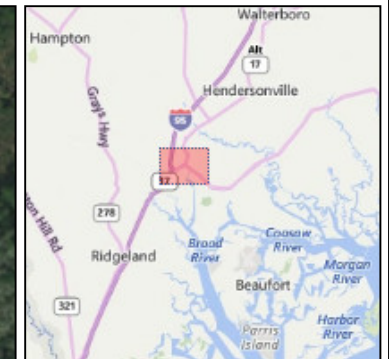
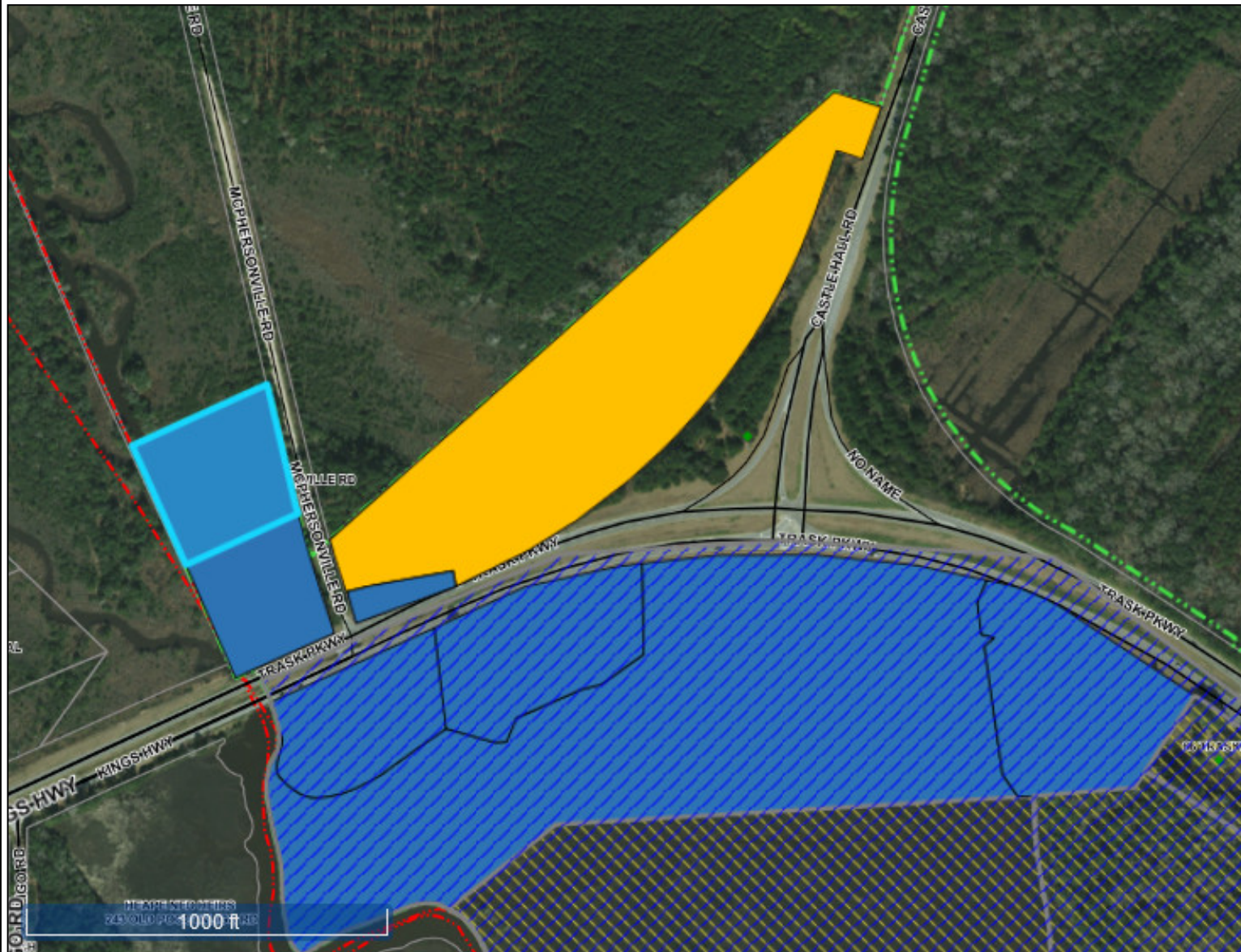
Note:
Area map with zoning overlay and HCOD overlay

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Town of Yemassee - 302 McPhersonville Rd



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

River Protection Overlay District

Road Names

- Roads
- Major Roads
- Interstate

Road Names Jasper

- Roads
- Major Roads
- Interstate

3 Nov, 2022

Note:
RPOD

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