

# TOWN OF YEMASSEE TOWN COUNCIL MEETING

Thursday, February 16, 2023 - 6:30PM

Yemassee Municipal Complex, 101 Town Cir, Yemassee SC 29945-3363

- I. Call to Order Mayor Colin Moore
- II. Pledge of Allegiance & Invocation

# III. Determination of Quorum

- a. Consent of the Agenda for the Thursday, February 16, 2023, Town Council Meeting
- b. Approval of the January 10, 2023, Town Council Meeting Minutes

# IV. Public Comment

a. Public Comment must be submitted to the Town Clerk at least five minutes prior to the start of the meeting. **PUBLIC COMMENT IS LIMITED TO TWO MINUTES AND WILL BE ENFORCED** 

# V. Presentations

**a.** Legislative Update for Town of Yemassee by Heather Rath

# VI. Old Business

a. <u>Public Hearing</u>: Consideration of approval for a Planned Unit Development (PUD) Concept Plan for property referred to as the Jinks-Corbett tract located at the intersection of U.S. Highway 17A & Jinks Street in Hampton County. The project proposes 200,000sqft of commercial / industrial occupancy and 107 single-family homes and associated infrastructure. The subject parcels are identified by Hampton County Tax Map Numbers: 204-01-05-005, 204-01-05-013 & 203-00-00-046.

# VII. New Business

- a. Consideration of a Request for an Ordinance Approving Annexation of One Parcel of Land of Approximately 1.77 Acres of land, located at 97 Kippit Lane and further identified by Beaufort County TMS: R700 019 000 098C 0000. Applicant: Rosa Lee White [Ordinance 23-01]
- b. Consideration of a Request for an Ordinance Approving Annexation of Two Parcels of Land of Approximately 8.00 Acres of land, located at MM 39.5 and 40.5 Interstate 95 and further identified by Hampton County Tax Map: 197-00-00-057 and 196-00-00-029. Applicant: Edna Lynn Jackson-Highsmith [Ordinance 23-02]
- **c.** Consideration of a Request for an Ordinance Approving Annexation of One Parcel of Land totaling 2.00 Acres of land, located at MM 39.9, Interstate 95 and further identified by Hampton County Tax Map Number(s): 197-00-00-054. Applicant: Cheryl Newby [Ordinance 23-03]

"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."

- **d.** Consideration of a Request for an Ordinance Approving Annexation of Approximately 14.00 Acres of land, located at MM 40.0, Interstate 95, and further identified by Hampton County Tax Map: 196-00-00-031. Applicant: Edgar Jackson [Ordinance 23-04]
- e. Consideration of a Request for an Ordinance Approving Annexation of Approximately 4.00 Acres of land, located at MM 40.8 Interstate 95 and further identified by Hampton County Tax Map: 196-00-00-028. Applicant: Danielle V. Rease [Ordinance 23-05]
- f. Consideration of a Request for an Ordinance Approving Annexation of Approximately 4.00 Acres of land, located at MM 40.9, Interstate 95 and further identified by Hampton County Tax Map: 196-00-00-026. Applicant: Nicholas Perry [Ordinance 23-06]
- g. Consideration of an Ordinance Amending the Town of Yemassee FY23 Budget to Recognize Additional Expenditures and to Allocate Sources of Revenue for all Funds. [Ordinance 23-07]
- h. Consideration of a Resolution to Authorize the Execution of an Intergovernmental Agreement (IGA) between the Town of Yemassee and Hampton County Establishing a Joint Review of Projects of Regional Significance. [Resolution 23-02]

# VIII. Department Reports

- a. Police Department
- b. Administration
- c. Public Works
- d. Municipal Court

# IX. Council Discussion

a. Review of Elected Officials handbook (Mayor Pro-Tem O'Banner)

# X. Executive Session

- a. Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body (Pursuant to SC Freedom of Information Act 30-4-70[a][1]
  - i. Matters Regarding Vacancies on Town Council Appointed Boards & Committees
    - i. Section 504 Committee
    - ii. Municipal Election Commission
    - iii. Lowcountry Council of Governments
  - ii. Personnel Matters
    - I. Town Clerk
- b. Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened or potential claim

"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." or other means covered by the attorney-client privilege, settlement or legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim. (Pursuant to SC Freedom of Information Act 30-4-70[a][2]

- i. Discussion regarding potential sale of surplus property owned by the Town of Yemassee.
- ii. 198-00-00-262
- c. Discussion regarding the development of security personnel or devices. (Pursuant to SC Freedom of Information Act 30-4-70[a][3]
  - i. Access control policies for outlying properties
- d. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.
  - i. Economic Development update on potential industrial project
- XI. Action Resulting from Executive Session
- XII. Adjournment

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



*Council Members* Alfred Washington Stacy Pinckney David Paul Murray

# Town Council Agenda Item

Subject: Approval of January 10, 2023, Town Council Meeting Minutes

**Department:** Administration

Submitted by: Matthew Garnes, Town Clerk

# Attachments:

Ordinance		Resolution	Other
 Support Documents	$\checkmark$	Motion	

**<u>Summary</u>**: Meeting minutes from the January 10, 2023, Town Council Meeting minutes.

**<u>Recommended Action</u>**: If no changes or corrections, approve the minutes as presented.

### **Council Action:**

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

# Minutes Town of Yemassee Town Council January 10, 2023, Regular Town Council Meeting 6:30 PM 101 Town Cir, Yemassee, SC 29945-3363

# Attendance:

<u>Present:</u> Mayor Colin Moore, Council Member Alfred Washington, Council Member David Paul Murray, Town Clerk Matthew Garnes and Chief Gregory Alexander

Absent: Council Member Pinckney

Media Present: Lowcountry Inside Track, Ltd.

# Call to Order:

Mayor Moore called the Wednesday January 10, 2023, Regular Town Council Meeting to order at 6:30 PM.

# Pledge of Allegiance & Invocation

Council Member Murray led the Pledge of Allegiance and Invocation.

# **Determination of Quorum:**

Mayor Moore asked for a motion to approve the agenda as presented for January 10, 2023, Regular Town Council Meeting as presented. Council Member Murray made the motion. There was no discussion. Second by Council Member Washington. **All in favor, Motion Passed, Agenda Adopted.** 

Mayor Moore asked for a motion to approve the December 13, 2022, Town Council Meeting minutes as presented. Mayor Pro-Tem O'Banner made the motion. There was no discussion. Second by Council Member Murray. **All in favor, Motion Passed.** 

# Old Business:

Mayor Moore read Ordinance 22-16, Consideration of a Request for an Ordinance Approving Annexation of Approximately 3.00 Acres of land, located on Interstate 95, and further identified by Hampton County TMS: 197-00-00-056. Mayor Moore said this parcel is located just north of the Salkehatchie Road overpass. Council Member Murray made the motion to approve the first reading. There was no discussion. Second by Council Member Washington. **All in favor, Motion Passed.** 

# New Business:

Mayor Moore read Resolution 23-01, Consideration of a Resolution Appointing Five Individuals to the Town of Yemassee Zoning Board of Appeals. Mayor Moore said this committee is required by law and the Town Council has each picked a candidate and will appoint five individuals. Members include Tyshawn Shaw, Robert Jackson, Janice Foster, Stefania McDaniel and Stephen Henson. Council Member Murray made the motion to adopt. There was no discussion. Second by Council Mayor Pro Tem O'Banner. **All in favor, Motion Passed**.

Mayor Moore advised that the next item is Consideration of approval for a Planned Unit Development (PUD) Concept Plan for property referred to as the "Jinks-Corbett Tract" located in Hampton County at the northwest corner of the intersection at U.S. Highway 17A and Jinks Street and further identified by Hampton County TMS: 203-00-00-046, 204-01-05-005 and 204-01-05-013. Mayor Moore requested Mr. Garnes provide information pertaining to this request. Mr. Garnes advised that tonight's presentation is a briefing of the project for the Town Council with the request that they consider scheduling a public hearing at the February meeting for tentative action and approval of the Concept Plan. Once the PUD Concept Plan is approved, the applicant would be required to submit a PUD Master Plan Application which would require approval followed by a Development Plan Application and subsequent approval. Approval of the Development Plan would permit the applicant to begin the first phase of construction.

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 also owns a third parcel in the rear of the development that is largely wetland that was outside of Yemassee Town limits however was annexed into the Town last month. The Planning Commission reviewed the request at the December meeting and recommended advancing the request and scheduling a Public Hearing. A Public Hearing was conducted at their January 2023 Planning Commission meeting. The three parcels within the boundaries of the proposed Ironline PUD have different zoning districts however upon approval of a PUD, the parcels would all be rezoned Planned Unit Development. Currently, the parcels are zoned Residential 1/4 Acre (R4A), Office Commercial District (OCD) and Conservation Preservation District (CPD). The applicant is proposing approval of two hundred thousand (200,000) square feet of both commercial and light industrial and one hundred seven (107) single-family residential dwellings. This development would have its own set of covenants and restrictions which would dictate architectural guidelines and appropriate materials which would be in addition to the requirements outlined in the Town of Yemassee Development Standards Ordinance (DSO). The DSO mandates an open space requirement which can be satisfied in part by the parcel in the rear which is mainly wetlands.

The development proposes to be served by the existing Jinks Road, which would be upgraded by the developer and turned over to the community upon completion likely to be managed by a homeowner's association. The industrial / commercial area will be primarily accessed by the existing intersection of U.S. Highway 17A and Jinks Street and an additional proposed entrance with a deceleration lane roughly 500ft north of this intersection for truck traffic. Internally, a road network will be constructed concurrent with each proposed phase. Upon completion of the development, the maintenance responsibility of the road network and sidewalks would be the responsibility of the homeowner's association / property owner's association.

The development will be served by several service providers with letters of intent in hand from all but Lowcountry Regional Water System (LRWS). LRWS is awaiting load calculations for the proposed industrial / commercial usage which aids in calculating anticipated demand as well as formally advising LRWS what the total amount of residential units expected at buildout. Electric and Natural Gas will be supplied by Dominion Energy, the franchised provider in the Town of Yemassee. Telecommunications including telephone, cable tv and internet would be provided through an exclusivity contract with Palmetto Rural Telephone Cooperative. Fire protection would be provided by Hampton County Fire Rescue and Emergency Medical Services would remain furnished by Hampton County Emergency Medical Services.

The property currently has a significant amount of wetlands on the northern side of the development bordering the Ace Basin Wildlife Refuge. New development would handle stormwater runoff through a system of retention ponds with stormwater BMP's being employed to meet the standards outlined in the DSO. Due to limited amount of disturbance, BMP mitigation methods including rain gardens and roadside bioswales would be utilized prior to being released to area surface waters or wetlands. When necessary, infiltration techniques will be implemented at the time of the Development Permit.

The PUD application requests four modifications outside of the current limitations of the Town of Yemassee Zoning Ordinance which include:

- 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.
- 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.
- 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.
- 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 Planning Commission originally conducted their initial review at their December 2022 meeting and voted to schedule a public hearing at their January 2023 meeting. The Planning Commission conducted their Public Hearing at their January 3, 2023, and recommended approval of the PUD Concept Plan with the condition that the potential impacts of traffic generated from the new development are studied. Mr. Garnes introduced the applicant, Tim Huber of Ironline Metals, Conor Blanely with Ward Edwards Engineering and Dan Keefer with Witmer-Jones-Keefer, Ltd., the projects land planner and offered them the opportunity to speak briefly on the project.

Council Member Murray made the motion to schedule a public hearing for consideration of approval on the Planned Unit Development Concept Plan at the February 2023 Town Council meeting. Second by Mayor Pro-Tem O'Banner. **All in favor, Motion Passed.** 

# **Department Reports:**

# Police Department – No Report

Administration – Mr. Garnes provided updates on several Capital Projects. He reported that the Yemassee Clearance Project (Demolition) has made progress and awarded the demolition contract to Housley Demolition Co, Inc. The contractor has applied for demolition permits from SC DHEC which should take roughly fifteen (15) days. In the meantime, the crews will be working on the clearing of the existing sites. For the water/sewer project, offers to purchase were sent to property owners that easements are needed for the installation of infrastructure. The property owners can accept the offer to purchase, donate the easement or reject the offer. If the offer is denied, the Town will pursue eminent domain. On the Castle Hall Sidewalk Project, site design and Project Management have been delegated to Beaufort County through an existing Intergovernmental Agreement for Special Projects. The project kickoff meeting was held the week of Christmas with representatives from Beaufort County, Dominion Energy, Alliance Consulting Engineers and Lowcountry Regional Water System attending. The project will extend the sidewalk from the corner of Wall Street and Castle Hall Road to the furthest entrance of the Beaufort Housing Authority Yemassee Heights project at 21 Castle Hall Road. 14 Business licenses were issued during the past month and six building permits.

Public Works - No Report

Municipal Court - No Report

# Public Comment

None

# **Council Discussion**

Mayor Moore presented the chapter of the elected officials handbook regarding municipal annexations.

After the handbook review, Mr. Garnes reminded the Town Council that the meeting next month as scheduled is Valentines Day, Tuesday, February 14, 2023. The Council discussed changing the date of the meeting for next month. Attending members of the public joked that it would be in the best interests of all for those who are married to not pull them away on Valentine's Day. After discussion, the Town Council agreed upon Thursday, February 16, 2023, at 6:30PM. Mr. Garnes updated the website calendar during the meeting to reflect the updated date and time.

# Adjournment

Mayor Moore asked for motion to adjourn. Council Member Washington made the motion to adjourn. Second by Council Member Murray. All in favor, **Meeting Adjourned at 7:14PM.** 

# **Recommended Motion**

(January 10, 2023, Town Council Meeting Minutes)

I make the motion to:

- Approve
- Table until time certain
- Deny

*"The meeting minutes of the January 10, 2023, Town Council Meeting".* 

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



*Council Members* Alfred Washington Stacy Pinckney David Paul Murray

# Town Council Agenda Item

**Subject:** Consideration of approval for a Planned Unit Development (PUD) Concept Plan for property referred to as the Jinks-Corbett tract located at the intersection of U.S. Highway 17A & Jinks Street in Hampton County. The project proposes 200,000sqft of commercial / industrial occupancy and 107 single-family homes and associated infrastructure. The subject parcels are identified by Hampton County Tax Map Numbers: 204-01-05-005, 204-01-05-013 & 203-00-00-046.

**Department:** Administration

Submitted by: Matthew Garnes, Town Clerk

# Attachments:

	Ordinance		Resolution	Other
$\checkmark$	Support Documents	$\checkmark$	Motion	

**<u>Summary</u>**: Public Hearing on proposed Ironline PUD.

**<u>Recommended Action</u>**: If contents of Concept Plan are satisfactory to Town Council, recommend approving Concept Plan application and inviting applicant to submit a PUD Master Plan application.

### **Council Action:**

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



Staff Report

Administration



January 5, 2023

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 up to 200,000sqft of an 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 also owns a third parcel in the rear of the development that is largely wetland that was outside of Yemassee Town limits however was annexed into the Town last month. The Planning Commission reviewed the request at the December meeting and recommended advancing the request and scheduling a Public Hearing. A Public Hearing was conducted at their January 2023 Planning Commission meeting.

# 3. Planning Commission Recommendation

The Town of Yemassee's Planning Commission voted at their January 3, 2023, meeting to recommend to Town Council to approve the concept plan application as submitted by the applicant with the condition that the potential impact the development would have on traffic at buildout be examined.



Staff Report Administration



# 4. Site Design and Development Standards

Currently, there are no architectural guidelines or restrictive covenants for the design or construction materials outside of the minimum requirements established in the Town of Yemassee Development Standards Ordinance. Upon the applicant submitting a PUD Master Plan Application and a subsequent Development Plan Application, Staff would be provided with any additional requirements for design or construction materials in addition to what the Town requires.

**Land Use** – Two of the parcels are undeveloped uplands located west of U.S. Highway 17A. The third parcel, 203-00-00-046, is largely undeveloped wetlands that back up to the Ace Basin National Wildlife Refuge that is managed by the U.S. Department of Fish & Wildlife. This parcel, which is currently zoned Conservation Preservation District pursuant to the Town of Yemassee Zoning Ordinance, will not be developed but will be used to fulfill open space requirements.

The residential development is proposed to be directly behind the Pine Street / Lacey Street neighborhood. The industrial development will be located along U.S. Highway 17A in the area that the former motel is currently situated- 311 U.S. Highway 17A.

**Access** – The development proposes to be served by the existing Jinks Road, which would be upgraded by the developer and turned over to the community upon completion likely to be managed by a homeowner's association. The industrial / commercial area will be primarily accessed by the existing intersection of U.S. Highway 17A and Jinks Street and an additional proposed entrance with a deceleration lane roughly 500ft north of this intersection for truck traffic. Internally, a road network will be constructed concurrent with each proposed phase.

**Utilities** – The development will be served by the following service providers:

- Potable Water Distribution Lowcountry Regional Water System
- Wastewater Collection Lowcountry Regional Water System
- Power Supply and Service Dominion Energy
- Telecommunication Service Palmetto Rural Telephone Cooperative
- Fire Protection Hampton County Fire Rescue

**Wetlands & Stormwater Management** – There are wetlands on the northern side of the development. The development will be served by a number of retention ponds



# Staff Report

# Administration



with stormwater BMP's being employed to meet the standards set forth by the Town of Yemassee.

# **Requested Modifications**

Through the PUD application submittal documents, the applicant is seeking four modifications to existing zoning requirements as part of the Planned Unit Development. Those modifications include:

- 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.

# 5. Next Steps

Staff request Town Council schedule a public hearing at the February Town Council meeting and after consider approving the PUD Concept Plan. Approval of the PUD Concept Plan authorizes the applicant to submit a PUD Master Plan which would be reviewed by Staff, the Planning Commission and the Town Council followed by a Development Plan Application which once approved would authorize the applicant to begin procuring building permits for the first phase.

# THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS	PREVIEW FOR AD NUMBER IPL01011530	
Order Number: IPL0101153 Order Status: Submitted Classification: Legals & Public Notices Package: HHI - Legal Ads Final Cost: 65.14 Payment Type: Account Billed User ID: IPL0026087	<ul> <li>Town of Yemassee Public Hearing</li> <li>NOTICE IS HEREBY GIVEN that the Town of Yemassee Planning Commission will hold a Public Hearing on Tuesday, January 3, 2023, at 3:00 PM at the Yemassee Munici- pal Complex, 101 Town Cir, Yemassee, SC 29945, for the purpose of soliciting input on the following:</li> <li>DPLN-11-22-1109 by Tim Huber of Iron- line Metals, for a request for approval of a Planned Unit Development Concept Plan Ap- plication for 104.4 acres of land, located on U.S. Highway 17A, Hampton County, Town of Yemassee. The subject parcels are identified</li> </ul>	
ACCOUNT INFORMATION	204-01-05-005 & 203-00-00-046.	
TOWN OF YEMASSEE IP 101 Town Cir YEMASSEE, SC 29945-3363 803-589-2565 mattgarnes@townofyemassee.org TOWN OF YEMASSEE	<b>ANNX-11-22-1111</b> by Danielle V. Rease., for a request for annexation of approximately 3.00 acres of land, located on Interstate 95, Hampton County, into the Town of Yemassee. The subject property is identified by Hamp- ton County Tax Map Number:197-00-00-056. Persons with comments or questions should	
TRANSACTION REPORT Date December 6, 2022 10:48:29 PM EST Amount: 65.14	contact the Town of Yemassee Administra- tion Department at (843) 589-2565 Ext. 3. Persons requiring special services to attend the meeting should call to make arrange- ments. IPL0101153 Dec 8 2022	
SCHEDULE FOR AD NUMBER IPL01011530	<< Click here to print a printer friendly version >>	

The Island Packet (Hilton Head)



"Attachment C"



# TRANSMITTAL LETTER

DATE:	Nov 29, 2022	,	WE PROJECT NUMBEI	R 210148	}
PROJECT NAME:	Pine Street Development				
SUBJECT:	PUD Submittal				
ATTN TO:	Matthew Garnes	CC:			
COMPANY:	Town of Yemassee				
ADDRESS:	101 Town Circle				
CITY:	Yemassee		STATE SC ZIP	CODE:	29945

We transmit the following:

COPIES	DATE	DESCRIPTION	ACTION
6	Nov 29, 2022	PUD Application Packages	

Remarks:

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

# PLANNED UNIT DEVELOPMENT AND MASTER PLAN

FOR



ΒY

# WITMER - JONES – KEEFER, LTD.

23 PROMENADE STREET, SUITE 201



# PLANNED UNIT DEVELOPMENT AND MASTER PLAN <u>PINE STREET</u>

# **TABLE OF CONTENTS**

# SECTION I – SITE DEVELOPMENT

Α.	The Property	page 1
В.	Planned Unit Development and Development Agreement Process	page 2
C.	Master Plan	page 2
D.	Environmental Protection	page 3
E.	Cultural and Historical Resources	page 4
F.	Water and Sewer Service	page 4
G.	Utility Service	page 4
н.	Roadways and Traffic	page 5
ι.	Parking	page 6
J.	Stormwater Management	page 7
SECT	ION II - LAND USE	

Α.	Introduction and Narrative	page 7
В.	Allowed Land Uses	page 8
C.	Allowed Density	page 8
D.	Definitions of Land Use Terms and Density Terms	page 9

### **SECTION III - EXEMPTIONS**

A. TOWN (	F YEMASSEE ZONIN	3 ORDINANCE A	ADOPTED MARCH 9	Э, 2007	page 12
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# LIST OF APPENDICES

Site Location Map

Appendix A

Appendix B

Appendix C

Appendix D

Appendix E

Appendix F

Appendix G

Appendix H

Appendix I

Appendix J

Site Survey and Topography map Freshwater Wetlands Delineation USDA Soils Data Aerial Site Map USGS Quadrangle Map FEMA Map Master Plan Development Schedule

Development Schedun

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.

## **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:

**<u>Tract 1</u>** : 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 cooridor.

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 <del>twenty-five (25)</del> 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) 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 <del>one thousand five hundred (1,500)</del> 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 <u>hundred (400)</u> distance requirement, (i.e., frontage roads, shared access drives, and others);

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

"Attachment D"

# **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

APPENDIX J

"Attachment D"

INTENT TO SERVE LETTERS

# DRAFT

# APPENDIX A SITE LOCATION MAP

"Attachment D"

# PROJECT SITE


### 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



### 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 #: 45049C0450C PANEL # 450 OF 550

PANEL DATE: \_\_\_\_\_\_SEPTEMBER 29, 2010 INDEX DATE: SEPTEMBER 29, 2010

THIS FLOOD ZONE DETERMINATION IS APPROXIMATE AND SHOULD E 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.

LORICK V. FANNING, PLS 19882

CARO, ' LORICK V. FANNING GROUP, LLC No. C02082 PLS# 19882

YEMASSEE, HAMPTON COUNTY, SOUTH CAROLINA PREPARED FOR RAMSEY DEVELOPMENT

# "Attachment D"

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<b>Consulting</b>		> • `
Group,LL	.c /	

		AREA	A TABLE	
AREA	TOTAL ACREAGE	SQ. FEET	WETLANDS ACREAGE	DITCH ACREAGE
А	46.31	2,017,286	46.20	0.00
В	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
D E F	2.50 1.00 7.98	43,567 347,487	0.00 0.11 0.19	0.00 0.03 0.42

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	AREA TAB	E.C.	$\langle \cdot \rangle$
Description	Perimeter	80.5eet	Adres
AREA A	6,698.26	2,017,285	39,5,46,131
AREA B	7,818.71	1,824,771	91141.89
AREA C	4,206.48	596,822.4	4 13.70
AREA D	1,380.30	108,808.7	0 2.50
Total		4,547,687.9	95 104.40



TAX PARCEL 203-00-00-003 N/F USA SECRETARY OF INTERIOR

> DETERIORATED IRON FOUND AND ROTTEN POST BASE WITH THREE MARKED WITNESS TREES T-FENCE POST SET TO REPLACE CORNER

# LEGEND

- 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

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PB 3 PG 127 DB 484 PG 261 PB 14 PG 64 PB 3 PG 157

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



#### 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







### FLOOD ZONE DETERMINATION

FLOOD ZONE (BFE): A (BFE=NOT DETERMINED) AND X

COMMUNITY NAME: HAMPTON CO. UN INCORP./TOWN OF YEMASSEE

MAP #: 45049004500 PANEL

450 OF 550 PANEL DATE: 
 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

LAND CONSULTING DORICK V. FANNING O GROUP, LLC PLS# 19882 No. CÓ2082

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

J	OB # 6024		
FIELD BOOK <u>:</u> FIELD CREW:	ELECTRONIC LF/PW		
DRAFTER: DATE OF FIELDWORK <mark>:</mark>	LF/PW 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

# "Attachment D'

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

AREA         TABLE         Consulting           Description         Perimeter         Sq. Greet Lic Acres           AREA         6,698-26         2,017,285.51         46,31           AREA         6,698-26         2,017,285.51         46,31           AREA         6,698-26         2,017,285.51         46,31           AREA         6,698-26         2,017,285.51         46,31           AREA         6,698-26         2,017,285.51         46,35           AREA         6,698-26         2,017,285.51         46,35           AREA         6,698-26         2,017,285.51         46,35           AREA         7,818.75         1,824,771.31         45,89           AREA         4,206.48         596,822.44         53,90           AREA         1,380.30         4,08,90         50	14		
Description         Perimeter         Sq. Greet.uc         Acres           AREA         6,698-26         2,017,285.51         46,31           AREA         7,818.21         1,824,771.31         46,33           AREA         7,818.21         1,824,771.31         46,33           AREA         7,818.21         1,824,771.31         4,53           AREA         1,300.48         596,822.44         53,30           AREA         1,380.30         47,84         50			Land LE Consulting
AREA A 6,698-26 2,017,285.51 46,5 E AREA B 7,818.21 1,824,771,31 4,589 AREA C 4,206.48 596,822.44 3,03,00 AREA D 1,380.30 1,08,806,50 (1,2.50	Description	Perimeter	Sa, Gragt LLC Acres
AREA B 7,818.71,1,824,771,71,71,4589 AREA C 4,206.48,596,822.44,5,03,30 AREA D 1,380.30 ///08,806,30,50	AREA A	6,698-25	2,017,285.51 46,35
AREA C 4,206.48 596.822.44 503.30 AREA D 1,380.30 10850 50 50	AREA B	7,818.77	1,824,771,31 4,589
AREA D 1,380.30 110 848 48 30 10 20 50	AREA C	4,206.48	\$96.822.44 JOS \$0
	AREA D	1,380.301	11,08,808,30,10.50
Total 4,5471,6807.1951104.40	Total		4,547,687.99104.40



TAX PARCEL 203-00-00-003 N/F USA SECRETARY OF INTERIOR

> DETERIORATED IRON FOUND AND ROTTEN POST BASE WITH THREE MARKED WITNESS TREES T-FENCE POST SET TO REPLACE CORNER

# LEGEND

### 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

TREE LEGEND		
DESCRIPTION		SCIENTIFICNAME
BG	BLACK GUM	Nyssa sylvatica
CF	RED CEDAR	luniperus virainiana
СН	CHERRY	Prunus spp
DW	DOGWOOD	Cornus florida
GUM	SWEETGUM	Liquidambar styraciflua
Н	HICKORY	Carya spp
LO	LIVEOAK	Quercus virginiana
MA	MAPLE	Acer spp
MAG	MAGNOLIA	Magnolia grandiflora
MYRT	WAXMYRTLE	Myrica cerifera
0	OAK	Quercus spp
PA	PALMETTO	Sabal palmetto
PE	PECAN	Carya illinoensis
PN	PINE	Pinus spp
SUG	SUGARBERRY	Nyssa sylvatica
TA	TALLOW TREE	Triadica Loureiro

	LAND CONSULTING GROUP, LLC
	POST OFFICE DRAWER 1366
PG 261	BEAUFORT, SOUTH CAROLINA 29901-1366 (843) 575-5206



### 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

		"Attachment D"
AREA TABLE         Description       Perimeter       Sq. Feet       Acres       Description       Perim         AREA       A       6,698.26       2,017,285.51       46.31       Ditch       A       294         AREA       B       7,818.71       1,824,771.31       41.89       Ditch       B       1,18         AREA       C       4,206.48       596,822.44       13.70       Ditch       C       1,68         AREA       D       1,380.30       108,808.70       2.50       Ditch       D       1,49         Total       4,547,687.95       104.40       Ditch       E       2,03         Wetland       A       8,46         LINE       BEARING       DISTANCE       Wetland       B       172         L1       S       54'02'11"       W       119.41'       Wetland       C       1,24	S AREA TABLE         neter       Sq. Feet       Acres         4.59       1,352.19       0.03         36.4       7,907       0.18         32.5       9,786       0.22         99.7       11,460.52       0.26         4.71       13,461.15       0.31         8.70       2,717,817.99       62.39         2.52       1,661.23       0.04         1.41       33,650.55       0.77	AREA TABLE         Description       Perimeter       Sq. Feet       Acres         0.20       0.00       0.31       AREA A       6,698.26       2,017,285.51       46.31         .42       0.27       AREA C       4,206.48       596,822.44       13.70         .00       0.00       AREA D       1,380.30       108,808.70       2.50         .11       0.03       Total       4,547,687.95       104.40
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TAX PARCEL 203-00-00-041 N/F BRENDA A HIGH DB 201 PG 206 TAX PARCEL 204-01-01-021 N/F BRENDA A HIGH $1 \rightarrow 1 \rightarrow$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$
TAX PARCEL 204-01-01-017 N/F RANDY L AND ANNA E LUNSFORD DB 324 PG 86 Wetland B Liez Liez Liez Liez Liez Liez Liez Liez	$\frac{AREA B}{1} + \frac{AREA B}{1} + AR$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
TAX PARCEL 204-01-01-018 N/F JERRY W COOK DB 461 PG 292 L13 L13 AREA C TAX PARCEL 204-01-05-005 Metland E N/F JERRY W COOK DB 461 PG 292 N/F JERRY W COOK N/F JERRY W COOK DB 461 PG 292 N/F JERRY W COOK N/F JERRY W COOK DB 461 PG 292 N/F JERRY W COOK DB 461 PG 292 N/F JERRY W COOK N/F JERRY W COOK DB 461 PG 292 N/F JERRY W COOK N/F JERRY W COOK DB 461 PG 292 N/F JERRY W COOK N/F JERRY	Ditch C Ditch C Ditch C Ditch C Ditch C Ditch B Ditch B Dit	$\begin{array}{ c c c c c c c c c c c c c c c c c c c$
$\frac{1}{10^{10}} = \frac{1}{10^{10}} = \frac{1}{10^{10}$	Image: Shebs     FENCE     Image: Shebs     FENCE       Image: Shebs     FENCE     CONC PAD     POWER POLE       Image: Shebs     Image: Shebs     DRAINAGE DITCH       Image: Shebs     Image: Shebs     Image: Shebs       Image: Shebs     Image: Shebs     <	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$
TAX PARCEL 204-01-05-004 N/F AMY L YOUMANS DB 185 PG 89       B 74 Port S 7 O         TON       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	SCALE 0' 200' 400' 600' 1" = 200' WETLANDS SURVEY OF CORBETT TRACT	L115       N 11'28'09" E       40.93'       L200 I       1000 J       1000 J </td

FLOOD	ZONE DETERMINATION
FLOOD ZONE (BF	E):A (BFE=NOT DETERMINED) AND X
COMMUNITY NAM	E: HAMPTON CO. UN INCORP./TOWN OF YEMASSEE
COMMUNITY #: _	450095 / 450103
MAP #:	45049C0450C
PANEL #:	450 OF 550
PANEL DATE:	SEPTEMBER 29, 2010
INDEX DATE:	SEPTEMBER 29, 2010
THIS FLOOD ZON	E DETERMINATION IS APPROXIMATE AND SHOULD BE
VERIFIED BY THE	APPROPRIATE BUILDING CODES OFFICE BEFORE
ANY DESIGN OR	CONSTRUCTION BEGINS.

REQUIREMENTS FOR A CLASS "C" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

PLS# 19882



LORICK V. FANNING, PLS 19882

IAX PARUELS 204-01-00-000 AND 200-00-00-040 YEMASSEE, HAMPTON COUNTY, SOUTH CAROLINA PREPARED FOR RAMSEY DEVELOPMENT SHEET 1 OF 2

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

TING

Consulting  $\leq$  Group,LLC/

Hinos

Land





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





United States Department of Agriculture

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"





MAP LEGEND			)	MAP INFORMATION	
Area of Interest (AOI)		Spoil Area	The soil surveys that comprise your AOI were mapped at		
	Area of Interest (AOI)	۵	Stony Spot	1:20,000.	
oils		m	Very Stony Spot	Warning: Sail Man may not be yelid at this cools	
	Soil Map Unit Polygons	00 (10	Wet Spot	Warning. Son Map may not be valid at this scale.	
~	Soil Map Unit Lines	8	Other	Enlargement of maps beyond the scale of mapping can cause	
	Soil Map Unit Points		Statist Line Feetures	misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of	
Special	Point Features		Special Line Features	contrasting soils that could have been shown at a more detailed	
ဖ	Blowout	Water Fe	atures Streams and Canals	scale.	
$\boxtimes$	Borrow Pit	Trananar	totion		
Ж	Clay Spot		Rails	Please rely on the bar scale on each map sheet for map measurements.	
$\diamond$	Closed Depression		Interstate Highways		
X	Gravel Pit			Source of Map: Natural Resources Conservation Service	
*	Gravelly Spot	~	Major Roads	Coordinate System: Web Mercator (EPSG:3857)	
0	Landfill		Local Poads	Mana from the Mach Soil Survey are based on the Mach Margater	
A	Lava Flow	~	Lucal Ruaus	projection, which preserves direction and shape but distorts	
	Marsh or swamp	Backgrou	Aerial Photography	distance and area. A projection that preserves area, such as the	
			Kenarr notography	Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.	
~					
0				This product is generated from the USDA-NRCS certified data as	
0	Perennial Water				
$\vee$	Rock Outcrop			Soil Survey Area: Hampton County, South Carolina	
+	Saline Spot			Survey Area Data: Version 22, Sep 7, 2022	
0 0 0 0	Sandy Spot			Soil map units are labeled (as space allows) for map scales	
-	Severely Eroded Spot			1:50,000 or larger.	
٥	Sinkhole			Date(s) aerial images were photographed: Feb 21, 2021—Feb	
\$	Slide or Slip			23, 2021	
ø	Sodic Spot			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 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%	
ЕрВ	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%	
Totals for Area of Interest		106.3	100.0%	

### Map Unit Legend

### **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





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





### VICINITY MAP PINE STREET DEVELOPMENT

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

SCALE: 1"=1,000'



### National Flood Hazard Layer FIRMette

80°50'44"W 32°42'26"N





Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



PLANNED UNIT DEVELOPMENT MASTER PLAN





WETLAND TO BE MITIGATED, TYP.

PARCEL '1' LIGHT INDUSTRIAL	<u>St</u>
-BUILDING FOOTPRINT FOR	PA
REFERENCE ONLY	PA
75' HCOD SETBACK (MEASURED FROM PROPERTY LINE/ R.O.W.) —25' HCOD BUFFER	PA
e see see	PA
	TO
	A STOR

### UMMARY BY PARCEL UPLAND (ACRES) 10.73 RCEL 1 RCEL 2 10.01 16.76 RCEL 3 0.11 RCEL 4 37.5 DTAL

Note: Plan is conceptual in nature and subject to change. Plan uses, calculations, and boundaries are subject to change.





#### 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: <u>843-538-9381</u> Mobile: <u>843-217-3653</u> Business Direct: <u>843-538-SALE</u>(7253) Email: <u>matt.sigman@prtc.coop</u> Business Direct: <u>busdirect@prtc.coop</u> 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

### **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



#### HYDRAULIC LOADING CALCULATION

#### **Ironline Metals**

Yemassee, SC

#### **Project Description:**

The proposed development is for an approximate 100,000 SF light industrial warehouse facility, located at the intersection of Jinks/Pine Street and Highway 21/US-17. This facility will have a total of 40 employees per shift, when operations are at full capacity. A waterline is proposed along Pine Street, adjacent to the existing sewer, to be connected to the existing waterlines along US-17 and at the intersection of Lacey Street. 2 points of connection will allow a looped system to maximize the available water flow and pressure onsite for the proposed facility and future development.

#### **Average Daily Demand:**

Based on *Appendix A* of South Carolina DHEC's <u>Standards for Wastewater Facility Construction: R.61-67 (May 22, 2015)</u>, Factories and Industries produce 19 gallons per day per employee, without showers of kitchens.

#### Wastewater Capacity:

(40 Employees) x (19 GPD)	= 760 gallons per day	y (GPD)
Total	= 760 gallons per day	y (GPD)
Water Capacity:		
<u>(760 GPD) x (130% peaking factor)</u>	= <u>988 gallons per dav</u>	<u>y (GPD)</u>
Total	= 988 gallons per day	y (GPD)

#### Summary:

The total water loading for the proposed project is 760 gallons per day, and the proposed wastewater loading is 988 gallons per day.

Wastewater: 76 Water: 98

760 GPD 988 GPD

1'All

December 29, 2022

Conor Blaney, PE SC PE # 36273



# SITE DEVELOPMENT PLANS FOR

# **IRONLINE METALS**

# TOWN OF YEMASSEE, SOUTH CAROLINA

ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 72-HOUR NOTICE TO ALL RESPECTIVE UTILITY COMPANIES FOR FIELD VERIFICATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGES TO EXISTING UTILITIES DUE TO THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY CONTROL OF STORM WATER DRAINAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SEQUENCING AND CONSTRUCTION TECHNIQUES SHALL PREVENT OBSTRUCTION OF STORM SEWERS, PONDING IN TRAFFIC AREAS OR RISING OF WATER LEVELS WHICH WOULD ENTER 3. FULL WIDTH OF STREET AND ROAD RIGHTS-OF-WAY MUST BE CLEARED AND GRADED AS SHOWN IN THE DETAILS ON THE DRAWINGS SUBGRADE PREPARATION: TOP SOIL SHALL BE REMOVED FROM PAVED AREAS TO A MINIMUM DEPTH AS RECOMMENDED IN THE PROJECT'S GEOTECHNICAL REPORT. ALL EXCAVATION SHALL BE TO SUBGRADE LIMITS. 5. ALL UTILITY PIPE LINES, CONDUITS AND SLEEVES UNDER PAVED AREAS MUST BE IN PLACE PRIOR TO COMPLETION OF THE ROADWAY SUBGRADE . FINISH GRADING SHALL INCLUDE THE PLACEMENT OF TOPSOIL OVER ALL UNPAVED AREAS NOT OCCUPIED BY BUILDINGS OR STRUCTURES AND FINE GRADING AROUND BUILDINGS, ADJACENT TO WALKS, CURBS, GUTTERS AND STRUCTURES TO ASSURE POSITIVE DRAINAGE.

#### SCDHEC/OCRM SEDIMENT AND EROSION CONTROL STANDARD NOTES (REVISED DEC-2012)

HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL 2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED

A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE. 3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION. 4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND EMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE. 5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING

CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE 6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED. . RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION.

INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN 8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS. 9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS. 10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING 11. A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION

EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT 12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS

14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO 15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED

A. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL. B. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION C. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE.

D. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. 17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE. 18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE 19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE

#### DRY UTILITY CONDUITS FOR ELECTRIC, TELEPHONE AND CABLE TV:

ALL DRY UTILITY CONDUIT ENDS SHALL BE CAPPED AND MARKED WITH A STEEL REBAR STAKE IMBEDDED ONE (1) FOOT BELOW GROUND SURFACE. . MAINTAIN MINIMUM 12" VERTICAL CLEARANCE WHEN CROSSING WATER, SEWER, AND STORM DRAIN LINES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE INSTALLATION OF ALL UTILITY SERVICE CONNECTIONS. REFER TO APPROVED BUILDING PLANS FOR THE EXACT LOCATION OF ALL SERVICE CONNECTIONS. THE CONTRACTOR MUST INSTALL ALL CONDUITS, AS SHOWN ON THE PLANS OR AS REQUIRED BY RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS WITH REGARDS TO THE INSTALLATION OF UTILITIES AND CONDUIT. . LOCATIONS SHOWN ON THE PLANS FOR PROPOSED DRY UTILITY CONDUITS ARE APPROXIMATE ONLY. ALL DIMENSIONING AND STAKING SHOULD BE BASED ON ECONOMICAL AND PRACTICAL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE RESPECTIVE

. TRANSFORMER PADS SHALL BE LOCATED AS DIRECTED BY THE RESPECTIVE UTILITY REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE 9. NOTIFY THE ENGINEER IF CONFLICTS WITH EXISTING OR PROPOSED STRUCTURES REQUIRE PROPOSED UTILITIES BE RELOCATED.

SITE CLEARING AND DEMOLITION: 1. NO CLEARING SHALL OCCUR WITHIN DESIGNATED BUFFER ZONES, TREE PROTECTION ZONES, OUTSIDE OF THE PROPERTY LINES OR BEYOND THE CLEARING LIMITS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS. ONLY THOSE TREES DESIGNATED ON THE DRAWINGS FOR REMOVAL ARE TO BE REMOVED AS PART OF THE SITE CLEARING OPERATIONS. THE CONTRACTOR SHALL INSTALL A CONTINUOUS LINE OF FLAGGING OR FENCING ALONG THE LIMITS OF CLEARING PRIOR TO COMMENCING ANY CLEARING, DEMOLITION, OR CONSTRUCTION WORK ON THE PROJECT. 4. EXERCISE CAUTION DURING CLEARING OPERATIONS TO AVOID FELLING TREES INTO DESIGNATED TREE PROTECTION ZONES. 5. NO BURNING WILL BE ALLOWED WITHIN 50 FEET OF A TREE PROTECTION ZONE OR TREE DRIP LINE. CONTRACTOR SHALL COORDINATE ANY BURNING OPERATIONS WITH LOCAL JURISDICTION AND FIRE DEPARTMENTS. 6. SELECTIVE CLEARING AREAS SHALL BE CLEARED OF ALL BRUSH AND UNDERSTORY GROWTH.

843-208-5512 1 COOPERATIVE WAY. HARDEEVILLE, SC 29927 800-251-7234 PO BOX 100255 COLUMBIA, SC 29202 LOWCOUNTRY REGIONAL WATER SYSTEM 803-943-1006 513 ELM STREET WEST, SC 29924 843-815-1675 PO BOX 3380, BLUFFTON, SC 29910 11 OFFICE PARK ROAD, HILTON HEAD, SC 29928 843-913-7940 843-525-0044 2127 BOUNDARY ST #16, BEAUFORT, SC 29902 843-761-8000 1 RIVERWOOD DRIVE, MONCKS CORNER, SC 29461



**PROJECT INFORMATION** DEVELOPER:

TIM HUBER RAMSEY DEVELOPMENT 706 JEFFERSON STREET, TELL CITY, IN 47586 812.719.0008 THUBER@RAMSEYDEVELOPMENT.COM

SOURCE OF TITLE: HAMPTON COUNTY REGISTER OF DEEDS, DEED BOOK 484 PAGE 261

PROJECT STREET ADDRESS PINE STREET & HWY 21/17

PROPERTY IDENTIFICATION NO. County I.D. #:204-01-05-005 204-01-05-013

DEVELOPMENT PERMIT JURISDICTION TOWN OF YEMASSEE

UNDEVELOPED EXISTING: PROPOSED: INDUSTRIAL

REQUIRED SETBACKS: FRONT: XX FEET REAR: XX FEET SIDE: XX FEET STREET: XX FEET

SURFACE COVERAGE MAX IMPERVIOUS ALLOWED: XX % MIN OPEN SPACE REQUIRED: XX % EXISTING IMPERVIOUS: XX,XXX SQ. FT. (XX %) PROPOSED IMPERVIOUS: XX,XXX SQ. FT. (XX %) OPEN SPACE PROVIDED: XX,XXX SQ. FT. (XX %) WETLANDS/NAT. RESOURCE: XX,XXX SQ. FT. (XX %)

#### PARKING SUMMARY

PARKING USE TYPES USE TYPE = XX SPACES/XX SQ. FT. PARKING REQUIRED USE TYPE = XX SPACES PARKING PROVIDED: TOTAL = XX SPACESACCESSIBLE PARKING REQUIRED: X SPACES ACCESSIBLE PARKING PROVIDED: X SPACES

DESIGN TEAM
AND SURVEYOR:
AND CONSULTING GROUP, LLC 43.575.5206

RT ATKINS GROU 843.815.2557 LANDSCAPE ARCHITECT:

WITMER, JONES, KEEFER LTD 843.757.7411

PERMITS			
PERMIT	PERMIT #	ISSUED	EXPIRE
LOWCOUNTRY REGIONAL WATER SYSTEM			
FIRE MARSHAL			
SCDHEC/MS4 STORMWATER			
SCDHEC WATER			
SCDHEC WASTEWATER			
SCDOT ENCROACHMENT UTILITY			
SCDOT ENCROACHMENT DRIVEWAY			
MUNICIPALITY DEVELOPMENT			
USACE DETERMINATION			
USACE PERMIT			

PROPERTY OWNER TIM HUBER RAMSEY DEVELOPMENT 706 JEFFERSON STREET, TELL CITY, IN 47586 812,719,0008 THUBER@RAMSEYDEVELOPMENT.COM

LATITUDE / LONGITUDE N 32°41'56" W 80° 50' 51"

FLOOD ZONE

PROPERTY ZONING:

SITE AREA 101.9 ACRES TOTAL DISTURBED: 12.5 ACRES

**BUILDING HEIGHT** XX FEET MAXIMUM: PROPOSED: XX FEET

REQUIRED BUFFERS FRONT: XX FEET REAR: XX FEET SIDE: XX FEET STREET: XX FEET

GEOTECHNICAL ENGINEER:

WETLAND CONSULTANT:

**RESOURCE & LAND CONSULTANTS** 

843.815.5120

912.443.5896





IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY



IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY



IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY

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PLAN

CONTROL

INITIAL EROSION

12/29/22

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IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY

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IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY

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IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY





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	BROWNTOP MILLET 40 LBS/AC   RYE, GRAIN 56 LBS/AC			P. M.	
	RYEGRASS 50 LBS/AC		152 152	10440 111111111111111111111111111111111	
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IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY

#### 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

#### Bill To

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

Date	Invoice #
11/28/2022	2022YEM4371



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





# ZONING DEPARTMENT

### IRONLINE PUD

## LEGEND HIGHWAY CORRIDOR OVERLAY DISTRICT

	TOWN BOUNDARY
YEN	ASSEE ZONING
701	
	Conservation
	General Residential
	Office Commercial District
-777	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
HY	DROLOGY
	LAKE/POND
	RESERVOIR
	STREAM/RIVER
	COUNTIES
	IRONLINE PUD

PREPARED BY: SPATIAL ENGINEERING, INC.

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CARTOGRAPHY BY: GOVI HINES, GISP

DISCLAIMER:

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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, 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.



## SITE DEVELOPMENT PLANS FOR

# **IRONLINE METALS**

### TOWN OF YEMASSEE, SOUTH CAROLINA

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#### SCDHEC/OCRM SEDIMENT AND EROSION CONTROL STANDARD NOTES (REVISED DEC-2012):

. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE

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FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE. 5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE

6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED. . RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C REG. 72-300 ET SEQ. AND SCR100000.

8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS. 9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS. 10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF

FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING 11.A COPY OF THE SWPPP, INSPECTIONS RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT

12.INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS. 14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER. AND OTHER WASH WATERS. WASH

WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO 15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED

B. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE

D. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING. 17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE 18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE 19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE

#### DRY UTILITY CONDUITS FOR ELECTRIC, TELEPHONE AND CABLE TV:

ALL DRY UTILITY CONDUIT ENDS SHALL BE CAPPED AND MARKED WITH A STEEL REBAR STAKE IMBEDDED ONE (1) FOOT BELOW GROUND SURFACE. . MAINTAIN MINIMUM 12" VERTICAL CLEARANCE WHEN CROSSING WATER, SEWER, AND STORM DRAIN LINES.

. MAINTAIN MINIMUM 18" HORIZONTAL CLEARANCE WHEN PARALLELING WATER, SEWER AND STORM DRAIN LINES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE INSTALLATION OF ALL UTILITY SERVICE CONNECTIONS. REFER TO APPROVED BUILDING PLANS FOR THE EXACT LOCATION OF ALL SERVICE CONNECTIONS. THE CONTRACTOR MUST INSTALL ALL CONDUITS, AS SHOWN ON THE PLANS OR AS REQUIRED BY RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS WITH REGARDS TO THE INSTALLATION OF UTILITIES AND CONDUIT. LOCATIONS SHOWN ON THE PLANS FOR PROPOSED DRY UTILITY CONDUITS ARE APPROXIMATE ONLY. ALL DIMENSIONING AND STAKING SHOULD BE BASED ON ECONOMICAL AND PRACTICAL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE RESPECTIVE 3. TRANSFORMER PADS SHALL BE LOCATED AS DIRECTED BY THE RESPECTIVE UTILITY REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE 9. NOTIFY THE ENGINEER IF CONFLICTS WITH EXISTING OR PROPOSED STRUCTURES REQUIRE PROPOSED UTILITIES BE RELOCATED.

NO CLEARING SHALL OCCUR WITHIN DESIGNATED BUFFER ZONES, TREE PROTECTION ZONES, OUTSIDE OF THE PROPERTY LINES OR BEYOND THE CLEARING LIMITS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS. . ONLY THOSE TREES DESIGNATED ON THE DRAWINGS FOR REMOVAL ARE TO BE REMOVED AS PART OF THE SITE CLEARING OPERATIONS. THE CONTRACTOR SHALL INSTALL A CONTINUOUS LINE OF FLAGGING OR FENCING ALONG THE LIMITS OF CLEARING PRIOR TO COMMENCING ANY CLEARING, DEMOLITION, OR CONSTRUCTION WORK ON THE PROJECT. 4. EXERCISE CAUTION DURING CLEARING OPERATIONS TO AVOID FELLING TREES INTO DESIGNATED TREE PROTECTION ZONES.5. NO BURNING WILL BE ALLOWED WITHIN 50 FEET OF A TREE PROTECTION ZONE OR TREE DRIP LINE. CONTRACTOR SHALL COORDINATE

843–208–5512 1 COOPERATIVE WAY, HARDEEVILLE, SC 29927 800-251-7234 PO BOX 100255 COLUMBIA, SC 29202 LOWCOUNTRY REGIONAL WATER SYSTEM 803-943-1006 513 ELM STREET WEST, SC 29924 843-815-1675 PO BOX 3380, BLUFFTON, SC 29910 843-913-7940 11 OFFICE PARK ROAD, HILTON HEAD, SC 29928 843-525-0044 2127 BOUNDARY ST #16, BEAUFORT, SC 29902 1 RIVERWOOD DRIVE, MONCKS CORNER, SC 29461 843-761-8000



Know what's DCLOW Call (31) before you die **PROJECT INFORMATION** 

DEVELOPER: TIM HUBER RAMSEY DEVELOPMENT 706 JEFFERSON STREET, TELL CITY, IN 47586 812.719.0008 THUBER@RAMSEYDEVELOPMENT.COM

SOURCE OF TITLE: HAMPTON COUNTY REGISTER OF DEEDS, DEED BOOK 484 PAGE 261

PROJECT STREET ADDRESS: PINE STREET & HWY 21/17

PROPERTY IDENTIFICATION NO. County I.D. #:204-01-05-005 204-01-05-013

DEVELOPMENT PERMIT JURISDICTION TOWN OF YEMASSEE

UNDEVELOPED

INDUSTRIAL

EXISTING: PROPOSED:

REQUIRED SETBACKS: FRONT: XX FEE1 REAR: XX FEET SIDE: XX FEET STREET: XX FEET

SURFACE COVERAGE MAX IMPERVIOUS ALLOWED: XX % MIN OPEN SPACE REQUIRED: XX % EXISTING IMPERVIOUS: XX.XXX SQ. FT. (XX %) PROPOSED IMPERVIOUS: XX,XXX SQ. FT. (XX %) OPEN SPACE PROVIDED: XX,XXX SQ. FT. (XX ಙ WETLANDS/NAT. RESOURCE: XX,XXX SQ. FT. (XX %

PARKING SUMMARY:

PARKING USE TYPES USE TYPE = XX SPACES/XX SQ. FT. PARKING REQUIRED: USE TYPE = XX SPAC PARKING PROVIDED: TOTAL = XX SPACES ACCESSIBLE PARKING REQUIRED: X SPACES ACCESSIBLE PARKING PROVIDED: X SPACES

DESIGN TEAM		
LAND SURVEYOR:		
AND CONSULTING GROUP	, LLC	
843.575.5206		

ARCHITECT COURT ATKINS GROUP 843.815.2557

LANDSCAPE ARCHITECT: WITMER, JONES, KEEFER LTD. 843.757.7411

	PERMITS		
PERMIT	PERMIT #	ISSUED	EXPIRES
LOWCOUNTRY REGIONAL WATER SYSTEM			
FIRE MARSHAL			
SCDHEC/MS4 STORMWATER			
SCDHEC WATER			
SCDHEC WASTEWATER			
SCDOT ENCROACHMENT UTILITY			
SCDOT ENCROACHMENT DRIVEWAY			
MUNICIPALITY DEVELOPMENT			
USACE DETERMINATION			
USACE PERMIT			

GEOTECHNICAL ENGINEER: 843.815.5120

WETLAND CONSULTANT: RESOURCE & LAND CONSULTANTS 912.443.5896

13. ROUGH GRADING

706 JEFFERSON STREET, TELL CITY, IN 47586 THUBER@RAMSEYDEVELOPMENT.COM LATITUDE / LONGITUDE

N 32°41′56 W 80°50'51"

PROPERTY OWNER

RAMSEY DEVELOPMENT

TIM HUBER

812.719.0008

FLOOD ZONE

PROPERTY ZONING:

SITE AREA 101.9 ACRES TOTAL: DISTURBED: 12.5 ACRES

BUILDING HEIGHT MAXIMUM: XX FEE PROPOSED: XX FEE

REQUIRED BUFFERS FRONT: XX FEE REAR: XX FEET SIDE: XX FEET STREET: XX FEET



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					JENGINEERIN		PH (843) 837-5250 / FAX (843) 837-2558	WWW.WARDEDWARDS.COM
		TOWN OF YEMASSEE, SOUTH CAROLINA	RAMSEY DEVELOPMENT, LLC					WWW.WARDEDWARDS.COM
		TOWN OF YEMASSEE, SOUTH CAROLINA						WWW.WARDEDWARDS.COM
			RAMSEY DEVELOPMENT, LLC					WWW.WARDEDWARDS.COM





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							DATE	
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		DIRM					5250 / FAX (843) 837-25	VARDEDWARDS.COM
						P O BOX 381 BILIFETON SOLITH CAROLIN	PH (843) 837-5250 / FAX (843) 837-25	WWW.WARDEDWARDS.COM
		TOWN OF YEMASSEE, SOUTH CAROLINA	RAMSEY DEVELOPMENT, LLC				UTILITY DETAILS PH (843) 837-5250 / FAX (843) 837-25	WWW.WARDEDWARDS.COM
		TOWN OF YEMASSEE, SOUTH CAROLINA	RAMSEY DEVELOPMENT, LLC			D BOX 381 BILIEFTON SOUTH CARDILL	UTILITY DETAILS PH (843) 837-5250 / FAX (843) 837-25	WWW.WARDEDWARDS.COM
			RAMSEY DEVELOPMENT, LLC					WWW.WARDEDWARDS.COM







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RYEGRASS	50 LBS/AC							11/V 11/V 11/V 11/V 11/V 11/V	22 22 25		
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								IRONLINE METALS TOWN OF YEMASSEE. SOUTH CAROLINA	RAMSEY DEVELOPMENT, LLC TELL CITY, INDIANA	INTERMEDIATE EROSION CONTROL DETAILS	
								VERTIC NAV	II CAL DATUM: D88 T #: D BY: D BY: SHEET C80	210148 12/29/22 BMT CPB	


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# RE: Ironline Metals - Letter of Intent to Serve Request

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: <u>843-538-9381</u> Mobile: <u>843-217-3653</u> Business Direct: <u>843-538-SALE(7253)</u> Email: <u>matt.sigman@prtc.coop</u> Business Direct: <u>busdirect@prtc.coop</u> 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: <u>https://www.dominionenergy.com/south-carolina/start-stop-service/new-construction</u>

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



# HYDRAULIC LOADING CALCULATION

#### **Ironline Metals**

Yemassee, SC

#### **Project Description:**

The proposed development is for an approximate 100,000 SF light industrial warehouse facility, located at the intersection of Jinks/Pine Street and Highway 21/US-17. This facility will have a total of 40 employees per shift, when operations are at full capacity. A waterline is proposed along Pine Street, adjacent to the existing sewer, to be connected to the existing waterlines along US-17 and at the intersection of Lacey Street. 2 points of connection will allow a looped system to maximize the available water flow and pressure onsite for the proposed facility and future development.

#### **Average Daily Demand:**

Based on *Appendix A* of South Carolina DHEC's <u>Standards for Wastewater Facility Construction: R.61-67 (May 22, 2015)</u>, Factories and Industries produce 19 gallons per day per employee, without showers of kitchens.

#### Wastewater Capacity:

(40 Employees) x (19 GPD)	= 760 gallons per da	y (GPD)
Total	= 760 gallons per da	y (GPD)
Water Capacity:		
<u>(760 GPD) x (130% peaking factor)</u>	= <u>988 gallons per da</u>	<u>y (GPD)</u>
Total	= 988 gallons per da	y (GPD)

#### Summary:

The total water loading for the proposed project is 760 gallons per day, and the proposed wastewater loading is 988 gallons per day.

Wastewater: 76 Water: 98

760 GPD 988 GPD

1'All

December 29, 2022

Conor Blaney, PE SC PE # 36273



February 6, 2023

Kari Foy, PE Lowcountry Regional Water System PO Box 647 Hampton, SC 29924

# Subject: Lowcountry Regional Water System Pine Street Development/Ironline Metals Ward Edwards Project Number: 210148

We are in receipt of your email dated 01/04/2023 for water and sewer availability request. Enclosed please find our response package addressing the provided comments as follows:

#### Enclosures:

- 1. Revised Civil Plans
- 2. Waterline Report
- 3. Hydraulic Loadings
- Only one fire line connection will be permitted. *Comments: Based on correspondence with the Fire Marshall, the project requires hydrants spaced at no more than 500-ft separation near the building. We've revised the waterline layout to provide 3 hydrants within the public right-of-way, and only one private fire line to get a hydrant at the northeast corner of the proposed building.*
- Irrigation service shall be provided by a separate tap on the water main. **Comments: The irrigation tap was moved to be connected to the public waterline in front of the building.**
- Sewer service shall be connected to existing main by cutting in a tee or wye rather than coring manhole
   Comments: The sewer service was relocated to connect to the main via a wye, as opposed to the previously proposed connection to the manhole.
- The existing 4" waterline reduces to 2" prior to crossing Jenks St. If our project is not complete prior to yours, the 6" tie in cannot be made.
   Comments: The plans have been revised to connect to the 4" further to the west of Jenks St. As proposed, much of the 2" waterline will be upgraded to 6" so that we can provide fire protection around the proposed building.
- Water main to be installed so that it is located outside of the EOP where feasible. Do you have a
  master plan showing all roadway improvements?

   Comments: The waterline was shifted further east to get it out from under the proposed
  pavement.



- See comments on water and sewer details.
   Comments: Water/sewer details were revised as requested.
- Replace BJWSA As-built requirements with attached LRWS requirements. Comments: The BJWSA as-built requirements were replaced with the LRWS requirements.
- Add water/sewer notes indicating the following: 1) A pre-construction conference shall be held with the Developer's Contractor, Developer's Engineer, and LRWS Representative; 2) The Developer's Contractor shall notify LRWS in writing of start of work three days prior to starting construction; 3) all connections to existing water and sewer mains shall be made in the presence of an LRWS inspector

Comments: The notes were added as requested

 (Please submit revised plans along with specifications and design calculations required to achieve SCDHEC permit to construct. LRWS is not a delegated review entity and we do not have standard specs on file with DHEC. Please include our attached close out document in the contractor's bid package, and ensure that water main testing and disinfection are specified in accordance with AWWA standards. Upon review and approval of revised submittal, LRWS can provide a willingness to serve letter for inclusion in the DHEC package.)

*Comments: Ward Edwards has specifications approved and on-file with SCDHEC. We can provide a copy of these specs when the project is ready for submittal to SCDHEC.* 

If you have any questions or comments during your review, please do not hesitate to contact me at 757-814-0824 or <u>cblaney@wardedwards.com</u>.

Sincerely, Ward Edwards Engineering

Conor Blaney, PE Project Manager



# HYDRAULIC LOADING CALCULATION

#### **Ironline Metals**

Yemassee, SC

#### **Project Description:**

The proposed development is for an approximate 100,000 SF light industrial warehouse facility, located at the intersection of Jinks/Pine Street and Highway 21/US-17. This facility will have a total of 40 employees per shift, when operations are at full capacity. A waterline is proposed along Pine Street, adjacent to the existing sewer, to be connected to the existing waterlines along US-17 and at the intersection of Lacey Street. 2 points of connection will allow a looped system to maximize the available water flow and pressure onsite for the proposed facility and future development.

#### **Average Daily Demand:**

Based on *Appendix A* of South Carolina DHEC's <u>Standards for Wastewater Facility Construction: R.61-67 (May 22, 2015)</u>, Factories and Industries produce 19 gallons per day per employee, without showers of kitchens.

#### Wastewater Capacity:

(40 Employees) x (19 GPD)	= 760 gallons per da	y (GPD)
Total	= 760 gallons per da	y (GPD)
Water Capacity:		
<u>(760 GPD) x (130% peaking factor)</u>	= <u>988 gallons per da</u>	<u>y (GPD)</u>
Total	= 988 gallons per da	y (GPD)

#### Summary:

The total water loading for the proposed project is 760 gallons per day, and the proposed wastewater loading is 988 gallons per day.

Wastewater: 76 Water: 98

760 GPD 988 GPD

1'All

December 29, 2022

Conor Blaney, PE SC PE # 36273

# WATERLINE CALCULATIONS

# **Ironline Metals**

Prepared for Ironline Metals, LLC

#### Project No. 210148

Project Location: Yemassee, South Carolina

> Date: January 4, 2023

Revised: January 20, 2023



P.O. Box 381 Bluffton, SC 29910 Ph: (843) 837-5250 Fax: (843) 837-2558



Paul Moore, P.E.

South Carolina P.E. No. 22816

# Contents

Introduction:	1
Average Daily Water Demand:	1
Peak Hourly Demand	1
Peak Instantaneous Demand	1
Peak Instantaneous Demand Analysis of Proposed Waterline	2
Fire Flow Analysis	2
Conclusions	3

Appendix A – Site Exhibits

Appendix B – WaterCAD Reports

Appendix C – Existing Hydrant Flow Tests

#### **Introduction:**

The 12.5 acre site is currently undeveloped, consisting of wooded areas and located in the Town of Yemassee, Hampton, SC. The 12.5 acre site is located at the corner of Pine Street and US 17 Alternate, and is identified by Hampton County Tax Map Numbers 204-01-05-013 and 204-01-05-005. The proposed development will construct a 100,000 SF light industrial building to be used for steel manufacturing.

The existing site is currently serviced by a 4" waterline located along US 17 that downsizes to a 2" waterline just before the site. Lowcountry Regional Water System plans to upgrade the waterline to a 6" and a 6" loop will be added to Pine Street. Two taps are proposed to service the development and loop the site. There are 2 proposed fire hydrants to provide fire protection for the proposed development and the industrial building will be equipped with a fire sprinkler system with booster pump on the inside of the structure. See Appendix A for Site Exhibits.

#### **Average Daily Water Demand:**

The Industrial unit loadings will be based on *SCDHEC Standards for Wastewater Facility Construction,* factories producing 760 GPD of wastewater and 988 GPD of water.

#### Wastewater Capacity:

(40 Employees) x (19 GPD)	760 gallons per day (GPD)
Total	760 gallons per day (GPD)
Water Capacity:	
(760 GDP) x (1.3 Peaking Factor)	988 gallons per day (GPD)
Total	988 gallons per day (GPD)

#### **Peak Hourly Demand**

A peaking factor of 300% was used to determine the peak hourly demand from the average daily demand calculation above. The peak hourly flow will be used as part of the needed fire flow determination.

Peak Hourly Demand: 0.686 GPM x 3 = 2.06 GPM

#### **Peak Instantaneous Demand**

The value for the peak instantaneous demand flow was determined using Joseph S. Ameen's Community Water Systems Source Book: the basic demand is 4.0 GPM plus 1.0 GPM per employee. Since the industrial building will be expected to have 40 employees, the total peak instantaneous demand is 44.0 GPM.

Industrial:	(1 Building) x (4.0 GPM)	= 4 GPM
	(40 Employees) x (40.0 GPM)	= 40 GPM
Total Peak Instanta	aneous Demand:	= 44 GPM

#### Peak Instantaneous Demand Analysis of Proposed Waterline

SCDHEC standards require that a minimum system pressure of 25 psi must be maintained in the proposed water system during the peak instantaneous demand for the proposed development. WaterCAD was used to apply the peak instantaneous water demands to the junctions located at the most remote locations from the tie-on points to determine if the 25 psi minimum pressure can be maintained during a steady state analysis. The analysis of the proposed system assumed the existing waterlines are to be upsized to 4" along US 17 to be done by others and the 6" loop along Pine Street is to be included. An alternative to upsize the existing waterlines to 6" has been included respectively.

The tables below summarize the results in which complete results are available in Appendix B.

4" Waterline					
	Ma	x Instantaneou	us Flow		
Junctions	Demand Flow (GPM)	Required Pressure (PSI)	Pressure Calculated (PSI)		
J-1	0	25	67		
J-2	0	25	74		
J-3	0	25	74		
J-4	0	25	73		
J-5	0	25	70		
J-6	44	25	68		
J-19	0	25	59		
J-20	0	25	62		
J-21	0	25	67		
• ==	-	==	÷ :		
	6" Waterli	ne			
	6" Waterlin Ma	ne Ix Instantaneou	us Flow		
Junctions	6" Waterlin Ma Demand Flow (GPM)	ne x Instantaneou Required Pressure (PSI)	us Flow Pressure Calculated (PSI)		
Junctions J-1	6" Waterlin Ma Demand Flow (GPM) 0	ne x Instantaneou Required Pressure (PSI) 25	us Flow Pressure Calculated (PSI) 67		
Junctions J-1 J-2	6" Waterlin Ma Demand Flow (GPM) 0 0	ne x Instantaneou Required Pressure (PSI) 25 25	us Flow Pressure Calculated (PSI) 67 74		
Junctions J-1 J-2 J-3	6" Waterlin Ma Demand Flow (GPM) 0 0 0	ne Instantaneou Required Pressure (PSI) 25 25 25 25	us Flow Pressure Calculated (PSI) 67 74 74		
Junctions J-1 J-2 J-3 J-4	6" Waterlin Ma Demand Flow (GPM) 0 0 0 0 0 0	ne x Instantaneou Required Pressure (PSI) 25 25 25 25 25	us Flow Pressure Calculated (PSI) 67 74 74 74 73		
Junctions J-1 J-2 J-3 J-4 J-5	6" Waterlin Ma Demand Flow (GPM) 0 0 0 0 0 0 0 0 0	ne x Instantaneou Required Pressure (PSI) 25 25 25 25 25 25 25	us Flow Pressure Calculated (PSI) 67 74 74 74 73 70		
Junctions J-1 J-2 J-3 J-4 J-5 J-6	6" Waterlin Ma Demand Flow (GPM) 0 0 0 0 0 0 0 0 0 44	ne x Instantaneou Required Pressure (PSI) 25 25 25 25 25 25 25 25 25	us Flow Pressure Calculated (PSI) 67 74 74 74 73 70 68		
Junctions J-1 J-2 J-3 J-4 J-5 J-6 J-19	6" Waterlin Ma Demand Flow (GPM) 0 0 0 0 0 0 0 0 0 0 44 0	ne x Instantaneou Required Pressure (PSI) 25 25 25 25 25 25 25 25 25 25 25	us Flow Pressure Calculated (PSI) 67 74 74 74 73 70 68 54		
Junctions J-1 J-2 J-3 J-4 J-5 J-6 J-19 J-20	6" Waterlin Ma Demand Flow (GPM) 0 0 0 0 0 0 0 0 0 0 44 0 0 0 0	ne x Instantaneou Pressure (PSI) 25 25 25 25 25 25 25 25 25 25 25 25 25	us Flow Pressure Calculated (PSI) 67 74 74 74 73 70 68 54 54 57		

# **Fire Flow Analysis**

Based on SCDHEC and BJWSA requirements, the waterline must be designed to maintain a minimum system pressure of 20 psi while discharging the required fire flow plus 1/5 of the peak instantaneous flow. The estimated fire flow required at each hydrant was determined using the International Fire Code (IFC). It states that the minimum fire-flow for Type IIB construction, non-combustible, shall be 6,750 GPM, with a required 1,687.5 GPM fire flow since it has a sprinkler system.

Design Fire Flow Required, Q = Fire Flow + 1/5 Peak Instantaneous Demand

Full Build Out:	Needed Fire Flow for the Industrial Building:	1,687.5 GPM
Peak instantaneous Water Demand:		44.00 GPM
	Q Total = 1687.5 + 1/5 (44):	1,696 GPM

The existing hydrants fire flow was compared to the required fire flow calculated above. The existing hydrants will not provide the required fire flow for the proposed development. Additional fire protection measures for the proposed building will be required. The following table summarizes the hydrant flows for the existing hydrants, complete hydrant flow reports are in Appendix C.

Junctions	Max Available Fire Flow 4"					
	Max Available Fire	Pressure				
	Flow (GPM)	(GPM)	Calculated (PSI)			
H-1	556	1,696	22			
H-2	558	1,696	23			
Junctions	Max Available Fire Flow 6"					
	Max Available Fire	<b>Required Fire Flow</b>	Pressure			
	Flow (GPM)	(GPM)	Calculated (PSI)			
H-1	575	1,696	25			
H-2	580	1,696	28			

# Conclusions

The proposed system will deliver the peak instantaneous demand while maintaining the minimum system pressure of 44 psi and will service two proposed fire hydrants and sprinkler system with booster pump in the interior of the structure. The proposed water system cannot deliver the required fire flow of 1696 GPM at the site, so additional fire protection measures for the building will have to be used. The system has been designed to be looped from US Hwy 17 and the intersection of Pine Street and Lacey Street to maximize flows and pressures.

# Appendix A Site Exhibits



LOCATION: YEMASSEE, SC 06/09/2022 DATE: PROJECT #: 210148

SCALE: 1"=500'

# Appendix B WaterCAD Reports

# Scenario: Fire Flow Active Scenario: Fire Flow



210148-20221116-WaterCAD 4in Loop.wtg 1/5/2023

Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

#### **FlexTable: Junction Table**

Label	Zone	Elevation (ft)	Demand (gpm)	Pressure (psi)	Pressure Head (ft)	Hydraulic Grade (ft)
J-1	<none></none>	27.00	0	67	155.89	182.89
J-2	<none></none>	12.00	0	74	170.66	182.66
J-3	<none></none>	12.00	0	74	170.65	182.65
J-4	<none></none>	13.00	0	73	169.65	182.65
J-5	<none></none>	20.00	0	70	162.68	182.68
J-6	<none></none>	20.00	44	68	157.72	177.72
J-19	<none></none>	46.00	0	59	136.81	182.81
J-20	<none></none>	40.00	0	62	142.81	182.81
J-21	<none></none>	27.30	0	67	155.58	182.88

#### Active Scenario: 4" Loop

210148-20221116-WaterCAD 4in Loop.wtg 1/19/2023

Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

#### FlexTable: Pipe Table

Label	Zone	Diameter (in)	Material	Hazen- Williams C	Flow (gpm)	Minor Loss Coefficient (Local)
P-1	<none></none>	99.0	PVC	150.0	44	0.000
P-2	<none></none>	6.0	PVC	150.0	44	2.800
P-3	<none></none>	4.0	PVC	150.0	17	0.000
P-4	<none></none>	6.0	PVC	150.0	17	1.280
P-5	<none></none>	6.0	PVC	150.0	17	0.700
P-6	<none></none>	6.0	PVC	150.0	-27	0.350
P-7	<none></none>	6.0	PVC	150.0	0	1.670
P-8	<none></none>	6.0	PVC	150.0	0	1.670
P-9	<none></none>	2.0	PVC	150.0	44	1.670
P-22	<none></none>	6.0	PVC	150.0	0	0.000
P-23	<none></none>	6.0	PVC	150.0	27	0.000
P-24(1)	<none></none>	6.0	PVC	150.0	-27	0.000
P-24(2)	<none></none>	6.0	PVC	150.0	-27	0.000

#### Active Scenario: 4" Loop

210148-20221116-WaterCAD 4in Loop.wtg 1/19/2023

Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

# FlexTable: Pump Table

			•		-		
Label	Elevation (ft)	Pump Definition	Status (Initial)	Pressure (Discharge) (psi)	Hydraulic Grade (Discharge) (ft)	Flow (Total) (gpm)	Pump Head (ft)
PMP-1	22.00	Hydrant 352	On	70	183.02	44	161.02

#### Active Scenario: 4" Loop

210148-20221116-WaterCAD 4in Loop.wtg 1/19/2023

Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

# Pump Definition Detailed Report: Hydrant 352 Active Scenario: 4" Loop

Element Details			
ID	51	Notes	
Label	Hydrant 352		
Pump Definition Type			
Pump Definition Type	Standard (3 Point)	Design Head	87.78 ft
Shutoff Flow	0 gpm	Maximum Operating Flow	840 gpm
Shutoff Head	161.70 ft	Maximum Operating Head	46.20 ft
Design Flow	650 gpm		
Pump Efficiency Type			
	Best	Motor Efficiency	100.0 %
Pump Efficiency Type	Efficiency Point		
BEP Efficiency	100.0 %	Is Variable Speed Drive?	False
BEP Flow	0 gpm		
Transient (Physical)			
Inertia (Pump and Motor)	0.000 lb·ft <sup>2</sup>	Specific Speed	SI=25, US=1280
Speed (Full)	0 rpm	Reverse Spin Allowed?	True

Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666



# Pump Definition Detailed Report: Hydrant 352 Active Scenario: 4" Loop

210148-20221116-WaterCAD 4in Loop.wtg 1/19/2023

Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

				-	
Label	Zone	Demand (gpm)	Pressure (Calculated Residual) (psi)	Fire Flow (Available) (gpm)	Fire Flow (Needed) (gpm)
H-1	<none></none>	0	22	556	1,696
H-2	<none></none>	0	23	558	1,696
J-1	<none></none>	0	28	595	1,696
J-2	<none></none>	0	25	559	1,696
J-3	<none></none>	0	25	558	1,696
J-4	<none></none>	0	25	557	1,696
J-5	<none></none>	0	23	556	1,696
J-6	<none></none>	44	20	175	1,696
J-19	<none></none>	0	20	540	1,696
J-20	<none></none>	0	23	541	1,696
J-21	<none></none>	0	28	593	1,696

#### Fire Flow Node FlexTable: Fire Flow Results Table Active Scenario: 4" Loop

210148-20221116-WaterCAD 4in Loop.wtg 1/20/2023

Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

#### FlexTable: Reservoir Table

#### **Active Scenario: Fire Flow**

Label	Elevation	Flow (Out net)	Hydraulic Grade
	(ft)	(gpm)	(ft)
R-1	22.00	44	22.00

210148-20221116-WaterCAD 4in Loop.wtg 1/4/2023

Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

#### **FlexTable: Junction Table**

Label	Zone	Elevation (ft)	Demand (gpm)	Pressure (psi)	Pressure Head (ft)	Hydraulic Grade (ft)
J-1	<none></none>	27.00	0	67	155.89	182.89
J-2	<none></none>	12.00	0	74	170.71	182.71
J-3	<none></none>	12.00	0	74	170.67	182.67
J-4	<none></none>	13.00	0	73	169.65	182.65
J-5	<none></none>	20.00	0	70	162.65	182.65
J-6	<none></none>	20.00	44	68	157.72	177.72
J-19	<none></none>	46.00	0	54	125.58	171.58
J-20	<none></none>	40.00	0	57	131.58	171.58
J-21	<none></none>	27.30	0	62	144.28	171.58

#### Active Scenario: 6" Loop

210148-20221116-WaterCAD 4in Loop.wtg 1/19/2023 Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

#### FlexTable: Pipe Table

Label	Zone	Diameter (in)	Material	Hazen- Williams C	Flow (gpm)	Minor Loss Coefficient (Local)
P-1	<none></none>	99.0	PVC	150.0	44	0.000
P-2	<none></none>	6.0	PVC	150.0	44	2.800
P-3	<none></none>	6.0	PVC	150.0	44	0.000
P-4	<none></none>	6.0	PVC	150.0	44	1.280
P-5	<none></none>	6.0	PVC	150.0	44	0.700
P-6	<none></none>	6.0	PVC	150.0	0	0.350
P-7	<none></none>	6.0	PVC	150.0	0	1.670
P-8	<none></none>	6.0	PVC	150.0	0	1.670
P-9	<none></none>	2.0	PVC	150.0	44	1.670
P-22	<none></none>	6.0	PVC	150.0	0	0.000
P-23	<none></none>	6.0	PVC	150.0	0	0.000
P-24(1)	<none></none>	6.0	PVC	150.0	0	0.000
P-24(2)	<none></none>	6.0	PVC	150.0	0	0.000

#### Active Scenario: 6" Loop

210148-20221116-WaterCAD 4in Loop.wtg 1/19/2023

Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

# FlexTable: Pump Table

			•		-		
Label	Elevation (ft)	Pump Definition	Status (Initial)	Pressure (Discharge) (psi)	Hydraulic Grade (Discharge) (ft)	Flow (Total) (gpm)	Pump Head (ft)
PMP-1	22.00	Hydrant 352	On	70	183.02	44	161.02

#### Active Scenario: 6" Loop

210148-20221116-WaterCAD 4in Loop.wtg 1/19/2023

Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

# Pump Definition Detailed Report: Hydrant 352 Active Scenario: 6" Loop

Element Details			
ID	51	Notes	
Label	Hydrant 352		
Pump Definition Type			
Pump Definition Type	Standard (3 Point)	Design Head	87.78 ft
Shutoff Flow	0 gpm	Maximum Operating Flow	840 gpm
Shutoff Head	161.70 ft	Maximum Operating Head	46.20 ft
Design Flow	650 gpm		
Pump Efficiency Type			
	Best	Motor Efficiency	100.0 %
Pump Efficiency Type	Efficiency Point		
BEP Efficiency	100.0 %	Is Variable Speed Drive?	False
BEP Flow	0 gpm		
Transient (Physical)			
Inertia (Pump and Motor)	0.000 lb·ft <sup>2</sup>	Specific Speed	SI=25, US=1280
Speed (Full)	0 rpm	Reverse Spin Allowed?	True



# Pump Definition Detailed Report: Hydrant 352 Active Scenario: 6" Loop

210148-20221116-WaterCAD 4in Loop.wtg 1/19/2023

Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

				-	
Label	Zone	Demand (gpm)	Pressure (Calculated Residual) (psi)	Fire Flow (Available) (gpm)	Fire Flow (Needed) (gpm)
H-1	<none></none>	0	25	575	1,696
H-2	<none></none>	0	28	580	1,696
J-1	<none></none>	0	28	595	1,696
J-2	<none></none>	0	31	582	1,696
J-3	<none></none>	0	31	580	1,696
J-4	<none></none>	0	30	579	1,696
J-5	<none></none>	0	27	575	1,696
J-6	<none></none>	44	20	178	1,696
J-19	<none></none>	0	20	554	1,696
J-20	<none></none>	0	23	555	1,696
J-21	<none></none>	0	28	593	1,696

#### Fire Flow Node FlexTable: Fire Flow Results Table Active Scenario: 6" Loop

210148-20221116-WaterCAD 4in Loop.wtg 1/20/2023 Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

#### FlexTable: Reservoir Table

#### **Active Scenario: Fire Flow**

Label	Elevation	Flow (Out net)	Hydraulic Grade
	(ft)	(gpm)	(ft)
R-1	22.00	44	22.00

210148-20221116-WaterCAD 4in Loop.wtg 1/4/2023

Bentley Systems, Inc. Haestad Methods Solution Center 76 Watertown Road, Suite 2D Thomaston, CT 06787 USA +1-203-755-1666

# Appendix C Existing Hydrant Flow



#### **RE: Pine Street Development-Ironline**

#### Denise Horowitz <dhorowitz@hamptoncountysc.org> Thu 1/12/2023 10:34

To: Paul Moore <pmoore@wardedwards.com>

Cc: Conor Blaney <cblaney@wardedwards.com>;Amanda Hodge <ahodge@wardedwards.com>;Matthew Garnes <mgarnes@townofyemassee.org>

Good morning sorry for the late response. My suggestions at this point would be to have a fire pump installed since the current and future water mains would not supply the required GPM. In appendix C of the International Fire Code 500 feet of spacing is required between hydrants; That could be reduced with the building having a sprinkler system. No more than 250 feet from main road. Ill also assess the site for additional hazards that may increase the number of hydrants required. We can discuss this further in the next meeting or feel free to call me with any questions.

Denise Horowitz Hampton County Fire Marshal 843-422-1694 803-914-2190

From: Paul Moore <pmoore@wardedwards.com>
Sent: Tuesday, January 10, 2023 1:34 PM
To: Denise Horowitz <dhorowitz@hamptoncountysc.org>
Cc: Conor Blaney <cblaney@wardedwards.com>; Amanda Hodge <ahodge@wardedwards.com>; Matthew Garnes <mgarnes@townofyemassee.org>
Subject: RE: Pine Street Development-Ironline

You don't often get email from pmoore@wardedwards.com. Learn why this is important

#### Denise,

I'm following up on the Pine Street project; looking for some guidance on what we need to do to meet the site's fire protection needs. It is our understanding that Lowcountry Regional Water plans to make improvements to the existing water system, upgrading the existing waterlines in the area to 6". To further improve the existing system, the project developer plans to install a 6" waterline along Pine Street to create an additional main loop. However, even with these improvements, our model estimates near-site hydrant flows of only around 600 GPM at a minimum system pressure of 20 PSI.

It is our understanding that the proposed building will be 100,000 ft<sup>2</sup> in size, will be Type IIB construction, and will include a sprinkler system. Can you provide us guidance and feedback on hydrant placement and what else may be required to make the site compliant with the fire protection requirements?

Attached is a copy of our water model report, that includes information about the existing water system and the estimated flows at the new proposed hydrants. Also attached is an excerpt from our plans showing the proposed waterline improvements and hydrant locations.

Thanks for your help.

#### Paul Moore, PE Project Manager Ward Edwards Engineering
# Flood Zone Report - Hampton County



### Parcels Hampton

TMS: Owner City State ZIP Code: Owner: Owner Street Address: Parcel Street Address: 203-00-00-046. LOUISVILLE KY 40223 IRONLINE METALS LLC 1515 ORMSBY STATION COURT LOUISVILLE KY

### Flood Zones 2010

	Count	t Zone and Subtype	<b>Overlapping Quantities</b>
1.	2	2 A	4,318,567.4sf (99.14acres)
2.	2	2 X, AREA OF MINIMAL FLOOD HAZARD	20,515.24sf (0.48acres)

# Flood Zone Report - Hampton County



### Parcels Hampton

#### TMS: Owner City State ZIP Code: Owner: Owner Street Address: Parcel Street Address:

204-01-05-005. LOUISVILLE KY 40223 IRONLINE METALS LLC 1515 ORMSBY STATION COURT LOUISVILLE KY JINKS

### Flood Zones 2010

	Count	Zone and Subtype
1.	2	A
2.	2	X, AREA OF MINIMAL FLOOD HAZARD

**Overlapping Quantities** 2,292,413.48sf (52.62acres) 2,406,856.86sf (55.26acres)

# **Flood Zone Report - Hampton County**



### Parcels Hampton

TMS: Owner City State ZIP Code: Owner: Owner Street Address: Parcel Street Address: 204-01-05-013. YEMASSEE SC 29945 DZIADASZEK DANIEL JASON 52 LACEY ST YEMASSEE SC 311 US HWY 17A

### Flood Zones 2010

Count Zone and Subtype 1. 2 A Overlapping Quantities 221,694.98sf (5.08acres)

# **Property Zoning Report - Hampton County**<sup>15</sup>



### **Parcels Hampton**

TMS: Owner City State ZIP Code: Owner: Owner Street Address: Parcel Street Address: 204-01-05-013. YEMASSEE SC 29945 DZIADASZEK DANIEL JASON 52 LACEY ST YEMASSEE SC 311 US HWY 17A

### Zoning

THIS VERIFICATION IS MADE AS OF THE DATE OF THIS REPORT AND DOES NOT CONSTITUTE ANY REPRESENTATION OR ASSURANCE THAT THE PROPERTY WILL RETAIN ITS PRESENT ZONING OR FLOOD ZONE CLASSIFICATION FOR ANY SPECIFIED PERIOD OF TIME. THE TOWN OF YEMASSEE SHALL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED; OR ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY ANY PERSON IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. A FORMAL ZONING VERIFICATION OR FLOOD ZONE DETERMINATION LETTER, ALONG WITH ADDITIONAL INFORMATION REGARDLESS FOR HOW CAUSED; ZONING YARIANCES, YIOLATION, CONDITIONAL USES, PERMITTED USES, PARKING REQUIREMENTS, ETC. MAY BE OBTAINED FROM THE YEMASSEE PLANNING AND

CountZoning Description1.1Office Commercial District

**Overlapping Quantities** 110,847.49sf (2.54acres)

# **Property Zoning Report - Hampton County** <sup>151</sup>



### TMS: Owner City State ZIP Code: Owner: Owner Street Address: Parcel Street Address:

204-01-05-005. LOUISVILLE KY 40223 IRONLINE METALS LLC 1515 ORMSBY STATION COURT LOUISVILLE KY JINKS

### Zoning

THIS VERIFICATION IS MADE AS OF THE DATE OF THIS REPORT AND DOES NOT CONSTITUTE ANY REPRESENTATION OR ASSURANCE THAT THE PROPERTY WILL RETAIN ITS PRESENT ZONING OR FLOOD ZONE CLASSIFICATION FOR ANY SPECIFIED PERIOD OF TIME. THE TOWN OF YEMASSEE SHALL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED; OR ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY ANY PERSON IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. A FORMAL ZONING VERIFICATION OR FLOOD ZONE DETERMINATION LETTER, ALONG WITH ADDITIONAL INFORMATION REGARDING THE YEMASSEE ZONING CODE, ZONING VARIANCES, VICIATIONS, CONDITIONAL USES, PERMITTED USES, PARKING REQUIREMENTS, ETC. MAY BE OBTAINED FROM THE YEMASSEE PLANNING AND

CountZoning Description1.1Residential 1/4 Acre

**Overlapping Quantities** 2,349,635.2sf (53.94acres)

# **Property Zoning Report - Hampton County** <sup>15 F</sup>



## **Parcels Hampton**

TMS:	203-00-046.
Owner City State ZIP Code:	LOUISVILLE KY 40223
Owner:	IRONLINE METALS LLC
Owner Street Address:	1515 ORMSBY STATION COURT LOUISVILLE KY
Parcel Street Address:	

### Zoning

THIS VERIFICATION IS MADE AS OF THE DATE OF THIS REPORT AND DOES NOT CONSTITUTE ANY REPRESENTATION OR ASSURANCE THAT THE PROPERTY WILL RETAIN ITS PRESENT ZONING OR FLOOD ZONE CLASSIFICATION FOR ANY SPECIFIED PERIOD OF TIME. THE TOWN OF YEMASSEE SHALL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED; OR ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY ANY PERSON IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. A FORMAL ZONING VERIFICATION OR FLOOD ZONE DETERMINATION LETTER, ALONG WITH ADDITIONAL INFORMATION REGARDLESS FOR HOW CAUSED; ZONING YARIANCES, YIOLATION, CONDITIONAL USES, PERMITTED USES, PARKING REQUIREMENTS, ETC. MAY BE OBTAINED FROM THE YEMASSEE PLANNING AND

	Count Zoning Description		
1.	1	<b>Conservation Preservation District</b>	

# **Overlapping Quantities** 2,169,541.26sf (49.81acres)

## **Recommended Motion**

(Ironline PUD)

I make the motion to:

- Approve
- Deny

"with the Recommendations of the Planning Commission and to Grant Approval on the Planned Unit Development Concept Plan submitted by Ironline Metals and to permit the applicant to submit a Planned Unit Development Master Plan Application when they are ready to do so". Mayor Peggy Bing-O'Banner Mayor Pro Tempore Matthew Garnes Town Clerk



*Council Members* Alfred Washington Stacy Pinckney David Paul Murray

Town Council Agenda Item

**Subject:** Consideration of a Request for an Ordinance Approving Annexation of Approximately 1.77 Acres of land, located at 97 Kippit Lane and further identified by Beaufort County TMS: R700 019 000 098C 0000. Applicant: Rosa Lee White [Ordinance 23-01]

Department: Administration

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

### Attachments:

 Ordinance	Resolution	Other
 Support Documents	 Motion	

**Summary**: Staff received this request for annexation in February 2022 seeking annexation into the Town of Yemassee with its contiguity established through Tomotley Plantation via the former railroad right-ofway, which is now owned by the Beaufort-Jasper Water & Sewer Authority. The parcel is currently zoned Sheldon Big Estate Community Preservation District under the Beaufort County Community Development Code and is seeking zoning of Agricultural (AG) under the Town of Yemassee Zoning Ordinance.

**<u>Recommended Action</u>**: Approve first reading of Annexation Ordinance 23-01.

#### Council Action:

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

STATE OF SOUTH CAROLINA )

COUNTY OF BEAUFORT TOWN OF YEMASSEE

ORDINANCE NUMBER: (23-01)

An Ordinance Annexing One Parcel of Land owned by Rosa Lee White into the Town of Yemassee, South Carolina.

AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, ONE PARCEL OF LAND OF APPROXIMATELY 1.77 ACRES, LOCATED AT 97 KIPPIT LANE, OWNED BY ROSA LEE WHITE, IN BEAUFORT 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, <u>Code of Laws of South Carolina (1976)</u> 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 Agricultural 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 Agricultural.
- 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, <u>Code of Laws of South Carolina (1976)</u>, 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 R700 019 000 098C 0000 & 1.77 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 2023.

By the Yemassee Town Council being duly and lawfully assembled.

**Colin Moore, Mayor** 

Matthew Garnes, Town Clerk

**Peggy Bing-O'Banner, Councilmember** 

David Paul Murray, Councilmember

**Stacy Pinckney, Councilmember** 

Alfred Washington, Councilmember

<u>(Seal)</u>

<u>First Reading:</u> <u>Second Reading:</u> 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 Annexation Analysis (ANNX-03-22-1022) 97 Kippit Ln (Beaufort County) Meeting Date: February 16, 2023

Applicant: Rosa Lee White

Owner: Rosa Lee White

Address(es): 97 Kippit Ln, Sheldon

Tax Map Number(s): R700 019 000 098C 0000

County: Beaufort

**Site Description**: The parcel is approximately 1.77 acres of flat terrain at the end of Kippit Lane off Bailey Road. Currently, there is an owner-occupied dwelling on the property that has been established for decades.

**Present Zoning and Existing Conditions:** As the parcel is currently located within unincorporated Beaufort County, the parcel is subject to the Beaufort County Community Development Code. This parcel is currently zoned "Sheldon Big Estate Community Preservation District" under the County code. Staff recommended the applicant consider a zoning designation of Agricultural as it would continue to allow the existing use while maintaining the low density that is sought in the Beaufort County Community Development Code for the Sheldon Big Estate Community Preservation District. The Town of Yemassee Zoning Ordinance defines its Agricultural District as to be "designed to provide for agricultural, forestry and low-density residential uses. The intent of the district is to provide for the conservation of cultivated, forested, or pastoral land, discourage premature and isolated high-density development, and to provide for low-density residential uses associated with agricultural activity."

The surrounding parcels include an assortment of small single-family homes and several manufactured or mobile homes that have been present for some time.

## Zoning Comparison:

	Sheldon Big Estate	Agricultural (AG)
	Community Preservation	Town of Yemassee
	District (Beaufort County)	
Maximum Density:	One (1) Dwelling unit per acre	One (1) Dwelling unit per acre
Permitted Uses:	<ul> <li>Forestry</li> <li>Clearcutting</li> <li>Agricultural Support Services</li> <li>Single-Family Detached dwelling</li> <li>Single-Family Cluster</li> <li>Family Compound</li> <li>Group Home</li> <li>Accessory Dwelling Unit (ADU)</li> <li>Home Business / Occupation</li> <li>Family Day Care</li> <li>Government Office</li> <li>Public Services</li> <li>Assembly &amp; Worship small</li> <li>Indoor Recreation</li> <li>Outdoor Recreation</li> </ul>	<ul> <li>Single-Family Dwelling (Stick-Built home)</li> <li>Mobile Home Dwelling</li> <li>Agricultural Uses excluding slaughtering or poultry processing for volume production.</li> <li>Forest, Tree Farm or Game Preserve</li> </ul>
Conditional Uses:	<ul> <li>Agriculture</li> <li>Commercial Stables</li> <li>Planned <ul> <li>Development</li> <li>Manufactured Home</li> <li>Community</li> <li>Commercial Day Care</li> <li>Assembly &amp; Worship</li> <li>large</li> </ul> </li> </ul>	N/A
Special Uses:	N/A	N/A
Minimum Lot Size:	21,780sqft (single-family) 10,890 (single-family cluster and other permitted uses)	43,560sqft
Maximum Building Height:	35ft	35ft

### **Utilities / Public Services:**

- Electric & Natural Gas: Dominion Energy
- Telecommunications: Century Link and Hargray Communications
- Fire Protection: Sheldon Township Fire District
- Emergency Medical Services: Beaufort County Emergency Medical
   Services
- Law Enforcement: Currently Beaufort County Sheriff's Office, upon annexation primary response would become the Town of Yemassee Police Department while Beaufort County Sheriff's Office would be utilized on an as needed, mutual-aid basis.
- Water/Wastewater: Lowcountry Regional Water System (LRWS) is the franchised water and wastewater provider within the Town of Yemassee and upon annexation the parcel would be theoretically served by LRWS if there was infrastructure in the area. The closest infrastructure is 3 miles northwest at Castle Hall Road and Old Sheldon Church Road. This parcel is served by private well and septic.

## Analysis:

The following analysis has been conducted on the parcels petitioning annexation:

- 1. Is the application in the best interests of the Town of Yemassee and its residents?
  - a. <u>Finding:</u> The application will expand the footprint of the Town which directly affects funding and representation for the Town at state and federal levels. Any vehicles or personal/business property taxed by Beaufort County will be subjected to the town tax rate imposed for FY2023 which is 69.60 mills in Beaufort County. Additionally, the parcel will add an additional parcel in the Bailey Community giving residents access to municipal services.
- 2. Does the Annexation have the potential to create a tax burden or measurably reduce the level of service(s) provided to existing services and property owners?
  - a. <u>Finding</u>: Based on the current use of the property and the maximum allowed development under the proposed zoning of Agricultural, a tax burden is not created and a reduction in the level of service is not anticipated.
- 3. Has the full impact of the proposed Annexation will have on Law Enforcement been considered?
  - a. <u>Finding:</u> Administration Staff have consulted with Chief Alexander who advised annexation of this parcel will not have a negative impact on services offered by the Yemassee Police Department.

Upon annexation, the primary response agency for law enforcement issues would be the Yemassee Police Department, with backup provided on an as-needed basis from the Beaufort County Sheriff's Office.

- 4. Does the Petitioner understand all potential costs & benefits associated with the Annexation?
  - a. Finding: The applicant has been provided with an estimated tax bill for the year following annexation. As of this report, there has been no additional questions from the petitioner regarding the information provided.

**Staff Review:** Staff originally presented Agricultural zoning to the applicant for consideration and the applicant ultimately has requested Agricultural. Staff is comfortable with the requested zoning and believe that it is a compatible zoning designation to the Sheldon Big Estate Community Preservation District (SBECP). In fact, the Agricultural zoning district under the Town of Yemassee Zoning Ordinance doesn't allow for even a third of the permitted and conditional uses that Beaufort County set for (SBECP). The Bailey community in Sheldon is an area of unique character that fits well within the scope of the purpose of Agricultural zoning under the Town of Yemassee.

**Staff Recommendation:** Staff request Town Council consider approval of first reading. This annexation has been through the Planning Commission in January 2023.

## Division A.12: - Sheldon-Big Estate Community Preservation (SBECP)

### A.12.10 - Purpose

The purpose of the Sheldon-Big Estate Community Preservation (SBECP) zoning district is to maintain or improve the livability and character of existing residential neighborhoods; to encourage infill of available lands and to accommodate housing types which will relate well with existing neighborhood character, scale and density.

### A.12.20 - Applicability

The SBECP requirements apply to all uses within the SBECP boundaries. The Beaufort County Community Development Code shall apply to all development within the SBECP District, unless expressly exempted or otherwise provided for in this section.

#### A.12.30 - District Boundaries

The SBECP zoning standards apply only to the Sheldon-Big Estate Community Preservation Area. The delineation of areas, which fall under the SBECP zoning designation, is outlined on the Official Zoning Map of Beaufort County.

#### A.12.40 - Permitted Activities

The permitted uses are primarily residential. Limited nonresidential uses are allowed generally subject to the special or conditional use process. Uses not listed are prohibited. The following are descriptions of permitted uses, permitted accessory uses and structures for the Sheldon-Big Estate Community Preservation District:

Table A.12.40: Sheldon-Big Estate Community Preservation Land Use				
Land Use	Use Definition	Use Permission		
Agriculture				

Agriculture	Crop (see below: Clearcutting, #4) and animal production, plant nurseries, tree farms. (NAICS 111, 112)	С
Forestry	Perpetual management, harvesting and enhancement of forest resources for ultimate sale or use of wood products, requiring replanting, and subject to S.C. Forestry Commission BMPs. (NAICS 113)	Ρ
Clearcutting	<ol> <li>Management, harvesting and use of forest or woodland (NAICS 113) for sale or use of wood products, without replanting or regeneration of the tree crop.</li> <li>Clearing, grubbing or other destruction and cutting of ground cover, grading or otherwise moving the topsoil, or burning of the vegetative cover of more than 10,000 s.f. of land. Landscaping improvements to private residential properties shall not be considered clearcutting, and shall not require a development permit.</li> <li>Cutting of any tree over eight inches dbh, or any specimen tree.</li> <li>Cultivation of any land as an agricultural use, and gardens of less than 10,000 s.f. shall not be considered clearcutting, and shall be a permitted use.</li> </ol>	Ρ

Commercial stables	Stabling, training, feeding of horses, mules, donkeys, or ponies, or the provision of riding facilities for use other than by the resident of the property, including riding academies. Also includes any structure or place where such animals are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch or similar purpose.	С
Agricultural support services	Farm supply services, equipment dealers, grain storage, veterinary uses for agricultural animals and seasonal packing sheds. (NAICS 1151, 1152, 49313, 4225, 54194)	Ρ
Residential		
Single-family detached	Detached dwelling unit intended for only one family. Includes any one-family dwelling unit which complies with the county building code.	Р
Single-family cluster	Two or more single-family detached residential uses in a subdivision, or on an individual lot that include, as part of the subdivision or lot design, significant common open space that meets the standards in <u>Article 2, Division 2.8</u> .	Ρ
Family compound	Form of traditional rural development which provides affordable housing for family members allowing additional family dwelling units on, and/or subdivisions of, a single lot owned by the same family for at least 50 years.	Р

Planned	A development that consists of two or more of the following housing types: single-family, single-family lot line, village houses, patio houses, atrium houses, townhouses of several types, duplexes, multiplexes and apartments. Such developments shall be planned as a unit and shall meet all the open space standards in <u>Article 2, Division 2.8</u> .	С
Group home	A building that would otherwise be categorized as a single-family home, except for the fact that the number of unrelated individuals living in the unit does not qualify under the definition of family. The operation of a group home shall be a family living environment, not an institutional environment, where staff manages the living, and controls activities. If the unit would otherwise qualify as other types of dwelling units defined in this chapter, such as apartment or attached housing, the use shall be treated as such. Not included are co-ops, nursing homes, other institutional residential and boardinghouse types of operations since these are institutional or commercial lodging uses.	Ρ
Accessory dwelling unit	A second dwelling unit, clearly subordinate to the principal unit, either in or added to an existing single- family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility.	Ρ

Manufactured home	A parcel of land planned and improved for the	С
community	placement of three or more manufactured homes for	
	use as residential dwellings where home sites within	
	the development are leased to individuals who retain	
	customary leasehold rights. Subdivision of land as a	
	single-family detached, single-family cluster, family	
	compound, planned community or small single-family	
	affordable land use and intended for fee-simple sale	
	of lots for manufactured homes does not constitute it	
	being defined under this use. For purposes of this	
	definition, a manufactured home is a residential	
	dwelling built in accordance with the Federal	
	Manufactured Home Construction and Safety	
	Standards (FMHCSS). This does not include	
	recreational vehicles, travel trailers or motorized	
	homes licensed for travel on highways, nor	
	manufactured housing units designed and built to	
	meet applicable requirements of the South Carolina	
	Modular Buildings Construction Act.	
Home occupation	A business, profession, occupation or trade located	С
	entirely within a residential dwelling which does not	
	change the essential character of the residential use.	
Home business	A business operated out of a single-family residence	с
	and accessory structures that permits the	
	employment of up to three unrelated individuals.	
	Farm workers are not included. Uses shall be limited	
	to office and service types; wholesale or retail sales	

Day Care, Family	A facility in a private home that is operated by one or more persons duly licensed or qualified to be licensed by the state for the purpose of providing child day care for one to not more than eight children at any one time, who are not relatives of the day care provider. (NAICS 62441)	Ρ
Day Care, Commercial	All day care facilities not classified as Day care, family and including more than eight children. (NAICS 62441)	С
Government office	County, state, or federal office buildings or other facilities that are primarily devoted to public office uses or services. (NAICS 921, 92211, 92213, 923)	Р
Recreation, Education	, Safety, Public Assembly	
Public services	These uses include emergency service, buildings, or garages, (e.g., ambulance, fire, police, rescue, and public works) or other garages or areas where vehicles are stored and dispatched. (NAICS 62191, 92212, 92216, see Office uses, below)	Ρ
Assembly and worship, small	Museums, aquariums, cultural or arts centers, historic sites and churches with no schools (except Sunday schools occupying no more than 50 percent of the floor area) as part of the complex and having less than 15,000 square feet of floor area. In the rural district, there shall be no minimum lot size for this use when less than 15,000 square feet of floor area, and/or when no school is involved. (NAICS 6111, 8131, 8134). This use includes all cemeteries. (NAICS 81222)	Ρ

Assembly and worship, large	Museums, libraries, aquariums, cultural or arts centers, historic sites and churches with or without schools (except Sunday schools occupying no more than 50 percent of the floor area) as part of the complex and having 15,000 or greater square feet of floor area. (NAICS 6111, 8131, 8134)	С
Indoor recreation	Recreational uses including community recreation centers, gymnasiums, indoor swimming pools, tennis, racquetball, or handball courts. (NAICS 71394). Specifically excluded are health and exercise clubs and uses listed as service uses above.	Ρ
Outdoor recreation	<ol> <li>Active recreational activities and supporting services including but not limited to jogging, cycling, tot-lots, playing fields, playgrounds, outdoor swimming pools, and tennis courts (NAICS 7113); game preserves and shooting, trapping and fishing clubs (NAICS 71391, 71393, 71394); marinas.</li> <li>Passive recreational uses including but not limited to arboretums, wildlife sanctuaries, forests, areas for hiking, nature areas, and other passive recreation- oriented parks.</li> <li>Picnic areas, garden plots, and beaches.</li> </ol>	Ρ
Recreational institutional	Nonprofit organizations chartered to provide community-based recreational services.	Ρ

Schools, neighborhood (elementary and middle school)	Institutions of learning or instruction primarily catering to minors, whether public or private, which are licensed by either the county or the state. The definition includes nursery schools, kindergarten, elementary schools, middle schools or any special institution of learning under the jurisdiction of the state department of education catering to those age groups. This does not include charm schools, dancing schools, music schools or similar limited schools.	S
Schools, community (high schools)	Institutions of learning or instruction primarily catering to minors, whether public or private, which are licensed by either the county or the state. The definition includes senior high schools or any special institution of learning under the jurisdiction of the state department of education catering to those age groups. This does not include professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.	S
Colleges & professional schools	Colleges, universities, and professional schools; other advanced education. (NAICS 6112, 6113)	S
Infrastructure, Transp	ortation, Communications	
Local utilities	Utility substations or transmission and local distribution facilities, including telephone, and all government-owned utilities. Not included are generation facilities, storage of combustibles, regional facilities, and landfills or mining operations. (NAICS 221122, 22121)	С

Temporary Uses					
Christmas tree sales	The sale of evergreens for use as Christmas holiday decorations. Sales shall be limited from November 15 through December 25 during any year.	Ρ			
Construction staging or plant	on staging A concrete or asphalt batch plant, or metal forming and cutting facility assembled on the site or located no more than one mile from the site where the construction of a particular road, infrastructure or building is to take place. Such facilities shall be removed within one year.				
Contractor's office	Security guard buildings and structures, construction equipment sheds, contractor's trailers and similar uses incidental to a construction project. Limited sleeping and/or cooking facilities may also be permitted.	Ρ			
Roadside stand	Temporary or permanent structure or vehicle used in the sale of agricultural produce. More than one farm may sell at a single stand.	Р			
Model homes/sales office	A dwelling unit or modular unit in a subdivision used as a sales office for that subdivision.	Ρ			
Commercial outdoor sales	Outdoor sales of merchandise, by either a store owner or occupant, outside the store in question on either the public sidewalk, a private sidewalk, or pedestrian area. This use excludes sales associated with a public interest or special event.	Ρ			

Miscellaneous outdoor sales	Those activities which involve selling goods from a truck, temporary outdoor or tented sales area, but not as part of, or sponsored by a commercial operation on site.	С	
Public interest and special events	Public interest. Outdoor gatherings, auctions, art sales, and bake sales for the benefit of the community, or community, service or nonprofit organization. Special event. These events may include but are not limited to outdoor concerts, auctions, carnivals, circuses, outdoor religious meetings, and special entertainment at commercial properties. Such uses often travel to various communities, or involve noisy events regardless of purpose.	C	
"P" indicates a Use that is Permitted By Right. "C" indicates a Use that is Permitted with Conditions. "S" indicates a Use that is Permitted as a Special Use.			

 B. Table A.12.40.B lists the conditional and special uses that are permitted only in areas of the Sheldon-Big Estate Community Preservation district that were zoned commercial in the 1990 Zoning and Development Standards Ordinance.

Table A.12.40.B: Uses Limited to Areas Zoned Commercial under the 1990 ZDSO			
Land Use	Use Definition	Use Permission	

I		I
Bed and breakfast	This is any place of lodging in which there are no more than eight guestrooms, or suites of rooms available for temporary occupancy for varying lengths of time, with compensation to the owner, by the general public, and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests, and that the owner resides therein as his principal place of residence. (NAICS 721191)	S
Commercial retail, neighborhood	Retail uses that primarily serve their immediate neighborhoods, and include hardware stores, grocery store with general merchandise for resale, food and beverage stores, boutiques, gift shops, antique shops, liquor stores, bookstores, drugstores, garden centers, and vehicular service. The maximum size of any neighborhood commercial retail use shall be 3,000 s.f., unless otherwise specified.	C
Commercial retail, traditional shop	This use reflects existing small, traditional, community-oriented necessity stores found in rural areas that sell mainly grocery items and household supplies, but not gasoline. Since these are neighborhood oriented, their maximum size is 1,500 square feet. Certain limitations to this use are intended to preserve the character of the communities that they serve.	C

Restaurant	Establishment that serves food and beverages to persons seated within the building. Outside terrace or sidewalk seating is permitted subject to all other required codes. Bars, taverns, saloons and nightclubs are permitted subject to applicable state liquor licensing requirements and standards.	C
Gas-convenience marts with no repair bays or facilities	Gas-convenience marts with no repair bays or facilities. There is no towing, vehicle body, engine repair, painting, or exterior overnight vehicle storage permitted with this use. Single-bay carwashes associated with a gas convenience mart are permitted. (NAICS 811191, 811192)	С
Quick service oil, tuneup, brake and muffler shops	Quick service oil, tuneup, brake and muffler shops where maintenance repairs are made in fully enclosed bays, and where such repairs are typically completed in less than two hours.	С
Mixed use	<ol> <li>A building containing two or more use categories with five or more residential dwelling units comprising a minimum of 25 percent of the total floor area.</li> <li>A building or group of buildings arranged around a pedestrian precinct, containing four or more different uses including: commercial retail, office, service, residential, institutional, or exhibition center.</li> <li>Residential use shall be one of the required uses.</li> </ol>	С

Office	Building wherein operations are predominantly	C
	administrative, professional or clerical, and includes	
	finance, banks, trusts, savings and lending (NAICS 521,	
	522, 525, 533); security, commodity brokers and	
	investment services (NAICS 523); insurance carriers,	
	agents, brokers, and services (NAICS 524); real estate	
	services (NAICS 531); professional and technical	
	services (NAICS 5411—5419); business services (NAICS	
	55, 5611—5616, 5619, 8139); health services (NAICS	
	621); social services (NAICS 624 except care facilities);	
	educational services (NAICS 6114); technological, and	
	trade schools (excluding public and private schools	
	defined as institutional); civic and social organizations	
	(NAICS 8132—34); agricultural support and services	
	(offices only NAICS 115); governmental offices (NAICS	
	92 excluding public service); parking lots (NAICS	
	81293); and contractor's office without exterior	
	storage.	
Residential storage	A building consisting of individual, small, self-	С
facility	contained units that are leased or owned for the	
	storage of household goods.	
	storage of household goods.	

Service (without	A wide variety of personal and commercial services	С				
drive-through	including Educational services (NAICS 611 except					
facilities)	611512, 61162); social assistance (NAICS 624);					
	hospitals and medical laboratories including general					
	medical and surgical hospitals, and specialty hospitals,					
	except alcoholism, drug, rehabilitation (NAICS 339116,					
	62151, 62211, 62221, 62231); kennel service and					
	domestic veterinary clinics (NAICS 11521); postal					
	service buildings, except regional distribution centers,					
	couriers and messengers (NAICS 491, 492);					
	miscellaneous repair services and shops (NAICS					
	44311, 8112, 8113, 8114); health, exercise clubs and					
	dance studios (NAICS 71394, 71399); parking lots					
	(NAICS 81293); funeral homes (NAICS 81221); laundry					
	services (NAICS 8123); personal services (NAICS 8121,					
	8129, except body branding, body piercing and tattoo					
	facilities).					
"C" indicates a Use that is Permitted with Conditions.						
"S" indicates a Use that is Permitted as a Special Use.						

### A.12.50 - Conditional and Special Use Standards

This section describes the standards governing conditional and special uses as designated in Table A.12.40.A and A.12.40.B. The following standards supersede the conditional, special use, and accessory use standards in Article 4 of the CDC.

Uses designated as "C" in the use table are permitted uses, however, require additional standards from the by-right provisions. Uses designated as "S" in the use table are special uses that require more stringent standards, and must be considered and approved by the zoning board of appeals (ZBOA). If a conditional or special use is proposed as part of a subdivision or land development, the site plan must so designate their locations. The standards for each use

may vary by zoning district.

- A. Agriculture.
  - 1. All existing farm uses shall be exempt from the standards of this chapter.
  - 2. All commercial livestock and poultry operations utilizing four acres or more shall include an environmental impact assessment (Section A.1.30.C).
- B. Clearcutting. Clearcutting is generally not permitted other than for bona-fide forestry practices. When clearcutting does not include forestry, approval for clearcutting shall require a 50-foot forested buffer along all street frontages and adjacent residential uses. Absence of the required existing buffer shall preclude any site from being approved for this use.
- C. Commercial stables.
  - 1. Additional buffering shall be required whenever the use is within 100 feet of a developed residential lot. The buffer width shall be increased to a minimum of 15 feet.
  - 2. Minimum site area: five acres.
  - 3. A five-foot-high fence is required around paddock areas.
  - 4. All applications for this use shall include an area impact assessment.
- D. Planned Residential.
  - 1. Planned residential uses shall only contain single-family and duplex dwellings. All other multifamily uses are not permitted.
  - 2. Where located adjacent to single-family dwellings, the design and appearance of multifamily dwellings must have similar massing, height, roof pitch and architectural features. Multifamily uses shall be consistent with surrounding neighborhood character.
  - 3. Required perimeter buffers shall be increased by 15 feet in width.
  - 4. All applications for this use shall include a community impact statement, which includes a statement from the applicant illustrating how the features and design of the planned project adds to the area sense of community.
  - 5. Site design should create a sense of community which includes:
    - a. An internal vehicular circulation system reflective of grid system, as opposed to a looped system.
    - b. Buildings sited with front entrances and porches oriented towards streets, plazas and parks, rather than clustered around parking lots.
    - c. Parking lots located behind buildings or screened from view from internal streets, unless it is deemed appropriate to use a parking lot as a buffer from an arterial street.
    - d. Walkways that connect all buildings with parking areas, clubhouses, and sidewalks

along adjoining streets, as well as neighboring stores offices, and transit stops.

- e. Access to transit stops and neighborhood retail centers.
- f. Providing a clear delineation between the public and private space within the development.
- E. Accessory dwelling units. Accessory dwelling units are limited to a maximum of 50 percent of the primary building's floor area (heated). This use is limited to one bedroom.
- F. Manufactured Home Community: Manufactured Home Communities are limited to a gross density of 2 dwelling units per acre and shall comply with the standards in <u>Article 2</u>, <u>Division</u> <u>2.5</u>.
- G. Home occupation.
  - Home occupations shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change its character as a residence. The use of colors, materials, construction, lighting, or other means inconsistent with a residential use shall be prohibited.
  - 2. There shall be no outside storage of goods, products, equipment, or other materials associated with the home occupation, nor shall these materials be stored inside an accessory structure. No toxic, explosive, flammable, radioactive, or other hazardous materials used in conjunction with the home occupation shall be used, or stored on the site.
  - 3. The maximum floor area permitted for a home occupation shall be 25 percent of the finished floor area of the dwelling unit. Storage of goods or products shall not exceed five percent of the finished floor area.
  - 4. The street address of the home occupation may be used in advertisements.
  - 5. No sign may be placed on the property advertising the home occupation.
  - 6. The type and volume of traffic generated by a home occupation shall be consistent with the traffic generation characteristics of other dwellings in the area. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
  - 7. Additional parking is limited to two pervious parking spaces.
  - 8. The home occupation shall not involve the storage of commercial vehicles or the use of such vehicles for delivery of goods or material to or from the premises.
  - 9. The following uses are specifically not allowed as a home occupation: Adult uses; body branding, body piercing or tattoo facilities.
- H. Home business.

- Home business shall be clearly incidental and secondary to the use of the dwelling for residential purposes and shall not change its character as a residence. The use of colors, materials, construction, lighting, or other means inconsistent with a residential use shall be prohibited.
- 2. There shall be no outside storage of goods, products, equipment, or other materials associated with the home business.
- 3. The type and volume of traffic generated by a home business shall be consistent with the traffic generation characteristics of other dwellings in the area.
- 4. The following uses are specifically not allowed as a home business: Adult uses; body branding, body piercing or tattoo facilities.
- I. Assembly and worship, large.
  - Access shall be provided through frontage on an arterial or collector street, unless the DRT finds that access to an adjoining local street is safer, and provides improved design, benefiting the county.
  - 2. A minimum lot size of ten acres shall be required when a school is involved.
  - 3. All applications for this use shall include a traffic impact analysis (Article 6, Division 6.3).
- J. Schools. This subsection applies to elementary, middle schools, high schools and colleges and professional schools which shall be governed by the following:
  - 1. Access: High schools, colleges and professional schools shall have frontage on a collector or arterial and shall be required to take access to such streets unless the county engineer believes local streets are safer in the particular conditions of the site and roads.
  - 2. The school shall serve the district and surrounding rural areas.
  - 3. All applications for this use shall include a community impact statement (Section A.130.A).
- K. Day care, commercial.
  - 1. Minimum area: minimum lot area of 20,000 square feet, or 1,000 square feet per person (staff and customers).
  - 2. All applications for this use shall include a traffic impact analysis (Article 6, Division 6.3).
- L. Utilities, local. Utility agencies shall submit service radii or other locational criteria that demonstrate the need to place facilities in this district. The facilities shall be designed to serve that district and surrounding, more rural zoning districts, but not adjoining more intensely zoned districts.
- M. Bed and breakfast.
  - 1. This use is limited to areas zoned commercial under the 1990 Zoning and Development Standards Ordinance.

- Use standards. Any bed and breakfast use shall have a maximum of eight rental rooms. Meals may be served only to registered guests.
- 3. Signs. Bed and breakfast uses are limited to five square feet total sign area. Such signs must be constructed of wood or other durable nonplastic materials.
- 4. Parking. Bed and breakfast uses must provide for all parking off street, this includes guest, resident and employee parking, which shall be screened from adjoining land uses by hedges and canopy trees. The DRT may permit on-street parking to be substituted upon determining that the street can accommodate the parking and the provision of off-street parking would be detrimental to the area's appearance.
- 5. Building type. The applicable reviewing body shall ensure the building is in character with its neighborhood in style and appearance.
- N. Commercial retail, neighborhood.
  - 1. This use is limited to areas zoned commercial under the 1990 Zoning and Development Standards Ordinance.
  - 2. The use shall be limited to individual buildings or lease space in larger structures of no more than 3,000 square feet, with the exception of grocery stores, which are limited to 10,000 square feet.
  - 3. The buildings shall have pitched roofs in keeping with that of the local community character. The use shall also be consistent with surrounding community character in size, scale and architecture. Franchise architecture shall be prohibited.
  - 4. Natural landscaping shall be preserved to the fullest extent possible. Every effort shall be made to preserve existing, significant trees.
  - 5. The use shall have access to a collector or arterial road.
  - 6. All applications for this use shall include a traffic impact analysis (Article 6, Division 6.3).
- O. Commercial retail, traditional shop. The following standards shall apply to all new traditional shop uses:
  - 1. This use is limited to areas zoned commercial under the 1990 Zoning and Development Standards Ordinance.
  - 2. The maximum allowable size for new traditional shop uses shall be 1,500 square feet total.
  - 3. No traditional shop use shall be located within a one-half-mile radius from another traditional shop use.
  - 4. The buildings shall have pitched roofs in keeping with that of the local community character. Franchise architecture shall be prohibited.
  - 5. Natural landscaping shall be preserved to the fullest extent possible. Every effort shall be

made to preserve existing, significant trees.

- 6. Traditional shops shall include typical staple products for resale such as grocery items and household supplies. Gasoline sales are not permitted.
- P. Office.
  - 1. This use is limited to areas zoned commercial under the 1990 Zoning and Development Standards Ordinance.
  - 2. This use shall be located only on an arterial or collector road.
  - 3. Perimeter Buffers. Adequate perimeter buffers shall be included and maintained as part of the design.
  - 4. Compatibility. In cases where there is no review by a corridor review board, the DRT shall determine compatibility of architecture design with the surrounding community.
  - 5. All applications for this use shall include a traffic impact analysis (Article 6, Division 6.3).
- Q. Restaurant.
  - 1. This use is limited to areas zoned commercial under the 1990 Zoning and Development Standards Ordinance.
  - 2. Additional buffers. Where the adjoining land is zoned or used for residential, the buffer shall be increased by 15 feet.
  - 3. The maximum allowable size for new restaurants shall be 3,000 square feet total.
  - 4. All applications for this use shall include a traffic impact analysis (Article 6, Division 6.3).
- R. Services.
  - 1. This use is limited to areas zoned commercial under the 1990 Zoning and Development Standards Ordinance.
  - 2. Additional buffers. Where the adjoining land is zoned or used for residential, the buffer shall be increased by 15 feet.
  - 3. At the discretion of the Director, all applications for this use shall include a traffic impact analysis (Article 6, Division 6.3).
- S. Mixed uses.
  - 1. This use is limited to areas zoned commercial under the 1990 Zoning and Development Standards Ordinance.
  - 2. Mixed use buildings shall have a minimum of 25 percent residential floor area.
  - 3.

A mixed use building, or a group of buildings in a mixed use development, oriented to a pedestrian precinct, may have the minimum residential component reduced to 15 percent where a major portion of the floor area is a large public structure, such as a museum, that occupies at least 40 percent of the total floor area.

- 4. Residential uses shall provide outdoor areas greater than or equal to 120 square feet per unit, or the equivalent using one or a combination of the following methods:
  - a. Balconies or roof gardens; and/or
  - b. Parks or parkways with a minimum of 20,000 square feet of lawn area located within the development; and/or
  - c. Paved pedestrian precincts, which may count for no more than 25 percent of the requirement.
- 5. All applications for this use shall include a traffic impact analysis (Article 6, Division 6.3), community impact statement (Section A.1.30.A) and resource protection plan.
- T. Residential storage facility.
  - 1. This use is limited to areas zoned commercial under the 1990 Zoning and Development Standards Ordinance.
  - 2. The site shall have a minimum lot depth of 250 feet.
  - 3. Rear yard setback requirements may be reduced to ten feet or to the requirements of the buffer yard, whichever is greater.
  - 4. Building placement and site design shall ensure that the use is not visible from arterial or collector roads. The use shall be located to the rear of permitted commercial uses.
  - 5. Where the adjoining land is zoned or used for residential, the buffer shall be increased by 15 feet.
  - 6. All applications for this use shall include a traffic impact analysis (Article 6, Division 6.3).
- U. Commercial amusement, indoor.
  - 1. The use shall take access from a collector or arterial road.
  - 2. The maximum allowable size for new or expanded uses shall be 12,000 square feet total.
  - 3. All applications for this use shall include a community impact statement (Section A.1.30.A).
- V. Commercial communication towers.
  - 1. Commercial communication towers are restricted to the expansion or replacement of an existing tower.
  - 2. See standards listed in Article 4, Section 4.1.320.
- W. Construction staging or plant.

- 1. No such use shall be located within 500 feet of an adjoining residential zoning district.
- If any one adjoining land use or zone is residential, hours of operation shall be limited to 8:00 a.m. to 8:00 p.m. In all other instances, hours of operation shall be limited to 6:00 a.m. to 10:00 p.m.
- 3. Prior to receiving a development permit, the applicant shall provide a written agreement and advance surety in the amount of 100 percent of the estimated site restoration costs (to be determined by the Director) to ensure complete site restoration upon the project's conclusion.
- 4. Prior to receiving a development permit, the applicant shall provide a written agreement and advance surety in the amount of 100 percent of the estimated road restoration/replacement costs (to be determined by the county engineer) to ensure roads will be reconstructed to their original or improved condition upon the project's conclusion.
- 5. All applications for this use shall include an environmental impact assessment and a traffic impact analysis (Article 6, Division 6.3).
- X. Public interest and special events.
  - 1. Public interest or special events in stadiums or public parks shall be regulated by the county and are not limited by this subsection.
  - 2. All other public interest and special events shall meet the following standards:
    - a. All such uses shall be held on land occupied by the organization benefiting from the proposed activity, or on a site owned by another party who has agreed to host the event. The activity shall be permitted only during hours when the facility's parking would not be used for the primary use's high traffic generation activities.
    - b. Such uses shall not be held on a property more than two times per year.
      - 1) Such uses shall be limited to four successive days.
      - If deemed necessary by the police department, special traffic personnel shall control property access. As part of the application, the applicant must provide a written communication from the police department indicating adequate provisions have been made.
      - As part of the application, the applicant must provide written approval from SCDHEC regarding sanitary provisions, and that adequate provisions have been made.
      - 4)

Prior to receiving a use permit, the applicant must provide a written communication from the building inspector indicating adequate provisions have been made for electric and lighting facilities. The safety and welfare of the public will be evaluated prior to approval of a use permit.

- 5) Hours of operation shall be permitted between 8:00 a.m. to 11:00 p.m. for outdoor events, and 7:00 a.m. until 12:00 midnight for indoor events. In no case, shall noise levels exceed 70 decibels for receiving residential districts.
- 6) The applicant shall provide surety for complete restoration of the site upon the event's conclusion, before issuance of a use permit can be provided.
- c. Any violation of these requirements before or during the event shall result in the use permit being revoked.
- Y. Temporary sales.
  - 1. No such use shall be closer than 15 feet from any public road right-of-way.
  - 2. Each company or property and all associated franchises and/or divisions are permitted three limited use permits per year. Each use permit shall terminate after 72 hours from initiation of the use.

Table A.12.60.A Open Space and Density Standards for Residential Uses						
Residential	Minimum	Density (per acre)		Wastewater	Minimum	
Туре	open space	Max. Gross Max. Net		Treatment	Site	
	requirement (% of site			-	Area (acres)	
	area)					
Single-family	10%	1.0	1.66	OS	0.25 ac	
Single-family	40%	2.07	<u>3.8</u>	CS	20 ac	
Cluster						
Planned	20%	4.5	6.1	CS	10 ac	

A 12 60 -	Develo	nment	Standa	ards
7.12.00 -	Develo	pinent	Stanuc	11 U S

Table A.12.60.B Open Space and Density Standards for Other Permitted Uses						
Land Use	Minimum	Wastewater	Minimum			
	Surface Area	Max. Gross	Max. Net	freatment	(acres)	
l		l	l	l	l	l
---	-----------	-----	-----	-----	----	-------------
	Other	10%	50%	82%	OS	See Section
	Permitted					A.12.50
	Uses					

Table A.12.6	0.C Lot and B	uilding Stand	ards			
Land Use	Minimum	Minimum	Minimum Se	etback		Maximum
	LOT SIZE	Lot Width	Street	Side Yard	Rear Yard	Height
Single- family	21,780 sf	150	20	20	20	35 feet
Single- family Cluster	10,890 sf	80	20	15	20	35 feet
Planned <sup>1</sup>	See Note					35 feet
Other permitted uses	10,890 sf	50	10	5	50	35 feet
<sup>1</sup> Planned Co requiremen duplex.	ommunities s ts of the resp	hall use the m ective building	iinimum lot si g type standa	ze, minimum rds for estate	lot width, and house, village	d setback e house, and

Table A.12.60.D Tree S	tandards
Land Use	Number of Landscape Canopy or Existing trees

	Per Lot	Trees per Acre of Open Space	Parking Spaces
All Uses	3	4	1/10

Table A.12.60.E	Perimeter Buff	er Standards <sup>1</sup>			
Zoning District and Development Type	Buffer Width (feet) Adjoining Streets	Buffer Width (	feet) Adjoining [	Districts	
	Arterial	Collector	Local	SBECP	T2R
All Uses	15	15	15	n/a	25
<sup>1</sup> All perimeter of Perimeter Ty	buffers shall co vpe "E" (Article 5	nform to the pla , Division 5.8, Ta	ant requirement able 5.8.90.D)	s and opacity re	equirements

BUTH COMPANY AND	Agricultural (AG) Zoning District The Agricultural District is designed to provide for agricultural, forestry and low-density residential uses. The intent of the district is to provide for the conservation of cultivated, forested, or pastoral land, discourage premature and isolated high-density development, and to provide for low-density residential uses associated with agricultural activity.			
	Section 5.16, Town of Yemassee Zoning Ordinance			
Standards for the AG	District 5.16.1			
Maximum Densi	ty: One (1) dwelling unit per acre			
Maximum Lot Si	ze: One (1) acre per dwelling			
Permitted Uses for the	AG District 5.16.2			
<ul> <li>Single-Family dv</li> </ul>	/elling (Stick built home)			
<ul> <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> </ul>				
<ul> <li>Agricultural use and structures pertaining to such use, provided that no such use shall involve the slaughtering and processing of poultry or livestock for volume commercial sale. Dense livestock and poultry are permitted.</li> <li>Extense farm, game preserve, or other conservation purpose.</li> </ul>				
Prohibited Uses for th	e AG District 5.16.3			
Adult Entertainr	nent Establishments			
• Any business, pe	erson, entity, or service offering Adult Entertainment			

- E. Increased useable open space beyond the minimum open space required by the Town of Yemassee;
- F. Protection of the natural features and resources;
- G. Provision of affordable housing, redevelopment of underutilized properties and infill development that creates a better environment than what can be accomplished under TR permitted uses and standards;
- H. The character of the area or adjacent land use has changed enough to warrant a different zoning district;
- I. The proposed change is compatible with surrounding development in terms of land uses, appropriate buffers, setbacks, development density/intensity, visual, and traffic impacts;
- J. Provision of economic diversity by providing skilled labor jobs;
- K. Letters/studies indicating adequate roads and verifying availability of public water and public sewer;
- L. Letters from appropriate agencies verifying adequacy of police, emergency service, and fire facilities; and
- M. Letters of verification from the school board to demonstrate adequate school capacity."

Should any Section or provision of this Ordinance be declared invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

## Section 5.16 Agricultural [AG]

The Agricultural District is designed to provide for agricultural, forestry, and low-density residential uses. The intent of the District is to provide for the conservation of cultivated, forested, or pastoral land, discourage premature and isolated high-density development, and to provide for low-density residential uses associated with agricultural activity.

5.16.1 Standards for the AG District

- A. Maximum density: One (1) dwelling unit per acre.
- B. Maximum lot size: One (1) acre per dwelling.

## 5.16.2 Permitted Uses for the AG District

- A. Single-family dwelling.
- B. Mobile home dwelling provided the same is under skirted around its base with an appropriate material sufficient to provide a visual screen for the underpinnings of the mobile home.
- C. Agricultural use and structures pertaining to such use, provided that no such use shall involve the slaughtering or processing of poultry or livestock for volume commercial sale. Dense livestock and poultry are prohibited.
- D. Forest, tree farm, game preserve, or other conservation purpose.

## 5.16.3 Prohibited Uses

- A. Adult Entertainment Establishments.
- B. Any business, person, entity or service offering Adult Entertainment.

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

5.17.1 The purpose of the Highway Corridor Overlay District (HCOD) is to provide for the safe and efficient use of these highways; to minimize congestion and the number of traffic conflict points; to enhance the quality of development; to protect and enhance the area's unique aesthetic character and natural environment; to reduce unnecessary visual distractions; and to encourage the design of architecture, signage, and lighting which is harmonious with the natural and man-made assets of the Low Country. The Highway Corridor is defined as five hundred (500) feet in depth beginning at the highway right-of-way line or to the rear of the property line fronting the designated highway, whichever is less. The HCOD shall apply to US Highways 17, 17A and 21, Interstate Highway 95, and South Carolina Highway 68, except where those roads are within or immediately adjacent to the Historic Preservation Overlay District (HPOD). For those roads within or immediately adjacent to the HPOD, the terms of the HCOD relative



## TOWN OF YEMASSEE ANNEXATION APPLICATION



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

	nttp://www.townoryemassee.org
Applicant	Property Owner
Name: LNhite, Rosa L	Name: UNhite, Rosa L
Phone: 343 271-1469	Phone: 5/4/3 271-0469
Mailing Address: 97 Kippit Lang,	Mailing Address: GM Kippit Lane
P.O. BOX 45 Vamassee, SC 29945	P.OBOX 45, Vemassee. SC 29945
E-mail: Rosq white 904 & a mail	E-mail: Rosa While, 904 @ amail
Town Business License # (if applicable):	EJ
Property 1	Information
County: Beaufort Hampton Jasper	Acreage: 1. 77
Property Location: 97 Kippit Ln	
Existing Zoning: $SBFCP$	Proposed Zoning: Agrice three 1
Tax Map Number(s): R700 019 000	6986 0000
Project Description:	
ameratur of Single Par	
Select Annexation Method	
Ordinance Method	thod Election Method
Minimum Requirer	nents for Submittal
<ul> <li>2. Copy of plat and/or survey of area requesting annex</li> <li>3. Parcel Information from the appropriate County Associated and the appropriated and the appropriate County Associated and the appropriated and the</li></ul>	kation essor's Office
Note: Application is not valid unless sign	ed and dated by property owner.
Disclaimer: The Town of Yemassee assumes no any third party whatsoever by app	o legal or financial liability to the applicant or roving the plans associated with this permit.
I hereby acknowledge by my signature below that the fore the owner of the subject property.	going application is complete and accurate and that I am
Property Owner Signature: Rosa & Les	Lite Date: 2-24-22
Applicant Signature: Losg & uefito	Date: 2-28-22
For Of	fice Use
Application Number: ANNX -03 -22-1	022 Date Received: 2-28-22
Received By: Derleght Singlifer	Date Approved:

A



# Beaufort County, South Carolina

generated on 12/30/2022 3:13:10 PM EST

Property ID (PIN)	Alternate ID (AIN)	Parcel Address		Data refreshed as of	Assess Year	Pay Year
R700 019 000 098C 0000	04472216	97 KIPPIT LN, SHELDON		10/8/2022	2022	2021
		Current Par	cel Information			
Owner	WHITE ROSA LEE		Property Class Code	ResImp SingleFamily		
Owner Address	PO BOX 45 SHELDON SC 29941		Acreage	1.7700		
Legal Description	PAR A POR OF PROVI	DENCE PB40 P133				
		Historic	Information			
Tax Year	Land	Building	Market	Taxe	5	Payment
2022	\$31,000	\$53,100	\$84,100	\$296.66	j	\$296.66
2021	\$31,000	\$53,100	\$84,100	\$293.67	,	\$293.67
2020	\$31,000	\$53,100	\$84,100	\$294.48	}	\$294.48
2019	\$31,000	\$53,100	\$84,100	\$289.86	j	\$289.86
2018	\$31,000	\$53,100	\$84,100	\$270.44	ł	\$270.44
2017	\$36,500	\$78,000	\$114,500	\$391.67	,	\$391.67
2016	\$36,500	\$78,000	\$114,500	\$381.45	i	\$381.45
2015	\$36,500	\$78,000	\$114,500	\$375.55	i	\$375.55
2014	\$36,500	\$78,000	\$114,500	\$332.30	)	\$332.30

2013	9	\$36,500	\$78,000	:	\$114,500		\$328.17	\$328.17
2012	5	\$52,115	\$113,974	:	\$166,089		\$237.83	\$237.83
			Sales Disc	losure				
Grantor			Book & P	age	Date	Deed	Vacant	Sale Price
BROWN WILLIAM JAM	IES MIDDLETON R	OSA LEE PO	573 149	98	12/27/1990	Fu		\$5
					12/31/1776	Or		\$0
			Improven	nents				
Building	Туре	Use Code Description	Constructed Year	Stories	Rooms	5	Square Footage	Improvement Size
R01	DWELL	Dwelling	1996	1.0	03		1,308	

# **Recommended Motion**

(Annexation Ordinance 23-01 | White Annexation)

I make a motion to:

- Approve
- Table until time certain
- Deny

"First Reading on Annexation Ordinance 23-01".

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



*Council Members* Alfred Washington Stacy Pinckney David Paul Murray

Town Council Agenda Item

**Subject:** Consideration of a Request for an Ordinance Approving Annexation of Two Parcels of Land of Approximately 8.00 Acres of land, located at MM 39.5 and 40.5 Interstate 95 and further identified by Hampton County Tax Map: 197-00-00-057 and 196-00-00-029. Applicant: Edna Lynn Highsmith-Jackson [Ordinance 23-02]

Department: Administration

Submitted by: Matthew Garnes, Town Clerk

### Attachments:

 Ordinance	Resolution	Other
 Support Documents	 Motion	

**Summary**: Staff have received a request for annexation of two parcels of land along Interstate 95 near mile-marker 39 and 40 with its contiguity established through the existing parcels on I-95 that are within the Town. The parcel is currently zoned Rural Development – Resource Conservation under the Hampton County Zoning Ordinance and is seeking zoning of Agricultural (AG) pursuant to the Town of Yemassee Zoning Ordinance. As the properties are located along the Interstate, portions of the properties will be within the Highway Corridor Overlay District (HCOD).

**<u>Recommended Action</u>**: Approve first reading of Annexation Ordinance 23-02.

### Council Action:

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

STATE OF SOUTH CAROLINA )

COUNTY OF HAMPTON TOWN OF YEMASSEE

ORDINANCE NUMBER: (23-02)

An Ordinance Annexing Two Parcels of Land owned by Edna Lynn Jackson-Highsmith into the Town of Yemassee, South Carolina.

AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, TWO PARCELS OF LAND OF APPROXIMATELY 8.00 ACRES, LOCATED AT MILEMARKER 39.5 AND 40.5, INTERSTATE 95, OWNED BY EDNA LYNN JACKSON-HIGHSMITH, 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, <u>Code of Laws of South Carolina (1976)</u> 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 Agricultural 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 Agricultural and both parcels will have portions of the property within the Highway Corridor Overlay 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, <u>Code of Laws of South Carolina (1976)</u>, 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 197-00-00-057 & 196-00-00-029 3.00 and 5.00 acres, respectively, 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 2023.

By the Yemassee Town Council being duly and lawfully assembled.

**Colin Moore, Mayor** 

Matthew Garnes, Town Clerk

**Peggy Bing-O'Banner, Councilmember** 

David Paul Murray, Councilmember

**Stacy Pinckney, Councilmember** 

Alfred Washington, Councilmember

<u>(Seal)</u>

<u>First Reading:</u> <u>Second Reading:</u>





## TOWN OF YEMASSEE ANNEXATION APPLICATION

Town of Yemassee

FEB 0 6 2023 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: Brooklyn Jackson	Name: Brooklyn Jackson				
Phone:	Phone:				
Mailing Address: 220 W BRANCG AVE APT 412 PINE HILL NJ 08021	Mailing Address: 220 W BRANCG AVE APT 412 PINE HILL NJ 08021				
E-mail:	E-mail:				
Town Business License # (if applicable): N/A					
Property	Information				
County: Beaufort 🖌 Hampton Jasper Acreage: 3.00					
Property Location: Interstate 95 MM 39					
Existing Zoning: General Development (Hampton Co)	Proposed Zoning: Agricultural				
Tax Map Number(s): 197-00-00-057 J 0537					
Project Description: Annexation of three acre tract on I-9	5				
Select Annexation Method	ition and 25 Porcent Elector Potition and				
Ordinance Method Ordinance Method	ethod Election Method				
Minimum Requirer	nents for Submittal				
<ul> <li>1. Completed Annexation Petition(s)</li> <li>2. Copy of plat and/or survey of area requesting annex</li> <li>3. Parcel Information from the appropriate County Ass</li> </ul>	kation essor's Office				
Note: Application is not valid unless sign	ed and dated by property owner.				
Disclaimer: The Town of Yemassee assumes n any third party whatsoever by app	o legal or financial liability to the applicant or roving the plans associated with this permit.				
I hereby acknowledge by my signature below that the fore the owner of the subject property.	going application is complete and accurate and that I am				
Property Owner Signature: 2 Jan Jun Jackson	Highmith Date: 1/25/23				
Applicant Signature: Jana Jun Cackson	Higkmith Date: 1/25/23				
U U For Of	fice Use				
Application Number: ANNY -07-23-1015	Date Received: 2167.3				
Received By: M. Garnes	Date Approved:				



## TOWN OF YEMASSEE ANNEXATION APPLICATION

Town of Yemassee

FEB 0 6 2023

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

Received

Abbucanc	Property Owner
Name: Brooklyn Jackson	Name: Brooklyn Jackson
Phone:	Phone:
Mailing Address: 220 W BRANCH AVE APT 412 PINE HILL NJ 08021	Mailing Address: 220 W BRANCH AVE APT 412 PINE HILL NJ 08021
E-mail:	E-mail:
Town Business License # (if applicable): N/A	
Property	Information
County: Beaufort 🖌 Hampton Jasper	Acreage: 5.00
roperty Location: Interstate 95 MM 40	
Existing Zoning: General Development (Hampton Co)	Proposed Zoning: Agricultural
Tax Map Number(s): 196-00-00-029	
Project Description: Annexation of five acre tract on I-98	5
Select Annexation Method 100 Percent Petition and Ordinance Method Ordinance Method	etition and 25 Percent Elector Petition and Iethod Election Method
Minimum Require	ements for Submittal
IN L. COMPLETED ANDEXATION PETITION(S)	
<ul> <li>2. Copy of plat and/or survey of area requesting ann</li> <li>3. Parcel Information from the appropriate County As</li> </ul>	exation ssessor's Office
<ul> <li>2. Copy of plat and/or survey of area requesting ann</li> <li>3. Parcel Information from the appropriate County As</li> <li>Note: Application is not valid unless signature</li> </ul>	exation ssessor's Office gned and dated by property owner.
<ul> <li>2. Copy of plat and/or survey of area requesting ann</li> <li>3. Parcel Information from the appropriate County As</li> <li>Note: Application is not valid unless signature</li> <li>Disclaimer: The Town of Yemassee assumes any third party whatsoever by application</li> </ul>	exation ssessor's Office gned and dated by property owner. no legal or financial liability to the applicant or pproving the plans associated with this permit.
<ul> <li>2. Copy of plat and/or survey of area requesting ann</li> <li>3. Parcel Information from the appropriate County As</li> <li>Note: Application is not valid unless signature</li> <li>Disclaimer: The Town of Yemassee assumes any third party whatsoever by ap</li> <li>I hereby acknowledge by my signature below that the for the owner of the subject property.</li> </ul>	exation ssessor's Office gned and dated by property owner. no legal or financial liability to the applicant or proving the plans associated with this permit. regoing application is complete and accurate and that I am
<ul> <li>2. Copy of plat and/or survey of area requesting ann</li> <li>3. Parcel Information from the appropriate County As</li> <li>Note: Application is not valid unless signature: The Town of Yemassee assumes any third party whatsoever by ap</li> <li>I hereby acknowledge by my signature below that the for the owner of the subject property.</li> <li>Property Owner Signature: MacMan Archiver</li> </ul>	exation ssessor's Office gned and dated by property owner. no legal or financial liability to the applicant or oproving the plans associated with this permit. regoing application is complete and accurate and that I am
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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 Annexation Analysis (ANNX-02-23-1015) Mile marker 39.5 and 40.5 (Hampton County) Meeting Date: February 16, 2023

Applicant: Edna Lynn Highsmith-Jackson

Owner: Brooklyn Jackson

Address(es): 39.5 Interstate 95, 40.5 Interstate 95

Tax Map Number(s): 197-00-00-057 and 196-00-00-029

County: Hampton

**Site Description**: This project contains two properties. Parcel ending in 057 is located just north of the Salkehatchie overpass on Interstate 95 in Hampton County and is dissected by Interstate 95 running through the center. Parcel ending in 029 is north of the turn-around at Mile marker 39 and is dissected by Interstate 95 near mile marker 40.5.

**Present Zoning and Existing Conditions:** As both parcels are currently located within unincorporated Hampton County, the parcels are subject to the Hampton County Zoning Ordinance. These parcels are currently zoned "Rural Development - Resource Conservation" under the County code. The applicant is requesting a zoning designation of Agricultural (AG) under the Yemassee Zoning Ordinance. The Town of Yemassee Zoning Ordinance defines its Agricultural District as to be "designed to provide for agricultural, forestry and low-density residential uses. The intent of the district is to provide for the conservation of cultivated, forested, or pastoral land, discourage premature and isolated high-density development, and to provide for low-density residential uses associated with agricultural activity."

Due to the proximity of the properties to Interstate 95, portions of both properties would be within the boundaries of the Highway Corridor Overlay District and would be subject to the requirements outlined in the Town of Yemassee Zoning Ordinance pertaining to that overlay.

> Annexation Analysis – 39.5 & 40.5 Interstate 95, Hampton County ANNX-02-23-1015

## Zoning Comparison:

	Rural Development -	Agricultural (AG)
	Resource Conservation	Town of Yemassee
Maximum Density:	One (1) Dwelling unit per acre	One (1) Dwelling unit per acre
Permitted Uses:	<ul> <li>Forestry</li> <li>Clearcutting</li> <li>Agricultural Support Services</li> <li>Automobile Service station and/or Garage</li> <li>Cemetery</li> <li>Church</li> <li>Community and Child Care Centers</li> <li>Dwelling including mobile homes</li> <li>Family Day Care Home</li> <li>Home Occupation</li> <li>Schools</li> <li>Equestrian uses</li> <li>Flea Markets</li> <li>Outdoor Recreation</li> <li>Retail Store</li> <li>Roadside stand</li> <li>Recreational Vehicle Park</li> <li>Automotive Racetrack</li> <li>Mining and Extraction</li> <li>Public Utilities</li> <li>Stockyards</li> <li>Landfills</li> <li>Recycling Centers</li> <li>Marinas &amp; Piers</li> </ul>	<ul> <li>Single-Family Dwelling (Stick-Built home)</li> <li>Mobile Home Dwelling</li> <li>Agricultural Uses excluding slaughtering or poultry processing for volume production.</li> <li>Forest, Tree Farm or Game Preserve</li> </ul>
Minimum Lot Size:	Not listed in Zoning	43,560sqft
Maximum Building	Not listed in Zoning	35ft
Height:	Ordinance	0010

## Utilities / Public Services:

- Electric & Natural Gas: Dominion Energy
- Telecommunications: Century Link and Frontier
- Fire Protection: Hampton County Fire District
- Emergency Medical Services: Hampton County Emergency Medical Services
- Law Enforcement: Currently Hampton County Sheriff's Office, upon annexation primary response would become the Town of Yemassee Police Department while Hampton County Sheriff's Office would be utilized on an as needed, mutual-aid basis.
- **Water/Wastewater:** Lowcountry Regional Water System (LRWS) is the franchised water and wastewater provider within the Town of Yemassee and upon annexation the parcel would be theoretically served by LRWS if there was infrastructure in the area. The closest infrastructure is near the intersection of Terry Road and Old Salkehatchie Highway in Hampton County.

## Analysis:

The following analysis has been conducted on the parcels petitioning annexation:

- 1. Is the application in the best interests of the Town of Yemassee and its residents?
  - a. **Finding:** The application will expand the footprint of the Town which directly affects funding and representation for the Town at state and federal levels. Any vehicles or personal/business property taxed by Beaufort County will be subjected to the town tax rate imposed for FY2023 which is 74.00 mills in Hampton County. Additionally, the parcel will close a donut hole along Interstate 95 which aids in solving jurisdictional issues.
- 2. Does the Annexation have the potential to create a tax burden or measurably reduce the level of service(s) provided to existing services and property owners?
  - a. **Finding:** Based on the current use of the property and the maximum allowed development under the proposed zoning of Agricultural, a tax burden is not created and a reduction in the level of service is not anticipated.
- 3. Has the full impact of the proposed Annexation will have on Law Enforcement been considered?
  - a. <u>Finding</u>: Administration Staff have consulted with Chief Alexander who advised annexation of this parcel will not have a negative impact on services offered by the Yemassee Police

Department. Upon annexation, the primary response agency for law enforcement issues would be the Yemassee Police Department, with backup provided on an as-needed basis from the Hampton County Sheriff's Office. Incidents occurring on Interstate 95 on areas abutting these properties would be handled by the Yemassee Police Department.

- 4. Does the Petitioner understand all potential costs & benefits associated with the Annexation?
  - a. **Finding:** The applicant has been provided with an estimated tax bill for the year following annexation. As of this report, there has been no additional questions from the petitioner regarding the information provided.

**Staff Review:** Staff concur with the applicants request to zone Agricultural. Staff is comfortable with the requested zoning and believe that it is a compatible zoning designation to the Rural Development - Resource Conservation. The Agricultural zoning district under the Town of Yemassee Zoning Ordinance is far more restrictive than the current zoning under Hampton County zoning ordinance. The County ordinance does not stipulate density or minimum lot sizes which the Town ordinance does. It is unlikely that these parcels would ever be developed other than potentially a billboard based on its remote location.

**Staff Recommendation:** Staff request Town Council consider approval of first reading.

# 

### Summary

Parcel Number	197-00-00-057.
Tax District	County (District N)
Location Address	
Town Code	
Class Code (NOTE: Not Zoning Info)	206-Residential Lot Vacant
Acres	3.00
Description	3.0 AC
Record Type	Agricultural
Town Code / Neighborhood	
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

JACKSON BROOKLYN EST 220 W BRANCG AVE APT 412 PINE HILL NJ 08021

### 2022 Value Information

Land Market Value	\$3,600								
Improvement Market Value	\$0								
Total Market Value	\$3,600								
Taxable Value	\$3,600								
Total Assessment Market	\$220								
ALC: ACT	11.10	 		 and the second	 	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			

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.)

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

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. <u>User Privacy Policy</u>



<u>GDPR Privacy Policy</u>

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# 

### Summary

Parcel Number	196-00-029.
Tax District	County (District N)
Location Address	
Town Code	
Class Code (NOTE: Not Zoning Info)	800-Use Value for Cropland & Timberland (Qualified)
	900-Series Market Value for Cropland & Timberland
	Note multiple classes/buildings on this parcel.
Acres	5.00
Description	
Record Type	Agricultural
Town Code / Neighborhood	
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

JACKSON BROOKLYN EST
220 W BRANCH AVE APT 412
PINE HILL NJ
08021

### 2022 Value Information

Land Market Value	\$1,500
Improvement Market Value	\$0
Total Market Value	\$1,500
Taxable Value	\$380
Total Assessment Market	\$20
Note: Values will not display c	orroctly if an

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.)

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LAND USE AND DEVELOPMENT PLAN

	GENERAL DEVELOPMENT
۲	COMMERCIAL CLUSTER
	RESIDENTIAL CONSERVATION & DI
	INDUSTRIAL DEVELOPMENT
•	RURAL DEVELOPMENT - RESOURCE CONSERVATION

RR



- Public utilities, as necessary to serve district (4)residents.
- (5) Neighborhood and community parks and centers, golf courses and similar open space uses.
- (6) Family day care homes.
- (7) Home occupations.
- (8) Uses accessory to the above.

Section 4.5

RR, Rural Resource District Existing Zoning

#### 4.5.1 Purpose

This district is intended to protect and preserve areas of the county which are rural or agricultural in character and use and are uniquely suited for such purposes. These areas are not presently required for urban development and, according to population and land use projections will not be needed before the year 2010 at the earliest.

The use regulations for this district are designed to permit development compatible with the preservation of the rural lifestyle, character and agricultural use of these areas and prevent speculative, premature intrusions of urban uses and lifestyles.

The value of agricultural lands, woodlands and other open land areas which characterize this district are economically important and contribute to clean water and air, and to many natural life cycles. They also make the county an attractive place in which to live.

#### 4.5.2 Permitted Uses

Within the RR, Rural Resource District, a building or premise may be used only for the following purposes; provided such use(s) shall meet all applicable regulations contained in this Ordinance.

- (1)Agricultural uses, including commercial greenhouses and nurseries, general farming operations, keeping and raising of animals and livestock, and structures for housing products raised on the premises.
- (2) Automobile service station and/or garage.
- (3) Cemetery.

16/24

- (4) Church and similar places of worship, auxiliary buildings and uses, including child care centers and cemeteries accessory thereto.
- (5) Community and child care centers.
- (6) Dwelling, mobile home, also one mobile home shall be permitted as a residence on a lot with a retail store or as a second residence on a lot with a single-family dwelling or another mobile home.
- (7) Dwelling, single-family detached.
- (8) Family day care homes.
- (9) Home occupations.
- (10) Schools, either public or private; technical vocational or general curriculum.
- (11) Equestrian uses, including stables, tracks, clubs, fields, caretaker's facilities, etc.
- (12) Flea markets and auction barns.
- (13) Outdoor recreation facilities and activities, publicly or privately operated, including hunt clubs, swimming pools, tennis courts, golf courses, parks, playfields, and similar outdoor recreation activities.
- (14) Retail store for sale of groceries, hardware antiques, dry goods or general merchandise, beverage and package stores with no on premise consumption; provided the gross floor area does not exceed 5,000 square feet.
- (15) Roadside stand for the display and sale of agricultural products.
- (16) Recreational vehicle parks and campgrounds, subject to applicable requirements of Article VII.
- (17) Automotive race and testing tracks, subject to the applicable requirements of Article VII.
- (18) Mining and extraction operations, subject to the applicable requirements of Article VII.
- (19) Public utilities.

17/24

- (20) Stockyards, slaughter houses, commercial poultry houses, animal auction houses, and commercial kennels, subject to the applicable requirements of Article VII.
- (21) Sanitary landfills and inert landfills, subject to the applicable requirements of Article VII.
- (22) Recycling transfer stations and facilities.
- (23) Marinas, piers, boat ramps, boat storage, and related marine activities.
- (24) Uses accessory to the above.
- (25) Signs in accord with Article V.

### Section 4.6 APD, Airport Protection District

### 4.6.1 Purpose

The purpose of this district is to promote and improve safety in and around the Hampton County Airport by preventing the location of structures or natural growth which would constitute hazards or obstructions to aircraft operating in the area, thereby adding an additional measure of protection for the lives and property for those in aircraft and on the ground. In so doing, a general compatibility between airport operations and affected property is advocated by these regulations.

### 4.6.2 <u>Permitted Uses</u>

This is an "overlay" zone. As such, permitted uses are determined by the "underlying" or primary zone. These regulations temper and modify the development standards of the primary district to the extent necessary to achieve the objectives of 4.6.1. They do not determine or regulate the use of property. However, primary zone use notwithstanding, no use may be made of land or water within the Airport Protection District in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airports lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

### 4.6.3 <u>Height Limitations</u>

Except as otherwise provided by this Ordinance, no structure or tree shall be erected, altered, allowed to grow, or be maintained within any of the following zones comprising the APD to a height in excess of those plans delineated as surfaces

Agricultural (AG) Zoning District The Agricultural District is designed to provide for agricultur forestry and low-density residential uses. The intent of the district to provide for the conservation of cultivated, forested, or past land, discourage premature and isolated high-density development, and to provide for low-density residential use associated with agricultural activity. Section 5.16, Town of Yemassee Zoning Ordinance Standards for the AG District 5.16.1 Maximum Density: One (1) dwelling unit per acre Maximum Lot Size: One (1) acre per dwelling Permitted Uses for the AG District 5.16.2	
	Section 5.16, Town of Yemassee Zoning Ordinance
Standards for the AG	District 5.16.1
Maximum Densi	ty: One (1) dwelling unit per acre
Maximum Lot Si	ze: One (1) acre per dwelling
Permitted Uses for the	AG District 5.16.2
<ul> <li>Single-Family dv</li> </ul>	/elling (Stick built home)
<ul> <li>Mobile Home dy appropriate mat mobile home.</li> </ul>	velling (provided the home is under skirted around its base with an erial sufficient to provide a visual screen for the underpinnings of the
<ul> <li>Agricultural use involve the slaug sale. Dense lives</li> <li>Forest, tree farm</li> </ul>	and structures pertaining to such use, provided that no such use shall ghtering and processing of poultry or livestock for volume commercial tock and poultry are permitted. h, game preserve, or other conservation purpose.
Prohibited Uses for th	e AG District 5.16.3
Adult Entertainr	nent Establishments
• Any business, pe	erson, entity, or service offering Adult Entertainment

- E. Increased useable open space beyond the minimum open space required by the Town of Yemassee;
- F. Protection of the natural features and resources;
- G. Provision of affordable housing, redevelopment of underutilized properties and infill development that creates a better environment than what can be accomplished under TR permitted uses and standards;
- H. The character of the area or adjacent land use has changed enough to warrant a different zoning district;
- I. The proposed change is compatible with surrounding development in terms of land uses, appropriate buffers, setbacks, development density/intensity, visual, and traffic impacts;
- J. Provision of economic diversity by providing skilled labor jobs;
- K. Letters/studies indicating adequate roads and verifying availability of public water and public sewer;
- L. Letters from appropriate agencies verifying adequacy of police, emergency service, and fire facilities; and
- M. Letters of verification from the school board to demonstrate adequate school capacity."

Should any Section or provision of this Ordinance be declared invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

## Section 5.16 Agricultural [AG]

The Agricultural District is designed to provide for agricultural, forestry, and low-density residential uses. The intent of the District is to provide for the conservation of cultivated, forested, or pastoral land, discourage premature and isolated high-density development, and to provide for low-density residential uses associated with agricultural activity.

5.16.1 Standards for the AG District

- A. Maximum density: One (1) dwelling unit per acre.
- B. Maximum lot size: One (1) acre per dwelling.

## 5.16.2 Permitted Uses for the AG District

- A. Single-family dwelling.
- B. Mobile home dwelling provided the same is under skirted around its base with an appropriate material sufficient to provide a visual screen for the underpinnings of the mobile home.
- C. Agricultural use and structures pertaining to such use, provided that no such use shall involve the slaughtering or processing of poultry or livestock for volume commercial sale. Dense livestock and poultry are prohibited.
- D. Forest, tree farm, game preserve, or other conservation purpose.

## 5.16.3 Prohibited Uses

- A. Adult Entertainment Establishments.
- B. Any business, person, entity or service offering Adult Entertainment.

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

5.17.1 The purpose of the Highway Corridor Overlay District (HCOD) is to provide for the safe and efficient use of these highways; to minimize congestion and the number of traffic conflict points; to enhance the quality of development; to protect and enhance the area's unique aesthetic character and natural environment; to reduce unnecessary visual distractions; and to encourage the design of architecture, signage, and lighting which is harmonious with the natural and man-made assets of the Low Country. The Highway Corridor is defined as five hundred (500) feet in depth beginning at the highway right-of-way line or to the rear of the property line fronting the designated highway, whichever is less. The HCOD shall apply to US Highways 17, 17A and 21, Interstate Highway 95, and South Carolina Highway 68, except where those roads are within or immediately adjacent to the Historic Preservation Overlay District (HPOD). For those roads within or immediately adjacent to the HPOD, the terms of the HCOD relative

# **Recommended Motion**

(Ordinance 23-02)

I make the motion to:

- Approve
- Table until time certain
- Deny

*"First Reading on Annexation Ordinance 23-02 for two parcels on Interstate 95 in Hampton County, owned by Edna Lynn Highsmith-Jackson"* 

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



Council Members Alfred Washington Stacy Pinckney David Paul Murray

## Town Council Agenda Item

<u>Subject:</u> Consideration of a Request for an Ordinance Approving Annexation of One Parcel of Land of Approximately 2.00 Acres of land, located at MM 39.9 Interstate 95 and further identified by Hampton County Tax Map: 197-00-00-054. Applicant: Cheryl Newby [Ordinance 23-03]

Department: Administration

<u>Submitted by:</u> Matthew Garnes, Town Clerk

### Attachments:

	Ordinance		Resolution	Other
$\checkmark$	Support Documents	$\checkmark$	Motion	

**Summary**: Staff have received a request for annexation of one parcel of land along Interstate 95 near mile-marker 39.9 with its contiguity established through the existing parcels on I-95 that are within the Town. The parcel is currently zoned Rural Development – Resource Conservation under the Hampton County Zoning Ordinance and is seeking zoning of Agricultural (AG) pursuant to the Town of Yemassee Zoning Ordinance. As the property is located along the Interstate, portions of the property will be within the Highway Corridor Overlay District (HCOD).

**<u>Recommended Action</u>**: Approve first reading of Annexation Ordinance 23-03.

### **Council Action**:

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

STATE OF SOUTH CAROLINA )

COUNTY OF HAMPTON TOWN OF YEMASSEE

ORDINANCE NUMBER: (23-03)

An Ordinance Annexing One Parcels of Land owned by Cheryl Newby into the Town of Yemassee, South Carolina.

AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, ONE PARCEL OF LAND OF APPROXIMATELY 2.00 ACRES, LOCATED AT MILEMARKER 39.9, INTERSTATE 95, OWNED BY CHERYL NEWBY, 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, <u>Code of Laws of South Carolina (1976)</u> 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 Agricultural 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 Agricultural and the parcel will have portions of the property within the Highway Corridor Overlay 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, <u>Code of Laws of South Carolina (1976)</u>, 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 197-00-00-054, 2.00 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 2023.

By the Yemassee Town Council being duly and lawfully assembled.

**Colin Moore, Mayor** 

Matthew Garnes, Town Clerk

**Peggy Bing-O'Banner, Councilmember** 

David Paul Murray, Councilmember

**Stacy Pinckney, Councilmember** 

Alfred Washington, Councilmember

<u>(Seal)</u>

<u>First Reading:</u> <u>Second Reading:</u>



## TOWN OF YEMASSEE ANNEXATION APPLICATION

Town of Yemassee

FEB 0 6 2023

Received

Applicant	Property Owner
Name: Chervl Newby	Name: Cheryl Newby
Phone:	Phone:
Mailing Address: 70 Goodwin Ave Newark, NJ 07112-1834	Mailing Address: 70 Goodwin Ave Newark, NJ 07112-1834
E-mail: N/A	E-mail: N/A
Town Business License # (if applicable): N/A	
Proper	ty Information
Project Name: Newby Tract	Acreage: 2.00
Property Location: Interstate 95 near Mile-marker 39.9	
Existing Zoning: General Development (Hampton Cou	unty Proposed Zoning: Agricultural (AG)
Tax Map Number(s): 197-00-00-054	
Project Description: seeking annexation of single pare	cel of land along I-95 near MM 39.9.two acres total.
Select Annexation Method 100 Percent Petition and Ordinance Method Ordinance Method	Petition and 25 Percent Elector Petition and Method Election Method
Minimum Requir	rements for Submittal
<ul> <li>1. Completed Annexation Petition(s)</li> <li>2. Copy of plat and/or survey of area requesting an</li> <li>3. Parcel Information from the appropriate County A</li> </ul>	nexation Assessor's Office
Note: Application is not valid unless s	igned and dated by property owner.
Disclaimer: The Town of Yemassee assumes any third party whatsoever by a	s no legal or financial liability to the applicant or approving the plans associated with this permit.
I hereby acknowledge by my signature below that the f the owner of the subject property.	foregoing application is complete and accurate and that I am
Property Owner Signature:	. Mulup Date: 2-3-23
Applicant Signature: husy for	Date: 2-3-23
Application Number: ANNY- U2-23-11	) 0 9 Date Received: 7/6/23
Received By: M. Gurnes	Date Approved:

Town of Yemassee Annexation Application

Effective Date: 03/01/2021

# 

### Summary

Parcel Number	197-00-00-057.
Tax District	County (District N)
Location Address	
Town Code	
Class Code (NOTE: Not Zoning Info)	206-Residential Lot Vacant
Acres	3.00
Description	3.0 AC
Record Type	Agricultural
Town Code / Neighborhood	
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

JACKSON BROOKLYN EST 220 W BRANCG AVE APT 412 PINE HILL NJ 08021

### 2022 Value Information

Land Market Value	\$3,600								
Improvement Market Value	\$0								
Total Market Value	\$3,600								
Taxable Value	\$3,600								
Total Assessment Market	\$220								
ALC: ACT	11.10	 		 and the second	 	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			

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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 Annexation Analysis (ANNX-02-23-1009) Interstate 95 MM 39.9 (Hampton County) Meeting Date: February 16, 2023

Applicant: Cheryl Newby

**Owner:** Cheryl Newby

Address(es): 39.9 Interstate 95

Tax Map Number(s): 197-00-00-054

County: Hampton

**Site Description**: This project contains a single parcel north of the Salkehatchie overpass on Interstate 95 in Hampton County just beyond the turnaround and is dissected by Interstate 95 running through the center.

**Present Zoning and Existing Conditions:** As the parcel is currently located within unincorporated Hampton County, the parcel is subject to the Hampton County Zoning Ordinance. These parcels are currently zoned "Rural Development - Resource Conservation" under the County code. The applicant is requesting a zoning designation of Agricultural (AG) under the Yemassee Zoning Ordinance. The Town of Yemassee Zoning Ordinance defines its Agricultural District as to be "designed to provide for agricultural, forestry and low-density residential uses. The intent of the district is to provide for the conservation of cultivated, forested, or pastoral land, discourage premature and isolated high-density development, and to provide for low-density residential uses associated with agricultural activity."

Due to the proximity of the properties to Interstate 95, portions of the property would be within the boundaries of the Highway Corridor Overlay District and would be subject to the requirements outlined in the Town of Yemassee Zoning Ordinance pertaining to that overlay.
# Zoning Comparison:

	Rural Development -	Agricultural (AG)
	Resource Conservation	Town of Yemassee
Maximum Density:	One (1) Dwelling unit per acre	One (1) Dwelling unit per acre
Permitted Uses:	<ul> <li>Forestry</li> <li>Clearcutting</li> <li>Agricultural Support Services</li> <li>Automobile Service station and/or Garage</li> <li>Cemetery</li> <li>Church</li> <li>Community and Child Care Centers</li> <li>Dwelling including mobile homes.</li> <li>Family Day Care Home</li> <li>Home Occupation</li> <li>Schools</li> <li>Equestrian uses</li> <li>Flea Markets</li> <li>Outdoor Recreation</li> <li>Retail Store</li> <li>Roadside stand</li> <li>Recreational Vehicle Park</li> <li>Automotive Racetrack</li> <li>Mining and Extraction</li> <li>Public Utilities</li> <li>Stockyards</li> <li>Landfills</li> <li>Recycling Centers</li> <li>Marinas &amp; Piers</li> </ul>	<ul> <li>Single-Family Dwelling (Stick-Built home)</li> <li>Mobile Home Dwelling</li> <li>Agricultural Uses excluding slaughtering or poultry processing for volume production.</li> <li>Forest, Tree Farm or Game Preserve</li> </ul>
Minimum Lot Size:	Not listed in Zoning Ordinance	43,560sqft
Maximum Building Height:	Not listed in Zoning Ordinance	35ft

## Utilities / Public Services:

- Electric & Natural Gas: Dominion Energy
- Telecommunications: Century Link and Frontier
- Fire Protection: Hampton County Fire District
- Emergency Medical Services: Hampton County Emergency Medical Services
- Law Enforcement: Currently Hampton County Sheriff's Office, upon annexation primary response would become the Town of Yemassee Police Department while Hampton County Sheriff's Office would be utilized on an as needed, mutual-aid basis.
- **Water/Wastewater:** Lowcountry Regional Water System (LRWS) is the franchised water and wastewater provider within the Town of Yemassee and upon annexation the parcel would be theoretically served by LRWS if there was infrastructure in the area. The closest infrastructure is near the intersection of Terry Road and Old Salkehatchie Highway in Hampton County.

# Analysis:

The following analysis has been conducted on the parcels petitioning annexation:

- 1. Is the application in the best interests of the Town of Yemassee and its residents?
  - a. **Finding:** The application will expand the footprint of the Town which directly affects funding and representation for the Town at state and federal levels. Any vehicles or personal/business property taxed by Beaufort County will be subjected to the town tax rate imposed for FY2023 which is 74.00 mills in Hampton County. Additionally, the parcel will close a donut hole along Interstate 95 which aids in solving jurisdictional issues.
- 2. Does the Annexation have the potential to create a tax burden or measurably reduce the level of service(s) provided to existing services and property owners?
  - a. **Finding:** Based on the current use of the property and the maximum allowed development under the proposed zoning of Agricultural, a tax burden is not created and a reduction in the level of service is not anticipated.
- 3. Has the full impact of the proposed Annexation will have on Law Enforcement been considered?
  - a. <u>Finding:</u> Administration Staff have consulted with Chief Alexander who advised annexation of this parcel will not have a negative impact on services offered by the Yemassee Police

Department. Upon annexation, the primary response agency for law enforcement issues would be the Yemassee Police Department, with backup provided on an as-needed basis from the Hampton County Sheriff's Office. Incidents occurring on Interstate 95 on areas abutting these properties would be handled by the Yemassee Police Department.

- 4. Does the Petitioner understand all potential costs & benefits associated with the Annexation?
  - a. **Finding:** The applicant has been provided with an estimated tax bill for the year following annexation. As of this report, there has been no additional questions from the petitioner regarding the information provided.

**Staff Review:** Staff concur with the request to re-zone Agricultural. Staff is comfortable with the requested zoning and believe that it is a compatible zoning designation to the Rural Development – Resource Conservation. The Agricultural zoning district under the Town of Yemassee Zoning Ordinance is far more restrictive than the current zoning under Hampton County zoning ordinance. The County ordinance does not stipulate density or minimum lot sizes which the Town ordinance does. It is unlikely that the parcel would ever be developed other than potentially a billboard based on its remote location.

**Staff Recommendation:** Staff request Town Council consider approval of first reading.

- Public utilities, as necessary to serve district (4)residents.
- (5) Neighborhood and community parks and centers, golf courses and similar open space uses.
- (6) Family day care homes.
- (7) Home occupations.
- (8) Uses accessory to the above.

Section 4.5

RR, Rural Resource District Existing Zoning

### 4.5.1 Purpose

This district is intended to protect and preserve areas of the county which are rural or agricultural in character and use and are uniquely suited for such purposes. These areas are not presently required for urban development and, according to population and land use projections will not be needed before the year 2010 at the earliest.

The use regulations for this district are designed to permit development compatible with the preservation of the rural lifestyle, character and agricultural use of these areas and prevent speculative, premature intrusions of urban uses and lifestyles.

The value of agricultural lands, woodlands and other open land areas which characterize this district are economically important and contribute to clean water and air, and to many natural life cycles. They also make the county an attractive place in which to live.

#### 4.5.2 Permitted Uses

Within the RR, Rural Resource District, a building or premise may be used only for the following purposes; provided such use(s) shall meet all applicable regulations contained in this Ordinance.

- (1)Agricultural uses, including commercial greenhouses and nurseries, general farming operations, keeping and raising of animals and livestock, and structures for housing products raised on the premises.
- (2) Automobile service station and/or garage.
- (3) Cemetery.

16/24

- (4) Church and similar places of worship, auxiliary buildings and uses, including child care centers and cemeteries accessory thereto.
- (5) Community and child care centers.
- (6) Dwelling, mobile home, also one mobile home shall be permitted as a residence on a lot with a retail store or as a second residence on a lot with a single-family dwelling or another mobile home.
- (7) Dwelling, single-family detached.
- (8) Family day care homes.
- (9) Home occupations.
- (10) Schools, either public or private; technical vocational or general curriculum.
- (11) Equestrian uses, including stables, tracks, clubs, fields, caretaker's facilities, etc.
- (12) Flea markets and auction barns.
- (13) Outdoor recreation facilities and activities, publicly or privately operated, including hunt clubs, swimming pools, tennis courts, golf courses, parks, playfields, and similar outdoor recreation activities.
- (14) Retail store for sale of groceries, hardware antiques, dry goods or general merchandise, beverage and package stores with no on premise consumption; provided the gross floor area does not exceed 5,000 square feet.
- (15) Roadside stand for the display and sale of agricultural products.
- (16) Recreational vehicle parks and campgrounds, subject to applicable requirements of Article VII.
- (17) Automotive race and testing tracks, subject to the applicable requirements of Article VII.
- (18) Mining and extraction operations, subject to the applicable requirements of Article VII.
- (19) Public utilities.

17/24

- (20) Stockyards, slaughter houses, commercial poultry houses, animal auction houses, and commercial kennels, subject to the applicable requirements of Article VII.
- (21) Sanitary landfills and inert landfills, subject to the applicable requirements of Article VII.
- (22) Recycling transfer stations and facilities.
- (23) Marinas, piers, boat ramps, boat storage, and related marine activities.
- (24) Uses accessory to the above.
- (25) Signs in accord with Article V.

### Section 4.6 APD, Airport Protection District

### 4.6.1 Purpose

The purpose of this district is to promote and improve safety in and around the Hampton County Airport by preventing the location of structures or natural growth which would constitute hazards or obstructions to aircraft operating in the area, thereby adding an additional measure of protection for the lives and property for those in aircraft and on the ground. In so doing, a general compatibility between airport operations and affected property is advocated by these regulations.

## 4.6.2 <u>Permitted Uses</u>

This is an "overlay" zone. As such, permitted uses are determined by the "underlying" or primary zone. These regulations temper and modify the development standards of the primary district to the extent necessary to achieve the objectives of 4.6.1. They do not determine or regulate the use of property. However, primary zone use notwithstanding, no use may be made of land or water within the Airport Protection District in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airports lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

### 4.6.3 <u>Height Limitations</u>

Except as otherwise provided by this Ordinance, no structure or tree shall be erected, altered, allowed to grow, or be maintained within any of the following zones comprising the APD to a height in excess of those plans delineated as surfaces

Agricultural (AG) Zoning District The Agricultural District is designed to provide for agric forestry and low-density residential uses. The intent of the to provide for the conservation of cultivated, forested, or land, discourage premature and isolated high-dens development, and to provide for low-density residentia associated with agricultural activity.				
	Section 5.16, Town of Yemassee Zoning Ordinance			
Standards for the AG	District 5.16.1			
Maximum Density: One (1) dwelling unit per acre				
Maximum Lot Si	ze: One (1) acre per dwelling			
Permitted Uses for the	AG District 5.16.2			
<ul> <li>Single-Family dv</li> </ul>	Single-Family dwelling (Stick built home)			
<ul> <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> </ul>				
<ul> <li>Agricultural use and structures pertaining to such use, provided that no such use shall involve the slaughtering and processing of poultry or livestock for volume commercial sale. Dense livestock and poultry are permitted.</li> <li>Forest, tree farm, game preserve, or other conservation purpose</li> </ul>				
Prohibited Uses for the AG District 5.16.3				
Adult Entertainr	Adult Entertainment Establishments			
• Any business, pe	<ul> <li>Any business, person, entity, or service offering Adult Entertainment</li> </ul>			

- E. Increased useable open space beyond the minimum open space required by the Town of Yemassee;
- F. Protection of the natural features and resources;
- G. Provision of affordable housing, redevelopment of underutilized properties and infill development that creates a better environment than what can be accomplished under TR permitted uses and standards;
- H. The character of the area or adjacent land use has changed enough to warrant a different zoning district;
- I. The proposed change is compatible with surrounding development in terms of land uses, appropriate buffers, setbacks, development density/intensity, visual, and traffic impacts;
- J. Provision of economic diversity by providing skilled labor jobs;
- K. Letters/studies indicating adequate roads and verifying availability of public water and public sewer;
- L. Letters from appropriate agencies verifying adequacy of police, emergency service, and fire facilities; and
- M. Letters of verification from the school board to demonstrate adequate school capacity."

Should any Section or provision of this Ordinance be declared invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

## Section 5.16 Agricultural [AG]

The Agricultural District is designed to provide for agricultural, forestry, and low-density residential uses. The intent of the District is to provide for the conservation of cultivated, forested, or pastoral land, discourage premature and isolated high-density development, and to provide for low-density residential uses associated with agricultural activity.

5.16.1 Standards for the AG District

- A. Maximum density: One (1) dwelling unit per acre.
- B. Maximum lot size: One (1) acre per dwelling.

## 5.16.2 Permitted Uses for the AG District

- A. Single-family dwelling.
- B. Mobile home dwelling provided the same is under skirted around its base with an appropriate material sufficient to provide a visual screen for the underpinnings of the mobile home.
- C. Agricultural use and structures pertaining to such use, provided that no such use shall involve the slaughtering or processing of poultry or livestock for volume commercial sale. Dense livestock and poultry are prohibited.
- D. Forest, tree farm, game preserve, or other conservation purpose.

## 5.16.3 Prohibited Uses

- A. Adult Entertainment Establishments.
- B. Any business, person, entity or service offering Adult Entertainment.

## Section 5.17 Highway Corridor Overlay District [HCOD]

5.17.1 The purpose of the Highway Corridor Overlay District (HCOD) is to provide for the safe and efficient use of these highways; to minimize congestion and the number of traffic conflict points; to enhance the quality of development; to protect and enhance the area's unique aesthetic character and natural environment; to reduce unnecessary visual distractions; and to encourage the design of architecture, signage, and lighting which is harmonious with the natural and man-made assets of the Low Country. The Highway Corridor is defined as five hundred (500) feet in depth beginning at the highway right-of-way line or to the rear of the property line fronting the designated highway, whichever is less. The HCOD shall apply to US Highways 17, 17A and 21, Interstate Highway 95, and South Carolina Highway 68, except where those roads are within or immediately adjacent to the Historic Preservation Overlay District (HPOD). For those roads within or immediately adjacent to the HPOD, the terms of the HCOD relative

# **Recommended Motion**

(Ordinance 23-03)

I make the motion to:

- Approve
- Table until time certain
- Deny

*"First Reading on Annexation Ordinance 23-03 for one parcel on Interstate 95 in Hampton County, owned by Cheryl Newby"* 

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



*Council Members* Alfred Washington Stacy Pinckney David Paul Murray

## Town Council Agenda Item

**Subject:** Consideration of a Request for an Ordinance Approving Annexation of One Parcel of Approximately 14.00 Acres of land, located at MM 40.0 Interstate 95 and further identified by Hampton County Tax Map: 196-00-00-031. Applicant: Edgar Jackson [Ordinance 23-04]

## **Department:** Administration

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

## Attachments:

	Ordinance		Resolution	Other
$\checkmark$	Support Documents	$\checkmark$	Motion	

**Summary**: Staff received a request for annexation of one parcel of land along Interstate 95 near mile-marker 40.0 of nearly fourteen acres when the applicant applied to annex their residence on Edgar Jackson Road in 2018. The petition has been on hold pending contiguity which will be established by these annexations. The parcel is currently zoned Rural Development – Resource Conservation under the Hampton County Zoning Ordinance and is seeking zoning of Agricultural (AG) pursuant to the Town of Yemassee Zoning Ordinance. As the property is located along the Interstate, portions of the property will be within the Highway Corridor Overlay District (HCOD).

**<u>Recommended Action</u>**: Approve first reading of Annexation Ordinance 23-04.

## **Council Action:**

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

STATE OF SOUTH CAROLINA )

COUNTY OF HAMPTON TOWN OF YEMASSEE

ORDINANCE NUMBER: (23-04)

An Ordinance Annexing One Parcel of Land owned by Edgar Jackson into the Town of Yemassee, South Carolina.

AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, ONE PARCEL OF LAND OF APPROXIMATELY 14.00 ACRES, LOCATED AT MILEMARKER 40.0, INTERSTATE 95, OWNED BY EDGAR JACKSON, 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.

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## 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, <u>Code of Laws of South Carolina (1976)</u> 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 Agricultural 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 Agricultural, and the parcel will have portions of the property within the Highway Corridor Overlay 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, <u>Code of Laws of South Carolina (1976)</u>, 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 196-00-031, 14.00 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 2023.

By the Yemassee Town Council being duly and lawfully assembled.

**Colin Moore, Mayor** 

Matthew Garnes, Town Clerk

**Peggy Bing-O'Banner, Councilmember** 

David Paul Murray, Councilmember

**Stacy Pinckney, Councilmember** 

Alfred Washington, Councilmember

<u>(Seal)</u>

<u>First Reading:</u> <u>Second Reading:</u>



# 

### Summary

Parcel Number	196-00-00-031.
Tax District	County (District N)
Location Address	
Town Code	
Class Code (NOTE: Not Zoning Info)	800-Use Value for Cropland & Timberland (Qualified) 900-Series Market Value for Cropland & Timberland Note multiple classes/buildings on this parcel.
Acres	14.00
Description	
Record Type	Agricultural
Town Code / Neighborhood	
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**

### 2022 Value Information

Land Market Value	\$4,200
Improvement Market Value	\$0
Total Market Value	\$4,200
Taxable Value	\$1,064
Total Assessment Market	\$40
Note: Values will not display a	orroctly if an

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.)

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

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. <u>User Privacy Policy</u>



**GDPR Privacy Notice** 

Last Data Upload: 2/13/2023, 8:02:18 AM

Version 2.3.246

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 Annexation Analysis (ANNX-01-23-1010) Interstate 95 MM 40.0 (Hampton County) Meeting Date: February 16, 2023

Applicant: Benjamin Jackson

**Owner:** Edgar Jackson

Address(es): 40.0 Interstate 95

Tax Map Number(s): 196-00-00-031

County: Hampton

**Site Description**: This project contains a single parcel north of the turnaround at mile-marker 39 on Interstate 95 in Hampton County and is dissected by Interstate 95 running through the center. The property has roughly seven acres on each side of Interstate 95.

**Present Zoning and Existing Conditions:** The parcel is undeveloped with no improvements nor billboards. As the parcel is currently located within unincorporated Hampton County, the parcel is subject to the Hampton County Zoning Ordinance. These parcels are currently zoned "Rural Development – Resource Conservation" under the County code. The applicant is requesting a zoning designation of Agricultural (AG) under the Yemassee Zoning Ordinance. The Town of Yemassee Zoning Ordinance defines its Agricultural District as to be "designed to provide for agricultural, forestry and low-density residential uses. The intent of the district is to provide for the conservation of cultivated, forested, or pastoral land, discourage premature and isolated high-density development, and to provide for low-density residential uses associated with agricultural activity."

Due to the proximity of the properties to Interstate 95, portions of the property would be within the boundaries of the Highway Corridor Overlay District and would be subject to the requirements outlined in the Town of Yemassee Zoning Ordinance pertaining to that overlay.

> Annexation Analysis – Interstate 95 MM 40.0, Hampton County ANNX-01-23-1010

The future potential of any development is slim to none, due to the remote location and difficult access to the properties. Access would be through either the privately owned Duckfield Plantation on the east side of the Interstate or through private property at the end of Louis Davis Road. Any development would likely be limited to billboards.

	Rural Development - Resource Conservation	Agricultural (AG) Town of Yemassee
Maximum Density:	One (1) Dwelling unit per acre	One (1) Dwelling unit per acre
Permitted Uses:	<ul> <li>Forestry</li> <li>Clearcutting</li> <li>Agricultural Support Services</li> <li>Automobile Service station and/or Garage</li> <li>Cemetery</li> <li>Church</li> <li>Community and Child Care Centers</li> <li>Dwelling including mobile homes.</li> <li>Family Day Care Home</li> <li>Home Occupation</li> <li>Schools</li> <li>Equestrian uses</li> <li>Flea Markets</li> <li>Outdoor Recreation</li> <li>Retail Store</li> <li>Roadside stand</li> <li>Recreational Vehicle Park</li> <li>Automotive Racetrack</li> <li>Mining and Extraction</li> <li>Public Utilities</li> <li>Stockyards</li> <li>Landfills</li> <li>Recycling Centers</li> </ul>	<ul> <li>Single-Family Dwelling (Stick-Built home)</li> <li>Mobile Home Dwelling</li> <li>Agricultural Uses excluding slaughtering or poultry processing for volume production.</li> <li>Forest, Tree Farm or Game Preserve</li> </ul>

## Zoning Comparison:

Minimum Lot Size:	Not listed in Zoning Ordinance	43,560sqft
Maximum Building Height:	Not listed in Zoning Ordinance	35ft

## Utilities / Public Services:

- Electric & Natural Gas: Dominion Energy
- Telecommunications: Century Link and Frontier
- **Fire Protection:** Hampton County Fire District
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- Law Enforcement: Currently Hampton County Sheriff's Office, upon annexation primary response would become the Town of Yemassee Police Department while Hampton County Sheriff's Office would be utilized on an as needed, mutual-aid basis.
- **Water/Wastewater:** Lowcountry Regional Water System (LRWS) is the franchised water and wastewater provider within the Town of Yemassee and upon annexation the parcel would be theoretically served by LRWS if there was infrastructure in the area. The closest infrastructure is near the intersection of Terry Road and Old Salkehatchie Highway in Hampton County.

## Analysis:

The following analysis has been conducted on the parcels petitioning annexation:

- **1.** Is the application in the best interests of the Town of Yemassee and its residents?
  - a. **Finding:** The application will expand the footprint of the Town which directly affects funding and representation for the Town at state and federal levels. Any vehicles or personal/business property taxed by Hampton County will be subjected to the town tax rate imposed for FY2023 which is 74.00 mills in Hampton County. Additionally, the parcel will close a donut hole along Interstate 95 which aids in solving jurisdictional issues.
- 2. Does the Annexation have the potential to create a tax burden or measurably reduce the level of service(s) provided to existing services and property owners?
  - a. **Finding:** Based on the current use of the property and the maximum allowed development under the proposed zoning of

Agricultural, a tax burden is not created and a reduction in the level of service is not anticipated.

- 3. Has the full impact of the proposed Annexation will have on Law Enforcement been considered?
  - a. Finding: Administration Staff have consulted with Chief Alexander who advised annexation of this parcel will not have a negative impact on services offered by the Yemassee Police Department. Upon annexation, the primary response agency for law enforcement issues would be the Yemassee Police Department, with backup provided on an as-needed basis from the Hampton County Sheriff's Office. Incidents occurring on Interstate 95 on areas abutting these properties would be handled by the Yemassee Police Department. This would eliminate the frequent need for South Carolina Highway Patrol to respond to handle traffic accidents which causes a domino effect of traffic delays through the Town.
- 4. Does the Petitioner understand all potential costs & benefits associated with the Annexation?
  - a. **Finding:** The applicant has been provided with an estimated tax bill for the year following annexation. As of this report, there has been no additional questions from the petitioner regarding the information provided.

**Staff Review:** Staff concur with the request to re-zone Agricultural. Staff is comfortable with the requested zoning and believe that it is a compatible zoning designation to the Rural Development – Resource Conservation. The Agricultural zoning district under the Town of Yemassee Zoning Ordinance is far more restrictive than the current zoning under Hampton County zoning ordinance. The County ordinance does not stipulate density or minimum lot sizes which the Town ordinance does. It is unlikely that the parcel would ever be developed other than potentially a billboard based on its remote location. Additionally, the Highway Corridor Overlay District Requirements add an additional layer of protection from encroachment of potential non-conforming development.

**Staff Recommendation:** Staff request Town Council consider approval of first reading.



LAND USE AND DEVELOPMENT PLAN

	GENERAL DEVELOPMENT
۲	COMMERCIAL CLUSTER
	RESIDENTIAL CONSERVATION & DI
	INDUSTRIAL DEVELOPMENT
•	RURAL DEVELOPMENT - RESOURCE CONSERVATION

RR



- Public utilities, as necessary to serve district (4)residents.
- (5) Neighborhood and community parks and centers, golf courses and similar open space uses.
- (6) Family day care homes.
- (7) Home occupations.
- (8) Uses accessory to the above.

Section 4.5

RR, Rural Resource District Existing Zoning

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This district is intended to protect and preserve areas of the county which are rural or agricultural in character and use and are uniquely suited for such purposes. These areas are not presently required for urban development and, according to population and land use projections will not be needed before the year 2010 at the earliest.

The use regulations for this district are designed to permit development compatible with the preservation of the rural lifestyle, character and agricultural use of these areas and prevent speculative, premature intrusions of urban uses and lifestyles.

The value of agricultural lands, woodlands and other open land areas which characterize this district are economically important and contribute to clean water and air, and to many natural life cycles. They also make the county an attractive place in which to live.

#### 4.5.2 Permitted Uses

Within the RR, Rural Resource District, a building or premise may be used only for the following purposes; provided such use(s) shall meet all applicable regulations contained in this Ordinance.

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16/24

- (4) Church and similar places of worship, auxiliary buildings and uses, including child care centers and cemeteries accessory thereto.
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- (6) Dwelling, mobile home, also one mobile home shall be permitted as a residence on a lot with a retail store or as a second residence on a lot with a single-family dwelling or another mobile home.
- (7) Dwelling, single-family detached.
- (8) Family day care homes.
- (9) Home occupations.
- (10) Schools, either public or private; technical vocational or general curriculum.
- (11) Equestrian uses, including stables, tracks, clubs, fields, caretaker's facilities, etc.
- (12) Flea markets and auction barns.
- (13) Outdoor recreation facilities and activities, publicly or privately operated, including hunt clubs, swimming pools, tennis courts, golf courses, parks, playfields, and similar outdoor recreation activities.
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- (16) Recreational vehicle parks and campgrounds, subject to applicable requirements of Article VII.
- (17) Automotive race and testing tracks, subject to the applicable requirements of Article VII.
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17/24

- (20) Stockyards, slaughter houses, commercial poultry houses, animal auction houses, and commercial kennels, subject to the applicable requirements of Article VII.
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- (24) Uses accessory to the above.
- (25) Signs in accord with Article V.

### Section 4.6 APD, Airport Protection District

### 4.6.1 Purpose

The purpose of this district is to promote and improve safety in and around the Hampton County Airport by preventing the location of structures or natural growth which would constitute hazards or obstructions to aircraft operating in the area, thereby adding an additional measure of protection for the lives and property for those in aircraft and on the ground. In so doing, a general compatibility between airport operations and affected property is advocated by these regulations.

## 4.6.2 <u>Permitted Uses</u>

This is an "overlay" zone. As such, permitted uses are determined by the "underlying" or primary zone. These regulations temper and modify the development standards of the primary district to the extent necessary to achieve the objectives of 4.6.1. They do not determine or regulate the use of property. However, primary zone use notwithstanding, no use may be made of land or water within the Airport Protection District in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airports lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

### 4.6.3 <u>Height Limitations</u>

Except as otherwise provided by this Ordinance, no structure or tree shall be erected, altered, allowed to grow, or be maintained within any of the following zones comprising the APD to a height in excess of those plans delineated as surfaces

Agricultural (AG) Zoning District The Agricultural District is designed to provide for agric forestry and low-density residential uses. The intent of the to provide for the conservation of cultivated, forested, or land, discourage premature and isolated high-dens development, and to provide for low-density residentia associated with agricultural activity.				
	Section 5.16, Town of Yemassee Zoning Ordinance			
Standards for the AG	District 5.16.1			
Maximum Density: One (1) dwelling unit per acre				
Maximum Lot Si	ze: One (1) acre per dwelling			
Permitted Uses for the	AG District 5.16.2			
<ul> <li>Single-Family dv</li> </ul>	Single-Family dwelling (Stick built home)			
<ul> <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> </ul>				
<ul> <li>Agricultural use and structures pertaining to such use, provided that no such use shall involve the slaughtering and processing of poultry or livestock for volume commercial sale. Dense livestock and poultry are permitted.</li> <li>Forest, tree farm, game preserve, or other conservation purpose</li> </ul>				
Prohibited Uses for the AG District 5.16.3				
Adult Entertainr	Adult Entertainment Establishments			
• Any business, pe	<ul> <li>Any business, person, entity, or service offering Adult Entertainment</li> </ul>			

## Section 5.17 Highway Corridor Overlay District [HCOD]

5.17.1 The purpose of the Highway Corridor Overlay District (HCOD) is to provide for the safe and efficient use of these highways; to minimize congestion and the number of traffic conflict points; to enhance the quality of development; to protect and enhance the area's unique aesthetic character and natural environment; to reduce unnecessary visual distractions; and to encourage the design of architecture, signage, and lighting which is harmonious with the natural and man-made assets of the Low Country. The Highway Corridor is defined as five hundred (500) feet in depth beginning at the highway right-of-way line or to the rear of the property line fronting the designated highway, whichever is less. The HCOD shall apply to US Highways 17, 17A and 21, Interstate Highway 95, and South Carolina Highway 68, except where those roads are within or immediately adjacent to the Historic Preservation Overlay District (HPOD). For those roads within or immediately adjacent to the HPOD, the terms of the HCOD relative to temporary construction trailers, lighting, and landscaping shall remain applicable. Please refer to *Section 5.11, Village Commercial District*, for all other highway corridor standards within the HPOD.

- 5.17.2 The Planning Commission for the Town of Yemassee shall administer the Highway Corridor Overlay District until such time as a separate board is established for the same. The Planning Commission shall review the design of all structures (except those excepted), including habitable structures, walls, fences, light fixtures and accessories, appurtenant structures, and the design of all signs within the Town of Yemassee except those that are located within the Historic Preservation Overlay District. All issues related to the design of structures and signage within the District defined by the *Historic Preservation Overlay District Ordinance* shall be submitted first to the Town of Yemassee Community Development Department.
- 5.17.3 Boundaries of the HCOD
  - A. The boundaries of the HCOD are to be depicted on a map or series of maps entitled, "*Official Zoning Map, Town of Yemassee*" that together with all explanatory matter thereon is hereby adopted by reference and declared to be part of this Ordinance.
  - B. Where uncertainty exists as to the boundaries of a District as shown on the *Official Zoning Map*, the following rules shall apply:
    - 1. Boundaries indicated as approximately following the centerlines of right-of-way lines of streets, highways, utility, or other easements shall be construed to follow such lines;
    - 2. Boundaries indicated as approximately following plotted lot or tract property lines shall be construed as following such lines; and
    - 3. Boundaries indicated, as approximately following the incorporated areas or Town limit lines, military reservation boundaries, special service area, or tax district area lines, as amended from time to time, shall be construed to follow such lines.
- 5.17.4 General Requirements:

- A. Land uses permitted within the HCOD shall be as prescribed by the zoning districts underlying the HCOD.
- B. All development, including signage, as defined in this Ordinance shall be subject to the provisions of the HCOD, with the following exceptions, which shall be in addition to, rather than in place of, the requirements for the underlying zoning district:
  - 1. Individual parcels in or designated for single-family residential use and family property (i.e., parcels in residential use by members of the same family). The establishment of a single-family use on such parcels, however, shall be subject to the seventy-five (75) foot front yard setback on an existing parcel of record and subject to the one thousand five hundred (1,500) foot distance requirement between access points for newly created parcels;
  - 2. Newly created single-family parcels within subdivisions, which shall be subject to the standard setback of ten (10) feet from the property line where an existing twenty-five (25) foot landscaped buffer is already established for the entire subdivision, under the provisions of this Ordinance and subject to the one thousand five hundred (1,500) foot distance requirement between access points; and
  - Mobile home parks, which shall be subject to their standard setback from the property line where an existing twenty-five (25) foot landscaped buffer is already established, under the provisions of this distance requirement between access points.
- C. If a parcel extends beyond the boundaries of the HCOD, then development at any location within the entire parcel shall be subject to review.
- D. The Planning Commission will review development within the five hundred (500) foot corridor. The Community Development Director will waive review of development that, in its determination, will not be visible from the highway.

- E. Manufactured or mobile homes are not permitted for use on property within the HCOD with the exception of exempted uses in *Section 5.17.4.B* and for use as a temporary, on-site construction facility, whereby a trailer may be used on the property only during the life of the construction project. Modular buildings are permitted for residential or commercial use within the HCOD. *(See Article X, Definitions for performance standards).* Mobile or manufactured homes are not permitted for use as commercial structures within the HCOD, other than for a temporary construction facility.
- 5.17.5 A minimum distance of one thousand five hundred (1,500) 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. This minimum distance applies with the following exceptions:
  - A. Access may be granted to a parcel of record existing at the time of adoption of the HCOD provided that the property owner demonstrates that (s)he has made significant but unsuccessful efforts to establish alternative access, including, but not limited to, the following methods: joint access with adjoining properties, access from adjacent roads and the establishment of frontage roads; and
  - B. Where the South Carolina Department of Transportation has established nodes along the right-of-way of the US Highway 95 and its access points spaced less than one thousand five hundred (1,500) feet apart may be used provided that they are spaced at least one thousand two hundred (1,200) feet apart.
- 5.17.6 The following standards shall apply to property within the HCOD:
  - A. The minimum front yard setback from the right-of-way shall be seventy-five (75) feet for all primary and accessory structures, but not including accessory structures such as walls, fences, trellises, and other landscape structures.

- B. The minimum side yard setbacks from the property line shall be fifteen (15) feet.
- C. The Planning Commission shall have discretion to adjust the front, side, and rear setbacks in the case of jurisdictional wetlands or to preserve existing specimen trees.
- 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) 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) 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) foot distance requirement, (i.e., frontage roads, shared access drives, and others);
  - C. Newly created parcels must have sufficient depth to allow for the required twenty-five (25) foot highway buffer and setback required herein;
  - D. A permanent twenty-five (25) foot highway buffer, as required in the HCOD, shall be provided for in all new residential subdivisions; and
  - E. If existing platted commercial subdivisions contain dedicated open space, such open space may be used to meet the landscaping requirements for the highway buffer.
- 5.17.8 Landscaping and Buffers

- A. General Requirements
  - 1. For the purposes of this Ordinance, "landscaped area" shall include all pervious areas containing existing or installed vegetation and water features. The use of existing vegetation and plant species native to the Low Country region is encouraged in the landscaped areas.
  - 2. The Planning Department shall review plant selections and landscaping designs only to ensure conformance with the specific requirements of this Section. Plant materials used for installation shall conform to the standards established by the American Association of Nurserymen in the *American Standard for Nursery Stock* provisions. All landscaping required by this Section and shown on the approved application shall be maintained in good condition by the property owner. Plant material that has died or is in an unacceptable condition shall be replaced within four (4) weeks of notification from Town staff of the problem. If the plants are not replaced within that time period, the plants shall be replaced by the Town and the property owner billed for the expense.
- B. Highway Buffers
  - 1. A minimum twenty-five (25) foot wide landscaped buffer shall be established parallel to the entire front of the property along the highway right-of-way. The buffer shall contain only vegetative landscaping materials, except for the uses listed below:
    - a. Vehicular access drives placed approximately perpendicular to the right-of-way;
    - b. Foot and bicycle paths;
    - c. Walls and fences less than six (6) feet in height;
    - d. Landscaping sculpture, lighting fixtures, trellises, and arbors;
    - e. Bus shelters;

- f. Signage;
- g. Water, sanitary sewer, electrical, telephone, natural gas, cable, and other service lines provided that they are placed approximately perpendicular to the right-of-way. Where existing lines or planned lines must run parallel to the right-of-way, an equivalent amount of buffer may be required beyond the twenty-five (25) feet if the character of the buffer is greatly disturbed. To the extent possible, such service lines should be consolidated with vehicular access routes;
- h. Electrical, telephone, gas, water supply, sewage disposal, and other utilities may be constructed within the required buffer area and after installation of such services and to meet the requirements of this Section, the developer shall be required to restore the buffer area as approved by the Town; and
- i. Where existing or created lagoons and drainage swales will occupy a substantial portion of the highway buffer because of natural land forms or drainage patterns, additional buffer depth may be required to achieve the visual softening intent of this Section. If the development is proposed for an existing platted lot and the size of the lot makes adherence to these standards impractical, the Planning Commission may relax these standards as reasonably necessary to be consistent with the *Town of Yemassee Zoning Ordinances*.
- 2. No tree six (6) inches in diameter at four (4) feet diameter breast height (dbh) of larger may be removed from the highway buffer except for access drives, sight triangles, and diseased trees, as approved by the Planning Commission. Where groupings of native shrubs are present, their preservation with minimal disturbance is strongly encouraged.
- C. Landscaping: The purpose of the landscaping requirements is to achieve at maturity a semi-continuous and semi-opaque vertical plane of tree canopy, understory trees, and shrubbery coverage in order to soften the appearance of structures and

parking lots visible from the highway, to screen headlight glare on and off site, and to mitigate commercial lighting as seen by neighboring properties and from the highway. Natural appearing landscape forms are encouraged.

1. The following list contains overstory and understory trees that are found in the Low Country region and are recommended for use in meeting the landscaping requirements of the HCOD:

## A. BROAD-LEAVED OVERSTORY TREES

1.	American Beech	Fagus grandifolia
2.	American Elm	Ulmus americana
3.	American Sycamore	Platanus occidentalis
4.	Ashleaf Maple	Acer negundo
5.	Black Oak	Quercus velutina
6.	Black Gum	Nyssa sylvatica
7.	Eastern Cottonwood	Populus deltoides
8.	Honeylocust	Gleditsia tricanthos
9.	Laurel Oak	Quercus laurifolia
10.	Live Oak	Quercus virginiana
11.	Pecan	Carya illinoensis
12.	Palmetto (>20 feet)	Sabal palmetto
13.	Pignut Hickory	Carya glabra
14.	Pumpkin Ash	Fraxinus profunda
15.	Shumard Oak	Quercus shumardii
16.	Southern Magnolia	Magnolia grandiflora
17.	Southern Red Oak	Quercus falcata
18.	Swamp Chestnut Oak	Quercus michauxii
19.	Sweet Gum	Liquidamber styraciflua
20.	Water Tupelo	Nyssa aquatica
21.	White Oak	Quercus alba
22.	Willow Oak	Quercus phellos

## **B.** CONE-BEARING OVERSTORY TREES

1. Bald Cypress

Taxodium distichum

- 2. Loblolly Pine
- 3. Long Leaf Pine
- 4. Pond Cypress
- 5. Pond Pine
- 6. Slash Pine
- 7. Short Leaf Pine
- 8. Spruce Pine
- Pinus taeda Pinus palustris Taxodium distichum var. nutans Pinus serotina Pinus elliottii
- Pinus echinata
- Pinus glabra

## C. UNDERSTORY TREES

1.	Allegheny Chinkapin	Castanea pumila
2.	American Holly	Ilex opaca
3.	American Plum	Prunus americana
4.	Bigleaf Snowbell	Styrax grandifolia
5.	Bitternut Hickory	Carya cordiformis
6.	Black Cherry	Prunus serotina
7.	Black Willow	Salix nigra
8.	Blackjack Oak	Quercus marilandica
9.	Bluejack Oak	Quercus incana
10.	Buckthorn Bumelia	Bumelia lycioides
11.	Cabbage Palmetto(<19 ft)	Sabal palmetto
12.	Carolina Ash	Fraxinus caroliniana
13.	Carolina Basswood	Tilia caroliniana
14.	Carolina Buckthorn	Rhammus caroliniana
15.	Carolina Laurelcherry	Prunus caroliniana
16.	Carolina Silverbell	Halesia carolina
17.	Chicksaw Plum	Prunus angustifolia
18.	Coastal Plain Willow	Salix caroliniana
19.	Common Elderberry	Sambucus canadenis
20.	Common Hoptree	Ptela trifoliata
21.	Common Persimmon	Diospyros virginiana
22.	Common Sweetleaf	Symplocus tinctoria
23.	Crepe Myrtle	Lagerstroemia indica
24.	Dahoon Holly	Ilex cassine
25.	Devilwood	Osmanthus americanus
26.	Eastern Coralbean	Erythrina herbacea
27.	Eastern Hornbeam	Ostrya virginiana
28.	Eastern Redbud	Cercis canadensis
29.	Eastern Red Cedar	Juniperus virginiana
30.	Flatwoods Plum	Prunus unbellata
31.	Florida Basswood	Tilia floridana

clava-herculis

32. Florida Maple	Acer barbatum
33. Flowering Dogwood	Cornus florida
34. Fringetree	Chionanthus virginicus
35. Green Ash	Fraxinus pennsylvanica
36. Hercules Club	Zanthoxylum clava-herc
37. Ironwood	Carpinus caroliniana
38. Littlechip Hawthorn	Crataegus spathulata
39. Loblolly Bay	Gordonia lasianthus
40. Mockernut Hickory	Carya tomentosa
41. Myrtle Oak	Quercus myrtifolia
42. Overcup Oak	Quercus lyrata
43. Parsley Hawthorn	Crataegus marshallii
44. Pawpaw	Asimina triloba
45. Planer Tree	Planera aquatica
46. Possumhaw Holly	Ilex decidua
47. Post Oak	Quercus stellata
48. Red Buckeye	Aesculus pavia
49. Red Maple	Acer rubrum
50. Red Mulberry	Morus rubra
51. Redbay	Persea borbonia
52. River Birch	Betula nigra
53. Sand Hickory	Carya pallida
54. Sassafras	sassafrass albidum
55. Sourwood	Oxydendrum arboreum
56. Southern Bayberry	Myrica cerifera
57. Southern Crab Apple	Malus angustifolia
58. Southern Red Cedar	Juniperis silicicola
59. Sparkleberry	Vaccinium arboreum
60. Sugarberry	Celtis laevigata
61. Swamp Cottonwood	Populus heterophylla
62. Sweetbay	Magnolia virginiana
63. Tough Bumelia	Bumelia tenax
64. Turkey Oak	Quercus laevis
65. Water Hickory	Carya aquatica
66. Water Oak	Quercus nigra
67. Waterlocust	Gleditsia aquatica
68. Wax Myrtle	Myrica cerifera
69. Windmill Palm	Trachycarpus fortunei
70. Witch Hazel	Hamamelis virginiana
71. Yaupon Holly	Ilex vomitoria

2. For every one hundred (100) linear feet (or portion thereof) of frontage on the highway, a minimum of six (6) broadleaved overstory trees, seven (7) understory trees, and thirty (30) shrubs are required in the buffer. The plant materials shall be generally distributed along and throughout the buffer in order that there not be significant gaps without plantings (except as required at sight triangles and road intersections).

- Three (3) cone-bearing overstory trees may substitute for one (1) broad-leaved overstory tree. However, for each substitution of three (3) cone-bearing overstory trees, one (1) additional understory tree shall be required.
- 4. Existing, as well as installed, vegetation may be included in meeting the requirement, but if there is not sufficient distribution within the buffer, then additional plantings will be required; i.e. existing healthy trees which are grouped closely together (such that the canopies are closely intertwined) shall be considered as a group rather than tallied individually. Appropriate credit shall be allocated at the discretion of the Community Development Director.
- 5. Existing evergreen or deciduous understory trees may be counted for credit to meet the requirements; however, understory trees to be newly planted must be evergreen.
- 6. Installed overstory trees used to meet this requirement shall be at least two and one half (2½) caliper inches and ten (10) feet tall when planted. Installed understory trees used to meet this requirement shall be at least one (1) caliper inch and eight (8) feet tall when planted. Installed shrubs used to meet this requirement shall be at least two and one half (2½) feet tall when planted.
- 7. Where commercial parking areas would be visible from the highway, additional vegetation, walls, fences, berms, or some combination shall be used to screen those areas. The effectiveness of proposed screening materials shall be subject to the review and discretion of the Planning Commission. This provision shall not apply to those commercial uses exempted for the outside display of merchandise, except for any commercial parking areas that are part of such uses.

- 8. Trees and shrubs shall not be pruned in any manner that would significantly diminish the desired softening character of the buffer except in accordance with standard horticultural practice. Trees shall not be limbed-up from the ground more than six (6) feet to the lowest branches except as required within sight triangles at intersections or to provide adequate light for understory plantings.
- 9. Existing evergreen or deciduous understory trees may be counted for credit to meet the requirements; however, understory trees to be newly planted must be evergreen.
- D. Other Buffer and Landscaping Standards
  - 1. Perimeter Buffer: Landscaped buffers at least ten (10) feet in width shall be maintained along the side and rear property boundaries. These buffers may be penetrated for vehicular and pedestrian passageways linking adjoining properties provided the passageways are placed approximately perpendicular to these buffers.
  - 2. Foundation Buffer: A landscaped buffer at least eight (8) feet wide shall be maintained between any structure, parking, or driving area, except for loading areas and areas where drive through facilities are utilized. This space is to be reserved for plant material, either existing or planned. No such space is required at the rear or other sides of the building, but is encouraged. Sidewalks and handicap ramps may be placed adjacent to the buffer on either side. The buffer may be penetrated to provide for access to the building and is not required in loading areas.
  - 3. Walls and Fences: Any opaque or partially opaque walls or fences installed along the front of the property, including those used for screening of parking areas, must be softened with landscaping materials.
  - 4. Frontage roads shall be located behind the front buffer.
  - 5. Parking lots shall include landscaped medians and landscaped peninsulas as follows:
- a. A minimum of five (5) foot wide landscaped median shall be installed alongside (perpendicular to) parking spaces on the interior portion of a parking lot with more than one (1) parking bay. Wheel stops shall be placed within all parking spaces at the standard distance from every landscaped median to protect plantings. Shrubs and/or trees shall be installed in the median to provide for semi-continuous planting along the median. Shrubs shall be at least one (1) foot in height at installation and reasonably projected to grow at least two (2) feet in height within three (3) years; and
- b. A minimum nine (9) by twenty (20) foot landscaped peninsula shall be installed parallel to the parking spaces every eight (8) or fewer spaces and at the end of the parking aisle in order to separate the last space from any adjacent travelways. Each landscaped peninsula shall contain one (1) broad-leaved overstory tree with a minimum size of two and one half (2<sup>1</sup>/<sub>2</sub>) caliper inches at dbh and a minimum height of ten (10) feet.

## 5.17.9 Architectural Design

- A. It is the intent of this Section to encourage architecture that is unobtrusive and of a design, material, and color that blend harmoniously with the natural surroundings and the form and scale of neighboring architecture, provided the latter conforms to the intent of this Section. Architectural review is not meant to stifle innovative design or diversity, but to safeguard property values, maintain the architectural heritage of Yemassee and the "Lowcountry of South Carolina" design elements and long-term economic assets through quality design and development.
- B. The Planning Commission shall review elements of design, including form, mass, scale, proportion, height, texture, color, architectural style, individual architectural elements, orientation, or specific location upon the site. If the Planning Commission disapproves a design, the Planning Commission must establish significant justification for such denial in accordance with the intent of this Section. The Planning Commission may require adjustments to the design and site location of proposed structures and reasonable conditions may be attached to an approval.

- C. General Principles.
  - 1. Architectural styles should be reflective of, or at least compatible with, architectural styles that exemplify the unique character of the Low Country region and conform to general standards of architectural quality.
  - 2. Multi-unit developments shall utilize a consistent or at least stylistically compatible palette of scale, forms, colors, materials, and textures.
  - 3. Accessory structures should be architecturally compatible with primary structures.
  - 4. The maximum building height is thirty-five (35) feet. Unoccupied architectural features, such as cupolas and steeples, shall be reviewed on a case-by-case basis and will require approval by the Yemassee Fire Marshal prior to Planning Commission review.
  - 5. Appropriate Exterior materials and Architectural Elements: Only the exteriors of structures are subject to review. The following are some materials and elements that are considered compatible and appropriate for primary and accessory structures. Other materials and elements consistent with the General Principles outlined above will also be considered by the Planning Commission:
    - a. Siding: Wood clapboard, wood board and batten, wood shingle siding, brick, stucco, tabby, natural stone, faced concrete block, and artificial siding which closely resembles painted wood clapboard. Wood siding may be painted, stained, weathered, or left natural;
    - b. Roofs: Wood shingles, slate shingles, multi-layered asphalt shingles, metal raised seam, or tiles, and the use of pitched roofs (four (4) and twelve (12) pitch or greater), roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences;

- c. The use of pitched roofs, roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences are encouraged; and
- d. Colors considered to be compatible with the Low Country or coastal vernacular palette are earth tones (i.e., greens, tans, light browns and terra cotta), grays, pale primary and secondary colors (with less then fifty (50) percent color value), white and cream tones, and oxblood red.
- 6. Any accent color (i.e., black, dark blue, grays, and other dark or strong colors) may be used on a limited basis as an architectural motif and will be allowed according to the discretion of the Planning Commission and on the merits of its use in the overall design, and the use of corporate logos will be considered on a case-by-case basis.
- D. Inappropriate Exterior Materials and Architectural Elements: The following materials and elements are considered incompatible and inappropriate for primary and accessory structures:
  - 1. Plywood, cinderblock, unfinished poured concrete, unlaced concrete block, and plastic or metal not closely resembling painted wood clapboard;
  - 2. Partial (less than three (3) sides) mansard roofs, flat roofs without a pediment, and long unarticulated roofs;
  - 3. Long, unarticulated, or blank facades;
  - 4. Incongruity of architectural details or color contrasts resulting in a clearly disturbing appearance;
  - 5. Unscreened chain link or woven metal fences;
  - 6. Use of reflective materials as the main building material or texture; and
  - 7. Use of highly reflective glass.

- E. Accessory Buildings: The design of accessory buildings should reflect and coordinate with the general style of architecture inherent in the primary structure on the property.
- 5.17.10 Signs, RESERVED. See Section 5.21, Signs, Town of Yemassee Zoning Ordinance.

## 5.17.11 Lighting

- A. Any lighting used to illuminate parking areas, access drives, or loading areas shall be of such a design or level of illumination so as to minimize the amount of ambient lighting perceptible from adjacent properties and that would impair the vision of motorists on the corridor.
- B. Exterior architectural, display, and decorative lighting visible from the corridor shall be generated from concealed light source, low-level light fixtures.
- C. All interior lighting shall be so designed to prevent the light source or high levels of light from being visible from the corridor.
- D. Entrances into developments from the highway may be lighted for traffic safety reasons provided such lighting does not exceed the foot-candle requirements for lighting walkways and streets, per *Section 4.23.3.C.2.4* of the *Town of Yemassee Zoning Ordinance*. Lighting poles mounted within fifty (50) feet from the highway right-of-way may not exceed a height of twenty (20) feet, and only forward-throw or Type IV lights may be used to light entrances.
- E. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
  - Fixture (Luminaire): Any light fixture shall be a cutoff luminaire whose source is completely concealed with an opaque housing and shall not be visible from any street. This provision includes lights on mounted poles as well as architectural display and decorative lighting visible from the corridor;

- 2. Light Source (Lamp): Only incandescent, fluorescent, metal halide, mercury vapor, or color corrected, high-pressure sodium light may be used. The same type must be used for the same or similar type of lighting on any one (1) site or Planned Unit Development. No colors other than white or off-white (i.e., light yellow tones) may be used for any lighting source for the lighting of signs, structures, or the overall site;
- 3. Mounting: Fixtures must be mounted in such a manner that the cone of light does not cross the property line of the site. The minimum mounting height for a pole shall be twelve (12) feet; and
- 4. Illumination Levels: All site lighting shall be designed so that the level of illumination as measured in foot-candles (*fc*) at any one (1) point meets the following standards. Minimum and maximum levels are measured at any one (1) point.
  - a. Average level is not to exceed the calculated value, and is derived using only the area of the site included to receive illumination. Points of measurement shall not include the area of the building or areas that do not lend themselves to pedestrian traffic. Also, if the major portion of the lighting design is to be in the front of a building, the average level should not be affected by adding a light or two (2) in the back of the same building, which would lower the average of the intended area for lighting; and
  - b. Illuminations levels are as follows:

Location or Type of	Minimum Level	Average Level	Maximum Level
Lighting	Foot-candles (fc)	Foot-candles (fc)	Foot-candles (fc)
Canopy Area Lighting	2.0	12.0	20.0
Commercial Parking Lots	0.2	1.5	10.0
Residential Parking Lots	0.2	1.0	8.0
Walkways and Streets	0.2	1.0	10.0
Landscape/Decorative	0.0	0.5	5.0

- F. Canopy Area Lighting: All development that incorporates a canopy area over fuel sales, automated bank machines, or similar installations shall be required to providing lighting for the canopy area meeting the standards in the Illumination Table above. For the purposes of this Section, the canopy area shall be defined as that area immediately below the canopy. Remaining areas shall be lighted according the applicable standard in Illumination Table above.
- G. Lighting Plan: A site Lighting Plan shall be submitted at one (1) inch equals twenty (20) feet scale minimum and shall include at a minimum:
  - 1. Location and mounting information for each light;
  - 2. Illumination calculations showing light levels in foot-candles at points located on a ten (10) foot center grid, including an illustration of the areas masked out per the requirements above regarding points of measurements;
  - 3. A fixture schedule listing fixture design, type of lamp, and wattage of each fixture; and number of lumens after using eighty-five (85) percent depreciation for both metal halide and high pressure sodium of initial output;
  - 4. Manufacturer's photometric data for each type of light fixture, including initial lumens and mean depreciation values; and
  - 5. An illumination summary, including the minimum, average, and maximum foot-candle calculations (array values) and the total number of array points (points used on the ten (10) foot grid for the calculation).

## 5.17.12 Other Requirements

- A. All trash receptacles, dumpsters, ductwork, fixed operating machinery, and other such utility equipment shall be either screened from view or located so that they are not visible from the highway, and shall be located not less than ten (10) feet from side and rear property lines.
- B. There shall be no outside display of merchandise except for automobiles, trucks, boats, tractors, outside landscape

structures (i.e., garden sheds, arbors, gazebos, etc. but not outdoor furniture), plant materials, and agricultural products.

- C. Outside storage of other merchandise is permitted only at the rear of the property or behind completely opaque walls and screens.
- D. Any existing commercial or industrial use presently not conforming to the site design standards, general standards, landscaping, lighting, and sign standards of this Section shall be brought into compliance if the use is changed, expanded, or altered. Land use discontinued for more than six (6) months shall conform to the landscaping, sign, lighting, and site design provisions of this Section as reasonably related to existing site constructs, at the discretion of the Planning Commission.

## Section 5.18 Historic Preservation Overlay District [HPOD] (Downtown)

- 5.18.1 The purpose of this District 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*.
- 5.18.2 The HPOD for the Town of Yemassee has authority under *South Carolina Code of Laws, Title 6, Chapter 29, Section 870,* and 940.
- 5.18.3 The HPOD for the Town of Yemassee, including Subsections, shall be designated on the Town's *Official Zoning Map(s)* and is referred to as "Olde Towne" with the following clarifications, additions, and exceptions:
  - A. Where the boundaries are designated at specific roads, the center lines of the rights-of-way of those roads shall be deemed said boundaries; and

## **Recommended Motion**

(Annexation Ordinance 23-04 | Jackson Annexation)

I make a motion to:

- Approve
- Table until time certain
- Deny

*"First Reading on Annexation Ordinance 23-04, for 14.00 acres of land located on Interstate 95 at mile-*

marker 40. ".

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



*Council Members* Alfred Washington Stacy Pinckney David Paul Murray

## Town Council Agenda Item

<u>Subject:</u> Consideration of a Request for an Ordinance Approving Annexation of One Parcel of Approximately 4.00 Acres of land, located at MM 40.8 Interstate 95 and further identified by Hampton County Tax Map: 196-00-00-028. Applicant: Danielle V. Rease [Ordinance 23-05]

Department: Administration

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

## Attachments:

	Ordinance		Resolution	Other
$\checkmark$	Support Documents	$\checkmark$	Motion	

**Summary**: Staff received a request for annexation of one parcel of land along Interstate 95 near mile-marker 40.8 for four acres of land in November of 2022. The parcel is currently zoned Rural Development – Resource Conservation under the Hampton County Zoning Ordinance and is seeking zoning of Agricultural (AG) pursuant to the Town of Yemassee Zoning Ordinance. As the property is located along the Interstate, portions of the property will be within the Highway Corridor Overlay District (HCOD).

**<u>Recommended Action</u>**: Approve first reading of Annexation Ordinance 23-05.

## Council Action:

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

STATE OF SOUTH CAROLINA )

COUNTY OF HAMPTON TOWN OF YEMASSEE

ORDINANCE NUMBER: (23-05)

An Ordinance Annexing One Parcel of Land owned by Danielle V. Rease into the Town of Yemassee, South Carolina.

AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, ONE PARCEL OF LAND OF APPROXIMATELY 4.00 ACRES, LOCATED AT MILEMARKER 40.8, INTERSTATE 95, OWNED BY DANIELLE V. REASE, 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.

)

)

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## 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, <u>Code of Laws of South Carolina (1976)</u> 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 Agricultural 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 Agricultural, and the parcel will have portions of the property within the Highway Corridor Overlay 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, <u>Code of Laws of South Carolina (1976)</u>, 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 196-00-0028, 4.00 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 2023.

By the Yemassee Town Council being duly and lawfully assembled.

**Colin Moore, Mayor** 

Matthew Garnes, Town Clerk

**Peggy Bing-O'Banner, Councilmember** 

David Paul Murray, Councilmember

**Stacy Pinckney, Councilmember** 

Alfred Washington, Councilmember

<u>(Seal)</u>

<u>First Reading:</u> <u>Second Reading:</u>



## TOWN OF YEMASSEE ANNEXATION APPLICATION

Town of Yemassee

NOV 3 0 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	Prope	erty Owner		
Name: Isabelle Bing	Name: Isabelle Bing			
Phone:	Phone:			
Mailing Address: 312 MAY OAK RD COLUMBIA SC 29229	Mailing Address: 312 M/ COLU	AY OAK RD MBIA SC 29229		
E-mail:	E-mail:			
Town Business License # (if applicable): N/A				
Property I	nformation			
County: Beaufort 🖌 Hampton Jasper	Acreage: 4.00			
Property Location: Interstate 95 MM 40				
Existing Zoning: General Development (Hampton Co)	Proposed Zoning: Agricu	ultural		
Tax Map Number(s): 196-00-00-028	v			
Project Description: Annexation of four acre tract on I-95				
Select Annexation Method 100 Percent Petition and Ordinance Method Ordinance Method	tion and 25 hod Ele	Percent Elector Petition and ection Method		
Minimum Requirements for Submittal				
<ul> <li>1. Completed Annexation Petition(s)</li> <li>2. Copy of plat and/or survey of area requesting annexation</li> <li>3. Parcel Information from the appropriate County Assessor's Office</li> </ul>				
Note: Application is not valid unless signed	ed and dated by proper	ty 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.				
Property Owner Signature: Canulla V. Bass		vate: 11/28/2022		
Applicant Signature: Janualle V. Ka	Las Da	ate: 11/28/2022		
For Office Use				
Application Number: ANNX - 11 - 22 - 11 2	D	Date Received: 11 / 3 0/ 2 Z		
Received By: M. Garnes	D	Date Approved:		

Town of Yemassee Annexation Application

Colin J Moore <u>Mayor</u> Peggy Bing-O'Banner <u>Mayor Pro Tempore</u> Matthew Garnes <u>Town Clerk</u>



*Council Members* Alfred Washington Stacy Pinckney David Paul Murray

Town of Yemassee Administration Department Annexation Analysis (ANNX-11-22-1112) Interstate 95 MM 40.8 (Hampton County) Meeting Date: February 16, 2023

Applicant: Danielle V. Rease

**Owner:** Isabelle Bing

Address(es): 40.8 Interstate 95

Tax Map Number(s): 196-00-00-028

County: Hampton

**Site Description**: This project contains a single parcel north at mile-marker 40.8 on Interstate 95 in Hampton County and is dissected by Interstate 95 running through the center.

**Present Zoning and Existing Conditions:** The parcel is undeveloped with no improvements nor billboards. As the parcel is currently located within unincorporated Hampton County, the parcel is subject to the Hampton County Zoning Ordinance. These parcels are currently zoned "Rural Development – Resource Conservation" under the County code. The applicant is requesting a zoning designation of Agricultural (AG) under the Yemassee Zoning Ordinance. The Town of Yemassee Zoning Ordinance defines its Agricultural District as to be "designed to provide for agricultural, forestry and low-density residential uses. The intent of the district is to provide for the conservation of cultivated, forested, or pastoral land, discourage premature and isolated high-density development, and to provide for low-density residential uses associated with agricultural activity."

Due to the proximity of the properties to Interstate 95, portions of the property would be within the boundaries of the Highway Corridor Overlay District and would be subject to the requirements outlined in the Town of Yemassee Zoning Ordinance pertaining to that overlay.

> Annexation Analysis – Interstate 95 MM 40.8, Hampton County ANNX-11-22-1112

## Zoning Comparison:

	Rural Development -	Agricultural (AG)		
	Resource Conservation	Town of remassee		
Maximum Density:	One (1) Dwelling unit per acre	One (1) Dwelling unit per acre		
Permitted Uses:	<ul> <li>Forestry</li> <li>Clearcutting</li> <li>Agricultural Support Services</li> <li>Automobile Service station and/or Garage</li> <li>Cemetery</li> <li>Church</li> <li>Community and Child Care Centers</li> <li>Dwelling including mobile homes.</li> <li>Family Day Care Home</li> <li>Home Occupation</li> <li>Schools</li> <li>Equestrian uses</li> <li>Flea Markets</li> <li>Outdoor Recreation</li> <li>Retail Store</li> <li>Roadside stand</li> <li>Recreational Vehicle Park</li> <li>Automotive Racetrack</li> <li>Mining and Extraction</li> <li>Public Utilities</li> <li>Stockyards</li> <li>Landfills</li> <li>Recycling Centers</li> <li>Marinas &amp; Piers</li> </ul>	<ul> <li>Single-Family Dwelling (Stick-Built home)</li> <li>Mobile Home Dwelling</li> <li>Agricultural Uses excluding slaughtering or poultry processing for volume production.</li> <li>Forest, Tree Farm or Game Preserve</li> </ul>		
Minimum Lot Size:	Not listed in Zoning	43,560sqft		
	Ordinance			
Maximum Building Height:	Not listed in Zoning 35ft Ordinance			

The future potential of any development is slim to none, due to the remote location and difficult access to the properties. Access would be through either the privately owned Duckfield Plantation on the east side of the Interstate or

through private property at the end of Louis Davis Road. Any development would likely be limited to billboards.

## **Utilities / Public Services:**

- Electric & Natural Gas: Dominion Energy
- Telecommunications: Century Link and Frontier
- Fire Protection: Hampton County Fire District
- **Emergency Medical Services:** Hampton County Emergency Medical Services
- Law Enforcement: Currently Hampton County Sheriff's Office, upon annexation primary response would become the Town of Yemassee Police Department while Hampton County Sheriff's Office would be utilized on an as needed, mutual-aid basis.
- **Water/Wastewater:** Lowcountry Regional Water System (LRWS) is the franchised water and wastewater provider within the Town of Yemassee and upon annexation the parcel would be theoretically served by LRWS if there was infrastructure in the area. The closest infrastructure is near the intersection of Terry Road and Old Salkehatchie Highway in Hampton County.

## Analysis:

The following analysis has been conducted on the parcels petitioning annexation:

## 1. Is the application in the best interests of the Town of Yemassee and its residents?

a. **Finding:** The application will expand the footprint of the Town which directly affects funding and representation for the Town at state and federal levels. Any vehicles or personal/business property taxed by Hampton County will be subjected to the town tax rate imposed for FY2023 which is 74.00 mills in Hampton County. Additionally, the parcel will close a donut hole along Interstate 95 which aids in solving jurisdictional issues.

# 2. Does the Annexation have the potential to create a tax burden or measurably reduce the level of service(s) provided to existing services and property owners?

- a. **Finding:** Based on the current use of the property and the maximum allowed development under the proposed zoning of Agricultural, a tax burden is not created and a reduction in the level of service is not anticipated.
- 3. Has the full impact of the proposed Annexation will have on Law Enforcement been considered?

- a. Finding: Administration Staff have consulted with Chief Alexander who advised annexation of this parcel will not have a negative impact on services offered by the Yemassee Police Department. Upon annexation, the primary response agency for law enforcement issues would be the Yemassee Police Department, with backup provided on an as-needed basis from the Hampton County Sheriff's Office. Incidents occurring on Interstate 95 on areas abutting these properties would be handled by the Yemassee Police Department. This would eliminate the frequent need for South Carolina Highway Patrol to respond to handle traffic accidents which causes a domino effect of traffic delays through the Town.
- 4. Does the Petitioner understand all potential costs & benefits associated with the Annexation?
  - a. **Finding:** The applicant has been provided with an estimated tax bill for the year following annexation. As of this report, there has been no additional questions from the petitioner regarding the information provided.

**Staff Review:** Staff concur with the request to re-zone Agricultural. Staff is comfortable with the requested zoning and believe that it is a compatible zoning designation to the Rural Development - Resource Conservation. The Agricultural zoning district under the Town of Yemassee Zoning Ordinance is far more restrictive than the current zoning under Hampton County zoning ordinance. The County ordinance does not stipulate density or minimum lot sizes which the Town ordinance does. It is unlikely that the parcel would ever be developed other than potentially a billboard based on its remote location. Additionally, the Highway Corridor Overlay District Requirements add an additional layer of protection from encroachment of potential non-conforming development.

Nearly all this property is within a floodplain which is counter productive to development. Should this parcel be within town limits, the Town will have greater control over potential development and ensuring that uses sought are compatible with the comprehensive plan and long range vision of the Interstate 95 corridor.

**Staff Recommendation:** Staff request Town Council consider approval of first reading.

## 

#### Summary

Parcel Number	196-00-00-028.
Tax District	County (District N)
Location Address	
Town Code	
Class Code (NOTE: Not Zoning Info)	206-Residential Lot Vacant
Acres	4.00
Description	
Record Type	Residential
Town Code / Neighborhood	
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

BING ISABELLE EST 312 MAY OAK RD COLUMBIA SC 29229

#### 2022 Value Information

Land Market Value	\$1,500						
Improvement Market Value	\$0						
Total Market Value	\$1,500						
Taxable Value	\$1,500						
Total Assessment Market	\$90						
ALCONTROL MULTING PLAN	11.16	11 6 11	1.	 /m	10 I I I I I I I I I I I I I I I I I I I	200 A. 19 A. 19	 1.11

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.)

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

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. All data is subject to change before the next certified taxroll. <u>User Privacy Policy</u>

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Version 2.3.246



- Public utilities, as necessary to serve district (4)residents.
- (5) Neighborhood and community parks and centers, golf courses and similar open space uses.
- (6) Family day care homes.
- (7) Home occupations.
- (8) Uses accessory to the above.

Section 4.5

RR, Rural Resource District Existing Zoning

#### 4.5.1 Purpose

This district is intended to protect and preserve areas of the county which are rural or agricultural in character and use and are uniquely suited for such purposes. These areas are not presently required for urban development and, according to population and land use projections will not be needed before the year 2010 at the earliest.

The use regulations for this district are designed to permit development compatible with the preservation of the rural lifestyle, character and agricultural use of these areas and prevent speculative, premature intrusions of urban uses and lifestyles.

The value of agricultural lands, woodlands and other open land areas which characterize this district are economically important and contribute to clean water and air, and to many natural life cycles. They also make the county an attractive place in which to live.

#### 4.5.2 Permitted Uses

Within the RR, Rural Resource District, a building or premise may be used only for the following purposes; provided such use(s) shall meet all applicable regulations contained in this Ordinance.

- (1)Agricultural uses, including commercial greenhouses and nurseries, general farming operations, keeping and raising of animals and livestock, and structures for housing products raised on the premises.
- (2) Automobile service station and/or garage.
- (3) Cemetery.

16/24

- (4) Church and similar places of worship, auxiliary buildings and uses, including child care centers and cemeteries accessory thereto.
- (5) Community and child care centers.
- (6) Dwelling, mobile home, also one mobile home shall be permitted as a residence on a lot with a retail store or as a second residence on a lot with a single-family dwelling or another mobile home.
- (7) Dwelling, single-family detached.
- (8) Family day care homes.
- (9) Home occupations.
- (10) Schools, either public or private; technical vocational or general curriculum.
- (11) Equestrian uses, including stables, tracks, clubs, fields, caretaker's facilities, etc.
- (12) Flea markets and auction barns.
- (13) Outdoor recreation facilities and activities, publicly or privately operated, including hunt clubs, swimming pools, tennis courts, golf courses, parks, playfields, and similar outdoor recreation activities.
- (14) Retail store for sale of groceries, hardware antiques, dry goods or general merchandise, beverage and package stores with no on premise consumption; provided the gross floor area does not exceed 5,000 square feet.
- (15) Roadside stand for the display and sale of agricultural products.
- (16) Recreational vehicle parks and campgrounds, subject to applicable requirements of Article VII.
- (17) Automotive race and testing tracks, subject to the applicable requirements of Article VII.
- (18) Mining and extraction operations, subject to the applicable requirements of Article VII.
- (19) Public utilities.

17/24

- (20) Stockyards, slaughter houses, commercial poultry houses, animal auction houses, and commercial kennels, subject to the applicable requirements of Article VII.
- (21) Sanitary landfills and inert landfills, subject to the applicable requirements of Article VII.
- (22) Recycling transfer stations and facilities.
- (23) Marinas, piers, boat ramps, boat storage, and related marine activities.
- (24) Uses accessory to the above.
- (25) Signs in accord with Article V.

#### Section 4.6 APD, Airport Protection District

#### 4.6.1 Purpose

The purpose of this district is to promote and improve safety in and around the Hampton County Airport by preventing the location of structures or natural growth which would constitute hazards or obstructions to aircraft operating in the area, thereby adding an additional measure of protection for the lives and property for those in aircraft and on the ground. In so doing, a general compatibility between airport operations and affected property is advocated by these regulations.

#### 4.6.2 <u>Permitted Uses</u>

This is an "overlay" zone. As such, permitted uses are determined by the "underlying" or primary zone. These regulations temper and modify the development standards of the primary district to the extent necessary to achieve the objectives of 4.6.1. They do not determine or regulate the use of property. However, primary zone use notwithstanding, no use may be made of land or water within the Airport Protection District in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airports lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

#### 4.6.3 <u>Height Limitations</u>

Except as otherwise provided by this Ordinance, no structure or tree shall be erected, altered, allowed to grow, or be maintained within any of the following zones comprising the APD to a height in excess of those plans delineated as surfaces



LAND USE AND DEVELOPMENT PLAN

	GENERAL DEVELOPMENT
۲	COMMERCIAL CLUSTER
	RESIDENTIAL CONSERVATION & DI
	INDUSTRIAL DEVELOPMENT
•	RURAL DEVELOPMENT - RESOURCE CONSERVATION

RR



SOUTH COMPANY REPART	Agricultural (AG) Zoning District The Agricultural District is designed to provide for agricultural, forestry and low-density residential uses. The intent of the district is to provide for the conservation of cultivated, forested, or pastoral land, discourage premature and isolated high-density development, and to provide for low-density residential uses associated with agricultural activity.				
	Section 5.16, Town of Yemassee Zoning Ordinance				
Standards for the AG	District 5.16.1				
Maximum Density: One (1) dwelling unit per acre					
Maximum Lot Si	<ul> <li>Maximum Lot Size: One (1) acre per dwelling</li> </ul>				
Permitted Uses for the AG District 5.16.2					
<ul> <li>Single-Family dv</li> </ul>	Single-Family dwelling (Stick built home)				
<ul> <li>Mobile Home dv appropriate mat mobile home.</li> </ul>	<ul> <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> </ul>				
<ul> <li>Agricultural use and structures pertaining to such use, provided that no such use shall involve the slaughtering and processing of poultry or livestock for volume commercial sale. Dense livestock and poultry are permitted.</li> <li>Forest, tree farm, game preserve, or other conservation purpose.</li> </ul>					
Prohibited Uses for the AG District 5.16.3					
Adult Entertainr	Adult Entertainment Establishments				
<ul> <li>Any business, per</li> </ul>	<ul> <li>Any business, person, entity, or service offering Adult Entertainment</li> </ul>				
<u> </u>					

## Section 5.17 Highway Corridor Overlay District [HCOD]

5.17.1 The purpose of the Highway Corridor Overlay District (HCOD) is to provide for the safe and efficient use of these highways; to minimize congestion and the number of traffic conflict points; to enhance the quality of development; to protect and enhance the area's unique aesthetic character and natural environment; to reduce unnecessary visual distractions; and to encourage the design of architecture, signage, and lighting which is harmonious with the natural and man-made assets of the Low Country. The Highway Corridor is defined as five hundred (500) feet in depth beginning at the highway right-of-way line or to the rear of the property line fronting the designated highway, whichever is less. The HCOD shall apply to US Highways 17, 17A and 21, Interstate Highway 95, and South Carolina Highway 68, except where those roads are within or immediately adjacent to the Historic Preservation Overlay District (HPOD). For those roads within or immediately adjacent to the HPOD, the terms of the HCOD relative to temporary construction trailers, lighting, and landscaping shall remain applicable. Please refer to *Section 5.11, Village Commercial District*, for all other highway corridor standards within the HPOD.

- 5.17.2 The Planning Commission for the Town of Yemassee shall administer the Highway Corridor Overlay District until such time as a separate board is established for the same. The Planning Commission shall review the design of all structures (except those excepted), including habitable structures, walls, fences, light fixtures and accessories, appurtenant structures, and the design of all signs within the Town of Yemassee except those that are located within the Historic Preservation Overlay District. All issues related to the design of structures and signage within the District defined by the *Historic Preservation Overlay District Ordinance* shall be submitted first to the Town of Yemassee Community Development Department.
- 5.17.3 Boundaries of the HCOD
  - A. The boundaries of the HCOD are to be depicted on a map or series of maps entitled, "*Official Zoning Map, Town of Yemassee*" that together with all explanatory matter thereon is hereby adopted by reference and declared to be part of this Ordinance.
  - B. Where uncertainty exists as to the boundaries of a District as shown on the *Official Zoning Map*, the following rules shall apply:
    - 1. Boundaries indicated as approximately following the centerlines of right-of-way lines of streets, highways, utility, or other easements shall be construed to follow such lines;
    - 2. Boundaries indicated as approximately following plotted lot or tract property lines shall be construed as following such lines; and
    - 3. Boundaries indicated, as approximately following the incorporated areas or Town limit lines, military reservation boundaries, special service area, or tax district area lines, as amended from time to time, shall be construed to follow such lines.
- 5.17.4 General Requirements:

- A. Land uses permitted within the HCOD shall be as prescribed by the zoning districts underlying the HCOD.
- B. All development, including signage, as defined in this Ordinance shall be subject to the provisions of the HCOD, with the following exceptions, which shall be in addition to, rather than in place of, the requirements for the underlying zoning district:
  - 1. Individual parcels in or designated for single-family residential use and family property (i.e., parcels in residential use by members of the same family). The establishment of a single-family use on such parcels, however, shall be subject to the seventy-five (75) foot front yard setback on an existing parcel of record and subject to the one thousand five hundred (1,500) foot distance requirement between access points for newly created parcels;
  - 2. Newly created single-family parcels within subdivisions, which shall be subject to the standard setback of ten (10) feet from the property line where an existing twenty-five (25) foot landscaped buffer is already established for the entire subdivision, under the provisions of this Ordinance and subject to the one thousand five hundred (1,500) foot distance requirement between access points; and
  - Mobile home parks, which shall be subject to their standard setback from the property line where an existing twenty-five (25) foot landscaped buffer is already established, under the provisions of this distance requirement between access points.
- C. If a parcel extends beyond the boundaries of the HCOD, then development at any location within the entire parcel shall be subject to review.
- D. The Planning Commission will review development within the five hundred (500) foot corridor. The Community Development Director will waive review of development that, in its determination, will not be visible from the highway.

- E. Manufactured or mobile homes are not permitted for use on property within the HCOD with the exception of exempted uses in *Section 5.17.4.B* and for use as a temporary, on-site construction facility, whereby a trailer may be used on the property only during the life of the construction project. Modular buildings are permitted for residential or commercial use within the HCOD. *(See Article X, Definitions for performance standards).* Mobile or manufactured homes are not permitted for use as commercial structures within the HCOD, other than for a temporary construction facility.
- 5.17.5 A minimum distance of one thousand five hundred (1,500) 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. This minimum distance applies with the following exceptions:
  - A. Access may be granted to a parcel of record existing at the time of adoption of the HCOD provided that the property owner demonstrates that (s)he has made significant but unsuccessful efforts to establish alternative access, including, but not limited to, the following methods: joint access with adjoining properties, access from adjacent roads and the establishment of frontage roads; and
  - B. Where the South Carolina Department of Transportation has established nodes along the right-of-way of the US Highway 95 and its access points spaced less than one thousand five hundred (1,500) feet apart may be used provided that they are spaced at least one thousand two hundred (1,200) feet apart.
- 5.17.6 The following standards shall apply to property within the HCOD:
  - A. The minimum front yard setback from the right-of-way shall be seventy-five (75) feet for all primary and accessory structures, but not including accessory structures such as walls, fences, trellises, and other landscape structures.

- B. The minimum side yard setbacks from the property line shall be fifteen (15) feet.
- C. The Planning Commission shall have discretion to adjust the front, side, and rear setbacks in the case of jurisdictional wetlands or to preserve existing specimen trees.
- 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) 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) 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) foot distance requirement, (i.e., frontage roads, shared access drives, and others);
  - C. Newly created parcels must have sufficient depth to allow for the required twenty-five (25) foot highway buffer and setback required herein;
  - D. A permanent twenty-five (25) foot highway buffer, as required in the HCOD, shall be provided for in all new residential subdivisions; and
  - E. If existing platted commercial subdivisions contain dedicated open space, such open space may be used to meet the landscaping requirements for the highway buffer.
- 5.17.8 Landscaping and Buffers

- A. General Requirements
  - 1. For the purposes of this Ordinance, "landscaped area" shall include all pervious areas containing existing or installed vegetation and water features. The use of existing vegetation and plant species native to the Low Country region is encouraged in the landscaped areas.
  - 2. The Planning Department shall review plant selections and landscaping designs only to ensure conformance with the specific requirements of this Section. Plant materials used for installation shall conform to the standards established by the American Association of Nurserymen in the *American Standard for Nursery Stock* provisions. All landscaping required by this Section and shown on the approved application shall be maintained in good condition by the property owner. Plant material that has died or is in an unacceptable condition shall be replaced within four (4) weeks of notification from Town staff of the problem. If the plants are not replaced within that time period, the plants shall be replaced by the Town and the property owner billed for the expense.
- B. Highway Buffers
  - 1. A minimum twenty-five (25) foot wide landscaped buffer shall be established parallel to the entire front of the property along the highway right-of-way. The buffer shall contain only vegetative landscaping materials, except for the uses listed below:
    - a. Vehicular access drives placed approximately perpendicular to the right-of-way;
    - b. Foot and bicycle paths;
    - c. Walls and fences less than six (6) feet in height;
    - d. Landscaping sculpture, lighting fixtures, trellises, and arbors;
    - e. Bus shelters;

- f. Signage;
- g. Water, sanitary sewer, electrical, telephone, natural gas, cable, and other service lines provided that they are placed approximately perpendicular to the right-of-way. Where existing lines or planned lines must run parallel to the right-of-way, an equivalent amount of buffer may be required beyond the twenty-five (25) feet if the character of the buffer is greatly disturbed. To the extent possible, such service lines should be consolidated with vehicular access routes;
- h. Electrical, telephone, gas, water supply, sewage disposal, and other utilities may be constructed within the required buffer area and after installation of such services and to meet the requirements of this Section, the developer shall be required to restore the buffer area as approved by the Town; and
- i. Where existing or created lagoons and drainage swales will occupy a substantial portion of the highway buffer because of natural land forms or drainage patterns, additional buffer depth may be required to achieve the visual softening intent of this Section. If the development is proposed for an existing platted lot and the size of the lot makes adherence to these standards impractical, the Planning Commission may relax these standards as reasonably necessary to be consistent with the *Town of Yemassee Zoning Ordinances*.
- No tree six (6) inches in diameter at four (4) feet diameter breast height (dbh) of larger may be removed from the highway buffer except for access drives, sight triangles, and diseased trees, as approved by the Planning Commission. Where groupings of native shrubs are present, their preservation with minimal disturbance is strongly encouraged.
- C. Landscaping: The purpose of the landscaping requirements is to achieve at maturity a semi-continuous and semi-opaque vertical plane of tree canopy, understory trees, and shrubbery coverage in order to soften the appearance of structures and

parking lots visible from the highway, to screen headlight glare on and off site, and to mitigate commercial lighting as seen by neighboring properties and from the highway. Natural appearing landscape forms are encouraged.

1. The following list contains overstory and understory trees that are found in the Low Country region and are recommended for use in meeting the landscaping requirements of the HCOD:

## A. BROAD-LEAVED OVERSTORY TREES

1.	American Beech	Fagus grandifolia
2.	American Elm	Ulmus americana
3.	American Sycamore	Platanus occidentalis
4.	Ashleaf Maple	Acer negundo
5.	Black Oak	Quercus velutina
6.	Black Gum	Nyssa sylvatica
7.	Eastern Cottonwood	Populus deltoides
8.	Honeylocust	Gleditsia tricanthos
9.	Laurel Oak	Quercus laurifolia
10.	Live Oak	Quercus virginiana
11.	Pecan	Carya illinoensis
12.	Palmetto (>20 feet)	Sabal palmetto
13.	Pignut Hickory	Carya glabra
14.	Pumpkin Ash	Fraxinus profunda
15.	Shumard Oak	Quercus shumardii
16.	Southern Magnolia	Magnolia grandiflora
17.	Southern Red Oak	Quercus falcata
18.	Swamp Chestnut Oak	Quercus michauxii
19.	Sweet Gum	Liquidamber styraciflua
20.	Water Tupelo	Nyssa aquatica
21.	White Oak	Quercus alba
22.	Willow Oak	Quercus phellos

## **B.** CONE-BEARING OVERSTORY TREES

1. Bald Cypress

Taxodium distichum

Taxodium distichum var. nutans

Pinus taeda

Pinus palustris

Pinus serotina

Pinus elliottii

Pinus echinata

Pinus glabra

- 2. Loblolly Pine
- 3. Long Leaf Pine
- 4. Pond Cypress
- 5. Pond Pine
- 6. Slash Pine
- 7. Short Leaf Pine
- 8. Spruce Pine
- C. UNDERSTORY TREES
  - Castanea pumila 1. Allegheny Chinkapin 2. American Holly *Ilex* opaca 3. American Plum Prunus americana 4. Bigleaf Snowbell Styrax grandifolia 5. Bitternut Hickory Carya cordiformis 6. Black Cherry Prunus serotina 7. Black Willow Salix nigra Quercus marilandica 8. Blackjack Oak 9. Bluejack Oak *Quercus incana* 10. Buckthorn Bumelia Bumelia lycioides 11. Cabbage Palmetto(<19 ft) Sabal palmetto 12. Carolina Ash Fraxinus caroliniana 13. Carolina Basswood Tilia caroliniana 14. Carolina Buckthorn Rhammus caroliniana 15. Carolina Laurelcherry Prunus caroliniana 16. Carolina Silverbell Halesia carolina 17. Chicksaw Plum Prunus angustifolia 18. Coastal Plain Willow Salix caroliniana 19. Common Elderberry Sambucus canadenis 20. Common Hoptree Ptela trifoliata 21. Common Persimmon Diospyros virginiana 22. Common Sweetleaf Symplocus tinctoria 23. Crepe Myrtle Lagerstroemia indica Ilex cassine 24. Dahoon Holly 25. Devilwood Osmanthus americanus 26. Eastern Coralbean Erythrina herbacea 27. Eastern Hornbeam Ostrya virginiana 28. Eastern Redbud Cercis canadensis 29. Eastern Red Cedar Juniperus virginiana 30. Flatwoods Plum Prunus unbellata 31. Florida Basswood Tilia floridana

clava-herculis

32. Florida Maple	Acer barbatum
33. Flowering Dogwood	Cornus florida
34. Fringetree	Chionanthus virginicus
35. Green Ash	Fraxinus pennsylvanica
36. Hercules Club	Zanthoxylum clava-herc
37. Ironwood	Carpinus caroliniana
38. Littlechip Hawthorn	Crataegus spathulata
39. Loblolly Bay	Gordonia lasianthus
40. Mockernut Hickory	Carya tomentosa
41. Myrtle Oak	Quercus myrtifolia
42. Overcup Oak	Quercus lyrata
43. Parsley Hawthorn	Crataegus marshallii
44. Pawpaw	Asimina triloba
45. Planer Tree	Planera aquatica
46. Possumhaw Holly	Ilex decidua
47. Post Oak	Quercus stellata
48. Red Buckeye	Aesculus pavia
49. Red Maple	Acer rubrum
50. Red Mulberry	Morus rubra
51. Redbay	Persea borbonia
52. River Birch	Betula nigra
53. Sand Hickory	Carya pallida
54. Sassafras	sassafrass albidum
55. Sourwood	Oxydendrum arboreum
56. Southern Bayberry	Myrica cerifera
57. Southern Crab Apple	Malus angustifolia
58. Southern Red Cedar	Juniperis silicicola
59. Sparkleberry	Vaccinium arboreum
60. Sugarberry	Celtis laevigata
61. Swamp Cottonwood	Populus heterophylla
62. Sweetbay	Magnolia virginiana
63. Tough Bumelia	Bumelia tenax
64. Turkey Oak	Quercus laevis
65. Water Hickory	Carya aquatica
66. Water Oak	Quercus nigra
67. Waterlocust	Gleditsia aquatica
68. Wax Myrtle	Myrica cerifera
69. Windmill Palm	Trachycarpus fortunei
70. Witch Hazel	Hamamelis virginiana
71. Yaupon Holly	Ilex vomitoria

2. For every one hundred (100) linear feet (or portion thereof) of frontage on the highway, a minimum of six (6) broadleaved overstory trees, seven (7) understory trees, and thirty (30) shrubs are required in the buffer. The plant materials shall be generally distributed along and throughout the buffer in order that there not be significant gaps without plantings (except as required at sight triangles and road intersections).

- Three (3) cone-bearing overstory trees may substitute for one (1) broad-leaved overstory tree. However, for each substitution of three (3) cone-bearing overstory trees, one (1) additional understory tree shall be required.
- 4. Existing, as well as installed, vegetation may be included in meeting the requirement, but if there is not sufficient distribution within the buffer, then additional plantings will be required; i.e. existing healthy trees which are grouped closely together (such that the canopies are closely intertwined) shall be considered as a group rather than tallied individually. Appropriate credit shall be allocated at the discretion of the Community Development Director.
- 5. Existing evergreen or deciduous understory trees may be counted for credit to meet the requirements; however, understory trees to be newly planted must be evergreen.
- 6. Installed overstory trees used to meet this requirement shall be at least two and one half (2½) caliper inches and ten (10) feet tall when planted. Installed understory trees used to meet this requirement shall be at least one (1) caliper inch and eight (8) feet tall when planted. Installed shrubs used to meet this requirement shall be at least two and one half (2½) feet tall when planted.
- 7. Where commercial parking areas would be visible from the highway, additional vegetation, walls, fences, berms, or some combination shall be used to screen those areas. The effectiveness of proposed screening materials shall be subject to the review and discretion of the Planning Commission. This provision shall not apply to those commercial uses exempted for the outside display of merchandise, except for any commercial parking areas that are part of such uses.

- 8. Trees and shrubs shall not be pruned in any manner that would significantly diminish the desired softening character of the buffer except in accordance with standard horticultural practice. Trees shall not be limbed-up from the ground more than six (6) feet to the lowest branches except as required within sight triangles at intersections or to provide adequate light for understory plantings.
- 9. Existing evergreen or deciduous understory trees may be counted for credit to meet the requirements; however, understory trees to be newly planted must be evergreen.
- D. Other Buffer and Landscaping Standards
  - 1. Perimeter Buffer: Landscaped buffers at least ten (10) feet in width shall be maintained along the side and rear property boundaries. These buffers may be penetrated for vehicular and pedestrian passageways linking adjoining properties provided the passageways are placed approximately perpendicular to these buffers.
  - 2. Foundation Buffer: A landscaped buffer at least eight (8) feet wide shall be maintained between any structure, parking, or driving area, except for loading areas and areas where drive through facilities are utilized. This space is to be reserved for plant material, either existing or planned. No such space is required at the rear or other sides of the building, but is encouraged. Sidewalks and handicap ramps may be placed adjacent to the buffer on either side. The buffer may be penetrated to provide for access to the building and is not required in loading areas.
  - 3. Walls and Fences: Any opaque or partially opaque walls or fences installed along the front of the property, including those used for screening of parking areas, must be softened with landscaping materials.
  - 4. Frontage roads shall be located behind the front buffer.
  - 5. Parking lots shall include landscaped medians and landscaped peninsulas as follows:

- a. A minimum of five (5) foot wide landscaped median shall be installed alongside (perpendicular to) parking spaces on the interior portion of a parking lot with more than one (1) parking bay. Wheel stops shall be placed within all parking spaces at the standard distance from every landscaped median to protect plantings. Shrubs and/or trees shall be installed in the median to provide for semi-continuous planting along the median. Shrubs shall be at least one (1) foot in height at installation and reasonably projected to grow at least two (2) feet in height within three (3) years; and
- b. A minimum nine (9) by twenty (20) foot landscaped peninsula shall be installed parallel to the parking spaces every eight (8) or fewer spaces and at the end of the parking aisle in order to separate the last space from any adjacent travelways. Each landscaped peninsula shall contain one (1) broad-leaved overstory tree with a minimum size of two and one half (2<sup>1</sup>/<sub>2</sub>) caliper inches at dbh and a minimum height of ten (10) feet.

## 5.17.9 Architectural Design

- A. It is the intent of this Section to encourage architecture that is unobtrusive and of a design, material, and color that blend harmoniously with the natural surroundings and the form and scale of neighboring architecture, provided the latter conforms to the intent of this Section. Architectural review is not meant to stifle innovative design or diversity, but to safeguard property values, maintain the architectural heritage of Yemassee and the "Lowcountry of South Carolina" design elements and long-term economic assets through quality design and development.
- B. The Planning Commission shall review elements of design, including form, mass, scale, proportion, height, texture, color, architectural style, individual architectural elements, orientation, or specific location upon the site. If the Planning Commission disapproves a design, the Planning Commission must establish significant justification for such denial in accordance with the intent of this Section. The Planning Commission may require adjustments to the design and site location of proposed structures and reasonable conditions may be attached to an approval.
- C. General Principles.
  - 1. Architectural styles should be reflective of, or at least compatible with, architectural styles that exemplify the unique character of the Low Country region and conform to general standards of architectural quality.
  - 2. Multi-unit developments shall utilize a consistent or at least stylistically compatible palette of scale, forms, colors, materials, and textures.
  - 3. Accessory structures should be architecturally compatible with primary structures.
  - 4. The maximum building height is thirty-five (35) feet. Unoccupied architectural features, such as cupolas and steeples, shall be reviewed on a case-by-case basis and will require approval by the Yemassee Fire Marshal prior to Planning Commission review.
  - 5. Appropriate Exterior materials and Architectural Elements: Only the exteriors of structures are subject to review. The following are some materials and elements that are considered compatible and appropriate for primary and accessory structures. Other materials and elements consistent with the General Principles outlined above will also be considered by the Planning Commission:
    - a. Siding: Wood clapboard, wood board and batten, wood shingle siding, brick, stucco, tabby, natural stone, faced concrete block, and artificial siding which closely resembles painted wood clapboard. Wood siding may be painted, stained, weathered, or left natural;
    - b. Roofs: Wood shingles, slate shingles, multi-layered asphalt shingles, metal raised seam, or tiles, and the use of pitched roofs (four (4) and twelve (12) pitch or greater), roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences;

- c. The use of pitched roofs, roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences are encouraged; and
- d. Colors considered to be compatible with the Low Country or coastal vernacular palette are earth tones (i.e., greens, tans, light browns and terra cotta), grays, pale primary and secondary colors (with less then fifty (50) percent color value), white and cream tones, and oxblood red.
- 6. Any accent color (i.e., black, dark blue, grays, and other dark or strong colors) may be used on a limited basis as an architectural motif and will be allowed according to the discretion of the Planning Commission and on the merits of its use in the overall design, and the use of corporate logos will be considered on a case-by-case basis.
- D. Inappropriate Exterior Materials and Architectural Elements: The following materials and elements are considered incompatible and inappropriate for primary and accessory structures:
  - 1. Plywood, cinderblock, unfinished poured concrete, unlaced concrete block, and plastic or metal not closely resembling painted wood clapboard;
  - 2. Partial (less than three (3) sides) mansard roofs, flat roofs without a pediment, and long unarticulated roofs;
  - 3. Long, unarticulated, or blank facades;
  - 4. Incongruity of architectural details or color contrasts resulting in a clearly disturbing appearance;
  - 5. Unscreened chain link or woven metal fences;
  - 6. Use of reflective materials as the main building material or texture; and
  - 7. Use of highly reflective glass.

- E. Accessory Buildings: The design of accessory buildings should reflect and coordinate with the general style of architecture inherent in the primary structure on the property.
- 5.17.10 Signs, RESERVED. See Section 5.21, Signs, Town of Yemassee Zoning Ordinance.

## 5.17.11 Lighting

- A. Any lighting used to illuminate parking areas, access drives, or loading areas shall be of such a design or level of illumination so as to minimize the amount of ambient lighting perceptible from adjacent properties and that would impair the vision of motorists on the corridor.
- B. Exterior architectural, display, and decorative lighting visible from the corridor shall be generated from concealed light source, low-level light fixtures.
- C. All interior lighting shall be so designed to prevent the light source or high levels of light from being visible from the corridor.
- D. Entrances into developments from the highway may be lighted for traffic safety reasons provided such lighting does not exceed the foot-candle requirements for lighting walkways and streets, per *Section 4.23.3.C.2.4* of the *Town of Yemassee Zoning Ordinance*. Lighting poles mounted within fifty (50) feet from the highway right-of-way may not exceed a height of twenty (20) feet, and only forward-throw or Type IV lights may be used to light entrances.
- E. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
  - Fixture (Luminaire): Any light fixture shall be a cutoff luminaire whose source is completely concealed with an opaque housing and shall not be visible from any street. This provision includes lights on mounted poles as well as architectural display and decorative lighting visible from the corridor;

- 2. Light Source (Lamp): Only incandescent, fluorescent, metal halide, mercury vapor, or color corrected, high-pressure sodium light may be used. The same type must be used for the same or similar type of lighting on any one (1) site or Planned Unit Development. No colors other than white or off-white (i.e., light yellow tones) may be used for any lighting source for the lighting of signs, structures, or the overall site;
- 3. Mounting: Fixtures must be mounted in such a manner that the cone of light does not cross the property line of the site. The minimum mounting height for a pole shall be twelve (12) feet; and
- 4. Illumination Levels: All site lighting shall be designed so that the level of illumination as measured in foot-candles (*fc*) at any one (1) point meets the following standards. Minimum and maximum levels are measured at any one (1) point.
  - a. Average level is not to exceed the calculated value, and is derived using only the area of the site included to receive illumination. Points of measurement shall not include the area of the building or areas that do not lend themselves to pedestrian traffic. Also, if the major portion of the lighting design is to be in the front of a building, the average level should not be affected by adding a light or two (2) in the back of the same building, which would lower the average of the intended area for lighting; and
  - b. Illuminations levels are as follows:

Location or Type of	Minimum Level	Average Level	Maximum Level
Lighting	Foot-candles (fc)	Foot-candles (fc)	Foot-candles (fc)
Canopy Area Lighting	2.0	12.0	20.0
Commercial Parking Lots	0.2	1.5	10.0
Residential Parking Lots	0.2	1.0	8.0
Walkways and Streets	0.2	1.0	10.0
Landscape/Decorative	0.0	0.5	5.0

- F. Canopy Area Lighting: All development that incorporates a canopy area over fuel sales, automated bank machines, or similar installations shall be required to providing lighting for the canopy area meeting the standards in the Illumination Table above. For the purposes of this Section, the canopy area shall be defined as that area immediately below the canopy. Remaining areas shall be lighted according the applicable standard in Illumination Table above.
- G. Lighting Plan: A site Lighting Plan shall be submitted at one (1) inch equals twenty (20) feet scale minimum and shall include at a minimum:
  - 1. Location and mounting information for each light;
  - 2. Illumination calculations showing light levels in foot-candles at points located on a ten (10) foot center grid, including an illustration of the areas masked out per the requirements above regarding points of measurements;
  - 3. A fixture schedule listing fixture design, type of lamp, and wattage of each fixture; and number of lumens after using eighty-five (85) percent depreciation for both metal halide and high pressure sodium of initial output;
  - 4. Manufacturer's photometric data for each type of light fixture, including initial lumens and mean depreciation values; and
  - 5. An illumination summary, including the minimum, average, and maximum foot-candle calculations (array values) and the total number of array points (points used on the ten (10) foot grid for the calculation).

### 5.17.12 Other Requirements

- A. All trash receptacles, dumpsters, ductwork, fixed operating machinery, and other such utility equipment shall be either screened from view or located so that they are not visible from the highway, and shall be located not less than ten (10) feet from side and rear property lines.
- B. There shall be no outside display of merchandise except for automobiles, trucks, boats, tractors, outside landscape

structures (i.e., garden sheds, arbors, gazebos, etc. but not outdoor furniture), plant materials, and agricultural products.

- C. Outside storage of other merchandise is permitted only at the rear of the property or behind completely opaque walls and screens.
- D. Any existing commercial or industrial use presently not conforming to the site design standards, general standards, landscaping, lighting, and sign standards of this Section shall be brought into compliance if the use is changed, expanded, or altered. Land use discontinued for more than six (6) months shall conform to the landscaping, sign, lighting, and site design provisions of this Section as reasonably related to existing site constructs, at the discretion of the Planning Commission.

### Section 5.18 Historic Preservation Overlay District [HPOD] (Downtown)

- 5.18.1 The purpose of this District 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*.
- 5.18.2 The HPOD for the Town of Yemassee has authority under *South Carolina Code of Laws, Title 6, Chapter 29, Section 870,* and 940.
- 5.18.3 The HPOD for the Town of Yemassee, including Subsections, shall be designated on the Town's *Official Zoning Map(s)* and is referred to as "Olde Towne" with the following clarifications, additions, and exceptions:
  - A. Where the boundaries are designated at specific roads, the center lines of the rights-of-way of those roads shall be deemed said boundaries; and

# **Recommended Motion**

(Ordinance 23-05 – Rease Tract)

I make the motion to:

- Approve
- Table until time certain
- Deny

"First Reading on Annexation Ordinance 23-05 for one parcel on Interstate 95 in Hampton County, owned by

Danielle V. Rease"

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



*Council Members* Alfred Washington Stacy Pinckney David Paul Murray

## Town Council Agenda Item

<u>Subject:</u> Consideration of a Request for an Ordinance Approving Annexation of One Parcel of Approximately 4.00 Acres of land, located at MM 40.9 Interstate 95 and further identified by Hampton County Tax Map: 196-00-00-026. Applicant: Nicholas Perry [Ordinance 23-06]

Department: Administration

Submitted by: Matthew Garnes, Town Clerk

### Attachments:

 Ordinance	Resolution	Other
 Support Documents	 Motion	

**Summary**: Staff have received a request for annexation of one parcel of land along Interstate 95 near mile-marker 40.9 for four acres of land near the Combahee River. The parcel is currently zoned Rural Development – Resource Conservation under the Hampton County Zoning Ordinance and is seeking zoning of Agricultural (AG) pursuant to the Town of Yemassee Zoning Ordinance. As the property is located along the Interstate, portions of the property will be within the Highway Corridor Overlay District (HCOD).

**<u>Recommended Action</u>**: Approve first reading of Annexation Ordinance 23-06.

### Council Action:

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

STATE OF SOUTH CAROLINA )

COUNTY OF HAMPTON TOWN OF YEMASSEE

ORDINANCE NUMBER: (23-06)

An Ordinance Annexing One Parcel of Land owned by Nicholas Perry into the Town of Yemassee, South Carolina.

AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, ONE PARCEL OF LAND OF APPROXIMATELY 4.00 ACRES, LOCATED AT MILEMARKER 40.9, INTERSTATE 95, OWNED BY NICHOLAS PERRY, 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.

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### 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, <u>Code of Laws of South Carolina (1976)</u> 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 Agricultural 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 Agricultural, and the parcel will have portions of the property within the Highway Corridor Overlay 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, <u>Code of Laws of South Carolina (1976)</u>, 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 196-00-026, 4.00 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 2023.

By the Yemassee Town Council being duly and lawfully assembled.

**Colin Moore, Mayor** 

Matthew Garnes, Town Clerk

**Peggy Bing-O'Banner, Councilmember** 

David Paul Murray, Councilmember

**Stacy Pinckney, Councilmember** 

Alfred Washington, Councilmember

<u>(Seal)</u>

<u>First Reading:</u> <u>Second Reading:</u>



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 Annexation Analysis (ANNX-01-23-1012) Interstate 95 MM 40.9 (Hampton County) Meeting Date: February 16, 2023

Applicant: Nicholas Perry

**Owner:** Nicholas Perry

Address(es): 40.9 Interstate 95

Tax Map Number(s): 196-00-00-026

County: Hampton

**Site Description**: This project contains a single parcel north at mile-marker 40.8 on Interstate 95 in Hampton County that is dissected by Interstate 95 running through the center and is located two parcels away from the Colleton County line.

**Present Zoning and Existing Conditions:** The parcel is undeveloped with no improvements nor billboards. As the parcel is currently located within unincorporated Hampton County, the parcel is subject to the Hampton County Zoning Ordinance. These parcels are currently zoned "Rural Development – Resource Conservation" under the County code. The applicant is requesting a zoning designation of Agricultural (AG) under the Yemassee Zoning Ordinance. The Town of Yemassee Zoning Ordinance defines its Agricultural District as to be "designed to provide for agricultural, forestry and low-density residential uses. The intent of the district is to provide for the conservation of cultivated, forested, or pastoral land, discourage premature and isolated high-density development, and to provide for low-density residential uses associated with agricultural activity."

Due to the proximity of the properties to Interstate 95, portions of the property would be within the boundaries of the Highway Corridor Overlay District and would be subject to the requirements outlined in the Town of Yemassee Zoning Ordinance pertaining to that overlay.

> Annexation Analysis – Interstate 95 MM 40.9, Hampton County ANNX-01-23-1012

## Zoning Comparison:

	Rural Development -	Agricultural (AG)
	Resource Conservation	Town of Yemassee
Maximum Density:	One (1) Dwelling unit per acre	One (1) Dwelling unit per acre
Permitted Uses:	<ul> <li>Forestry</li> <li>Clearcutting</li> <li>Agricultural Support Services</li> <li>Automobile Service station and/or Garage</li> <li>Cemetery</li> <li>Church</li> <li>Community and Child Care Centers</li> <li>Dwelling including mobile homes.</li> <li>Family Day Care Home</li> <li>Home Occupation</li> <li>Schools</li> <li>Equestrian uses</li> <li>Flea Markets</li> <li>Outdoor Recreation</li> <li>Retail Store</li> <li>Roadside stand</li> <li>Recreational Vehicle Park</li> <li>Automotive Racetrack</li> <li>Mining and Extraction</li> <li>Public Utilities</li> <li>Stockyards</li> <li>Landfills</li> <li>Recycling Centers</li> <li>Marinas &amp; Piers</li> </ul>	<ul> <li>Single-Family Dwelling (Stick-Built home)</li> <li>Mobile Home Dwelling</li> <li>Agricultural Uses excluding slaughtering or poultry processing for volume production.</li> <li>Forest, Tree Farm or Game Preserve</li> </ul>
Minimum Lot Size:	Not listed in Zoning Ordinance	43,560sqft
Maximum Building Height:	Not listed in Zoning Ordinance	35ft

The future potential of any development is slim to none, due to the remote location and difficult access to the properties. The parcel is within the Ace Basin and the watershed of the Combahee River.

## **Utilities / Public Services:**

- Electric & Natural Gas: Dominion Energy
- Telecommunications: Century Link and Frontier
- Fire Protection: Hampton County Fire District
- Emergency Medical Services: Hampton County Emergency Medical Services
- Law Enforcement: Currently Hampton County Sheriff's Office, upon annexation primary response would become the Town of Yemassee Police Department while Hampton County Sheriff's Office would be utilized on an as needed, mutual-aid basis.
- **Water/Wastewater:** Lowcountry Regional Water System (LRWS) is the franchised water and wastewater provider within the Town of Yemassee and upon annexation the parcel would be theoretically served by LRWS if there was infrastructure in the area. The closest infrastructure is near the intersection of Terry Road and Old Salkehatchie Highway in Hampton County.

## Analysis:

The following analysis has been conducted on the parcels petitioning annexation:

- 1. Is the application in the best interests of the Town of Yemassee and its residents?
  - a. **Finding:** The application will expand the footprint of the Town which directly affects funding and representation for the Town at state and federal levels. Any vehicles or personal/business property taxed by Hampton County will be subjected to the town tax rate imposed for FY2023 which is 74.00 mills in Hampton County. Additionally, the parcel will close a donut hole along Interstate 95 which aids in solving jurisdictional issues.
- 2. Does the Annexation have the potential to create a tax burden or measurably reduce the level of service(s) provided to existing services and property owners?
  - a. **Finding:** Based on the current use of the property and the maximum allowed development under the proposed zoning of Agricultural, a tax burden is not created and a reduction in the level of service is not anticipated.

- 3. Has the full impact of the proposed Annexation will have on Law Enforcement been considered?
  - a. Finding: Administration Staff have consulted with Chief Alexander who advised annexation of this parcel will not have a negative impact on services offered by the Yemassee Police Department. Upon annexation, the primary response agency for law enforcement issues would be the Yemassee Police Department, with backup provided on an as-needed basis from the Hampton County Sheriff's Office. Incidents occurring on Interstate 95 on areas abutting these properties would be handled by the Yemassee Police Department. This would eliminate the frequent need for South Carolina Highway Patrol to respond to handle traffic accidents which causes a domino effect of traffic delays through the Town.
- 4. Does the Petitioner understand all potential costs & benefits associated with the Annexation?
  - a. **Finding:** The applicant has been provided with an estimated tax bill for the year following annexation. As of this report, there has been no additional questions from the petitioner regarding the information provided.

**Staff Review:** Staff concur with the request to re-zone Agricultural. Staff is comfortable with the requested zoning and believe that it is a compatible zoning designation to the Rural Development - Resource Conservation. The Agricultural zoning district under the Town of Yemassee Zoning Ordinance is far more restrictive than the current zoning under Hampton County zoning ordinance. The County ordinance does not stipulate density or minimum lot sizes which the Town ordinance does. It is unlikely that the parcel would ever be developed other than potentially a billboard based on its remote location. Additionally, the Highway Corridor Overlay District Requirements add an additional layer of protection from encroachment of potential non-conforming development.

Nearly all this property is within a floodplain which is counter productive to development. Should this parcel be within town limits, the Town will have greater control over its use ensuring that uses sought are compatible with the comprehensive plan and long range vision of the Interstate 95 corridor.

Should the parcels north of this tract consider annexation, thought should be given to expand the boundaries of the River Protection Overlay District within the Town zoning ordinance to include the areas abutting the Combahee River.

**Staff Recommendation:** Staff request Town Council consider approval of first reading.

Annexation Analysis – Interstate 95 MM 40.9, Hampton County ANNX-01-23-1012

- Public utilities, as necessary to serve district (4)residents.
- (5) Neighborhood and community parks and centers, golf courses and similar open space uses.
- (6) Family day care homes.
- (7) Home occupations.
- (8) Uses accessory to the above.

Section 4.5

RR, Rural Resource District Existing Zoning

#### 4.5.1 Purpose

This district is intended to protect and preserve areas of the county which are rural or agricultural in character and use and are uniquely suited for such purposes. These areas are not presently required for urban development and, according to population and land use projections will not be needed before the year 2010 at the earliest.

The use regulations for this district are designed to permit development compatible with the preservation of the rural lifestyle, character and agricultural use of these areas and prevent speculative, premature intrusions of urban uses and lifestyles.

The value of agricultural lands, woodlands and other open land areas which characterize this district are economically important and contribute to clean water and air, and to many natural life cycles. They also make the county an attractive place in which to live.

#### 4.5.2 Permitted Uses

Within the RR, Rural Resource District, a building or premise may be used only for the following purposes; provided such use(s) shall meet all applicable regulations contained in this Ordinance.

- (1)Agricultural uses, including commercial greenhouses and nurseries, general farming operations, keeping and raising of animals and livestock, and structures for housing products raised on the premises.
- (2) Automobile service station and/or garage.
- (3) Cemetery.

16/24

- (4) Church and similar places of worship, auxiliary buildings and uses, including child care centers and cemeteries accessory thereto.
- (5) Community and child care centers.
- (6) Dwelling, mobile home, also one mobile home shall be permitted as a residence on a lot with a retail store or as a second residence on a lot with a single-family dwelling or another mobile home.
- (7) Dwelling, single-family detached.
- (8) Family day care homes.
- (9) Home occupations.
- (10) Schools, either public or private; technical vocational or general curriculum.
- (11) Equestrian uses, including stables, tracks, clubs, fields, caretaker's facilities, etc.
- (12) Flea markets and auction barns.
- (13) Outdoor recreation facilities and activities, publicly or privately operated, including hunt clubs, swimming pools, tennis courts, golf courses, parks, playfields, and similar outdoor recreation activities.
- (14) Retail store for sale of groceries, hardware antiques, dry goods or general merchandise, beverage and package stores with no on premise consumption; provided the gross floor area does not exceed 5,000 square feet.
- (15) Roadside stand for the display and sale of agricultural products.
- (16) Recreational vehicle parks and campgrounds, subject to applicable requirements of Article VII.
- (17) Automotive race and testing tracks, subject to the applicable requirements of Article VII.
- (18) Mining and extraction operations, subject to the applicable requirements of Article VII.
- (19) Public utilities.

17/24

- (20) Stockyards, slaughter houses, commercial poultry houses, animal auction houses, and commercial kennels, subject to the applicable requirements of Article VII.
- (21) Sanitary landfills and inert landfills, subject to the applicable requirements of Article VII.
- (22) Recycling transfer stations and facilities.
- (23) Marinas, piers, boat ramps, boat storage, and related marine activities.
- (24) Uses accessory to the above.
- (25) Signs in accord with Article V.

### Section 4.6 APD, Airport Protection District

### 4.6.1 Purpose

The purpose of this district is to promote and improve safety in and around the Hampton County Airport by preventing the location of structures or natural growth which would constitute hazards or obstructions to aircraft operating in the area, thereby adding an additional measure of protection for the lives and property for those in aircraft and on the ground. In so doing, a general compatibility between airport operations and affected property is advocated by these regulations.

### 4.6.2 <u>Permitted Uses</u>

This is an "overlay" zone. As such, permitted uses are determined by the "underlying" or primary zone. These regulations temper and modify the development standards of the primary district to the extent necessary to achieve the objectives of 4.6.1. They do not determine or regulate the use of property. However, primary zone use notwithstanding, no use may be made of land or water within the Airport Protection District in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airports lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

### 4.6.3 <u>Height Limitations</u>

Except as otherwise provided by this Ordinance, no structure or tree shall be erected, altered, allowed to grow, or be maintained within any of the following zones comprising the APD to a height in excess of those plans delineated as surfaces



LAND USE AND DEVELOPMENT PLAN

	GENERAL DEVELOPMENT
۲	COMMERCIAL CLUSTER
	RESIDENTIAL CONSERVATION & DI
	INDUSTRIAL DEVELOPMENT
•	RURAL DEVELOPMENT - RESOURCE CONSERVATION

RR



SOUTH COMPANY REPART	Agricultural (AG) Zoning District The Agricultural District is designed to provide for agricultural, forestry and low-density residential uses. The intent of the district is to provide for the conservation of cultivated, forested, or pastoral land, discourage premature and isolated high-density development, and to provide for low-density residential uses associated with agricultural activity.		
	Section 5.16, Town of Yemassee Zoning Ordinance		
Standards for the AG	District 5.16.1		
Maximum Density: One (1) dwelling unit per acre			
<ul> <li>Maximum Lot Size: One (1) acre per dwelling</li> </ul>			
Permitted Uses for the AG District 5.16.2			
<ul> <li>Single-Family dv</li> </ul>	Single-Family dwelling (Stick built home)		
<ul> <li>Mobile Home dv appropriate mat mobile home.</li> </ul>	<ul> <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> </ul>		
<ul> <li>Agricultural use and structures pertaining to such use, provided that no such use shall involve the slaughtering and processing of poultry or livestock for volume commercial sale. Dense livestock and poultry are permitted.</li> <li>Forest, tree farm, game preserve, or other conservation purpose.</li> </ul>			
Prohibited Uses for the AG District 5.16.3			
Adult Entertainr	Adult Entertainment Establishments		
<ul> <li>Any business, per</li> </ul>	erson, entity, or service offering Adult Entertainment		
<u> </u>			

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

5.17.1 The purpose of the Highway Corridor Overlay District (HCOD) is to provide for the safe and efficient use of these highways; to minimize congestion and the number of traffic conflict points; to enhance the quality of development; to protect and enhance the area's unique aesthetic character and natural environment; to reduce unnecessary visual distractions; and to encourage the design of architecture, signage, and lighting which is harmonious with the natural and man-made assets of the Low Country. The Highway Corridor is defined as five hundred (500) feet in depth beginning at the highway right-of-way line or to the rear of the property line fronting the designated highway, whichever is less. The HCOD shall apply to US Highways 17, 17A and 21, Interstate Highway 95, and South Carolina Highway 68, except where those roads are within or immediately adjacent to the Historic Preservation Overlay District (HPOD). For those roads within or immediately adjacent to the HPOD, the terms of the HCOD relative to temporary construction trailers, lighting, and landscaping shall remain applicable. Please refer to *Section 5.11, Village Commercial District*, for all other highway corridor standards within the HPOD.

- 5.17.2 The Planning Commission for the Town of Yemassee shall administer the Highway Corridor Overlay District until such time as a separate board is established for the same. The Planning Commission shall review the design of all structures (except those excepted), including habitable structures, walls, fences, light fixtures and accessories, appurtenant structures, and the design of all signs within the Town of Yemassee except those that are located within the Historic Preservation Overlay District. All issues related to the design of structures and signage within the District defined by the *Historic Preservation Overlay District Ordinance* shall be submitted first to the Town of Yemassee Community Development Department.
- 5.17.3 Boundaries of the HCOD
  - A. The boundaries of the HCOD are to be depicted on a map or series of maps entitled, "*Official Zoning Map, Town of Yemassee*" that together with all explanatory matter thereon is hereby adopted by reference and declared to be part of this Ordinance.
  - B. Where uncertainty exists as to the boundaries of a District as shown on the *Official Zoning Map*, the following rules shall apply:
    - 1. Boundaries indicated as approximately following the centerlines of right-of-way lines of streets, highways, utility, or other easements shall be construed to follow such lines;
    - 2. Boundaries indicated as approximately following plotted lot or tract property lines shall be construed as following such lines; and
    - 3. Boundaries indicated, as approximately following the incorporated areas or Town limit lines, military reservation boundaries, special service area, or tax district area lines, as amended from time to time, shall be construed to follow such lines.
- 5.17.4 General Requirements:

- A. Land uses permitted within the HCOD shall be as prescribed by the zoning districts underlying the HCOD.
- B. All development, including signage, as defined in this Ordinance shall be subject to the provisions of the HCOD, with the following exceptions, which shall be in addition to, rather than in place of, the requirements for the underlying zoning district:
  - 1. Individual parcels in or designated for single-family residential use and family property (i.e., parcels in residential use by members of the same family). The establishment of a single-family use on such parcels, however, shall be subject to the seventy-five (75) foot front yard setback on an existing parcel of record and subject to the one thousand five hundred (1,500) foot distance requirement between access points for newly created parcels;
  - 2. Newly created single-family parcels within subdivisions, which shall be subject to the standard setback of ten (10) feet from the property line where an existing twenty-five (25) foot landscaped buffer is already established for the entire subdivision, under the provisions of this Ordinance and subject to the one thousand five hundred (1,500) foot distance requirement between access points; and
  - Mobile home parks, which shall be subject to their standard setback from the property line where an existing twenty-five (25) foot landscaped buffer is already established, under the provisions of this distance requirement between access points.
- C. If a parcel extends beyond the boundaries of the HCOD, then development at any location within the entire parcel shall be subject to review.
- D. The Planning Commission will review development within the five hundred (500) foot corridor. The Community Development Director will waive review of development that, in its determination, will not be visible from the highway.

- E. Manufactured or mobile homes are not permitted for use on property within the HCOD with the exception of exempted uses in *Section 5.17.4.B* and for use as a temporary, on-site construction facility, whereby a trailer may be used on the property only during the life of the construction project. Modular buildings are permitted for residential or commercial use within the HCOD. *(See Article X, Definitions for performance standards).* Mobile or manufactured homes are not permitted for use as commercial structures within the HCOD, other than for a temporary construction facility.
- 5.17.5 A minimum distance of one thousand five hundred (1,500) 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. This minimum distance applies with the following exceptions:
  - A. Access may be granted to a parcel of record existing at the time of adoption of the HCOD provided that the property owner demonstrates that (s)he has made significant but unsuccessful efforts to establish alternative access, including, but not limited to, the following methods: joint access with adjoining properties, access from adjacent roads and the establishment of frontage roads; and
  - B. Where the South Carolina Department of Transportation has established nodes along the right-of-way of the US Highway 95 and its access points spaced less than one thousand five hundred (1,500) feet apart may be used provided that they are spaced at least one thousand two hundred (1,200) feet apart.
- 5.17.6 The following standards shall apply to property within the HCOD:
  - A. The minimum front yard setback from the right-of-way shall be seventy-five (75) feet for all primary and accessory structures, but not including accessory structures such as walls, fences, trellises, and other landscape structures.

- B. The minimum side yard setbacks from the property line shall be fifteen (15) feet.
- C. The Planning Commission shall have discretion to adjust the front, side, and rear setbacks in the case of jurisdictional wetlands or to preserve existing specimen trees.
- 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) 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) 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) foot distance requirement, (i.e., frontage roads, shared access drives, and others);
  - C. Newly created parcels must have sufficient depth to allow for the required twenty-five (25) foot highway buffer and setback required herein;
  - D. A permanent twenty-five (25) foot highway buffer, as required in the HCOD, shall be provided for in all new residential subdivisions; and
  - E. If existing platted commercial subdivisions contain dedicated open space, such open space may be used to meet the landscaping requirements for the highway buffer.
- 5.17.8 Landscaping and Buffers

- A. General Requirements
  - 1. For the purposes of this Ordinance, "landscaped area" shall include all pervious areas containing existing or installed vegetation and water features. The use of existing vegetation and plant species native to the Low Country region is encouraged in the landscaped areas.
  - 2. The Planning Department shall review plant selections and landscaping designs only to ensure conformance with the specific requirements of this Section. Plant materials used for installation shall conform to the standards established by the American Association of Nurserymen in the *American Standard for Nursery Stock* provisions. All landscaping required by this Section and shown on the approved application shall be maintained in good condition by the property owner. Plant material that has died or is in an unacceptable condition shall be replaced within four (4) weeks of notification from Town staff of the problem. If the plants are not replaced within that time period, the plants shall be replaced by the Town and the property owner billed for the expense.
- B. Highway Buffers
  - 1. A minimum twenty-five (25) foot wide landscaped buffer shall be established parallel to the entire front of the property along the highway right-of-way. The buffer shall contain only vegetative landscaping materials, except for the uses listed below:
    - a. Vehicular access drives placed approximately perpendicular to the right-of-way;
    - b. Foot and bicycle paths;
    - c. Walls and fences less than six (6) feet in height;
    - d. Landscaping sculpture, lighting fixtures, trellises, and arbors;
    - e. Bus shelters;

- f. Signage;
- g. Water, sanitary sewer, electrical, telephone, natural gas, cable, and other service lines provided that they are placed approximately perpendicular to the right-of-way. Where existing lines or planned lines must run parallel to the right-of-way, an equivalent amount of buffer may be required beyond the twenty-five (25) feet if the character of the buffer is greatly disturbed. To the extent possible, such service lines should be consolidated with vehicular access routes;
- h. Electrical, telephone, gas, water supply, sewage disposal, and other utilities may be constructed within the required buffer area and after installation of such services and to meet the requirements of this Section, the developer shall be required to restore the buffer area as approved by the Town; and
- i. Where existing or created lagoons and drainage swales will occupy a substantial portion of the highway buffer because of natural land forms or drainage patterns, additional buffer depth may be required to achieve the visual softening intent of this Section. If the development is proposed for an existing platted lot and the size of the lot makes adherence to these standards impractical, the Planning Commission may relax these standards as reasonably necessary to be consistent with the *Town of Yemassee Zoning Ordinances*.
- No tree six (6) inches in diameter at four (4) feet diameter breast height (dbh) of larger may be removed from the highway buffer except for access drives, sight triangles, and diseased trees, as approved by the Planning Commission. Where groupings of native shrubs are present, their preservation with minimal disturbance is strongly encouraged.
- C. Landscaping: The purpose of the landscaping requirements is to achieve at maturity a semi-continuous and semi-opaque vertical plane of tree canopy, understory trees, and shrubbery coverage in order to soften the appearance of structures and

parking lots visible from the highway, to screen headlight glare on and off site, and to mitigate commercial lighting as seen by neighboring properties and from the highway. Natural appearing landscape forms are encouraged.

1. The following list contains overstory and understory trees that are found in the Low Country region and are recommended for use in meeting the landscaping requirements of the HCOD:

### A. BROAD-LEAVED OVERSTORY TREES

1.	American Beech	Fagus grandifolia
2.	American Elm	Ulmus americana
3.	American Sycamore	Platanus occidentalis
4.	Ashleaf Maple	Acer negundo
5.	Black Oak	Quercus velutina
6.	Black Gum	Nyssa sylvatica
7.	Eastern Cottonwood	Populus deltoides
8.	Honeylocust	Gleditsia tricanthos
9.	Laurel Oak	Quercus laurifolia
10.	Live Oak	Quercus virginiana
11.	Pecan	Carya illinoensis
12.	Palmetto (>20 feet)	Sabal palmetto
13.	Pignut Hickory	Carya glabra
14.	Pumpkin Ash	Fraxinus profunda
15.	Shumard Oak	Quercus shumardii
16.	Southern Magnolia	Magnolia grandiflora
17.	Southern Red Oak	Quercus falcata
18.	Swamp Chestnut Oak	Quercus michauxii
19.	Sweet Gum	Liquidamber styraciflua
20.	Water Tupelo	Nyssa aquatica
21.	White Oak	Quercus alba
22.	Willow Oak	Quercus phellos

### **B.** CONE-BEARING OVERSTORY TREES

1. Bald Cypress

Taxodium distichum

- 2. Loblolly Pine
- 3. Long Leaf Pine
- 4. Pond Cypress
- 5. Pond Pine
- 6. Slash Pine
- 7. Short Leaf Pine
- 8. Spruce Pine
- Pinus taeda Pinus palustris Taxodium distichum var. nutans Pinus serotina Pinus elliottii
- Pinus echinata
- Pinus glabra

### C. UNDERSTORY TREES

1.	Allegheny Chinkapin	Castanea pumila
2.	American Holly	Ilex opaca
3.	American Plum	Prunus americana
4.	Bigleaf Snowbell	Styrax grandifolia
5.	Bitternut Hickory	Carya cordiformis
6.	Black Cherry	Prunus serotina
7.	Black Willow	Salix nigra
8.	Blackjack Oak	Quercus marilandica
9.	Bluejack Oak	Quercus incana
10.	Buckthorn Bumelia	Bumelia lycioides
11.	Cabbage Palmetto(<19 ft)	Sabal palmetto
12.	Carolina Ash	Fraxinus caroliniana
13.	Carolina Basswood	Tilia caroliniana
14.	Carolina Buckthorn	Rhammus caroliniana
15.	Carolina Laurelcherry	Prunus caroliniana
16.	Carolina Silverbell	Halesia carolina
17.	Chicksaw Plum	Prunus angustifolia
18.	Coastal Plain Willow	Salix caroliniana
19.	Common Elderberry	Sambucus canadenis
20.	Common Hoptree	Ptela trifoliata
21.	Common Persimmon	Diospyros virginiana
22.	Common Sweetleaf	Symplocus tinctoria
23.	Crepe Myrtle	Lagerstroemia indica
24.	Dahoon Holly	Ilex cassine
25.	Devilwood	Osmanthus americanus
26.	Eastern Coralbean	Erythrina herbacea
27.	Eastern Hornbeam	Ostrya virginiana
28.	Eastern Redbud	Cercis canadensis
29.	Eastern Red Cedar	Juniperus virginiana
30.	Flatwoods Plum	Prunus unbellata
31.	Florida Basswood	Tilia floridana

clava-herculis

32. Florida Maple	Acer barbatum
33. Flowering Dogwood	Cornus florida
34. Fringetree	Chionanthus virginicus
35. Green Ash	Fraxinus pennsylvanica
36. Hercules Club	Zanthoxylum clava-herc
37. Ironwood	Carpinus caroliniana
38. Littlechip Hawthorn	Crataegus spathulata
39. Loblolly Bay	Gordonia lasianthus
40. Mockernut Hickory	Carya tomentosa
41. Myrtle Oak	Quercus myrtifolia
42. Overcup Oak	Quercus lyrata
43. Parsley Hawthorn	Crataegus marshallii
44. Pawpaw	Asimina triloba
45. Planer Tree	Planera aquatica
46. Possumhaw Holly	Ilex decidua
47. Post Oak	Quercus stellata
48. Red Buckeye	Aesculus pavia
49. Red Maple	Acer rubrum
50. Red Mulberry	Morus rubra
51. Redbay	Persea borbonia
52. River Birch	Betula nigra
53. Sand Hickory	Carya pallida
54. Sassafras	sassafrass albidum
55. Sourwood	Oxydendrum arboreum
56. Southern Bayberry	Myrica cerifera
57. Southern Crab Apple	Malus angustifolia
58. Southern Red Cedar	Juniperis silicicola
59. Sparkleberry	Vaccinium arboreum
60. Sugarberry	Celtis laevigata
61. Swamp Cottonwood	Populus heterophylla
62. Sweetbay	Magnolia virginiana
63. Tough Bumelia	Bumelia tenax
64. Turkey Oak	Quercus laevis
65. Water Hickory	Carya aquatica
66. Water Oak	Quercus nigra
67. Waterlocust	Gleditsia aquatica
68. Wax Myrtle	Myrica cerifera
69. Windmill Palm	Trachycarpus fortunei
70. Witch Hazel	Hamamelis virginiana
71. Yaupon Holly	Ilex vomitoria

2. For every one hundred (100) linear feet (or portion thereof) of frontage on the highway, a minimum of six (6) broadleaved overstory trees, seven (7) understory trees, and thirty (30) shrubs are required in the buffer. The plant materials shall be generally distributed along and throughout the buffer in order that there not be significant gaps without plantings (except as required at sight triangles and road intersections).

- Three (3) cone-bearing overstory trees may substitute for one (1) broad-leaved overstory tree. However, for each substitution of three (3) cone-bearing overstory trees, one (1) additional understory tree shall be required.
- 4. Existing, as well as installed, vegetation may be included in meeting the requirement, but if there is not sufficient distribution within the buffer, then additional plantings will be required; i.e. existing healthy trees which are grouped closely together (such that the canopies are closely intertwined) shall be considered as a group rather than tallied individually. Appropriate credit shall be allocated at the discretion of the Community Development Director.
- 5. Existing evergreen or deciduous understory trees may be counted for credit to meet the requirements; however, understory trees to be newly planted must be evergreen.
- 6. Installed overstory trees used to meet this requirement shall be at least two and one half (2½) caliper inches and ten (10) feet tall when planted. Installed understory trees used to meet this requirement shall be at least one (1) caliper inch and eight (8) feet tall when planted. Installed shrubs used to meet this requirement shall be at least two and one half (2½) feet tall when planted.
- 7. Where commercial parking areas would be visible from the highway, additional vegetation, walls, fences, berms, or some combination shall be used to screen those areas. The effectiveness of proposed screening materials shall be subject to the review and discretion of the Planning Commission. This provision shall not apply to those commercial uses exempted for the outside display of merchandise, except for any commercial parking areas that are part of such uses.

- 8. Trees and shrubs shall not be pruned in any manner that would significantly diminish the desired softening character of the buffer except in accordance with standard horticultural practice. Trees shall not be limbed-up from the ground more than six (6) feet to the lowest branches except as required within sight triangles at intersections or to provide adequate light for understory plantings.
- 9. Existing evergreen or deciduous understory trees may be counted for credit to meet the requirements; however, understory trees to be newly planted must be evergreen.
- D. Other Buffer and Landscaping Standards
  - 1. Perimeter Buffer: Landscaped buffers at least ten (10) feet in width shall be maintained along the side and rear property boundaries. These buffers may be penetrated for vehicular and pedestrian passageways linking adjoining properties provided the passageways are placed approximately perpendicular to these buffers.
  - 2. Foundation Buffer: A landscaped buffer at least eight (8) feet wide shall be maintained between any structure, parking, or driving area, except for loading areas and areas where drive through facilities are utilized. This space is to be reserved for plant material, either existing or planned. No such space is required at the rear or other sides of the building, but is encouraged. Sidewalks and handicap ramps may be placed adjacent to the buffer on either side. The buffer may be penetrated to provide for access to the building and is not required in loading areas.
  - 3. Walls and Fences: Any opaque or partially opaque walls or fences installed along the front of the property, including those used for screening of parking areas, must be softened with landscaping materials.
  - 4. Frontage roads shall be located behind the front buffer.
  - 5. Parking lots shall include landscaped medians and landscaped peninsulas as follows:

- a. A minimum of five (5) foot wide landscaped median shall be installed alongside (perpendicular to) parking spaces on the interior portion of a parking lot with more than one (1) parking bay. Wheel stops shall be placed within all parking spaces at the standard distance from every landscaped median to protect plantings. Shrubs and/or trees shall be installed in the median to provide for semi-continuous planting along the median. Shrubs shall be at least one (1) foot in height at installation and reasonably projected to grow at least two (2) feet in height within three (3) years; and
- b. A minimum nine (9) by twenty (20) foot landscaped peninsula shall be installed parallel to the parking spaces every eight (8) or fewer spaces and at the end of the parking aisle in order to separate the last space from any adjacent travelways. Each landscaped peninsula shall contain one (1) broad-leaved overstory tree with a minimum size of two and one half (2<sup>1</sup>/<sub>2</sub>) caliper inches at dbh and a minimum height of ten (10) feet.

### 5.17.9 Architectural Design

- A. It is the intent of this Section to encourage architecture that is unobtrusive and of a design, material, and color that blend harmoniously with the natural surroundings and the form and scale of neighboring architecture, provided the latter conforms to the intent of this Section. Architectural review is not meant to stifle innovative design or diversity, but to safeguard property values, maintain the architectural heritage of Yemassee and the "Lowcountry of South Carolina" design elements and long-term economic assets through quality design and development.
- B. The Planning Commission shall review elements of design, including form, mass, scale, proportion, height, texture, color, architectural style, individual architectural elements, orientation, or specific location upon the site. If the Planning Commission disapproves a design, the Planning Commission must establish significant justification for such denial in accordance with the intent of this Section. The Planning Commission may require adjustments to the design and site location of proposed structures and reasonable conditions may be attached to an approval.

- C. General Principles.
  - 1. Architectural styles should be reflective of, or at least compatible with, architectural styles that exemplify the unique character of the Low Country region and conform to general standards of architectural quality.
  - 2. Multi-unit developments shall utilize a consistent or at least stylistically compatible palette of scale, forms, colors, materials, and textures.
  - 3. Accessory structures should be architecturally compatible with primary structures.
  - 4. The maximum building height is thirty-five (35) feet. Unoccupied architectural features, such as cupolas and steeples, shall be reviewed on a case-by-case basis and will require approval by the Yemassee Fire Marshal prior to Planning Commission review.
  - 5. Appropriate Exterior materials and Architectural Elements: Only the exteriors of structures are subject to review. The following are some materials and elements that are considered compatible and appropriate for primary and accessory structures. Other materials and elements consistent with the General Principles outlined above will also be considered by the Planning Commission:
    - a. Siding: Wood clapboard, wood board and batten, wood shingle siding, brick, stucco, tabby, natural stone, faced concrete block, and artificial siding which closely resembles painted wood clapboard. Wood siding may be painted, stained, weathered, or left natural;
    - b. Roofs: Wood shingles, slate shingles, multi-layered asphalt shingles, metal raised seam, or tiles, and the use of pitched roofs (four (4) and twelve (12) pitch or greater), roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences;

- c. The use of pitched roofs, roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences are encouraged; and
- d. Colors considered to be compatible with the Low Country or coastal vernacular palette are earth tones (i.e., greens, tans, light browns and terra cotta), grays, pale primary and secondary colors (with less then fifty (50) percent color value), white and cream tones, and oxblood red.
- 6. Any accent color (i.e., black, dark blue, grays, and other dark or strong colors) may be used on a limited basis as an architectural motif and will be allowed according to the discretion of the Planning Commission and on the merits of its use in the overall design, and the use of corporate logos will be considered on a case-by-case basis.
- D. Inappropriate Exterior Materials and Architectural Elements: The following materials and elements are considered incompatible and inappropriate for primary and accessory structures:
  - 1. Plywood, cinderblock, unfinished poured concrete, unlaced concrete block, and plastic or metal not closely resembling painted wood clapboard;
  - 2. Partial (less than three (3) sides) mansard roofs, flat roofs without a pediment, and long unarticulated roofs;
  - 3. Long, unarticulated, or blank facades;
  - 4. Incongruity of architectural details or color contrasts resulting in a clearly disturbing appearance;
  - 5. Unscreened chain link or woven metal fences;
  - 6. Use of reflective materials as the main building material or texture; and
  - 7. Use of highly reflective glass.

- E. Accessory Buildings: The design of accessory buildings should reflect and coordinate with the general style of architecture inherent in the primary structure on the property.
- 5.17.10 Signs, RESERVED. See Section 5.21, Signs, Town of Yemassee Zoning Ordinance.

## 5.17.11 Lighting

- A. Any lighting used to illuminate parking areas, access drives, or loading areas shall be of such a design or level of illumination so as to minimize the amount of ambient lighting perceptible from adjacent properties and that would impair the vision of motorists on the corridor.
- B. Exterior architectural, display, and decorative lighting visible from the corridor shall be generated from concealed light source, low-level light fixtures.
- C. All interior lighting shall be so designed to prevent the light source or high levels of light from being visible from the corridor.
- D. Entrances into developments from the highway may be lighted for traffic safety reasons provided such lighting does not exceed the foot-candle requirements for lighting walkways and streets, per *Section 4.23.3.C.2.4* of the *Town of Yemassee Zoning Ordinance*. Lighting poles mounted within fifty (50) feet from the highway right-of-way may not exceed a height of twenty (20) feet, and only forward-throw or Type IV lights may be used to light entrances.
- E. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
  - Fixture (Luminaire): Any light fixture shall be a cutoff luminaire whose source is completely concealed with an opaque housing and shall not be visible from any street. This provision includes lights on mounted poles as well as architectural display and decorative lighting visible from the corridor;
- 2. Light Source (Lamp): Only incandescent, fluorescent, metal halide, mercury vapor, or color corrected, high-pressure sodium light may be used. The same type must be used for the same or similar type of lighting on any one (1) site or Planned Unit Development. No colors other than white or off-white (i.e., light yellow tones) may be used for any lighting source for the lighting of signs, structures, or the overall site;
- 3. Mounting: Fixtures must be mounted in such a manner that the cone of light does not cross the property line of the site. The minimum mounting height for a pole shall be twelve (12) feet; and
- 4. Illumination Levels: All site lighting shall be designed so that the level of illumination as measured in foot-candles (*fc*) at any one (1) point meets the following standards. Minimum and maximum levels are measured at any one (1) point.
  - a. Average level is not to exceed the calculated value, and is derived using only the area of the site included to receive illumination. Points of measurement shall not include the area of the building or areas that do not lend themselves to pedestrian traffic. Also, if the major portion of the lighting design is to be in the front of a building, the average level should not be affected by adding a light or two (2) in the back of the same building, which would lower the average of the intended area for lighting; and
  - b. Illuminations levels are as follows:

Location or Type of	Minimum Level	Average Level	Maximum Level
Lighting	Foot-candles (fc)	Foot-candles (fc)	Foot-candles (fc)
Canopy Area Lighting	2.0	12.0	20.0
Commercial Parking Lots	0.2	1.5	10.0
Residential Parking Lots	0.2	1.0	8.0
Walkways and Streets	0.2	1.0	10.0
Landscape/Decorative	0.0	0.5	5.0

- F. Canopy Area Lighting: All development that incorporates a canopy area over fuel sales, automated bank machines, or similar installations shall be required to providing lighting for the canopy area meeting the standards in the Illumination Table above. For the purposes of this Section, the canopy area shall be defined as that area immediately below the canopy. Remaining areas shall be lighted according the applicable standard in Illumination Table above.
- G. Lighting Plan: A site Lighting Plan shall be submitted at one (1) inch equals twenty (20) feet scale minimum and shall include at a minimum:
  - 1. Location and mounting information for each light;
  - 2. Illumination calculations showing light levels in foot-candles at points located on a ten (10) foot center grid, including an illustration of the areas masked out per the requirements above regarding points of measurements;
  - 3. A fixture schedule listing fixture design, type of lamp, and wattage of each fixture; and number of lumens after using eighty-five (85) percent depreciation for both metal halide and high pressure sodium of initial output;
  - 4. Manufacturer's photometric data for each type of light fixture, including initial lumens and mean depreciation values; and
  - 5. An illumination summary, including the minimum, average, and maximum foot-candle calculations (array values) and the total number of array points (points used on the ten (10) foot grid for the calculation).

#### 5.17.12 Other Requirements

- A. All trash receptacles, dumpsters, ductwork, fixed operating machinery, and other such utility equipment shall be either screened from view or located so that they are not visible from the highway, and shall be located not less than ten (10) feet from side and rear property lines.
- B. There shall be no outside display of merchandise except for automobiles, trucks, boats, tractors, outside landscape

structures (i.e., garden sheds, arbors, gazebos, etc. but not outdoor furniture), plant materials, and agricultural products.

- C. Outside storage of other merchandise is permitted only at the rear of the property or behind completely opaque walls and screens.
- D. Any existing commercial or industrial use presently not conforming to the site design standards, general standards, landscaping, lighting, and sign standards of this Section shall be brought into compliance if the use is changed, expanded, or altered. Land use discontinued for more than six (6) months shall conform to the landscaping, sign, lighting, and site design provisions of this Section as reasonably related to existing site constructs, at the discretion of the Planning Commission.

#### Section 5.18 Historic Preservation Overlay District [HPOD] (Downtown)

- 5.18.1 The purpose of this District 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*.
- 5.18.2 The HPOD for the Town of Yemassee has authority under *South Carolina Code of Laws, Title 6, Chapter 29, Section 870,* and 940.
- 5.18.3 The HPOD for the Town of Yemassee, including Subsections, shall be designated on the Town's *Official Zoning Map(s)* and is referred to as "Olde Towne" with the following clarifications, additions, and exceptions:
  - A. Where the boundaries are designated at specific roads, the center lines of the rights-of-way of those roads shall be deemed said boundaries; and



# Perry Tract





# 

#### Summary

Parcel Number	196-00-00-026.
Tax District	County (District N)
Location Address	
Town Code	
Class Code (NOTE: Not Zoning Info)	208-Lots & Acreage (Vacant)
Acres	4.00
Description	
Record Type	Residential
Town Code / Neighborhood	
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

PERRY NICOLAS 7165 HANIE DR FAIRBURN GA 30213

#### 2022 Value Information

Land Market Value	\$6,000
Improvement Market Value	\$0
Total Market Value	\$6,000
Taxable Value	\$6,000
Total Assessment Market	\$360

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
5/27/2011	\$10	373 268		BROWN HELEN O'GARRO
12/16/1998	Not Available	222 225	Not Available	Not Available

No data available for the following modules: Building Information, 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. <u>User Privacy Policy</u>.

GDPR Privacy Notice

Last Data Upload: 2/14/2023, 10:45:00 AM

Version 2.3.246

Developed by

Schneider

# **Recommended Motion**

(Ordinance 23-06 – Perry Tract)

I make the motion to:

- Approve
- Table until time certain
- Deny

*"First Reading on Annexation Ordinance 23-06 for one parcel on Interstate 95 in Hampton County, owned by Nicholas Perry"* 

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



*Council Members* Alfred Washington Stacy Pinckney David Paul Murray

Town Council Agenda Item

**Subject:** Consideration of a Resolution to Authorize the Execution of an Intergovernmental Agreement (IGA) between the Town of Yemassee and Hampton County Establishing a Joint Review of Projects of Regional Significance. [Resolution 23-02]

**Department:** Administration

Submitted by: Matthew Garnes, Town Clerk

#### Attachments:

Ordinance	 Resolution	Other
 Support Documents	 Motion	

**Summary**: Town Staff have consulted with Hampton County and desire to create a framework for two-way communication regarding the notification of projects deemed of "Regional Significance". Select types of potential development, infrastructure expansions, annexations, rezonings and other changes of land use that would affect the area at large would have certain "trigger points" which would determine if notification to parties to the agreement is to occur. This will improve the communication flow between the Town and the County and has a mechanism for the future addition of other municipalities and counties to be parties to the agreement.

#### **<u>Recommended Action:</u>** Adopt Resolution 23-02 as presented.

#### **Council Action**:

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

#### **RESOLUTION 23-02**

#### A RESOLUTION OF THE TOWN OF YEMASSEE, SOUTH CAROLINA TOWN COUNCIL, AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF YEMASSEE AND HAMPTON COUNTY ESTABLISHING A JOINT REVIEW OF PROJECTS OF REGIONAL SIGNIFICANCE

**WHEREAS**, the Town of Yemassee and Hampton County are jurisdictions that have recognized the fast paced and eminent growth that will arrive in our region in the coming years, and

**WHEREAS**, the South Carolina Priority Investment Act encourages jurisdictions to coordinate and seek comment from other agencies and jurisdictions when the actions and decisions of one impacts the other(s), and;

**WHEREAS**, the quality of life expected and experienced by the constituents of these governments is a direct function of the cumulative impact of the separate policies of each, and;

**WHEREAS**, central to the quality of life are concerns surrounding land use, environmental protection, transportation and public facilities, and;

**WHEREAS**, reason suggests that no single governmental entity holds all the answers to these concerns, but, rather a sharing of information, ideas, policies and strategies may be of mutual benefit to several entities and the regions constituents, and;

**WHEREAS**, this framework is designed to allow additional municipal entities in and around the County to become party to the Intergovernmental Agreement with consensus of the signatories and adoption of an updated resolution.

# NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF YEMASSEE AS FOLLOWS:

- 1. The Town of Yemassee and Hampton County hereby approve the Intergovernmental Agreement identified as "Attachment A", and authorize is execution on behalf of the Town of Yemassee as Town Clerk Matthew Garnes.
- 2. Upon execution, two originals will be sent to Hampton County for execution and upon adoption and execution by Hampton County, they shall send one executed copy to the Town and retain one copy for County records.
- 3. Additional municipalities and Counties may seek to join this agreement with consensus of the current signatories and the corresponding adoption by resolution and execution of an updated Intergovernmental Agreement by each current signatory and the perspective member.

# THIS RESOLUTION SHALL BE EFFECTIVE IMMEIATELY UPON ADOPTION, SIGNED, SEALED AND DELIVERED AS OF THIS 16<sup>th</sup> DAY OF FEBRUARY 2023.

## STATE OF SOUTH CAROLINA) INTERGOVERNMENTAL AGREEMENT FOR ) JOINT REVIEW OF REGIONALLY ) SIGNIFICANT PROJECTS COUNTY OF HAMPTON )

This agreement is made and entered into this 16<sup>th</sup> day of February 2023, by and between the Town of Yemassee, 101 Town Cir, Yemassee, SC 29945-3363, and Hampton County, 200 Jackson Ave E, Hampton, SC 29924.

**WHEREAS**, the South Carolina Priority Investment Act encourages jurisdictions to coordinate and seek comment from other agencies and jurisdictions when the actions and decisions of one impact the others(s); and

**WHEREAS**, the parties to the agreement desire to codify requirements that allow for review and comment on projects defined below as having "regional significance";

**WHEREAS**, the purpose of this Agreement is to define what constitutes a project of regional significance, information to be provided to signatories and requirements of comments to be submitted to the record.

#### 1. Preamble

a. This Intergovernmental Agreement codifies the requirements that allow governmental entities that are signatories to this agreement to notify signatories of projects that are of regional significance. "Regional Significance" is hereby defined as any change of use, development, expansion, extension, modification or re-zoning within the jurisdictional boundaries of the signatories including if in the case of a municipality, the Town or City crosses County lines and the proposed project is within a different County. Upon a signatory receiving a project covered by this agreement, notification shall be made to the opposing parties in writing along with any backup material with the submittal for review by participating local governments. The notifying entity shall provide a closing date and time for comments which will then be reviewed, considered, and included as part of the review packets of the application and/or proposal to the respective governing body. The receiving jurisdiction should review and comment on the proposal prior to the closure of the comment period.

#### 2. Point of Contact

a. Each party to this agreement shall designate either an individual, a government department (such as Planning, Growth Management, or a Town/City Clerk), a Commission or Board or Municipal Council (hereby known as "Reviewing Party") to review the project and provide an official position on behalf of the

Page 1 of 5

entity regarding the project. Once the review has been completed and any comments are prepared, the entity should return their response to the sending governmental entity for their review and inclusion in the review packets and application records.

#### 3. Trigger Points for Project Distribution

- a. Staff at the entity considering the project shall distribute project information by electronic mail to the designated contact at each signer to this agreement. The following projects are of regional significance per this agreement:
  - *i.* Zoning Map Amendments that match or exceed any one of trigger points 1-4
    - 1. Affecting acreage of 100 or more acres
    - 2. New dwelling units of 200 or more (including Single-Family, Two-Family, Multi-family or Apartment/Duplex) dwellings.
    - 3. Development that would itself generate 2,000 average daily trips or more per day.
    - 4. Any Commercial, Light, Medium, or Heavy Industrial usage of 200,000 square feet or more
    - 5. Any amendment that would grant a Planned Unit Development / Planned Development District, sometimes referred to as "PUD" or "PDD".
    - 6. Annexations that exceed 100 acres
  - *ii. Public Infrastructure Projects* Schools, roads, water and sewer upgrades or extensions into previously unserved areas and extension of electrical, gas and communication infrastructure as required by the Priority Investment Act.
    - 1. Transit
    - 2. Convenience Centers / Recycling Centers / Transfer Stations
    - 3. Extension into previously unserved areas or upgrades of existing infrastructure of Electric, Natural Gas, Telecommunications or water and wastewater services regardless of if the project is undertaken at the expense of the local government or the utility company operating the infrastructure.
  - *iii.* Development located on a principle or Minor Arterial for an access management review after adding or modifying existing access points.
  - *iv.* Projects considered overly sensitive or critical to the region by the signatories' Planning Director, Administrator or designee that do not meet the previously listed trigger points.

#### 4. Process

a. Project information will be distributed to area Planning Directors or the designated point of contact and the school district official when a completed

#### Page 2 of 5

Intergovernmental Agreement (IGA) between the Town of Yemassee and Hampton County for Joint Review on Projects of Regional Significance

application is received. Communication will occur throughout the review process to assure distribution of up-to-date information and for awareness of the direction of the responsible Planning Department. Planning Directors should will consult with the School District official to submit comments to the responsible Planning Department to be included as an attachment to the entities Staff Report and to become part of the permanent file. Comments received should be considered as staff advisement used in determining the appropriateness of the proposed project. A participating jurisdiction's Administrator/Manager/Council may elect to submit an official stance on the proposed project. Individual planning staffs should coordinate with their respective Councils to determine reporting processes specific to their jurisdictions.

- b. When a project meets the previously mentioned criteria for distribution, a memo or email containing the following information will be sent to all Planning Directors or designated contacts:
  - i. Project Name
  - Brief Summary (type, proposed use, location, tax map number, acreage, square footage, trip generation, access, watershed location, availability to existing utility infrastructure or distance to existing infrastructure if not available on the site)
  - iii. Request for jurisdictions intent to comment. Response within five (5) working days is required to distribute project files and information.
  - iv. Comment due date.
- c. Upon the Planning Director or designated contact completing review on behalf of their jurisdiction, they shall return a response in writing whether by e-mail or postal mail for inclusion into the project file and / or staff review team narrative which would be presented as comment during discussion of the project.

#### 5. No Veto

a. While the framework of this agreement is to enhance and expand cooperation between the signatories there will be instances where jurisdictions have objections, in whole or in part, to a particular project. The decision to proceed with a project lies solely with the jurisdiction that is handling the project and this agreement in no way grants any form of "veto" or "rejection" power to the opposing entities.

#### 6. Privileged Economic Development Matters

a. Participating jurisdictions may have sensitive economic development matters that are entertained by their respective governing bodies. Such prospects are typically confidential in nature while undergoing contractual negotiations pertaining to the potential development. The participating jurisdictions shall agree to follow these established guidelines however may leave out information pertaining to the specific type of industry or business and may identify a submission as "Confidential". Signatories may opt to provide basic information such as square footage, projected trip counts, availability or need of infrastructure or other information that would protect the integrity of the prospect while allowing a review to be completed.

#### 7. Modification or Amendment

a. This Agreement shall not be modified, amended, or changed in any manner except upon express written consent of the parties to this Agreement.

#### 8. Addition of Signatories to this Agreement

- **a.** It is understood that this agreement is designed to enhance and expand communication between jurisdictions for projects that impact the region as a whole and accordingly this agreement is enhanced by the presence of additional signatories to this agreement. Additional municipal jurisdictions and County governments are encouraged to become signatories to the agreement by following a prescribed process as outlined below.
  - i. The jurisdiction shall notify in writing both the Town of Yemassee Administration Department and the Hampton County Government of their desire to become a signatory to this agreement. The Town and County will discuss the request and if in the best interest of both governments, the requesting entity would be invited to begin the process to formally adopt the agreement. A letter or memorandum is requested from the interested entity's Council or Commission formally requesting and supporting adoption.
  - **ii.** Following receipt of a written request, the Town and County will draft an updated Intergovernmental Agreement to include the new member and will be provided to the requesting entity for adoption by Resolution.
  - **iii.** Upon the requesting entity providing an adopted Resolution and Intergovernmental Agreement, the current signatories will present the updated IGA to their respective Councils for consideration and adoption.
  - **iv.** The Intergovernmental Agreement (IGA) is in force when the existing and new signatories have signed the agreement and updated resolutions are on file.

#### 9. Responsibility to Respective Governing Bodies

a. Each party is responsible for ensuring prompt notification of projects within their jurisdictions. Should a member wish to remove from the agreement, the entity seeking to terminate the agreement should notify the other signatories in writing of their desire to terminate their membership in this agreement.

#### 10. Term of Agreement

**a.** This agreement remains in force until cancelled by one or all its participants following the terms outlined in Section 9 of this agreement.

IN WITNESS THEREOF, these parties have set their hands and seals at the date set forth above.

#### Town of Yemassee Town Council

Colin J. Moore, Mayor Town of Yemassee

Matthew E. Garnes, Town Clerk

Town of Yemassee

#### Hampton County

Noah O. Alexander, Chairman of County Council

Hampton Council

Aline Newton, Clerk to Council

Hampton County

**WITNESSES** 

Witness

Town of Yemassee

Witness

Town of Yemassee

Witness

Witness

# **Recommended Motion**

(Resolution 23-02)

I move to:

- Adopt
- Table until time certain
- Deny

"Resolution 23-02, Authorizing the Execution of an Intergovernmental Agreement between the Town of Yemassee and Hampton County for Joint Review on Projects of Regional Significance". Mayor Peggy Bing-O'Banner Mayor Pro Tempore Matthew Garnes Town Clerk



*Council Members* Alfred Washington Stacy Pinckney David Paul Murray

#### Town Council Agenda Item

<u>Subject:</u> Consideration of an Ordinance Amending the Town of Yemassee FY23 Budget to Recognize Additional Expenditures and to Allocate Sources of Revenue for all Funds. [Ordinance 23-07]

Department: Administration

Submitted by: Matthew Garnes, Town Clerk

#### Attachments:

	Ordinance		Resolution	Other
$\checkmark$	Support Documents	$\checkmark$	Motion	

**Summary**: The FY23 Budget as written was approved in August 2022 and entered into effect September 1, 2022 ending August 31, 2023. The Town is several months into the budget year and routinely identifies amendments that need to be made in order to maintain a balanced budget including sources of revenue not originally expected such as grant proceeds.

**<u>Recommended Action</u>**: Staff request Town Council approve first reading of the Budget Amendment.

#### Council Action:

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

#### AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YEMASSEE AMENDING THE BUDGET FOR THE TOWN OF YEMASSEE, SOUTH CAROLINA, FOR THE FISCAL YEAR ENDING AUGUST 31, 2023; TO PROVIDE FOR THE EXPENDITURES OF CERTAIN FUNDS; AND TO ALLOCATE SOURCES OF REVENUE FOR THE SAID FUNDS.

#### **ORDINANCE NO. 23-07**

**WHEREAS**, Section 5-7-260 of the Code of Laws of South Carolina requires that a municipal council act by ordinance to adopt a budget, pursuant to public notice; and

**WHEREAS**, the Town Council did adopt the Budget Ordinance 22-13 on August 12, 2022, for the fiscal year 2023; and

**WHEREAS**, pursuant to Section 1 of said budget, the Town Council desires to amend the General Fund appropriations for Fiscal Year 2023 to reflect amended revenue projections, the addition of grant revenue not originally projected and updated expenses across departments; and

#### NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF YEMASSEE, SOUTH CAROLINA; AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID TOWN COUNCIL:

**SECTION 1. AMENDMENT** The adopted fiscal year 2023 budget is amended to make the following changes and additions to the projected revenue and expenditure accounts as follows:

#### GENERAL FUNDS REVENUE AMENDMENT

Source	Original Budgeted Amount	Amended Budgeted Amount
General Fund Revenue	2,753,037.00	\$2,432,818.32

### GENERAL FUNDS EXPENSE AMENDMENTS

Department	Original Budgeted Amount	Amended Budgeted Amount
Administration	\$1,042,104.60	\$765,958.07
Police Department	\$1,065,795.43	\$1,004,097.51
Victim Services	\$74,669.73	\$74,156.69
Public Works	\$353,957.14	\$351,949.88
Municipal Court	\$85,099.36	\$127,692.74
Festivals	\$0.00	\$14,313.43
<b>Community Center</b>	\$0.00	\$4,150.00
<b>Recreation Department</b>	\$10,500.00	\$10,500.00
Hospitality/Tourism	\$120,910.74	\$80,000.00

**SECTION 2. SEVERABILITY** If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 3. SCHEDULE OF RATES AND FEES** The Town of Yemassee is hereby adopting the Schedule of Rates and Fees as attached to this document and labeled "Attachment A".

**SECTION 4. EFFECTIVE DATE** This Ordinance shall be effective upon its enactment by the Town Council for the Town of Yemassee.

SO ORDERED AND ORDAINED THIS \_\_\_\_\_ Day of \_\_\_\_\_, 2023.

Colin J. Moore, Mayor

Peggy Bing-O'Banner, Mayor Pro-Tem

David Paul Murray, Council Member

Alfred Washington, Council Member

Stacy Pinckney, Council Member

Tom Johnson, Town Attorney

ATTEST:

Matthew E. Garnes, Town Clerk

First Reading Second Reading

(Seal)

#### The Town of Yemassee, South Carolina

### "ATTACHMENT A"

#### Schedule of Rates & Fees

#### Effective: DRAFT

#### Section I – General Fees

Item/Description	Basis	Fee		
Printing, Reproduction, Documents				
Black and White Photocopies (8.5" X 11" or smaller)	Per Page	\$0.40		
Color Photocopies	Per Page	\$0.50		
Photocopies Larger than 8.5" X 11"	Per Page	\$0.75		
Photocopies Plotter/Large Format Copies of Plans	Per Page	\$0.80		
CD Copy	Per Disc	\$12.00		
USB Flash Drive Copy	Per Drive	\$15.00		
Staff Time making copies (no less than a 30-minute	Per Hour	\$25.00		
charge)				
Election Fees				
Filing Fee for Office of the Mayor	Per Election	\$300.00		
Filing Fee for Office of Councilmember	Per Election	\$150.00		
Finance Fees				
Returned Check (NSF)	Per Occurrence	\$36.00		
Impounding Dogs Running at Large	Per Day	\$16.00		
Residential Garbage Collection (96 Gallon Roll Cart)	Per Month	<mark>\$20.00</mark>		
Commercial Garbage Collection (96 Gallon Roll Cart)	Per Month	<mark>\$40.00</mark>		
Commercial Garbage Collection (2 Yard - Once weekly)	Per Month	<mark>\$138.15</mark>		
Commercial Garbage Collection (2 Yard – Twice a week)	Per Month	<mark>\$167.93</mark>		
Commercial Garbage Collection (4 Yard – Once Weekly)	Per Month	<mark>\$152.57</mark>		
Commercial Garbage Collection (4 Yard – Twice a week)	Per Month	<mark>\$201.90</mark>		
Commercial Garbage Collection (6 Yard – Once Weekly)	Per Month	<mark>\$166.90</mark>		
Commercial Garbage Collection (6 Yard – Twice a week)	Per Month	<mark>\$229.90</mark>		
Commercial Garbage Collection (8 Yard – Once Weekly)	Per Month	<mark>\$179.90</mark>		
Commercial Garbage Collection (8 Yard – Twice a week)	Per Month	<mark>\$299.90</mark>		
Roll Cart Replacement Fee (Due to gross neglect)	Per Occurrence	\$80.00		
Advertising Billboard Annual Fee – Each Side	Annually	\$100.00		

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## Section II – Police Department Fees

		"ATTACHMEN
Item/Description	Basis	Fee
Police Services		
Off Duty Police Officer (2 hour Minimum)	Per Officer, Per Hour	\$56.50
Police Report / TR-310 for Insurance Companies No Fee for Victims	Per Report	\$10.00
Vehicle Storage	Per Day	\$25.00

(Remainder of this page intentionally left blank)

#### **Section III – Business License Fees**

Item/Description	Basis	Fee
Taxation Fees		
Hospitality Tax	Per Quarter	2% on Prepared
		Food & Beverage
Local Accommodation Tax	Per Quarter	3% on Transient
		Lodging
Late Penalty on Delinquent Accommodation and	Per Month	5% of the sum
Hospitality Tax Payments		owed
Facility Rentals		
Community Center Rental	Per Day	\$125.00
Security Deposit for Community Center	Per Day	\$100.00
Lost/Damaged Keycard Fee	Per Occurrence	\$25.00
Harold Peeples Ballfield Rental	Per Day	\$250.00
Harold Peeples Ballfield Security Deposit	Per Day	\$100.00
Additional Notes:		

• The Mayor or Town Clerk shall poll the Town Council to determine if a majority agrees or disagrees with approving a waiver.

• All vendors operating at Town facilities must possess and maintain a valid Business License.

(Remainder of this page intentionally left blank)

## Section VI – Building Fees

#### "ATTACHMENT A"

Item/Description	Basis	Fee
Construction Permits		
New Residential Construction Building Permit	Per Unit	<mark>\$700.00</mark>
New Residential Accessory Unit	Per Unit	\$275.00
Residential Remodeling Permit	Per Unit	\$245.00
New Commercial Construction Permit (< \$1,000,000	Per Unit	\$1,950.00
valuation)		
New Commercial Construction Permit (> \$1,000,000	Per Unit	\$2,950.00
valuation)		
		<u> </u>
Construction Trailer Permit	Per Unit	\$150.00
Dock Permit	Per Permit	\$125.00
Electrical Permit (Residential or Commercial)	Per Permit	\$100.00
Gas Permit	Per Permit	\$75.00
HVAC Permit (Change Out – per unit, single family,	Per Permit	\$75.00
or multi-family residential)		
Manufactured / Mobile Home Placement Permit	Per Permit	<mark>\$125.00</mark>
Pool/Spa Permit	Per Permit	\$150.00
Sign Permit	Per Permit	\$70.00
Penalty for Working without Permit	Per Occurrence	Value of Permit Fee
		x 2
Re-inspection per each permit	Per Occurrence	\$100.00
Residential Plan Review	Per Application	\$80.00
Commercial Plan Review	Per Application	\$150.00
Planning Application Permits	-	
Certificate of Construction Compliance	Each	\$50.00
Development Agreement (New)	Each	\$2,000.00
Development Plan Agreement (Amendment)	Each	\$1,000.00
Development Plan Application Submission	Per Submission	\$150.00
Development Plan Application Amendment	Per Submission	\$100.00
Development Surety Application	Per Submission	\$50.00
Exempt Plat Stamping	Per Submission	\$25.00
Major Subdivision Application and Plat Stamping	Per Submission	\$100.00
(Subdivision of one parcel into more than 8)		
Minor Subdivision Application and Plat Stamping	Per Submission	\$50.00
(Subdivision of one parcel in to 2 to 8 parcels)		
PUD Concept Plan New Application	Per Submission	\$500.00
PUD Concept Plan Amendment Application	Per Submission	\$250.00
PUD Master Plan New Application	Per Submission	\$300.00
PUD Master Plan Amendment Application	Per Submission	\$225.00
PUD Master Plan Extension Application	Per Submission	\$175.00

### "ATTACHMENT A"

Public Project Application	Per Submission	\$0.00
Variance	Per Submission	<mark>\$250.00</mark>
Zoning Map Amendment	Per Submission	<mark>\$250.00</mark>
Zoning Permit	Per Submission	\$25.00
Additional Natas		

Additional Notes:

• All permits issued after September 1, 2022, shall be valid for eight months from date of issue.

# **Recommended Motion**

(Ordinance 23-07 – Budget Amendment)

I make the motion to:

- Approve
- Deny

*"First Reading on Ordinance 23-07, Amending the Town of Yemassee FY23 Budget to Recognize Additional Expenditures and to Allocate Sources of Revenue for all Funds".* 



# Administration Department Monthly Report

22220	Hampton Properties Realty	20 E. Caroline Ave, Varnville, SC 29924-4764 (803) 943-3551		Real Estate Companies
22221	Lowcountry Horology, LLC.	32 Salkehatchie Rd, Yemassee, SC 29945-0000 (843) 812-7276		Watch Repair Shop
22222	Barracks Antiques, LLC.	32 Salkehatchie Rd, Yemassee, SC 29945-0000	(843) 812-7276	Antique Store
22223	Anointed Hands Construction	1307 Brick Chimney Ln, Yemassee, SC 29945-4828	(803) 942-1226	Handymen
22224	STI Transportation Resource	1091 Green Morgan School Rd, Clyo, GA 31303 (912) 658-1212		Demolition Contractors
22225	Ethel's Daughter Collection, LLC.	P.O. Box 212, Yemassee, SC 29945-0212	(843) 476-5334	Retail Trade
22226	Best Choice Roofing East, LLC.	340 Eisenhower Dr, Ste 1102, Savannah, GA 31406	(912) 200-4956	Roofing Contractors
22227	Quality Air and Electric, LLC.	371 Burnt Pine Rd, Ridgeland, SC 29936	(843) 226-4895	HVAC Installers & Repair
22228	Hollington Construction	2132 Floyd Rd, Ridgeland, SC 29936	(843) 368-1499	Construction
22229	Genesis 1:3, LLC.	757 Morgan Dollar Rd, Ridgeland, SC 29936	(843) 227-1516	Electricians
22230	Vernall Hamilton Plumbing	110 Stroup Rd, Seabrook, SC 29940	(843) 694-1192	Plumbers
22231	One Touch Detailing, LLC.	13 Padgett St, Yemassee, SC 29945	(843) 593-7278	Other Services
22232	Sunshine Auto Sales & Car Wash	190 U.S. Highway 17A, Yemassee, SC 29945	(843) 597-1073	Autombile Dealers
22233	Bruce's Electrical & Plumbing	27 River Oaks Rd, Seabrook, SC 29940-2802	(843) 575-7774	Electricians
22234	Christopher Smith Tree Service, LLC.	130 Cedar Ln, Hampton, SC 29924-5834	(803) 942-0083	Forestry & Logging
22235	KaKela Robinson REMAX Professionals	601 W Palmetto St, Florence, SC 29501-7584	(803) 942-2667	Real Estate Companies
22236	Signature Platez, Inc.	28 Goodwin Dr, Yemassee, SC 29945-0000	(346) 814-9672	Mobile Food Vendors
22237	RFD Construction, LLC.	305 Moore St, Walterboro, SC 29488	(843) 909-8885	General Contractors
22238	Lucas Electric Company, Inc.	244 Bells Hwy, Walterboro, SC 29488-0000	(843) 549-5023	Electricians

Colin J Moore <u>Mayor</u> Peggy Bing-O'Banner <u>Mayor Pro Tempore</u> Matthew E. Garnes <u>Town Clerk</u>



Council Members David Paul Murray Stacy Pinckney Alfred Washington

#### Applications & Permits Active Cases

Monthly Report

Period: 11 January 2023 – 15 February 2023

Permit Number	Application Date	Property Address	TMS			
CNEW-01-23-1008	01/12/2023	14 TRASK PKWY	R710 011 000 0012 0000			
Plan Type:	New Commercial	Owner: Robert J. Steif				
Description: Original Permit was CNEW-06-22-1049 - construction of an outdoor RV & Boat storage						
lot with a 100sqft shed for office and associated infrastructure. Property is within the Highway						
Corridor Overlay District & River Protection Overlay District.						
Project Name:	Yemassee Boat & RV Storage					
ROOF-02-23-1013	01/31/2023	<b>19 CENTER POINT DR</b>	198-08-04-017			
Plan Type:	Re-Roofing	Owner: Amy Trader				
Description: Re-Roofing entire home replacing all existing shingles and felt, inspect all decking, and						
replace all pipe boots.						
Project Name:	Trader Residence	ader Residence				
ROOF-02-23-1014	02/06/2023	211 SALKEHATCHIE RD	198-08-02-008			
Plan Type:	Re-Roofing	Owner: William Grisham				
Description: Re-Roofing entire home replacing all existing shingles and felt, inspect all decking and						
replace all pipe boots.						
Project Name:	Grisham Residence	sham Residence				
ELEC-02-23-1016	02/07/2023	25 FLOWERS ST	204-03-03-001			
Plan Type:	Commercial Electrical	Owner: Robson Andrade				
Description: Electrical rough in and trim out for three offices two bathrooms and common area.						
Contractor License# M110034						
Project Name:	Nichols Enterprises					
RMOD-01-23-1002	01/04/2023	374 BING ST	198-00-00-027			
Plan Type:	<b>Residential Addition</b>	Owner: Linda G. Jenkins				
Description: NEW POURED CONCRETE SLAB PORCH						
Project Name:	Jenkins Porch					