



## TOWN OF YEMASSEE PLANNING COMMISSION MEETING

Tuesday, July 11, 2023 - 3:00PM

**Yemassee Municipal Complex, 101 Town Cir, Yemassee - Council Chambers**

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- I. **Call to Order**
- II. **Roll Call**
- III. **Public Comments**
  - a. Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Staff, and other members of the meeting. State your name and address for the record. Comments are limited to Two (2) Minutes.
- IV. **Old Business**
  - a. Approval of the June 6, 2023, Planning Commission Meeting Minutes
  - b. **Riveted, LLC. (Zoning Map Amendment Application / Public Hearing):** A request by Charlotte Reeves of Riveted, LLC. for approval of a Zoning Map Amendment for approximately 3.00 acres of land located at 105 Le Creuset Rd, identified by Beaufort County Tax Map Number R710 001 000 0037 0000 from its current zoning of Office Commercial District (OCD) to Regional Commercial District (RCD). **[ZONE-06-23-1052]**
- V. **New Business**
  - a. **Shyam 2017, Inc. (Zoning Map Amendment Application / Initial Briefing):** A request by Janak Patel of Shyam 2017, Inc. for approval of a Zoning Map Amendment for approximately 7.70 acres of land located at the intersection of Yemassee Hwy and Hill Rd, identified by Hampton County Tax Map Number 198-00-00-041, from its current zoning of Office Commercial District (OCD) to Regional Commercial District (RCD) **[ZONE-06-23-1058]**
- VI. **Adjournment**

“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.”

*Mayor*

Peggy Bing-O'Banner

*Mayor Pro Tempore*

Matthew Garnes

*Town Administrator*



*Council Members*

Alfred Washington

Stacy Pinckney

David Paul Murray

## Committee / Commission Agenda Item

**Subject:** Approval of the June 6, 2023, Planning Commission Meeting Minutes

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

### Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

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**Summary:** Approval of the June 6, 2023, Planning Commission Meeting minutes

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

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### Council Action:

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

**Town of Yemassee**  
**Planning Commission Meeting Minutes**  
**June 6, 2023 / 3:00PM**  
**Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363**

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

Absent: Sharon Mansell

Staff Present: Matthew Garnes, Town Administrator, Gregory Alexander, Police Chief

Media Present: Lowcountry Inside Track, Ltd.

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**Call to Order:**

The Town of Yemassee Planning Commission meeting was called to order at 3:01 PM by Chairman Adonis Riley.

**Roll Call:**

Sharon Mansell was absent.

**Determination of Quorum:**

Quorum satisfied.

Darrell A. Russell (2 Pine St) - Spoke in opposition to the proposed text amendment on campgrounds and RV parks.

**Old Business:**

Chairman Riley read the draft minutes of the May 9, 2023, Planning Commission meeting minutes and asked if there were any questions or comments regarding the minutes as presented. Ms. Denmark made a motion to approve as presented, second by Mr. Holloway.

**All in favor, Motion Passed. Minutes approved.**

**New Business:**

Chairman Riley read a proposed Text Amendment to the Town Zoning Ordinance, Article V, Amendments to the Campgrounds and Recreational Vehicle Park Regulations. Chairman Riley asked Mr. Garnes to provide background. Mr. Garnes advised this is a proposed change to the Zoning Ordinance rules on campgrounds and recreational vehicle parks. Currently, the only two districts where one is permitted are Light Industrial and Regional Commercial District. Within those districts it is a Conditional Use, meaning that it must be approved by the Planning Commission. Proposed changes are to the minimum lot size to establish a campground, decreasing it from 20 acres to 3 acres and amending the density per aggregate acre. If

approved by the Planning Commission, this request would be forwarded to the Town Council for further action. Ms. Denmark made a motion to approve the Text Amendment as presented and forward to the Town Council. Second by Mr. Holloway. **All in favor, Motion Passed.**

Chairman Riley read a proposed amendments to the Development Standards Ordinance. Mr. Garnes reported that the current book is a standalone manual, and the goal is to incorporate it into the new codified Code of Ordinances with Municode to have a single book that covers all the Town regulations. Motion by Ms. Denmark to approve the updated Development Standards Ordinance and to forward the request to the Town Council. Second by Mr. Holloway. **All in favor, Motion Passed.**

Chairman Riley read a proposed Zoning Map Amendment for 105 Le Creuset Rd. Mr. Garnes remarked that the applicant is Charlotte Reeves of Rivetted, LLC. and is seeking a re-zoning of 105 Le Creuset Road from the current zoning designation of Office Commercial District to Regional Commercial District to allow her to apply for a Conditional Use permit for constructing a boutique campground. Ms. Denmark made a motion to accept the application and schedule a public hearing for the July Planning Commission meeting. Second by Mr. Holloway. **All in favor, Motion Passed.**

Chairman Riley then reviewed the proposed Rules of Procedure for the Planning Commission. The Commission is required to have Rules of Procedure, and this will need to be sent to the Town Council for approval. Mr. Holloway made the motion to adopt the Planning Commission Rules of Procedure as presented. Second by Ms. Denmark. **All in favor, Motion Passed.**

### **Adjournment:**

Chairman Riley asked for a motion to adjourn the meeting. Motion by Mr. Holloway. Second by Mr. Joe Riley. All in favor, meeting adjourned at 4:18PM. The next regularly scheduled meeting of the Planning Commission is Tuesday, June 11, 2023, at 3:00 PM in the Council Chambers. This is one week later than normal due to the Independence Day holiday.

***Recommended Motion***

***(June 6, 2023 Meeting Minutes)***

***“I make the motion to:***

- ***Approve***
- ***Approve w/ Additions***
- ***Approve w/ Corrections***

***The June 6, 2023, Planning Commission Meeting Minutes”.***

*Mayor*

Peggy Bing-O'Banner

*Mayor Pro Tempore*

Matthew Garnes

*Town Administrator*



*Council Members*

Alfred Washington

Stacy Pinckney

David Paul Murray

### Committee / Commission Agenda Item

**Subject:** A request by Charlotte Reeves of Riveted, LLC. for approval of a Zoning Map Amendment for approximately 3.00 acres of land located at 105 Le Creuset Rd from its current zoning of Office Commercial District (OCD) to Regional Commercial District (RCD). **(ZONE-06-23-1052)**

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

#### Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

**Summary:** The Planning Commission reviewed this request at their June 6, 2023, meeting, accepted the application and have scheduled a public hearing for today. The applicant seeks to rezone three acres of land from Office Commercial District to Regional Commercial District.

**Recommended Action:** Conduct Public Hearing and recommend approval of request to forward to Town Council for consideration.

#### Council Action:

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



**TOWN OF YEMASSEE  
ZONING MAP/TEXT AMENDMENT APPLICATION**

Town of Yemassee  
JUN - 1 2023  
Received

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

Applicant		Property Owner	
Name: CHARLOTTE REEVES	Name: SAME	Name: SAME	Name: SAME
Phone: 843-343-7779	Phone:	Phone:	Phone:
Mailing Address: 1166 HAYS BLUFF RD. WADMALAW ISLAND, SC 29407	Mailing Address:	Mailing Address:	Mailing Address:
E-mail: CHARLOTTE@CR2DESIGN	E-mail:	E-mail:	E-mail:
Town Business License # (if applicable): .NET			
Project Information			
Project Name: LE CREUSET RV PARK	Acreage: 3	Comprehensive Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Project Location: 105 LE CREUSET RD.	Existing Zoning: OCD	Proposed Zoning: RCD	
Type of Amendment: <input type="checkbox"/> Text <input checked="" type="checkbox"/> Map			
Tax Map Number(s): R710 001 000 0037 0000			
Project Description: SEE ATTACHED			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property. SURVEY <input checked="" type="checkbox"/> 3. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 8 of the DSO. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Yemassee Schedule of Rates & Fees. Checks made payable to the Town of Yemassee.			
<b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>Disclaimer: The Town of Yemassee assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.</b>			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: Charlotte Reeves		Date: 06/01/23	
Applicant Signature: Charlotte Reeves		Date: 06/01/23	
For Office Use			
Application Number: ZONE-06-23-1052		Date Received: 6/1/23	
Received By: M. Garnes		Date Approved:	

## Letter of Intent 105 Le Creuset Road

Our intention is to provide a Boutique destination RV Park within the city limits of Yemassee South Carolina. Our RV Park lends itself to an intimate, quiet experience. We are positioned less than 4 miles from I-95 a major thoroughfare for north and south traffic. Our property is unique in that we are located within the city limits yet positioned without any neighbors, surrounded by conservation land and a federal bird sanctuary. These material facts are great marketing points.

Each RV space would have a pervious aggregate parking pad along with a space for a picnic table and seating. Individual Bathrooms along with laundry facility and dog wash station under one roof. A small open air pavilion with fireplace, grilling stations, and luxury swimming pool would complete the boutique amenity filled park. Our camp store would have necessary supplies along with some grab and go meals and of course gourmet coffee. Weekly activities for our guests such as local live music, oyster roasts, and campfire storytelling would make our park unique to current local campgrounds. We would align ourselves with established businesses for area attraction tickets and discounts that can all be purchased at our Campground office.

We recognize a deficit in RV parking inventory along the I-95 corridor. We will create a guest experience unlike any other competitors park. This all starts with a thoughtfully designed layout, first class amenities, and planned activities. Our main objective is to have happy campers that come back to see us year after year making family memories.

Meet Charlotte: Charlotte Reeves owner of 105 Le Creuset Rd. has owned this property since January 2021. She graduated from Clemson University with a BLA (bachelor landscape architecture). For 23 years she has designed countless landscape master plans, Outdoor Kitchens, and for about 18 years designed/remodeled luxury kitchen and bath projects. Her eye for detail is impeccable. This professional background of high design pairs seamlessly with the intention of building a Boutique RV Park. Charlotte also is an Airstream travel trailer aficionado. She actually has three Airstream travel trailers, vintage to brand new. For over 10 years, she has pulled her own trailer to campsites all over the southeast. Being an avid camper and understanding land planning is a skill set most other surrounding campground owner operators do not have.

We are excited to get this project started, and be an active part of the Yemassee community.

Charlotte Reeves  
Riveted LLC





# Property Report

## OWNER DATA

**Tax Parcel ID (S-B-L):** R710 001 000 0037 0000

**Map #:** R710 001 000 0037 0000

**Location State:** SC

**Association (Owner):** Riveted, LLC

**Additional Owner 1:**

**Additional Owner 2:**

**Contact:** Charlotte Reeves

**Email:** charlotte@cr2design.net

**Location:** 105 Le Creuset Rd

**Location City:** Yemassee

**Location Zip:** 29945

**Owner Mailing Address:** 1166 Harts Bluff Rd,  
Wadamalaw Island, SC 29407

**Additional Owner 1 Mailing Address:**

**Additional Owner 2 Mailing Address:**

**Phone:** (843) 343-7779

## OCCUPANCY DATA

**Occupancy Class:** occupancy\_class

**Basement Types:** None

**Floor Finish:** 0

**Wall Finish:** Paint

**Capacity Empty Room/Main:**

**Capacity with tables/chairs:**

**Construction Class:**

**Floor Types:**

**Fuel Type:** Electric

**Census B %census\_bcc**

**Capacity with Chairs:**

## PROPERTY DATA

**Tax Parcel Group Code parcel\_form:** CommVac

**# of Stories:** 1

**Neighbourhood Name:**

**Waterfront:** 0

**Flood Plain:** Y

**Improvement Value:** 116000

**Neighborhood Code:**

**Parcel Area Sq Footage:** 130680

**Zoning District:** Office Commercial District (OCD)

**Property Type Description:**

**East Grid Coordinates:** 0.0000000000

**GIS/Map Link:** [http://sc-beaufort-county.governmax.com/svc/site\\_authlink.asp?p=%R71000100000370000%&r=webgis.bcgov.net](http://sc-beaufort-county.governmax.com/svc/site_authlink.asp?p=%R71000100000370000%&r=webgis.bcgov.net)

**Structure Height:** 18

**Wall Construction:** Paint

**Foundation Types:** Concrete Slab

**Property Type Code:** Commercial Occupancy

**Sprinkler:** 0

**Year Built:** 2006

**Commercial:** 0

**Land Value:** 70800

**Total Value:** 186800

**Assessed Value:** 186800

**Acerage:** 3

**Fire Alarm:** %alarm\_system

**Notes (Historical):** SUBJ TO ROLL BACK TAX LIEN  
PB112 P100

**North Grid Coordinates:** 0.0000000000

**Lat: Long:**

**GIS ID:** 12920969

**Manufactured Truss:** YES

**ADDITIONAL FIELDS**

<b>Lot:</b>	<b>Sheet:</b>	<b>House Number:</b> 105
<b>Block:</b>	<b>House Style:</b>	<b>Sewer Permit application date:</b> May 15, 2023
<b>Section:</b>	<b>Land Use Code:</b> CommVa	<b>Qualify:</b>
<b>Building No.:</b>	<b>Exemptions:</b> None	<b>Psewer:</b>
<b>Front setback:</b> 30	<b>Elderly Exemptions:</b> None	<b>Tax Map #</b> R710 001 000 0037 0000
<b>Rear setback:</b> 30	<b>Number of Building:</b> 1	<b>OutstandingIssue:</b> None
<b>Left setback:</b> 15	<b>Directions to site:</b> River Road to Le Creuset Rd. Property is next to cell phone tower on right.	<b>River frontage:</b> 0
<b>Right setback:</b> 15	<b>Total sq feet:</b> 2925	<b>Special info:</b>
<b>Inspection District:</b> D - Downtown / Historic District	<b>Total rooms:</b> 4	<b>NAS_SWODate:</b> 2023-06-27
<b>Subdivision:</b>	<b>Heritage Number:</b>	<b>NAS_EHSepExpire:</b> 0000-00-00 00:00:00
<b>Bedrooms:</b> 1	<b>Spec info entered by:</b> GARNES, M (G1959)	<b>Building Date:</b> April 18, 2006
<b>Bathrooms:</b> 2	<b>NAS_SWOBy:</b>	<b>Plan number:</b>
<b>House Structure:</b> Frame	<b>NAS_SWOReason:</b>	<b>Connect:</b>
<b>Closed:</b> 0	<b>NAS_EHSepIssued:</b> 0000-00-00 00:00:00	
<b>Account Number #:</b>	<b>Book Page:</b> PB112 / PG100	



## Project Information

### General Information

<b>Project #</b>	A23-0052	<b>Parcel #</b>	R710 001 000 0037 0000	<b>Building ID</b>	
<b>Location</b>	105 Le Creuset Rd				
<b>Project Type</b>	Zoning Map Amendment Application		<b>Project Use</b>	Re-Zoning	
<b>Parent Project #</b>					
<b>Applicant Name</b>	Charlotte Reeves		<b>Subdivision</b>		
<b>Applicant Email</b>	charlotte@cr2design.net	<b>Phone</b>	(843) 343-7779	<b>Address</b>	P.O. Box 64, Hollywood, SC 29449-0064
<b>Owner Name</b>	Riveted, LLC		<b>Address</b>	P.O. Box 64, Hollywood, SC 29449-0064	
<b>Owner Email</b>	charlotte@cr2design.net	<b>Phone</b>	(843) 343-7779	<b>Cell</b>	(843) 343-7779
<b>Contractor</b>					
<b>Contractor Email</b>			<b>Address</b>		
		<b>Phone</b>		<b>Cell</b>	

### Property Information

<b>Type/Improvement</b>	Licensing Permit Activity	<b>Accessory/Structure</b>			
<b>Current Use</b>	A-2 Assembly	<b>Proposed Use</b>	A-2 Assembly		
<b>Current Zoning</b>		<b>Proposed Zoning</b>	Regional Commercial District (RCD)		
<b>Project Cost</b>	250	<b>Project Value</b>	250		
<b>Current Use And Proposed Changes</b>	The applicant is seeking a rezoning of one parcel of land located at 105 Le Creuset Road, Beaufort County, from the current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD) to allow the individual to apply for a conditional use permit to develop an RV Park.				
<b>Lot Width</b>		<b>Lot Depth</b>		<b>Map Number</b>	R710 001 000 0037 00
<b>Total Area of Building &amp; Accessory Structures (Sq Ft)</b>			<b>Total Area of All Man-made Improvements (Sq Ft)</b>		

### General Notes

### Restrictions / Variances



Structure Information

<b>Structure Type</b>		<b># of Stories</b>	1	<b>Usable Floor Area (Sq Ft)</b>	2925
<b>Structure Height</b>	18	<b># of Units</b>	1	<b>Load per Floor (Lbs)</b>	
<b>Sign Dimensions</b>		<b># of Bedrooms</b>	1	<b># of Bathrooms</b>	2
<b>Occupancy Empty Room</b>		<b>With Chairs</b>		<b>Tables &amp; Chairs</b>	
<b>Foundation Material</b>	Poured Concrete	<b>Foundation Type</b>	Concrete Slab	<b>Footing Depth</b>	
<b>Foundation Information</b>					
<b>Setbacks Front &amp; Rear</b>	30	30	<b>Setbacks Right &amp; Left Sides</b>	15	15
<b>Setbacks Information</b>					
<b>Water Utility</b>	Public		<b>Sewage Utility</b>	Public	
<b>Gas Utility</b>	Public		<b>Electric Utility</b>	Public	
<b>Driveway Width</b>	50	<b># of Off Street Parking</b>	4	<b># of Off Street Loading</b>	1
<b>Miscellaneous Information</b>					



## Contacts

Contact Name	Type	Project	Address	Phone
Riveted, LLC	Applicant		P.O. Box 64, Hollywood, SC 29449-0064	(843) 343-7779
Charlotte Reeves	Applicant		P.O. Box 64, Hollywood, SC 29449-0064	(843) 343-7779
Riveted, LLC	Owner		P.O. Box 64, Hollywood, SC 29449-0064	(843) 343-7779
Riveted, LLC	Previous Owner		P.O. Box 64, Hollywood, SC 29449-0064	(843) 343-7779



## Fees

Fee Type	Date	Debit	Credit	Balance
Project Fees	June 27, 2023	\$250.00		\$250.00
			\$250.00	\$0.00
	<b>TOTAL</b>	\$250.00	\$250.00	\$0.00



# Beaufort County, South Carolina

generated on 5/2/2023 11:07:17 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R710 001 000 0037 0000	12920969	105 LE CREUSET RD, Yemassee	4/28/2023	2023	2022

### Current Parcel Information

Owner	RIVETED LLC	Property Class Code	ComImp Trade Other
Owner Address	PO BOX 64 HOLLYWOOD SC 29449	Acreage	3.0000
Legal Description	SUBJ TO ROLL BACK TAX LIEN PB112 P100		

### Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2022	\$70,800	\$116,000	\$186,800	\$3,809.16	\$3,923.43
2021	\$70,800	\$148,300	\$219,100	\$2,869.61	\$3,400.05
2020	\$70,800	\$148,300	\$219,100	\$2,808.84	\$2,808.84
2019	\$70,800	\$148,300	\$219,100	\$2,409.57	\$2,771.01
2018	\$70,800	\$148,300	\$219,100	\$2,306.44	\$2,306.44
2017	\$85,200	\$159,400	\$244,600	\$2,110.99	\$2,110.99
2016	\$85,200	\$159,400	\$244,600	\$2,072.33	\$2,072.33
2015	\$85,200	\$159,400	\$244,600	\$1,995.92	\$1,995.92
2014	\$85,200	\$159,400	\$244,600	\$1,978.63	\$1,978.63
2013	\$85,200	\$159,400	\$244,600	\$1,928.72	\$1,928.72

### Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
TANQUERAY TRUST	3965 2611	1/15/2021	Ge		\$140,000
MACNUTT LOWELL	3903 2186	7/20/2020	De		\$0
BEAUFORT COUNTY DEVE CORP % DAVID L HARPER PA	2345 116	3/13/2006	Fu		\$30,000
		12/31/1776	Or		\$0

### Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	ATTCP	Attached Carport	2006	0	0		525
R01	STEELUTL	General Purpose Bldg Steel Fra	2006	0	0		2,925

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 12920969

Printed 05/02/2023 Card No. 1 of 1

TRANSFER OF OWNERSHIP

PARCEL NUMBER  
R710 001 000 0037 0000

RIVETED LLC  
PO BOX 64  
HOLLYWOOD, SC 29449  
SUBJ TO ROLL BACK TAX LIEN PB112 P100

Date		
01/15/2021	TANQUERAY TRUST Bk/Pg: 3965, 2611	\$140000
07/20/2020	MACNUTT LOWELL Bk/Pg: 3903, 2186	\$0
03/13/2006	BEAUFORT COUNTY DEVE CORP % DAVID L Bk/Pg: 2345, 116	\$30000
12/31/1776		\$0

Property Address  
105 LE CREUSET RD  
Neighborhood  
1318 YEMASSEE ZONED LT.IND. & DISTR

Property Class  
669 ComImp Trade Other

TAXING DISTRICT INFORMATION

Jurisdiction 07  
Area 001  
District 710

# COMMERCIAL

VALUATION RECORD

Assessment Year		12/31/2006	12/31/2007	12/31/2008	12/31/2012	12/31/2017	12/31/2021	Worksheet
Reason for Change			CONVERTCAP	REVAL	REVAL	REVAL	ATI MKT VAL	
VALUATION	L	22500	22500	121666	85200	70800	70800	150000
0	B	72600	72600	139210	159400	148300	116000	116400
	T	95100	95100	260876	244600	219100	186800	266400
VALUATION	L	0	0	0	0	0	0	0
0	B	72600	72600	139210	159400	148300	116000	116400
	T	72600	72600	139210	159400	148300	116000	116400

Site Description

Topography:  
Public Utilities:  
Water

Street or Road:

Neighborhood:

Zoning:

Legal Acres:  
3.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage		-or-						
-or-	-or-		Depth Factor						
Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence	Value	
Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor		
1	COMMERCIAL (SECONDARY ROADS)	3.0000	1.00	50000.00	50000.00	150000		150000	

T21N: Reviewed, No ATI for 2021  
ILA  
03/04/2021  
T22Y: ATI for Tax Year 2022  
ILA  
11/17/2021  
NVC

Supplemental Cards

TRUE TAX VALUE 150000

Supplemental Cards  
TOTAL LAND VALUE

150000



PHYSICAL CHARACTERISTICS

IMPROVEMENT DATA



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		G01	ATTCP	0.00		Good	2006	2006	AV	27.84	N	27.84	525	14620	25	0	100	100	11000
		01	STEELUTL	10.00	51A	Avg	2006	2006	AV	48.06	N	48.06	1x2925	140580	25	0	100	100	105400

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 1318 AV

TOTAL IMPROVEMENT VALUE

116400

# Invoice

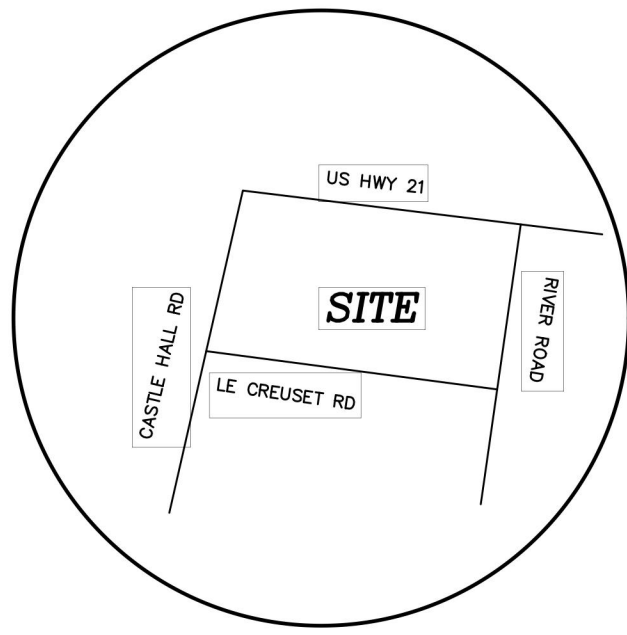


Town of Yemassee  
Attn: Administration Department  
Yemassee Municipal Complex  
101 Town Cir  
Yemassee, SC 29945-3363  
P: (843) 589-2565 Ext. 3  
www.townofyemassee.org

Date	Invoice #
06/01/2023	2023YEM4433

Bill To
Charlotte Reeves 1166 Harts Bluff Rd Wadamalaw Island, SC 29487 United States of America

Description	Amount
ZONING TEXT AMENDMENT APPLICATION / ZONE-06-23-1052 105 LE CREUSET RD / TMS: R710 001 000 0037 0000  Please make checks payable to: Town of Yemassee	<b>\$250.00</b>
	<b>Total \$250.00</b>



LOCATION MAP (Not To Scale)

**LEGEND**

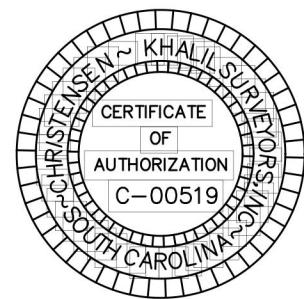
- IP(O) = OLD IRON PIPE FOUND
- CM(O) = OLD CONCRETE MONUMENT FOUND
- RB(N) = NEW REBAR SET 1/2" DIA.
- CI(O) = OLD CRIMP TOP IRON PIPE
- OE(O) = OLD OPEN END IRON PIPE FOUND
- RB(O) = OLD REBAR FOUND
- P.P. = POWER POLE
- O.H.P. = OVERHEAD POWER LINES
- = CALCULATED POINT

**GENERAL NOTES:**

- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON:  
JONATHAN STERNS MACNUTT
- 2.) TOTAL ACRES SURVEYED AND SHOWN HEREON:  
AS SHOWN
- 3.) ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
- 4.) TMN # 710 01-37
- 5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING CO. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
- 6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
- 7.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A" (N/A) PER FEMA MAP PANEL 450103-0005-B DATED: SEPT. 1, 1986
- 8.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF TITLE RESEARCH.

**REFERENCE PLATS & DEEDS**

- 1.) DEED 3903/2188
- 2.) PLAT BK 112/100 & 123/18



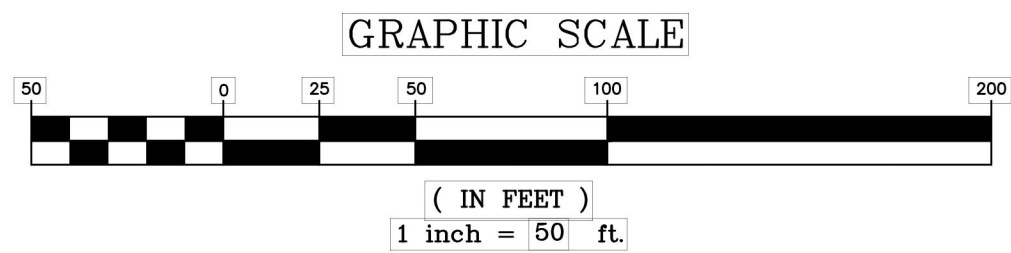
UNITED STATES OF AMERICA

**CERTIFICATION:**

I, ZYAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ZYAD A. KHALIL RLS  
S.C. REG. NO. 15176

[ THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND AN EMBOSSED SEAL ]



**CHRISTENSEN ~ KHALIL SURVEYORS, INC.**

3 FACULTY DRIVE, BEAUFORT SC 29907  
(843) 524-4148



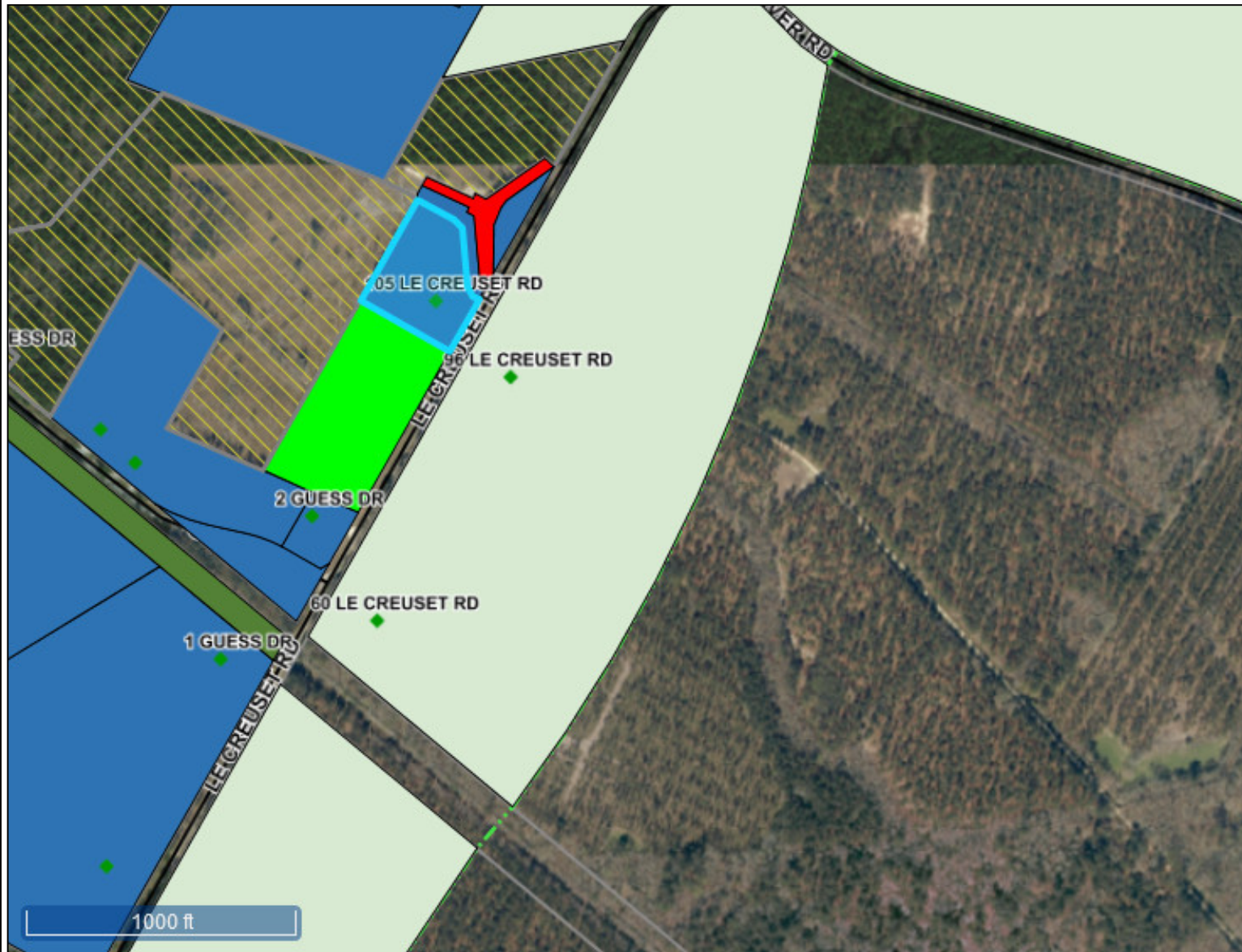
**PLAT SHOWING**  
**R710 001 000 0037 0000**  
**PREPARED FOR:**  
**JONATHAN STERNS MACNUTT**  
**TOWN OF YEMASSEE**  
**BEAUFORT COUNTY, SOUTH CAROLINA**  
**DATED: DEC. 24, 2020**  
**SCALE: 1"=50'**

**L-10161**





# 105 Le Creuset Rd



## Legend

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

## Zoning

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

## Beaufort Road Names

### Beaufort Roads

- Roads
- Major Roads

## Hampton Road Names

### Hampton Roads

- Roads
- Major Roads

- Interstate

## Jasper Road Names

...

1 Jun, 2023

**Note:**  
Area map

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

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



## **Adjacent Property Owners Notification**

July 3, 2023

Riveted, LLC

1166 Harts Bluff Rd

Wadamalaw Island, SC 29407-6913

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd (*Beaufort County*)

**The Application Description is as Follows:** Request for a Zoning Map Amendment from the current zoning designation of Office Commercial District (OCD) to a zoning designation of Regional Commercial District (RCD) pursuant to the Town of Yemassee Zoning Ordinance.

**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

The property that is the subject of this application is identified as Parcel Number R710 001 000 0037 0000 located at 105 Le Creuset Rd and is abutting your property immediately or diagonally across the street from your property.

A Public Hearing on the proposed Zoning Map Amendment will take place on July 11, 2023 at 3:00 PM at the Yemassee Municipal Complex, Council Chambers, 101 Town Cir, Yemassee, SC 29945-3363. Persons with comments or questions should contact the Town of Yemassee Administration Department at (843) 589-2565 Ext. 3. Individuals requiring special services should call to make arrangements.

Additional information pertaining to this request may be found on our website at [www.townofyemassee.org](http://www.townofyemassee.org) and clicking *Departments, Administration and then by clicking Public Hearings*.



## **Adjacent Property Owners Notification**

July 3, 2023

United States of America  
1875 Century Blvd, Suite 420  
Atlanta, GA 30345-3390

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

**The Application Description is as Follows:** Request for a Zoning Map Amendment from the current zoning designation of Office Commercial District (OCD) to a zoning designation of Regional Commercial District (RCD) pursuant to the Town of Yemassee Zoning Ordinance.

**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

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## **Adjacent Property Owners Notification**

July 3, 2023

YIP, LLC.  
328 E Bay St  
Charleston, SC 29401-1593

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

**The Application Description is as Follows:** Request for a Zoning Map Amendment from the current zoning designation of Office Commercial District (OCD) to a zoning designation of Regional Commercial District (RCD) pursuant to the Town of Yemassee Zoning Ordinance.

**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

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## **Adjacent Property Owners Notification**

July 3, 2023

Global Signal Acquisitions IV, LLC. C/O Crown Castle International  
4017 Washington Rd  
Mcmurray, PA 15317-2510

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

**The Application Description is as Follows:** Request for a Zoning Map Amendment from the current zoning designation of Office Commercial District (OCD) to a zoning designation of Regional Commercial District (RCD) pursuant to the Town of Yemassee Zoning Ordinance.

**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

The property that is the subject of this application is identified as Parcel Number R710 001 000 0037 0000 located at 105 Le Creuset Rd and is abutting your property immediately or diagonally across the street from your property.

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## **Adjacent Property Owners Notification**

July 3, 2023

Greedy Children Land, LLC.  
P.O. Box 616  
Yemassee, SC 29945-0616

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

**The Application Description is as Follows:** Request for a Zoning Map Amendment from the current zoning designation of Office Commercial District (OCD) to a zoning designation of Regional Commercial District (RCD) pursuant to the Town of Yemassee Zoning Ordinance.

**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

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## **Adjacent Property Owners Notification**

July 3, 2023

Le Creuset of America, Inc.  
114 Bob Gifford Blvd  
Early Branch, SC 29916-4138

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

**The Application Description is as Follows:** Request for a Zoning Map Amendment from the current zoning designation of Office Commercial District (OCD) to a zoning designation of Regional Commercial District (RCD) pursuant to the Town of Yemassee Zoning Ordinance.

**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

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## **Adjacent Property Owners Notification**

July 3, 2023

Christian Koppernaes  
2423 Pigeon Point Rd  
Beaufort, SC 29902-4043

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

**The Application Description is as Follows:** Request for a Zoning Map Amendment from the current zoning designation of Office Commercial District (OCD) to a zoning designation of Regional Commercial District (RCD) pursuant to the Town of Yemassee Zoning Ordinance.

**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

The property that is the subject of this application is identified as Parcel Number R710 001 000 0037 0000 located at 105 Le Creuset Rd and is abutting your property immediately or diagonally across the street from your property.

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## **Adjacent Property Owners Notification**

July 3, 2023

Coastal Conservation League - South Coast Office  
1212 King St  
Beaufort, SC 29902-4934

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

**The Application Description is as Follows:** Request for a Zoning Map Amendment from the current zoning designation of Office Commercial District (OCD) to a zoning designation of Regional Commercial District (RCD) pursuant to the Town of Yemassee Zoning Ordinance.

**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

The property that is the subject of this application is identified as Parcel Number R710 001 000 0037 0000 located at 105 Le Creuset Rd and is abutting your property immediately or diagonally across the street from your property.

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## **Adjacent Property Owners Notification**

July 3, 2023

Beaufort County Planning Department  
P.O. Drawer 1228  
Beaufort, SC 29901-1228

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

**The Application Description is as Follows:** Request for a Zoning Map Amendment from the current zoning designation of Office Commercial District (OCD) to a zoning designation of Regional Commercial District (RCD) pursuant to the Town of Yemassee Zoning Ordinance.

**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

The property that is the subject of this application is identified as Parcel Number R710 001 000 0037 0000 located at 105 Le Creuset Rd and is abutting your property immediately or diagonally across the street from your property.

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## **Adjacent Property Owners Notification**

July 3, 2023

Reddy Ice Corporation  
5720 Lyndon B. Johnson Fwy  
Dallas, TX 75240-6328

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

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**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

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## **Adjacent Property Owners Notification**

July 3, 2023

Lowcountry Regional Water System  
513 Elm St W  
Hampton, SC 29924-3101

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

**The Application Description is as Follows:** Request for a Zoning Map Amendment from the current zoning designation of Office Commercial District (OCD) to a zoning designation of Regional Commercial District (RCD) pursuant to the Town of Yemassee Zoning Ordinance.

**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

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## **Adjacent Property Owners Notification**

July 3, 2023

Hampton County Administration  
200 Jackson Ave E  
Hampton, SC 29924-3516

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

**The Application Description is as Follows:** Request for a Zoning Map Amendment from the current zoning designation of Office Commercial District (OCD) to a zoning designation of Regional Commercial District (RCD) pursuant to the Town of Yemassee Zoning Ordinance.

**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

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## **Adjacent Property Owners Notification**

July 3, 2023

Vetrostone USA, Inc.  
108 River Rd  
Yemassee, SC 29945-6402

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

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**The Application Number is:** ZONE-06-23-1052

**The Applicant is as Follows:** Charlotte Hughes on behalf of Riveted, LLC.

The property that is the subject of this application is identified as Parcel Number R710 001 000 0037 0000 located at 105 Le Creuset Rd and is abutting your property immediately or diagonally across the street from your property.

A Public Hearing on the proposed Zoning Map Amendment will take place on July 11, 2023 at 3:00 PM at the Yemassee Municipal Complex, Council Chambers, 101 Town Cir, Yemassee, SC 29945-3363. Persons with comments or questions should contact the Town of Yemassee Administration Department at (843) 589-2565 Ext. 3. Individuals requiring special services should call to make arrangements.

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## **Adjacent Property Owners Notification**

July 3, 2023

Hampton County Administration  
200 Jackson Ave E  
Hampton, SC 29924-3516

**Parcel Number:** R710 001 000 0037 0000, located at: 105 Le Creuset Rd(*Beaufort County*)

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**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**

**Order Number:**  
IPL0126277  
**Parent Order #:**  
IPL0117821  
**Order Status:**  
Submitted  
**Classification:**  
Legals & Public Notices  
**Package:**  
HHI - Legal Ads  
**Final Cost:**  
55.62  
**Payment Type:**  
Account Billed  
**User ID:**  
IPL0026087

**ACCOUNT INFORMATION**

TOWN OF YEMASSEE IP  
101 Town Cir  
YEMASSEE, SC 29945-3363  
803-589-2565  
mattgarnes@townofyemassee.org  
TOWN OF YEMASSEE

**TRANSACTION REPORT**

**Date**  
June 7, 2023 3:26:24 PM EDT  
**Amount:**  
55.62

**SCHEDULE FOR AD NUMBER IPL01262770**

June 9, 2023  
The Island Packet (Hilton Head)

**PREVIEW FOR AD NUMBER IPL01262770****Town of Yemassee Public Hearing**

NOTICE IS HEREBY GIVEN that the Town of Yemassee Planning Commission will hold a Public Hearing on Tuesday, July 11, 2023, at 3:00 PM at the Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945, for the purpose of soliciting input on the following:

ZONE-06-23-1052 by Charlotte Hughes on behalf of Rivetted, LLC., for a request for a Zoning Map Amendment for one parcel of land totaling approximately 3.00 acres of land located at 105 Le Creuset Road, Beaufort County from its current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD). The subject parcel is further identified by Beaufort County Tax Map Number(s): R710 001 000 0037 0000.

Persons with comments or questions should contact the Town of Yemassee Administration Department at (843) 589-2565 Ext. 3. Persons requiring special services to attend the meeting should call to make arrangements.

W00000000  
Publication Dates

[<< Click here to print a printer friendly version >>](#)

Thank you for placing your order with us IPL0126277

The Legals Adportal <orders@mcclatchy.com>

Wed 6/7/2023 15:26

To:Matthew Garnes <mgarnes@townofyemassee.org>

Cc:arobbins@islandpacket.com <arobbins@islandpacket.com>

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<p><b>Job Details</b></p> <p>Order Number: <b>IPL0126277</b>  Classification: <b>Legals &amp; Public Notices</b>  Package: <b>HHI - Legal Ads</b>  Order Cost: <b>\$55.62</b></p> <p><b>Account Details</b></p> <p>TOWN OF YEMASSEE IP  101 Town Cir  YEMASSEE, SC ♦ 29945-3363  803-589-2565  mattgarnes@townofyemassee.org  TOWN OF YEMASSEE</p>	<p><b>Schedule for ad number IPL01262770</b></p> <p><b>Fri Jun 9, 2023</b>  <b>The Island Packet</b> <i>All Zones</i>  <b>(Hilton Head)</b></p> <p><b>Town of Yemassee Public Hearing</b>  NOTICE IS HEREBY GIVEN that the Town of Yemassee Planning Commission will hold a Public Hearing on Tuesday, July 11, 2023, at 3:00 PM at the Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945, for the purpose of soliciting input on the following:</p> <p>ZONE-06-23-1052 by Charlotte Hughes on behalf of Rivetted, LLC., for a request for a Zoning Map Amendment for one parcel of land totaling approximately 3.00 acres of land located at 105 Le Creuset Road, Beaufort County from its current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD). The subject parcel is further identified by Beaufort County Tax Map Number(s): R710 001 000 0037 0000.</p> <p>Persons with comments or questions should contact the Town of Yemassee Administration Department at (843) 589-2565 Ext. 3. Persons requiring special services to attend the meeting should call to make arrangements.  W00000000  Publication Dates</p>
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Woodville, SC 29407

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
<b>Total Postage and Fees</b>	<b>\$8.13</b>	06/28/2023

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
<b>Total Postage and Fees</b>	<b>\$8.13</b>	06/28/2023

Sent To **Global**  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0000 1588 3507

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Charleston, SC 29401

**OFFICIAL USE**

Certified Mail Fee	\$4.15	0796
Extra Services & Fees (check box, add fee as appropriate)	\$3.75	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
<b>Total Postage and Fees</b>	<b>\$8.13</b>	06/28/2023

Sent To **YIP**  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0000 1588 3590

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**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Dalton, GA 35240

**OFFICIAL USE**

Certified Mail Fee	\$4.15	0796
Extra Services & Fees (check box, add fee as appropriate)	\$3.75	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
<b>Total Postage and Fees</b>	<b>\$8.13</b>	06/28/2023

Sent To **Ice**  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0000 1588 3514

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Tarboro, NC 27715

**OFFICIAL USE**

Certified Mail Fee	\$4.15	0796
Extra Services & Fees (check box, add fee as appropriate)	\$3.75	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
<b>Total Postage and Fees</b>	<b>\$8.13</b>	06/28/2023

Sent To **Brenton**  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0002 1370 8374

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Earle, BR 29911

**OFFICIAL USE**

Certified Mail Fee	\$4.15	0796
Extra Services & Fees (check box, add fee as appropriate)	\$3.75	02
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
<b>Total Postage and Fees</b>	<b>\$8.13</b>	06/28/2023

Sent To **Le Crow**  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0002 1370 8367

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

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Atlanta, GA 30301

**OFFICIAL USE**

Certified Mail Fee	\$4.15	0796
Extra Services & Fees (check box, add fee as appropriate)	\$3.75	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
<b>Total Postage and Fees</b>	<b>\$8.13</b>	06/28/2023

Sent To **USA**  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0000 1588 3552

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Beaufort, NC 29762

**OFFICIAL USE**

Certified Mail Fee	\$4.15	0796
Extra Services & Fees (check box, add fee as appropriate)	\$3.75	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
<b>Total Postage and Fees</b>	<b>\$8.13</b>	06/28/2023

Sent To **Wta baw**  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

POSTAL SERVICE

YEMASSEE  
27 SALKEHATCHIE RD  
YEMASSEE, SC 29945-9998  
(800)275-8777

06/28/2023 10:20 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.63
Beaufort, SC 29902			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Fri 06/30/2023			
Certified Mail®			\$4.15
Tracking #: 70192970000015883552			
Return Receipt			\$3.35
Tracking #: 9590 9402 1557 5362 8870 07			
Total			\$8.13
First-Class Mail® Letter	1		\$0.63
Dallas, TX 75240			
Weight: 0 lb 1.00 oz			
Estimated Delivery Date			
Mon 07/03/2023			
Certified Mail®			\$4.15
Tracking #: 70192970000015883590			
Return Receipt			\$3.35
Tracking #: 9590 9402 1557 5362 8869 94			
Total			\$8.13
First-Class Mail® Letter	1		\$0.63
Atlanta, GA 30345			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Sat 07/01/2023			
Certified Mail®			\$4.15
Tracking #: 70201290000213708367			
Return Receipt			\$3.35
Tracking #: 9590 9402 1557 5362 8869 87			
Total			\$8.13
First-Class Mail® Letter	1		\$0.63
Early Branch, SC 29916			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Fri 06/30/2023			
Certified Mail®			\$4.15
Tracking #: 70201290000213708374			
Return Receipt			\$3.35
Tracking #: 9590 9402 1557 5362 8869 70			
Total			\$8.13
First-Class Mail® Letter	1		\$0.63
Yemassee, SC 29945			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Fri 06/30/2023			
Certified Mail®			\$4.15
Tracking #: 70192970000015883514			
Return Receipt			\$3.35
Tracking #: 9590 9402 1557 5362 8870 14			
Total			\$8.13
First-Class Mail® Letter	1		\$0.63
Charleston, SC 29401			
Weight: 0 lb 1.00 oz			
Estimated Delivery Date			
Fri 06/30/2023			
Certified Mail®			\$4.15
Tracking #: 70192970000015883507			
Return Receipt			\$3.35
Tracking #: 9590 9402 1557 5362 8870 21			
Total			\$8.13
First-Class Mail® Letter	1		\$0.63
Canonsburg, PA 15317			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Sat 07/01/2023			
Certified Mail®			\$4.15
Tracking #: 70192970000015883491			
Return Receipt			\$3.35
Tracking #: 9590 9402 1557 5362 8869 18			
Total			\$8.13
First-Class Mail® Letter	1		\$0.63
Wadmalaw Island, SC 29487			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date			
Fri 06/30/2023			
Certified Mail®			\$4.15
Tracking #: 70192970000015883484			
Return Receipt			\$3.35
Tracking #: 9590 9403 0566 5173 7961 85			
Total			\$8.13

Grand Total: \$65.04

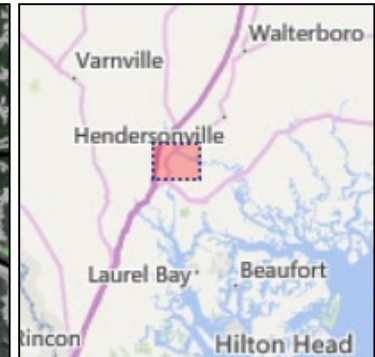
Credit Card Remit \$65.04

Card Name: VISA  
Account #: XXXXXXXXXXXX3712  
Approval #: 00447G  
Transaction #: 236  
AID: A0000000031010  
AI: VISA CREDIT

Chip



# 105 Le Creuset Rd



## Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Beaufort Road Names
- Beaufort Roads
- / Roads
- / Major Roads
- Hampton Road Names
- Hampton Roads
- / Roads
- / Major Roads
- / Interstate
- Jasper Road Names
- Jasper Roads
- / Roads
- / Major Roads
- / Interstate
- ✕ Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary
- Beaufort Contour Labels
- Beaufort Contours
- / Major
- / Minor

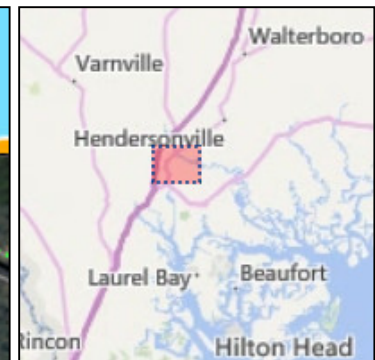
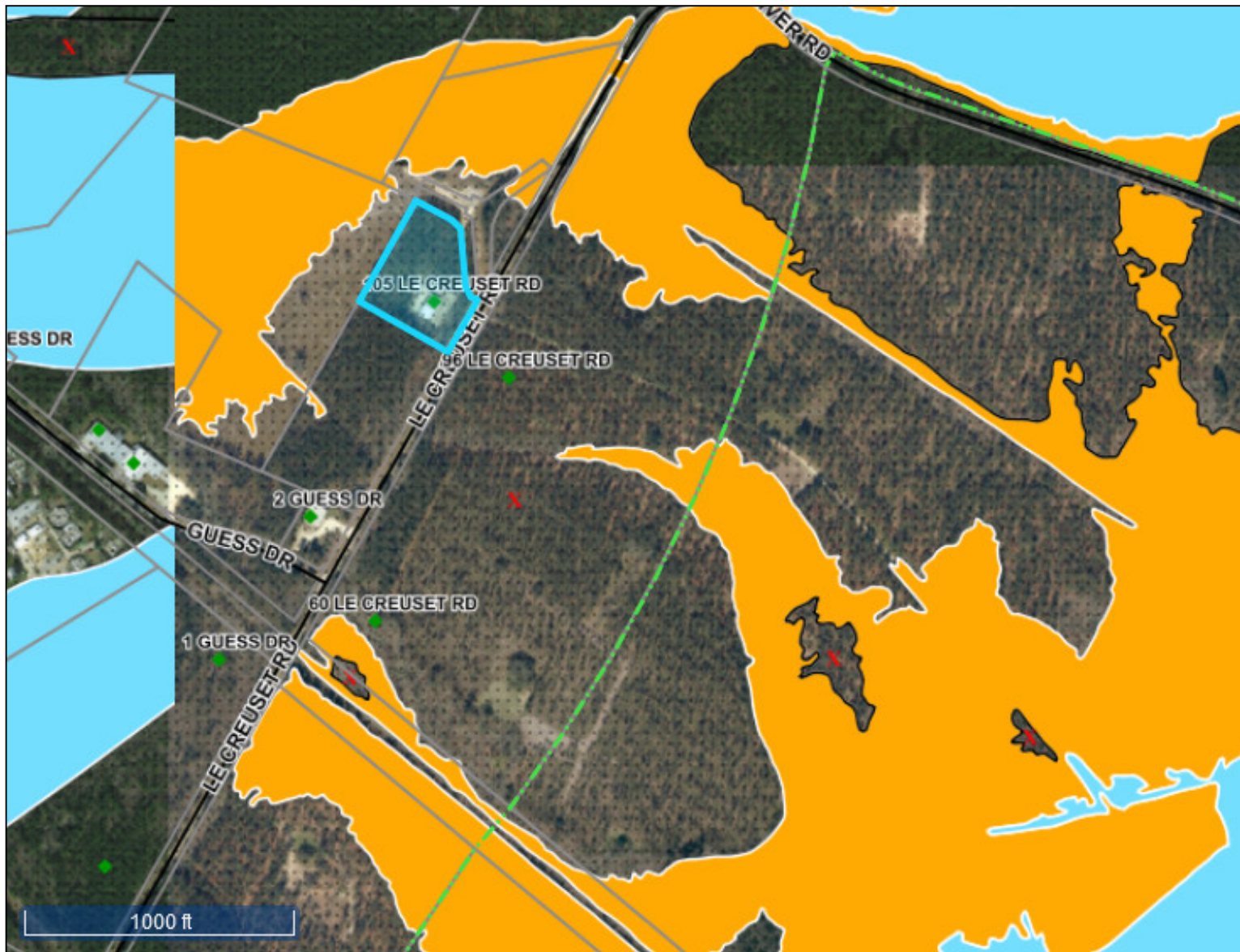
**Note:**  
Elevation Contours

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

▲ 1 Jun, 2023



# 105 Le Creuset Rd



## Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Beaufort Road Names
- / Roads
- / Major Roads
- Hampton Road Names
- Hampton Roads
- / Roads
- / Major Roads
- / Interstate
- Jasper Road Names
- Jasper Roads
- / Roads
- / Major Roads
- / Interstate
- ✕ Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary
- Base Flood Elevations Beaufort
- Base Flood Elevations Hampton
- Base Flood Elevations Jasper...

1 Jun, 2023

**Note:**  
**FEMA Floodplain**

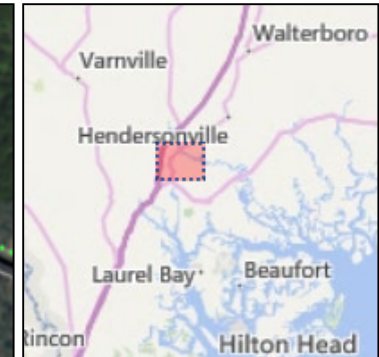
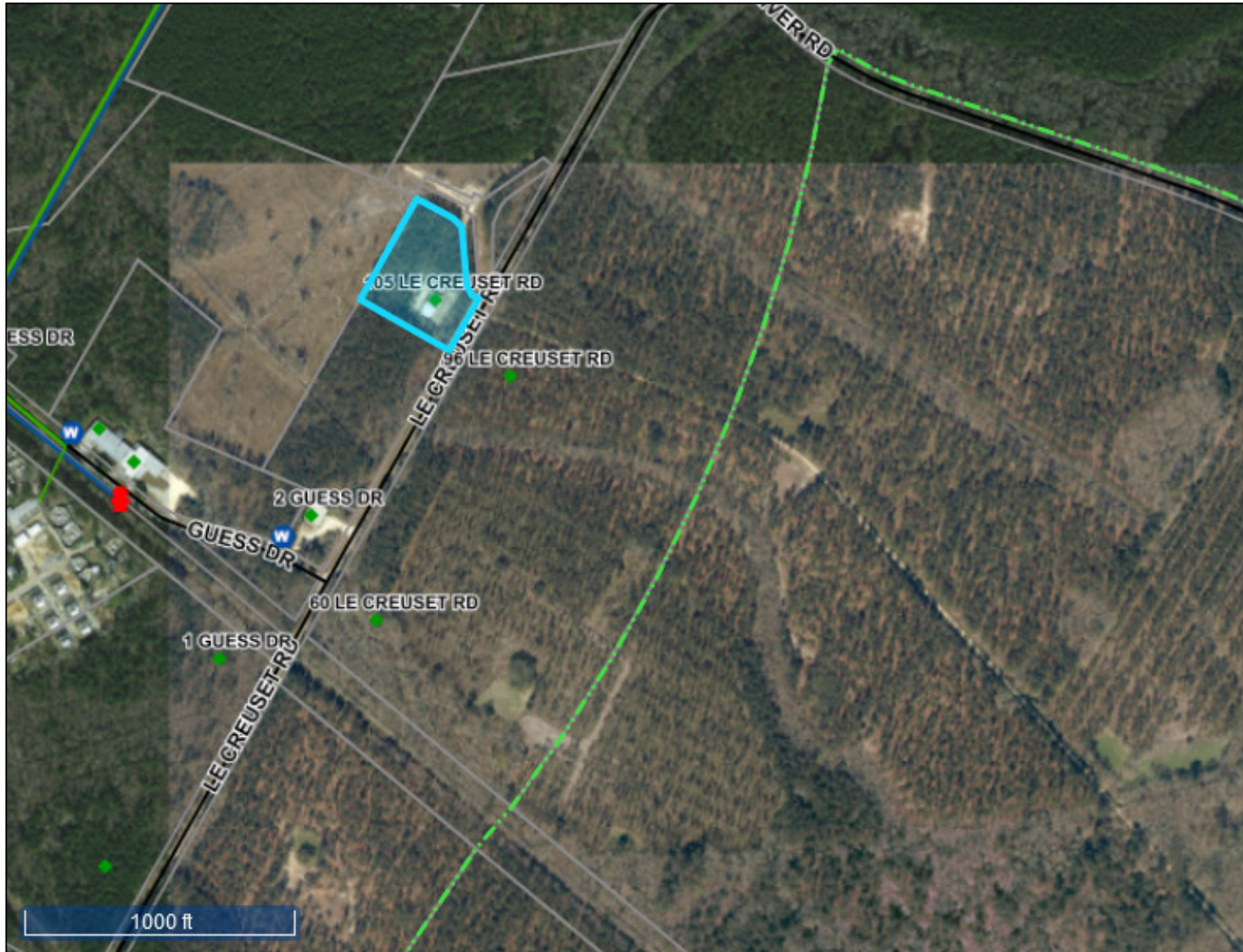
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**





# 105 Le Creuset Rd



## Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Sewer Lift Stations

### Sewer Lines

- Main
- Service
- Force Main
- Effluent Line
- - - Inactive Main
- - - Inactive Service
- - - Inactive Force Main
- - - Inactive Effluent Line
- - - Abandoned Main
- - - Abandoned Service
- - - Abandoned Force Main
- - - Abandoned Effluent Line

### Fire Hydrants

- Fire Hydrants

### Water Meters

- Water Meters

### Water Lines

- Water Main Line
- Water Service Line
- Water Fire Line
- - - Inactive Water Main Line
- - - Inactive Water Service Line
- - - Inactive Water Fire Line
- - - Abandoned Water Main Line
- - - Abandoned Water Service Line
- - - Abandoned Water Fire Line

### Beaufort Road Names

#### Beaufort Roads

- Roads
- Major Roads

1 Jun, 2023

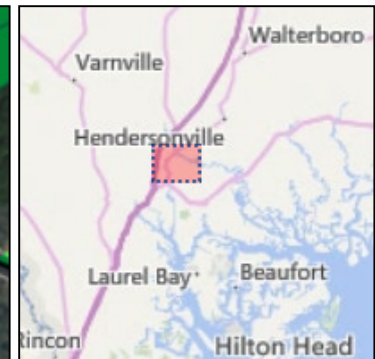
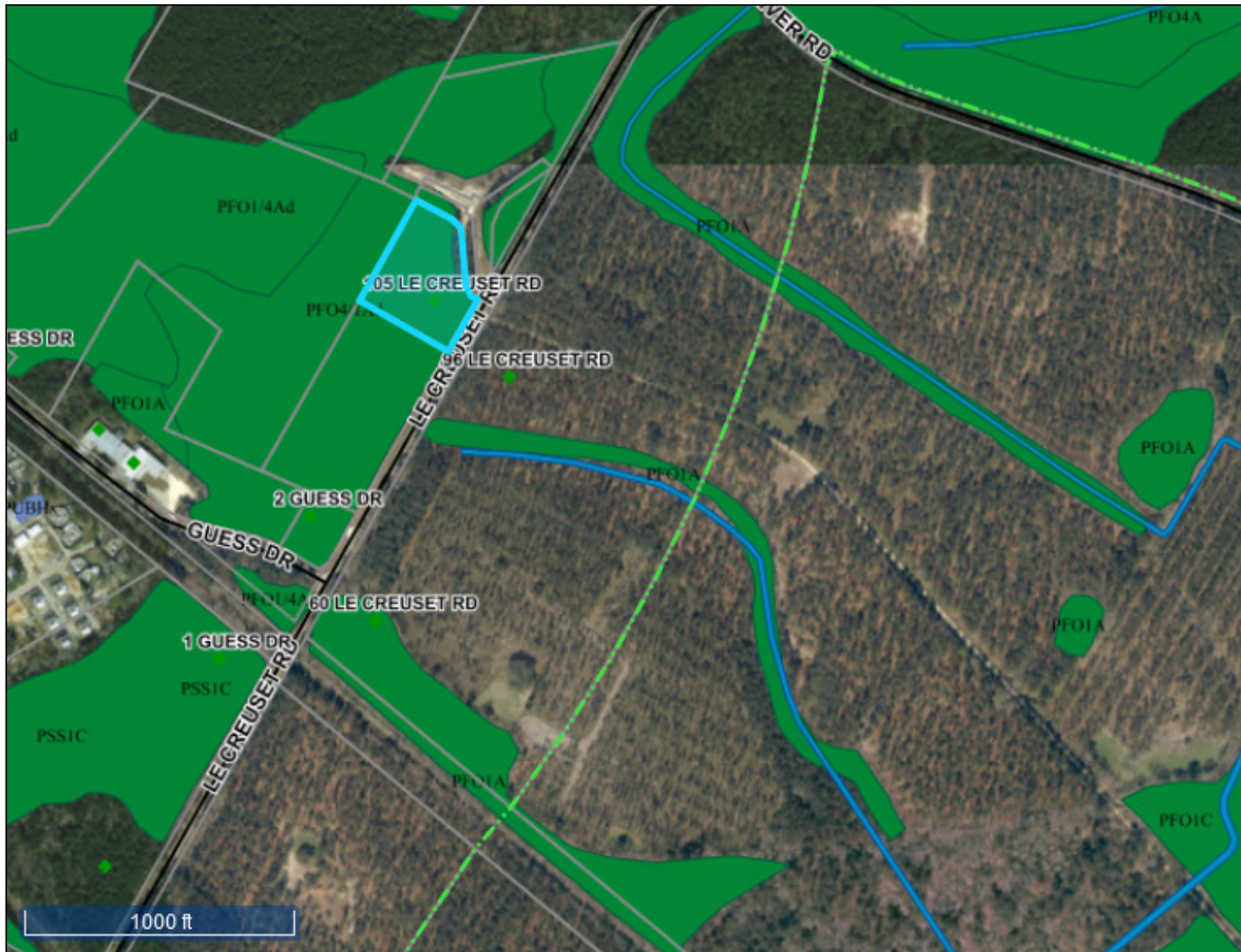
Note:  
LRWS

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



# 105 Le Creuset Rd



### Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Beaufort Road Names
- Beaufort Roads
  - ▬ Roads
  - ▬ Major Roads
- Hampton Road Names
- Hampton Roads
  - ▬ Roads
  - ▬ Major Roads
  - ▬ Interstate
- Jasper Road Names
- Jasper Roads
  - ▬ Roads
  - ▬ Major Roads
  - ▬ Interstate
- ✕ Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary
- Beaufort NWI
  - Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine

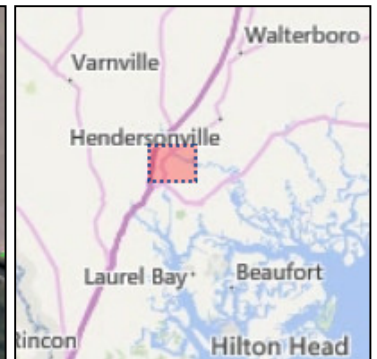
1 Jun, 2023

**Note:**  
National Wetland Inventory

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



# 105 Le Creuset Rd



### Legend

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

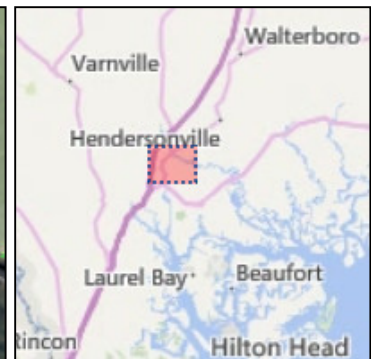
▲ 1 Jun, 2023

**Note:**  
Police Patrol Grids

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



# 105 Le Creuset Rd



- Legend**
- ◆ Address Points Beaufort
  - Parcels Beaufort
  - ◆ Address Points Hampton
  - Parcels Hampton
  - ◆ Address Points Jasper
  - Parcels Jasper
- Police Patrol Zones**
- Zone A
  - Zone B
  - Zone C - Yemassee Core
  - Zone C - Sheldon
  - Zone D
- Beaufort Road Names**
- Beaufort Roads**
- Roads
  - Major Roads
- Hampton Road Names**
- Hampton Roads**
- Roads
  - Major Roads
  - Interstate
- Jasper Road Names**
- Jasper Roads**
- Roads
  - Major Roads
  - Interstate
- Railroads**
- County Boundary Beaufort
  - County Boundary Hampton
  - County Boundary Jasper
  - Yemassee Boundary

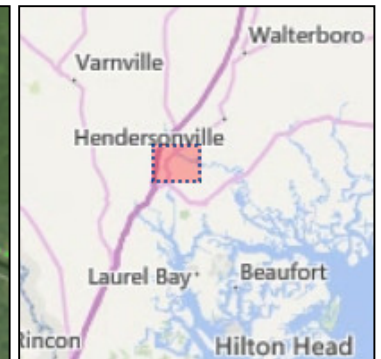
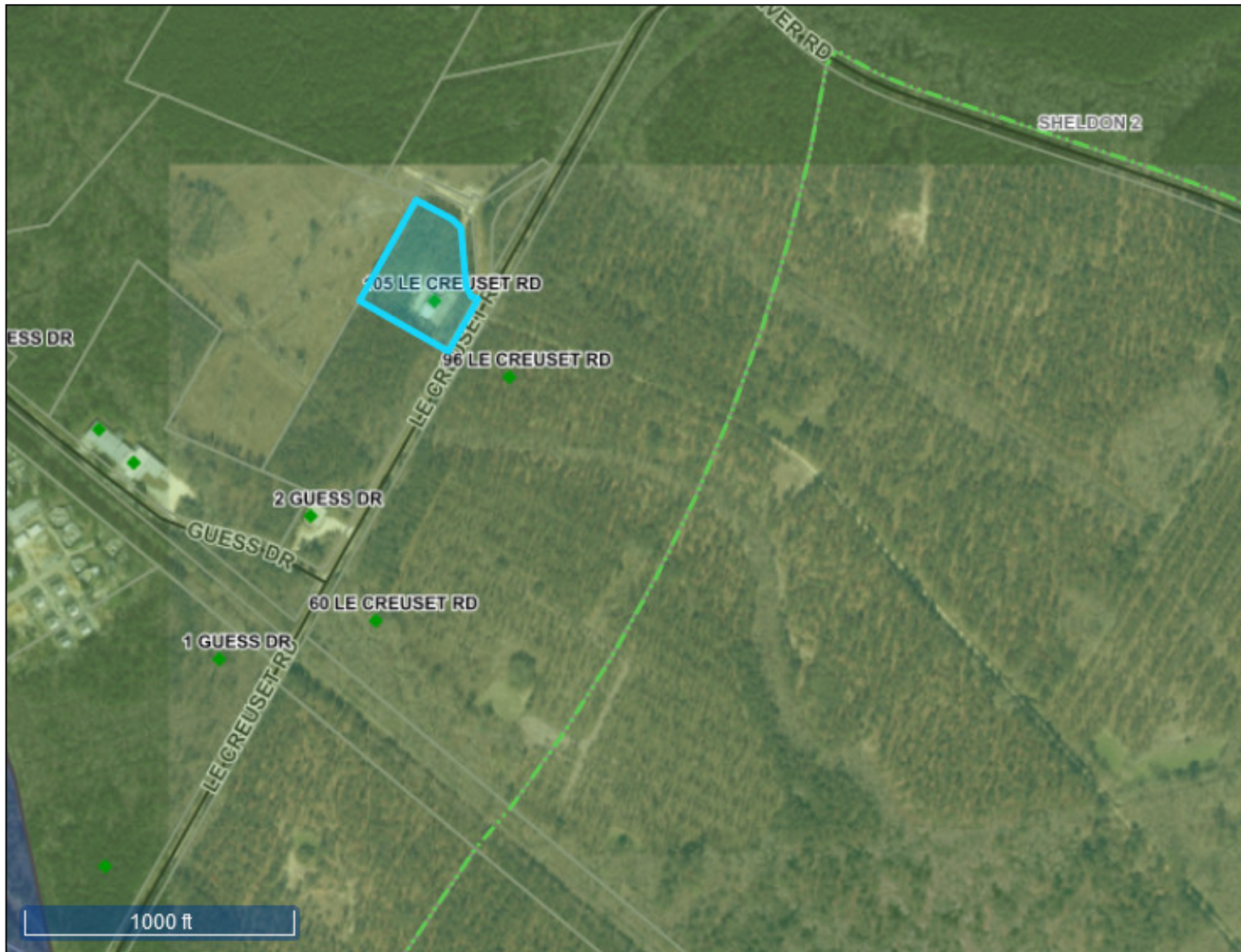
1 Jun, 2023

**Note:**  
Police Patrol Zones

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



# 105 Le Creuset Rd



### Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Beaufort Road Names**
- / Roads
- / Major Roads
- Hampton Road Names**
- Hampton Roads**
- / Roads
- / Major Roads
- / Interstate
- Jasper Road Names**
- Jasper Roads**
- / Roads
- / Major Roads
- / Interstate
- ✕ Railroads

1 Jun, 2023

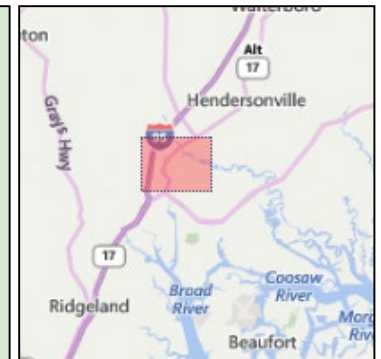
**Note:**  
Polling Precincts

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



# 105 Le Creuset Rd - Zoning Map



### Legend

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

### Zoning

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

### Road Names

#### Roads

- Roads
- Major Roads
- Interstate

#### Road Names Jasper

- Roads
- Major Roads
- Interstate

...

1 May, 2023

Note:  
Zoning Map

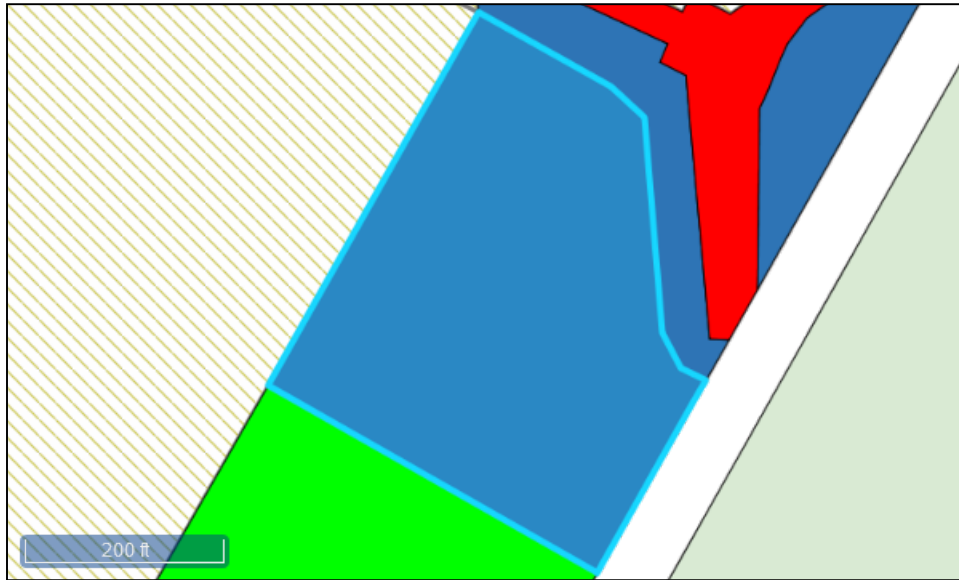
This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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

# Town of Yemassee

## Property Zoning Report - Beaufort County

1 May 2023




### Parcels Beaufort

**PIN:** R710 001 000 0037 0000  
**Owner City State ZIP Code:** SARASOTA FL 34239  
**Owner:** TANQUERAY TRUST  
**Owner Street Address:** 3431 PINE VALLEY DR  
**Parcel Street Address:** 105 LE CREUSET RD

### Town of Yemassee Zoning Designations

Count	Zoning Description	Overlapping Quantities
1.	1 Office Commercial District	137,250.13sf (3.00acres)

This document is for reference only. Please contact the Town of Yemassee Planning & Zoning Department for specific ordinance language

	<p style="text-align: center;"><b>Regional Commercial District (RCD) Zoning District</b></p> <p>RCD is designed to reserve land for business purposes of a regional scope; encouraging the formation and continuance of a compatible and economically healthy environment for business, financial and professional uses which benefit from being located in close proximity to each other.</p> <p style="text-align: center;"><b>Section 5.12, Town of Yemassee Zoning Ordinance</b></p>
<p><b>Standards for the RCD District 5.12.14</b></p>	
<ul style="list-style-type: none"> <li>• Minimum Lot Width: One Hundred Fifty (150) feet, measured at the building line.</li> <li>• Maximum Building Size: 10,000sqft per acre.</li> <li>• Front, Side &amp; Rear Yard Setbacks: 50 feet from residential uses, 15 feet from commercial or industrial uses and 50 feet from major thoroughfares.</li> <li>• Maximum Building Height: Thirty-five (35) feet above base flood elevation to a maximum of fifty (50) feet above base flood elevation with approval from the Fire Marshall’s Office.</li> <li>• Equipment and Materials must be stored completely within enclosed buildings.</li> <li>• All trash, garbage or waste must be retained in containers located inside the building or within a screening enclosure at least fifty (50) feet from the property line of any residential zoning district.</li> <li>• All loading berths shall be located at the side or rear of building.</li> </ul>	
<p><b>Permitted Uses for the RCD District 5.12.2</b></p>	
<ul style="list-style-type: none"> <li>• Retail, Wholesale, or Storage Business (excluding open yard storage)</li> <li>• Club, Lodge, Union Hall, or Social Center</li> <li>• Church or Religious Institution</li> <li>• Off-Street Commercial Parking or Garage</li> <li>• Hotel, Bed and Breakfast Inns, and Motels</li> <li>• Commercial Recreation Facility &amp; Vocational Schools</li> <li>• Eating or Drinking Establishments with Drive-Through Windows</li> <li>• Public Utility Installation or Sub-Installation including Water Towers</li> <li>• Office Buildings for Government, Professional or Business Purposes</li> <li>• Horse Riding / Training Facility provided site is a minimum of three acres and a minimum of one acre per horse.</li> <li>• Temporary Office or Storage building for construction project.</li> <li>• Motion Picture Studio and/or Video Commercial Preparation</li> <li>• Mini-Warehouse or Self-Service Storage Facility</li> </ul>	
<p><b>Conditional Uses for the RCD District</b></p>	
<ul style="list-style-type: none"> <li>• Automobile Service Station or Garage</li> <li>• Newspaper Publishing Plant</li> <li>• Car Wash</li> <li>• Animal Hospital</li> <li>• Solid Waste Transfer Facility</li> <li>• Campgrounds and Recreational Vehicle Parks with conditions.</li> </ul>	



- F. All trash, garbage, or other waste must be retained in sanitary containers located inside the building or within a screening enclosure. Any such enclosure must be located a minimum of fifty (50) feet from the property line of any residential use or residential zoning district; and
- G. All loading berths shall be located at the side or rear of the building.

5.12.5 Prohibited Uses:

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

**Section 5.13 Office Commercial District [OCD]**

5.13.1 The purpose of this District is to provide a suitable environment for, and enhancing the locational flexibility of, business, professional, and governmental offices and low impact institutional uses and for the purpose of providing a transitional area between intensive commercial uses and residential uses. These purposes are accomplished in the Office Commercial District by fostering a low key commercial character that is more compatible with residential uses, preventing encroachment by trade and higher impact service operations, and requiring high site design standards.

5.13.2 The following uses and similar uses shall be permitted in the OCD:

- A. Single-family dwelling;
- B. Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering;
- C. Offices for business use including, but not limited to: insurance, real estate, travel, advertising agencies, and business consulting;

- D. Offices for professional use including, but not limited to: accounting, architecture, engineering, surveying, law, medicine, chiropractic, and dentistry;
- E. Offices for governmental or institutional purposes;
- F. Bank or financial institution;
- G. Governmental post office;
- H. Radio or television studio excluding telecommunications tower;
- I. School or day care center;
- J. Public emergency service facilities;
- K. Library;
- L. Museum;
- M. Church, synagogue, temple, or other place of worship provided that such use is housed in a permanent structure;
- N. Club; business or civic association;
- O. Conference center, retreat house;
- P. Clothing tailoring operation;
- Q. Farm or establishment for the growing, care, and harvesting of field crops and vegetables, but not including processing and packing of such products, nor the commercial raising, care, or processing of poultry, cattle, swine, goats, or sheep;
- R. Tree farm, timber area, or forest management area;
- S. Horticultural nursery;
- T. Public parks;
- U. Unlighted, regulation size, or par-three golf course;

V. Cemetery, provided that such use does not include a funeral home or crematorium; and

W. Accessory uses customarily appurtenant to a permitted use.

5.14.3 The following uses shall be permitted on a conditional basis in the OCD:

A. Restaurant provided that it is not located within one hundred (100) feet of the property line of a residential use or zoning district and there is no drive-in window; and

B. Dry cleaning establishment for pick-up and drop-off service only (no dry cleaning or laundering on the premises).

5.14.4 Other Requirements:

A. The sale, rental, repair, or servicing of goods or equipment on the premises shall not be permitted unless such activity is either specifically included as, or clearly incidental and customarily accessory to, a permitted or conditional use;

B. In addition to the specific standards of this Section, all pertinent landscaping, screening, buffering, and parking lot provisions contained in the Highway Corridor Overlay District shall apply (regardless of whether or not the property is located in the HCOD);

C. Equipment and materials must be stored within completely enclosed buildings;

D. All trash, garbage, or other waste must be retained in sanitary containers located inside the building or within a screening enclosure. Any such enclosure must be located a minimum of fifty (50) feet from the property line of any residential use or residential zoning district; and

E. All loading berths shall be located at the side or rear of the building.

5.14.5 Standards:

A. General Requirements:

---

Lot coverage: Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five percent (65) of the lot area may be used for structures, parking, or otherwise be paved; a minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation.

Maximum building height: Thirty-five (35) feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of transmission or observation towers.

Minimum lot width at the building line: Forty (40) feet.

B. Commercial and Non-Residential Uses:

1. Minimum lot size is one (1/4) quarter acre (10,890 square feet).
2. Maximum building height is thirty-five (35) feet above base flood elevation.
3. Maximum building size is ten thousand (10,000) square feet per acre.
4. No office building or operation in this District shall be situated closer than fifty (50) feet from the boundary line of any property in an existing residential zoning district or in current residential use. Office uses shall be setback a minimum of fifty (50) feet from any commercial use, thirty (30) feet from another office use, and fifty (50) feet from a major thoroughfare.

C. Residential Uses:

1. Minimum permitted use lot area: 14, 520 square feet.
  2. Maximum permitted use density: Three (3) dwelling units per acre.
  3. Minimum permitted use lot area: 14,520 square feet.
-

#### 5.14.6 Additional Sign Standards:

- A. In addition to the provisions of the *Town of Yemassee Sign Ordinances*, the following provisions shall apply to signs in the OCD:
1. Internally illuminated and neon signs shall not be permitted;
  2. If a sign is to be illuminated, a white, stationary light directed solely at the sign shall be used (except for backlit signs, below). Illuminated signs shall not have a light-reflecting background but may use light reflecting lettering; and
  3. Backlighting of signs (see *Article X, Definitions*) shall be permitted provided the sign is opaque and the rear surface is not reflective.
- B. Exterior lighting shall be designed and arranged so as to minimize glare and reflection. Lighting shall be low-intensity, shielded from adjacent parcels, and directed away from any adjacent residential use or zoning district. The Applicant shall submit plans for approval to the Development Review Board indicating the location and type of each exterior light.

#### 5.14.7 Prohibited Uses

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

### **Section 5.15 Transitional District [TR]**

- 5.15.1 The intent of the Transitional (TR) District is to establish flexible land uses for properties annexing into the Town of Yemassee with no immediate development plans. This district establishes performance standards for the formation and continuance of a healthy and diverse mixed- use community to meet the changing needs of Yemassee, while maintaining the Town's Comprehensive Plan.

- B. Fences and walls that are used shall be of the same or compatible material, in terms of texture and quality, as the material and color of the principal building. Additional planting material shall be provided so that no more than two-thirds (2/3) of the surface area of the fence or wall is visible from the street within three (3) years of erection of the structure. Twenty-five (25) percent of this plant material may be deciduous.
- C. Any berms installed shall have a minimum height of one and one half (1½) feet and a minimum crown width of two (2) feet and a side slope of no greater than 2:1, and berms shall be planted and covered with vegetation.
- D. All shrubs installed to satisfy the requirements of this Section shall be locally adapted species expected to reach a minimum height of thirty (30) inches within three (3) years of planting. All shrubs shall be a minimum of eighteen (18) inches when planted. Vegetation planted on berms may have a reduced minimum mature height provided that the combined height of the berm and the plantings shall be a minimum height of thirty (30) inches in height after three (3) years. Twenty-five (25) percent of all shrubs may be deciduous.
- E. All trash, garbage, or other waste must be retained in sanitary containers located inside the building or within a screening enclosure. Any such enclosure must be located a minimum of five (5) feet from the property line of any residential use or residential zoning district.

#### 5.11.11 Prohibited Uses

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

### **Section 5.12 Regional Commercial District [RCD]**

- 5.12.1 The purpose of this District is reserving land for business purposes of a regional scope; encouraging the formation and continuance of

a compatible and economically healthy environment for business, financial service, and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial, residential, or other uses capable of adversely affecting the basic commercial character, intent, operations, and functioning of such Districts.

5.12.2 The following uses and similar uses shall be permitted in the RCD:

- A. Retail, wholesale, or storage business involving the sale of merchandise on the premises; except those uses which involve open yard storage;
- B. Club, lodge, union hall, or social center;
- C. Church or religious institution;
- D. Off-street commercial parking or garage;
- E. Hotel, bed and breakfast inns, and motels;
- F. Commercial recreation facility;
- G. Commercial recreation or vocational school;
- H. Eating and/or drinking establishment, drive through windows shall be permitted;
- I. Public utility installation or sub-installation, including water towers;
- J. Office building and/or office for government, professional business, or general purposes;
- K. A horse riding school, horse training facility and/or commercial stables provided the site contains a minimum of three (3) acres and provided that there shall be a minimum area of one (1) acre for the first one (1) to two (2) horses approved for the facility, plus and additional one-half (1/2) acre for each additional horse approved for the facility. Stalls or stable areas should be one hundred forty-four (144) square feet for each horse;

- L. A temporary office and/or storage building during a project involving construction but not to be used as a dwelling with the removal of same within thirty (30) days upon project completion;
- M. Motion picture studio and/or video commercial preparation;
- N. FAX machine services and distribution, photographic, optical goods, and watches/clocks assembly and distribution, provided the structure does not exceed ten thousand (10,000) square feet; and
- O. A mini-warehouse(s) or self-service storage facility(ies), provided such structure(s) is located not less than fifty (50) feet from any residential structure or residential zoned District; such facility shall not be operated during the hours of 10PM and 6AM.

5.12.3 The following uses shall be permitted on a conditional basis in the RCD:

- A. Automobile service station, provided all pumps are setback at least twenty-five (25) feet from the right-of-way line of the street, and parking and/or service areas are separated from adjoining residential properties by suitable visual screen or solid fence or wall at least six (6) feet in height. There shall be a fifty (50) foot setback of all pumps at an automobile service station on a major thoroughfare;
- B. Automobile garage for the repair and servicing of vehicles, provided all operations are conducted within a fully enclosed building and there is no open storage
- C. of wrecked vehicles, dismantled parts, or parts visible beyond the premises;
- D. Newspaper publishing plant, provided that the requirements for parking, loading, and unloading conform to those for industrial buildings;
- E. Automobile carwash, laundry or washateria, provided off-street paved parking area, capable of accommodating not less than one-half (1/2) of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and



maintained on the premises, and for such space to contain at least two hundred (200) square feet per waiting vehicle; and no safety hazard or impediment to traffic movement is created by the operation of such an establishment;

- F. Animal hospital, veterinary clinic, or kennel, provided any structure shall be no closer than two hundred (200) feet to any residential zoning perimeter or residential dwelling; provided all boarding arrangements are maintained within the facility and such noise as will be audible from the use of outside runs or exercise areas be kept at a minimum;
- G. A solid waste transfer facility, site, and accessory uses, including a recycling center, provided such facility is one hundred (100) feet or greater from any residential building and it meets the Development Standards of this Ordinance;
- H. Campgrounds and Recreational Vehicle Parks provided that:
1. No site or structure shall be continuously occupied for more than fourteen (14) days. Any tent, camper, or recreational vehicle shall be physically removed on or before the expiration of fourteen (14) days;
  2. No overflow camping shall be allowed. When a campground/RV park is full, no more campers or vehicles shall be permitted on the grounds;
  3. The campground shall have a minimum size of twenty (20) acres and shall not exceed fifty (50) acres on any single parcel;
  4. All permanent structures including cabins in a campground shall be limited to single-story structures in height;
  5. No more than eight (8) campsites/RV sites or camping structures, including cabins, shall be permitted per net acre in any campground;
  6. Not less than thirty (30) percent of all campgrounds/RV Parks shall consist of open space, which shall contain no camp/RV sites and/or structures;

7. All campgrounds and recreational vehicle parks in the Town of Yemassee shall be in compliance with the *Rules and Regulations Governing Camps of the South Carolina Department of Health and Environmental Control* and have a valid permit from same for operation; and
  8. All campground facilities shall be served by public water and sewer.
- I. Seafood or shellfish packaging and processing shall be permitted in the RCD provided that the following conditions are met:

There shall be a setback of one hundred fifty (150) feet from the perimeter of any residential or Planned Unit Development District; and

All packaging and/or processing of seafood, shellfish, or sea plants shall meet the provisions of this Ordinance as related to odor, noise, smoke, waster disposal, and other nuisances.

5.12.4 Uses permitted in the RCD shall be required to conform to the following standards:

- A. Minimum lot width, measured at the building line, is one hundred fifty (150) feet;
  - B. Maximum building size is ten thousand (10,000) square feet per acre;
  - C. Front, side, and rear yard setbacks are as follows: from residential uses, fifty (50) feet; from hotels or motels, fifteen (15) feet; from other commercial uses or industrial uses, twenty (20) feet; from major thoroughfares, fifty (50) feet;
  - D. Maximum building height is thirty-five (35) feet above base flood elevation to a maximum of fifty (50) feet above base flood elevation with prior approval from the Fire Marshal's office;
  - E. Equipment and materials must be stored within completely enclosed buildings;
-

F. All trash, garbage, or other waste must be retained in sanitary containers located inside the building or within a screening enclosure. Any such enclosure must be located a minimum of fifty (50) feet from the property line of any residential use or residential zoning district; and

G. All loading berths shall be located at the side or rear of the building.

5.12.5 Prohibited Uses:

A. Adult Entertainment Establishments.

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

**Section 5.13 Office Commercial District [OCD]**

5.13.1 The purpose of this District is to provide a suitable environment for, and enhancing the locational flexibility of, business, professional, and governmental offices and low impact institutional uses and for the purpose of providing a transitional area between intensive commercial uses and residential uses. These purposes are accomplished in the Office Commercial District by fostering a low key commercial character that is more compatible with residential uses, preventing encroachment by trade and higher impact service operations, and requiring high site design standards.

5.13.2 The following uses and similar uses shall be permitted in the OCD:

A. Single-family dwelling;

B. Offices for general administrative functions including operations management, sales and marketing, clerical service, personnel management, accounting/finance, data processing, and design/engineering;

C. Offices for business use including, but not limited to: insurance, real estate, travel, advertising agencies, and business consulting;



Town of Yemassee  
**Z**  
Rezoning Request  
843.589.2565

POSTED  
NO PARKING

Town of Yemassee  
**Z**  
Retaining Request  
843.589.2365

POSTED  
NO PARKING

***Recommended Motion***

***(ZONE-06-23-1052)***

***“I make the motion to Approve the Zoning Map  
Amendment Application and forward to the Town  
Council for Consideration”.***

Colin J. Moore

*Mayor*

Peggy Bing-O'Banner

*Mayor Pro Tempore*

Matthew Garnes

*Town Administrator*



***Council Members***

Alfred Washington

Stacy Pinckney

David Paul Murray

### **Committee / Commission Agenda Item**

**Subject:** A request by Janak Patel of Shyam 2017, LLC. for approval of a Zoning Map Amendment for approximately 7.70 acres of land located at the intersection of Yemassee Hwy and Hill Rd, identified by Hampton County Tax Map Number 198-00-00-041, from its current zoning of Office Commercial District (OCD) to Regional Commercial District (RCD). **(ZONE-06-23-1058]**

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

**Attachments:**

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

**Summary:** Staff have received a Zoning Map Amendment Application for 7.70 acres of undeveloped land located at the intersection of Yemassee Hwy and Hill Road. The applicant seeks to be rezoned to Regional Commercial District to develop a shopping center anchored with a supermarket and four out parcels along SC-68.

**Recommended Action:** Request Planning Commission review the request and schedule a Public Hearing at the August Planning Commission meeting.

**Council Action:**

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

Colin J Moore

*Mayor*

Peggy Bing-O'Banner

*Mayor Pro Tempore*

Matthew Garnes

*Town Administrator*



*Council Members*

Alfred Washington

Stacy Pinckney

David Paul Murray

**Town of Yemassee Administration Department  
Rezoning Analysis (ZONE-06-23-1058)  
Yemassee Hwy / 198-00-00-041 (Hampton County)  
Meeting Date: July 11, 2023**

**Applicant:** Janek Patel

**Owner:** Shyam 2017, Inc.

**Address(es):** 000 Yemassee Hwy

**Tax Map Number(s):** 198-00-00-041

**County:** Hampton

**Site Description:** The parcel is 7.70 acres of wooded undeveloped, with frontage along SC-68 (Yemassee Hwy) and access via Cochran Street.

**Present Zoning and Existing Conditions:**

Currently, the parcel is zoned Office Commercial District pursuant to the Town of Yemassee Zoning Ordinance

**Proposed Zoning:**

The applicant is seeking a zoning map amendment to change to Regional Commercial District (RCD).

**Land Use Compatibility:** The eastern border of the property is adjacent to a private residence and a Dominion Energy substation, to the north, is SC-68 and subsequently a residential neighborhood. To the west is a Family Dollar and Enmarket. The parcel is easily accessible from Interstate 95.

**Environmental Issues:** None noted



**Public Service Issues:** Lowcountry Regional Water System (LRWS) is the franchised provider within the Town of Yemassee. Development would require the connection to water and wastewater services.

**Staff Review:** Staff support the zoning amendment to Regional Commercial. The Regional Commercial District supports the applicants desired development of a shopping plaza anchored with a supermarket and four out parcels. Most importantly, the proposed re-zoning and potential future development aligns with the goals set forth in the Town of Yemassee Zoning Ordinance and Development Standards Ordinance for commercial areas near major arteries such as this one, being in close proximity to Interstate 95.

**Staff Recommendation:** Staff request Planning Commission consider the application and schedule a Public Hearing for the August 2023 Planning Commission Meeting.



## Project Information

### General Information

<b>Project #</b>	A23-0066	<b>Parcel #</b>	198-00-00-041	<b>Building ID</b>	
<b>Location</b>	Yemassee Hwy				
<b>Project Type</b>	Zoning Map Amendment Application		<b>Project Use</b>	Re-Zoning	
<b>Parent Project #</b>					
<b>Applicant Name</b>	Shyam 2017, Inc.		<b>Subdivision</b>		
<b>Applicant Email</b>	janak2568@yahoo.com	<b>Phone</b>	(912) 433-1408	<b>Address</b>	706 Wyndham Way, Pooler, GA 31322
<b>Owner Name</b>	Shyam 2017, Inc.		<b>Cell</b>	(912) 433-1408	
<b>Owner Email</b>	janak2568@yahoo.com	<b>Address</b>	706 Wyndham Way, Pooler, GA 31322		
<b>Contractor</b>			<b>Cell</b>	(912) 433-1408	
<b>Contractor Email</b>			<b>Address</b>		
	<b>Phone</b>		<b>Cell</b>		

### Property Information

<b>Type/Improvement</b>					<b>Accessory/Structure</b>		
<b>Current Use</b>					<b>Proposed Use</b>	A-2 Assembly	
<b>Current Zoning</b>					<b>Proposed Zoning</b>	Regional Commercial District (RCD)	
<b>Project Cost</b>	250	<b>Project Value</b>	250				
<b>Current Use And Proposed Changes</b>	Requesting a Zoning Map Amendment from the current designation of Office Commercial District (OCD) to Regional Commercial District (RCD) to support a shopping center with four out parcels along SC-68.						
<b>Lot Width</b>			<b>Lot Depth</b>			<b>Map Number</b>	198-00-00-041
<b>Total Area of Building &amp; Accessory Structures (Sq Ft)</b>					<b>Total Area of All Man-made Improvements (Sq Ft)</b>	0	
<b>General Notes</b>							
<b>Restrictions / Variances</b>							



Structure Information

<b>Structure Type</b>		<b># of Stories</b>		<b>Usable Floor Area (Sq Ft)</b>	
<b>Structure Height</b>		<b># of Units</b>	0	<b>Load per Floor (Lbs)</b>	
<b>Sign Dimensions</b>		<b># of Bedrooms</b>		<b># of Bathrooms</b>	
<b>Occupancy Empty Room</b>		<b>With Chairs</b>		<b>Tables &amp; Chairs</b>	
<b>Foundation Material</b>		<b>Foundation Type</b>		<b>Footing Depth</b>	
<b>Foundation Information</b>					
<b>Setbacks Front &amp; Rear</b>	30	30	<b>Setbacks Right &amp; Left Sides</b>	15	15
<b>Setbacks Information</b>					
<b>Water Utility</b>	Lowcountry Regional Water System Public		<b>Sewage Utility</b>	Lowcountry Regional Water System Public	
<b>Gas Utility</b>	Dominion Energy Public		<b>Electric Utility</b>	Dominion Energy Public	
<b>Driveway Width</b>		<b># of Off Street Parking</b>		<b># of Off Street Loading</b>	
<b>Miscellaneous Information</b>					



## Contacts

Contact Name	Type	Project	Address	Phone
Janak Patel	Applicant		706 Wyndham Way, Pooler, GA 31322	912-433-1408
Shyam 2017, Inc.	Applicant		706 Wyndham Way, Pooler, GA 31322	(912) 433-1408
Shyam 2017, Inc.	Owner		706 Wyndham Way, Pooler, GA 31322	(912) 433-1408
Shyam 2017, Inc.	Previous Owner		706 Wyndham Way, Pooler, GA 31322	(912) 433-1408



## Fees

Fee Type	Date	Debit	Credit	Balance
Project Fees	June 30, 2023	\$250.00		\$250.00
			\$250.00	\$0.00
	<b>TOTAL</b>	\$250.00	\$250.00	\$0.00



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

# Invoice

Date	Invoice#
June 30, 2023	23-0040

Bill To
Shyam 2017, Inc. 706 Wyndham Way Pooler, GA 31322

**Invoice Due Date: August 14, 2023**

Parcel Number: 198-00-00-041

Location: Yemassee Hwy

Date	Description	Paid Date	Amount	Paid	Balance
June 30, 2023	Zoning Map Amendment Application		\$250.00		
	TOTAL: Project Fees		\$250.00		\$250.00
	Credit/Debit Card 2677 CREDIT CARD PAYMENT	June 30, 2023		\$250.00	\$0.00

Please make checks payable to: Town of Yemassee



***Town of Yemassee***

101 Town Cir, Yemassee, South Carolina 29945-3363  
Phone: 843-589-2565

**PAYMENT RECEIPT**

**Original Invoice Number:** 23-0040  
Invoice Date: June 30, 2023  
Account Number: 1970255594

Shyam 2017, Inc.  
706 Wyndham Way  
Pooler, GA 31322

**Thank you for your payment(s).**

**Your Payment Transactions for this record are recorded below.**

**Record Number:** Project A23-0066

---

<b>Date</b>	<b>Description</b>	<b>Paid Date</b>	<b>Amount</b>	<b>Paid</b>	<b>Balance</b>
June 30, 2023	Zoning Map Amendment Application		\$250.00		
	<b>TOTAL: Project Fees</b>		<b>\$250.00</b>		<b>\$250.00</b>
	Credit/Debit Card 2677 CREDIT CARD PAYMENT	June 30, 2023		\$250.00	\$0.00



**TOWN OF YEMASSEE**  
**ZONING MAP/TEXT AMENDMENT APPLICATION**

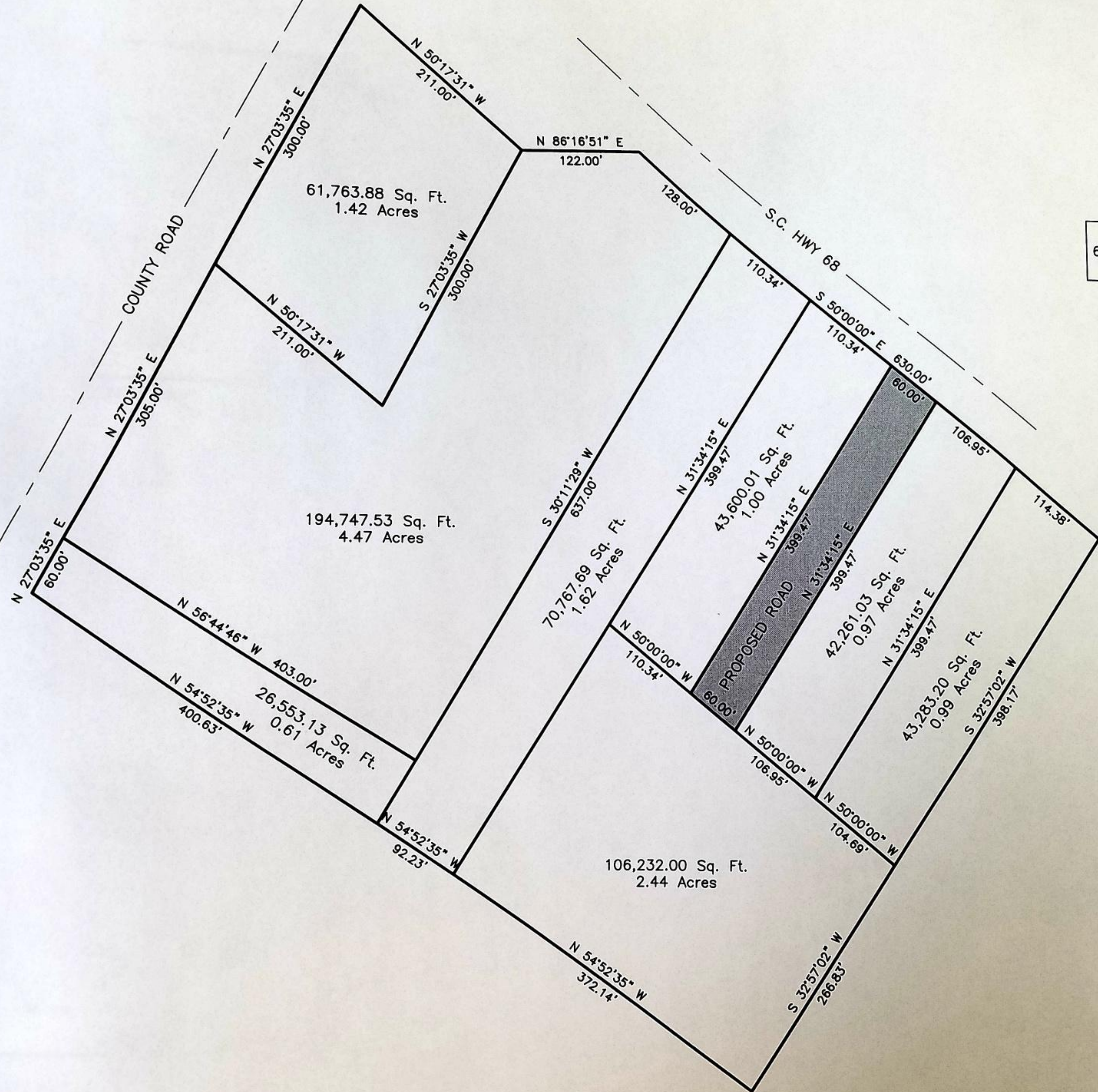
Town of Yemassee

**JUN 30 2023**  
 Received

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

Applicant		Property Owner	
Name: Janak Patel		Name: Shyam 2017, Inc.	
Phone: (912) 433-1408		Phone: (912) 433-1408	
Mailing Address: 706 Wyndham Way, Pooler, GA 31322		Mailing Address: 706 Wyndham Way, Pooler, GA 31322	
E-mail: janak2568@yahoo.com		E-mail: janak2568@yahoo.com	
Town Business License # (if applicable): N/A			
Project Information			
Project Name: RC Plaza		Acreage: 7.70	
Project Location: Yemassee Hwy at Hill Rd		Comprehensive Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Existing Zoning: Office Commercial		Proposed Zoning: Regional Commercial Dist	
Type of Amendment: <input type="checkbox"/> Text <input checked="" type="checkbox"/> Map			
Tax Map Number(s): 198-00-00-041			
Project Description: Requesting a Zoning Map Amendment from the current designation of Office Commercial District (OCD) to Regional Commercial District (RCD) to support a shopping center with four out parcels along SC-68.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property. <input checked="" type="checkbox"/> 3. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 8 of the DSO. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Yemassee Schedule of Rates & Fees. Checks made payable to the Town of Yemassee.			
<b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>Disclaimer: The Town of Yemassee assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.</b>			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: June 30, 23	
Applicant Signature:		Date: June 30, 23	
For Office Use			
Application Number: ZONE-06-23-1058		Date Received: 6/30/23	
Received By: M. Gurno		Date Approved:	



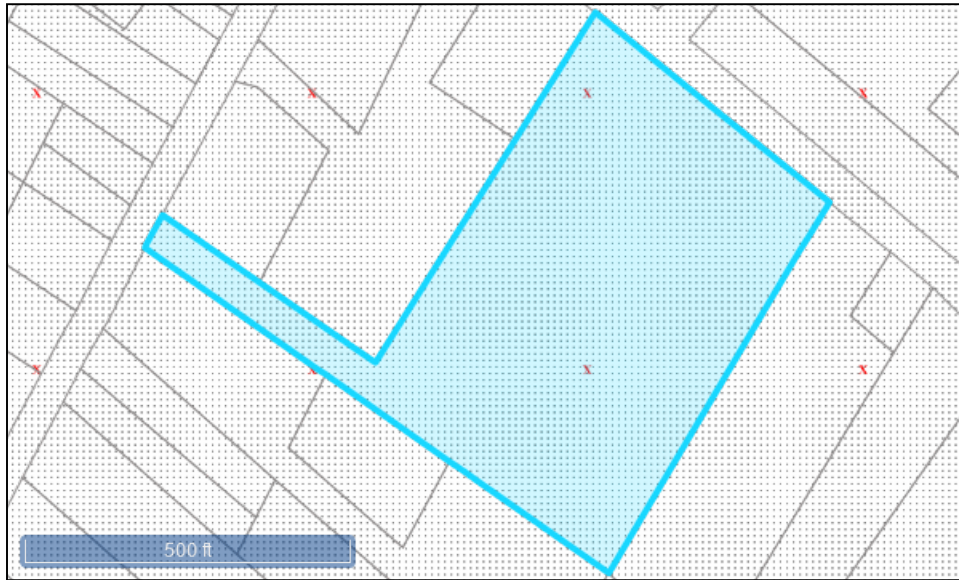


TOTAL AREA  
 612,917.83 Sq. Ft.  
 14.07 Acres

# Town of Yemassee

30 Jun 2023

## Flood Zone Report - Hampton



### Parcels Hampton

**TMS:** 198-00-00-041.  
**Owner City State ZIP Code:** POOLER GA 31322  
**Owner:** SHYAM 2017 INC  
**Owner Street Address:** 706 WYNDHAM WAY POOLER GA  
**Parcel Street Address:** YEMASSEE

### Flood Zones Hampton

Count	Classification	Overlapping Quantities
1.	2 Area of Minimal Flood Hazard	672,385.3sf (15.44acres)

# Town of Yemassee

## Property Zoning Report - Hampton

30 Jun 2023



### Parcels Hampton

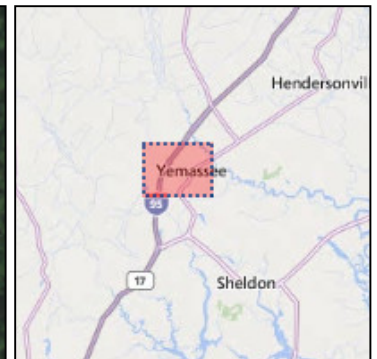
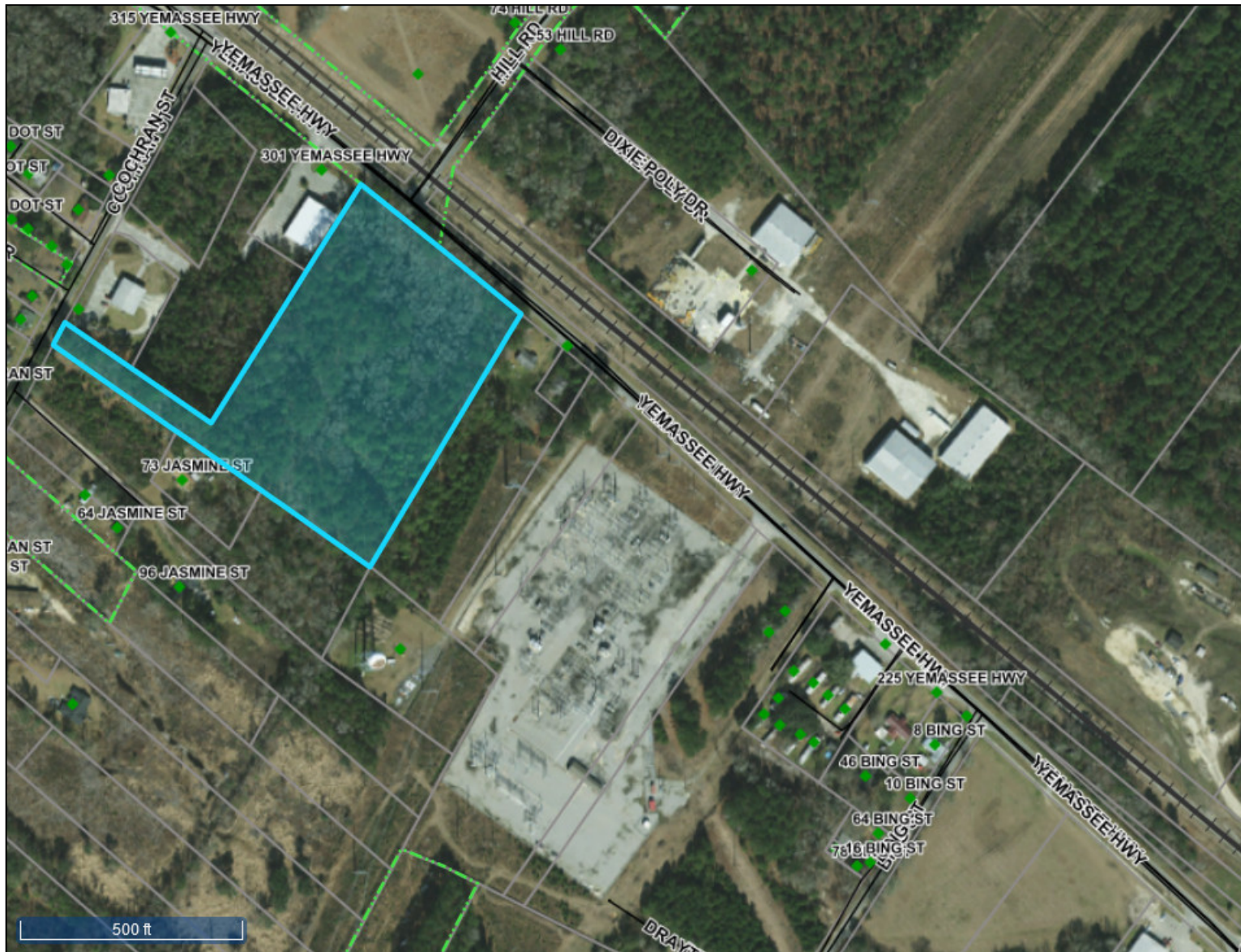
**TMS:** 198-00-00-041.  
**Owner City State ZIP Code:** POOLER GA 31322  
**Owner:** SHYAM 2017 INC  
**Owner Street Address:** 706 WYNDHAM WAY POOLER GA  
**Parcel Street Address:** YEMASSEE

### Zoning

Count	Zoning Description	Overlapping Quantities
1.	1 Office Commercial District	336,192.65sf (7.72acres)



# ZONE-06-23-1058 Parcel in question



### Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Beaufort Road Names
- / Roads
- / Major Roads
- Hampton Road Names
- Hampton Roads
- / Roads
- / Major Roads
- / Interstate
- Jasper Road Names
- Jasper Roads
- / Roads
- / Major Roads
- / Interstate
- Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary

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



# Property Report

## OWNER DATA

**Tax Parcel ID (S-B-L):** 198-00-00-041

**Map #:** 198-00-00-041

**Location State:** SC

**Association (Owner):** Shyam 2017, Inc.

**Additional Owner 1:**

**Additional Owner 2:**

**Contact:** Janak Patel

**Email:** janak2568@yahoo.com

**Location:** Yemassee Hwy

**Location City:** Yemassee

**Location Zip:** 29945

**Owner Mailing Address:** 706 Wyndham Way, Pooler, GA 31322

**Additional Owner 1 Mailing Address:**

**Additional Owner 2 Mailing Address:**

**Phone:** (912) 433-1408

## OCCUPANCY DATA

**Occupancy Class:** occupancy\_class

**Basement Types:** None

**Floor Finish:** 0

**Wall Finish:**

**Capacity Empty Room/Main:**

**Capacity with tables/chairs:**

**Construction Class:**

**Floor Types:**

**Fuel Type:** Electric

**Census B %census\_bcc**

**Capacity with Chairs:**

## PROPERTY DATA

**Tax Parcel Group Code parcel\_form:**

**# of Stories:**

**Neighbourhood Name:**

**Waterfront:** 0

**Flood Plain:** N

**Improvement Value:** 0

**Neighborhood Code:**

**Parcel Area Sq Footage:** 335412

**Zoning District:** Office Commercial District (OCD)

**Property Type Description:**

**East Grid Coordinates:** 0.0000000000

**GIS/Map Link:** <https://qpublic.schneidercorp.com/Application.aspx?AppID=902&LayerID=17042&PageTypeID=4&PageID=7674&KeyValue=198-00-00-041>

**Structure Height:**

**Wall Construction:**

**Foundation Types:**

**Property Type**

**Code:** Unimproved Land

**Sprinkler:** 0

**Year Built:** 0

**Commercial:** 0

**Land Value:** 134165

**Total Value:** 134165

**Assessed Value:** 134165

**Acerage:** 7.7

**Fire Alarm:** %alarm\_system

**Notes (Historical):**

**North Grid**

**Coordinates:** 0.0000000000

**Lat: Long:**

**GIS ID:**

**Manufactured Truss:** 0

**ADDITIONAL FIELDS**

<b>Lot:</b>	<b>Sheet:</b>	<b>House Number:</b>
<b>Block:</b>	<b>House Style:</b>	<b>Sewer Permit application date:</b> 0000-00-00
<b>Section:</b>	<b>Land Use Code:</b> 900-Se	<b>Qualify:</b>
<b>Building No.:</b>	<b>Exemptions:</b> Agri	<b>Psewer:</b>
<b>Front setback:</b> 30	<b>Elderly Exemptions:</b> None	<b>Tax Map #</b> 198-00-00-041
<b>Rear setback:</b> 30	<b>Number of Building:</b> 0	<b>OutstandingIssue:</b>
<b>Left setback:</b> 15	<b>Directions to site:</b> Salkehatchie Road to Hill Road. Left on Hill Road. Property is at the end of Hill Road next to Family Dollar.	<b>River frontage:</b> 0
<b>Right setback:</b> 15	<b>Total sq feet:</b> 0	<b>Special info:</b>
<b>Inspection District:</b> A - Cochran/Bing/Riley Residential	<b>Total rooms:</b> 0	<b>NAS_SWODate:</b> 2023-06-30
<b>Subdivision:</b>	<b>Heritage Number:</b>	<b>NAS_EHSepExpire:</b> 0000-00-00 00:00:00
<b>Bedrooms:</b>	<b>Spec info entered by:</b> GARNES, M (G1959)	<b>Building Date:</b> 0000-00-00
<b>Bathrooms:</b>	<b>NAS_SWOBy:</b>	<b>Plan number:</b>
<b>House Structure:</b>	<b>NAS_SWOReason:</b>	<b>Connect:</b>
<b>Closed:</b> 0	<b>NAS_EHSepIssued:</b> 0000-00-00 00:00:00	
<b>Account Number #:</b>	<b>Book Page:</b> DB447 272 / PG 11 58	



## Parcel Report Card

<b>Tax Parcel ID (S-B-L)</b>	198-00-00-041	<b>Association (Owner)</b>	Shyam 2017, Inc.
<b>Address</b>	Yemassee Hwy	<b>City, State, Zip</b>	Yemassee SC 29945
<b>Group Code</b>		<b>GIS ID</b>	
<b>Contact</b>	Janak Patel	<b>Email</b>	janak2568@yahoo.com
<b>Phone</b>	(912) 433-1408	<b>Mailing Address</b>	706 Wyndham Way, Pooler, GA 31322

## Fees Collected

### Fees

Fee Type	Parcel #	Case #	Details	Date	Fee	Debit	Credit	Balance
Project Fees	198-00-00-041	PB A23-0066						
- Zoning Map Amendment Application (Invoice #23-0040)		DEFAULT FEE CHARGE		June 30, 2023	\$250.00		\$0.00	
Credit/Debit Card 2677 (Invoice #23-0040) PAYMENT		CREDIT CARD		June 30, 2023		\$250.00		
<b>TOTAL</b>					<b>\$250.00</b>	<b>\$250.00</b>	<b>\$0.00</b>	

***Recommended Motion***

***(ZONE-06-23-1058)***

***“I make the motion to advance the application for a proposed Zoning Map Amendment and to schedule a Public Hearing at the August 2023 Planning Commission Meeting”.***





# Town of Yemassee Comprehensive Plan Survey

## *What is a Comprehensive Plan?*

A Comprehensive Plan is a foundational document that encapsulates the vision of the community. The Plan guides land use decisions that reflect the various transportation, environmental, housing, economic, and other significant goals of the community.

## *Did you know?*

*That municipalities are required to update their Comprehensive Plan every 10 years. Each plan must reflect the following 10 elements:*

- Population
- Transportation
- Resiliency
- Natural Resources
- Cultural Resources
- Land Use
- Housing
- Community Facilities
- Economic Development
- Priority Investment



## *How do I get involved?*

We need the community's input to set the vision for Yemassee for the next 10 years!

Scan the QR Code below to take our 5-10 minute survey!

*Please join us for the public engagement session:*

**August 8<sup>th</sup> from 3pm to 6pm at Yemassee Town Hall.**

