



TOWN OF YEMASSEE PLANNING COMMISSION MEETING

Tuesday, August 1, 2023 - 3:00PM

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

- 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 July 11, 2023, Planning Commission Meeting Minutes
 - b. **Shyam 2017, Inc. (Zoning Map Amendment Application /Public Hearing):** 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 designation of Office Commercial District (OCD) to Regional Commercial District (RCD) [**ZONE-06-23-1058**]
- V. **New Business**
 - a. **The Church House SC (Zoning Map Amendment Application / Initial Briefing):** A request by Gerry & Jeanette Moffett, on behalf of 2724 Oaklawn, LLC., for approval of a Zoning Map Amendment for approximately 1.16 acres of land located at 1177 Old Salkehatchie Hwy, Hampton County, and further identified by Tax Map Number: 197-00-00-102, from its current zoning designation of General Residential (GR) to Mixed Use (MU). [**ZONE-07-23-1068**]
- 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.”

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: July 11, 2023, Planning Commission Meeting Minutes

Submitted by: Matthew Garnes, Town Administrator

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: Minutes of the July 11, 2023, Planning Commission Meeting.

Recommended Action: If no additions or corrections, request approval as presented.

Council Action:

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

Town of Yemassee
Planning Commission Meeting Minutes
July 11, 2023 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

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

Absent:

Staff Present: Matthew Garnes, Town Administrator

Media Present:

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:03 PM by Chairman Adonis Riley.

Roll Call:

All the members were present.

Determination of Quorum:

Quorum satisfied.

No Public Comment

Old Business:

Chairman Riley read the draft minutes of the June 6, 2023, Planning Commission meeting minutes and asked if there were any questions or comments regarding the minutes as presented. Mr. Holloway made a motion to approve as presented, second by Mr. Joe Riley. **All in favor, Motion Passed. Minutes approved.**

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. Chairman Riley then opened the public hearing.

- JD Shannon (14 Zahler St W) - Spoke on questions regarding potential development.
- Jessi White, Coastal Conservation League - Conveyed her opposition to the proposed zoning map amendment (See attachment A)
- Stephen Henson (17 Mixon St) - Offered support for the rezoning based on the area around it being portions of the Yemassee Industrial Park.

Chairman Riley then closed the public hearing. Ms. Mansell made a motion to approve the Zoning Map Amendment Application and to forward the request to the Town Council for consideration. Second by Ms. Denmark. **All in favor, Motion Passed.**

New Business:

Chairman Riley read a request for a Zoning Map Amendment on SC-68 and Mr. Garnes then spoke on the request. The applicant Janak Patel on behalf of Shyam 2017, Inc. is seeking a Zoning Map Amendment from the current designation of Office Commercial District to Regional Commercial District to support the development of a shopping center anchored by a supermarket with outparcels along SC-68. Mr. Holloway made a motion to advance the application and to schedule a Public Hearing on the request at the August 2023 Planning Commission meeting. Second by Ms. Mansell. **All in favor, Motion Passed.**

Adjournment:

Chairman Riley asked for a motion to adjourn the meeting. Motion by Mr. Joe Riley. Second by Ms. Sharon Mansell. All in favor, the meeting was adjourned at 3:36PM.



July 11, 2023

Yemassee Planning Commission
Attn: Town Clerk, Mr. Matthew Garnes
101 Town Circle
Yemassee, SC 29945

Dear Planning Commissioners,

Thank you for the opportunity to provide public comment on behalf of the Coastal Conservation League regarding Agenda Item IV.b., request by Riveted, LLC for a Zoning Map Amendment for 3 acres located at 105 Le Creuset Rd from current zoning of Office Commercial District (OCD) to Regional Commercial District (RCD).

We urge you to deny this rezoning request because it has the potential to create serious issues with neighboring property owners, it opens up the parcel to any of the allowable uses for RCD zoning, many of which directly conflict with surrounding protected properties, and it is driving the Town to undertake drastic and significant changes to the applicable zoning standards just to accommodate it.

Much of the neighboring property is either privately protected or federally owned and managed National Wildlife Refuge land and placing a campground next door will increase the likelihood of trespass and other conflicts with adjoining owners. Particularly since there appears to be an interest in focusing on RV sites, we have concerns about environmental degradation to sensitive and protected resources through the infrastructure and accommodations needed for such facilities.

We are further concerned by the significant changes being considered to the campground zoning standards, which appear to be directly tied to this specific rezoning request. Staff is recommending drastic changes to these standards by reducing the minimum site acreage requirement from 20 to 3 acres and at the same time increasing the allowable density from a total of 8 camp/RV sites or structures per acre to 8 camp sites or structures per acre plus up to 13 RV sites per acre. If allowed, this could mean **up to 39 RV sites** immediately adjoining privately and federally protected lands.

The purpose of the RCD zoning is “reserving land for business purposes of a regional scope; encouraging the formation and continuation of a compatible and economically healthy environment *for business, financial service, and professional uses which benefit from being in close proximity to each other*; and to discourage encroachment by industrial, residential, or other uses capable of adversely affecting *the basic commercial character, intent, operations, and functioning*” of this district. This is simply not the appropriate location for RCD zoning and it is likely to create long-term conflict with surrounding protected properties.

For all these reasons, we urge you to deny the rezoning request. By copy of these comments to Town Council, we further urge council to deny or consider modifications to the amendments to the campground standards to reduce the allowable density and increase the minimum site acreage requirement to 10 acres.

Thank you for your time and consideration of these important issues.

Respectfully,

Jessie White
South Coast Office Director
843.522.1800 | jessiew@scccl.org

cc: Mayor Colin Moore & Town Council (via Matt Garnes)

Recommended Motion

(July 11, 2023, Planning Commission Meeting Minutes)

“I make the motion to approve the minutes of the July 11, 2023, Planning Commission Meeting as presented”.

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: In June 2023, Staff received an application seeking a Zoning Map Amendment for 7.70 acres of land located on Yemassee Highway near the Family Dollar. The applicant is seeking a Zoning Map Amendment from the current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD) to support the development of a shopping center and associated development. The Planning Commission reviewed the request at their July 11 meeting and scheduled a Public Hearing for the August 2023 meeting.

Recommended Action: Conduct a Public Hearing on the proposed Zoning Map Amendment and if approved, forward to Town Council for consideration.

Council Action:

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

Colin J Moore

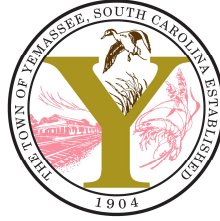
Mayor

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: August 1, 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.

Surrounding Properties:

Direction	Situs Address & TMS	Owner(s)	Zoning Designation
North	28 Dixie Poly Dr 197-00-00-098	Martha Zilbert	Light Industrial District
North	84 Hill Rd 197-00-00-091	Susan J. Steele Etal	Office Commercial District
West	301 Yemassee Hwy 198-00-00-286	Yemassee Highway 301, LLC.	Office Commercial District
West	309 Yemassee Hwy 198-00-00-042	Twin Rivers Capital, LLC.	Office Commercial District
West	124 Cochran St 198-00-00-226	Thomas W. Oliver	General Residential
West	134 Cochran St 198-00-00-102	Eddie Lee Brown	General Residential
South	00 Jasmine St 198-00-00-198	Nathaniel & Peggy O'Banner	General Residential
South	73 Jasmine St 198-00-00-211	Harold & Linda Martin Survivorship	General Residential
South	267 Josie St 198-00-00-282	Lowcountry Regional Water System	Office Commercial District
East	271 Yemassee Hwy 198-00-00-312	Clifford & Shannon Smith	Office Commercial District
East	269 Yemassee Hwy 198-00-00-040	Clifford & Shannon Smith	Office Commercial District

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 near Interstate 95.

Staff Recommendation: Staff request Planning Commission conduct the Public Hearing and request the Planning Commission act on the request. Should the Planning Commission recommend approval, the Staff request the Commission advance the application to the Town Council for consideration.



Project Information

General Information

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

Property Information

Type/Improvement					
Current Use					
Current Zoning					
Project Cost	250	Accessory/Structure			
Current Use And Proposed Changes	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.				
Lot Width		Proposed Use	A-2 Assembly		
Lot Depth		Proposed Zoning	Regional Commercial District (RCD)		
Map Number	198-00-00-041				
Total Area of Building & Accessory Structures (Sq Ft)					
Total Area of All Man-made Improvements (Sq Ft)	0				
General Notes					
Restrictions / Variances					



Structure Information

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



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
	TOTAL	\$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

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



Town of Yemassee

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

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.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Yemassee assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. 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:	

Hampton County, SC

Summary

Parcel Number 198-00-00-041.
Tax District County (District N)
Location Address YEMASSEE
Town Code YE
Class Code (NOTE: Not Zoning Info) 800-Use Value for Cropland & Timberland (Qualified)
 900-Series Market Value for Cropland & Timberland
Note multiple classes/buildings on this parcel.
Acres 7.70
Description
Record Type Residential
Town Code / Neighborhood YE
Owner Occupied

[View Map](#)

Note: Acres will not display correctly if any or all of the parcel is classed as exempt. (Exempt acreage will not calculate in total acreage.)

Owners

SHYAM 2017 INC
 706 WYNDHAM WAY
 POOLER GA
 31322

2022 Value Information

Land Market Value \$134,165
Improvement Market Value \$0
Total Market Value \$134,165
Taxable Value \$1,640
Total Assessment Market \$70

Note: Values will not display correctly if any or all of the parcel is classed as exempt. (Exempt building values will not display nor calculate in totals.)

Sales Information

Sale Date	Price	Deed Book	Plat Book	Grantor
11/27/2017	\$100,000	447 272	11 58	MURDAUGH RANDOLPH III ETAL
11/22/2017	Not Available	447 268	Not Available	Not Available
6/30/2011	Not Available	374 279	Not Available	Not Available

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

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

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[Last Data Upload: 7/24/2023, 8:21:19 AM](#)

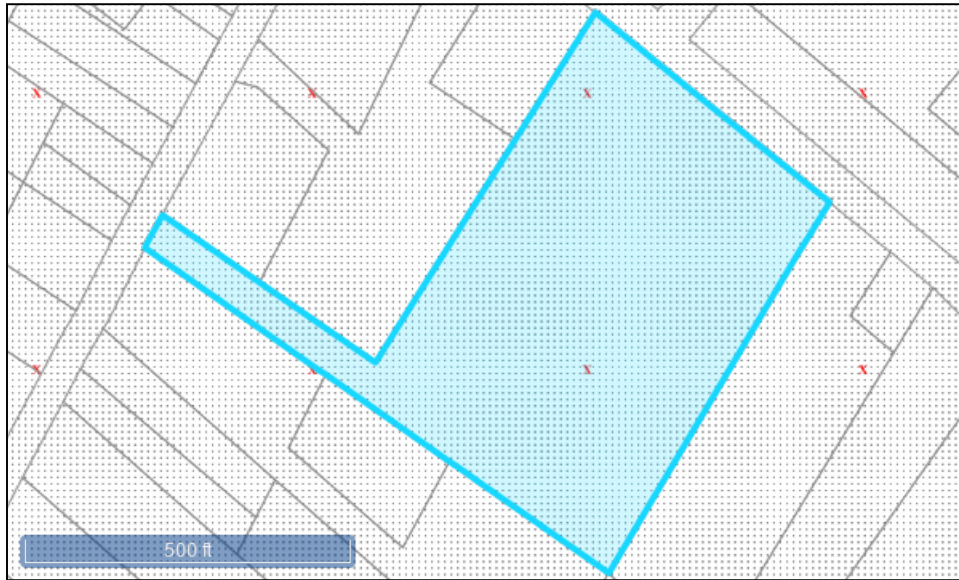
Contact Us



Town of Yemassee

Flood Zone 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

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

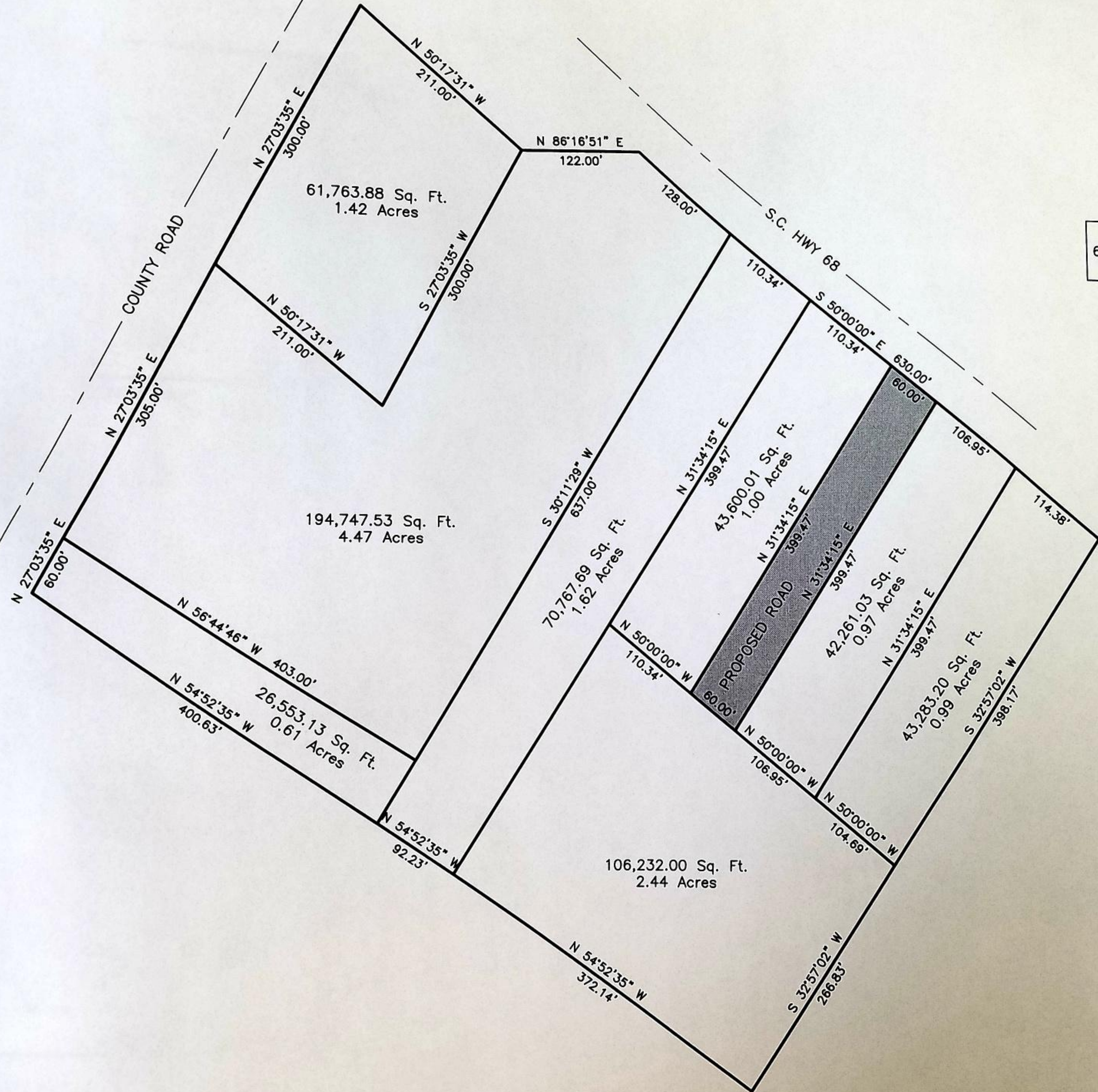


Parcels Hampton

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

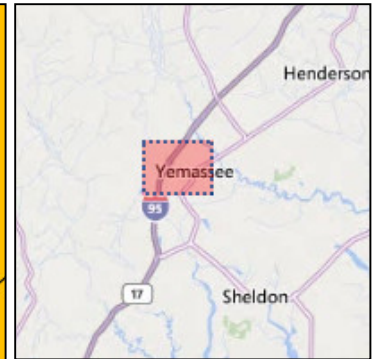
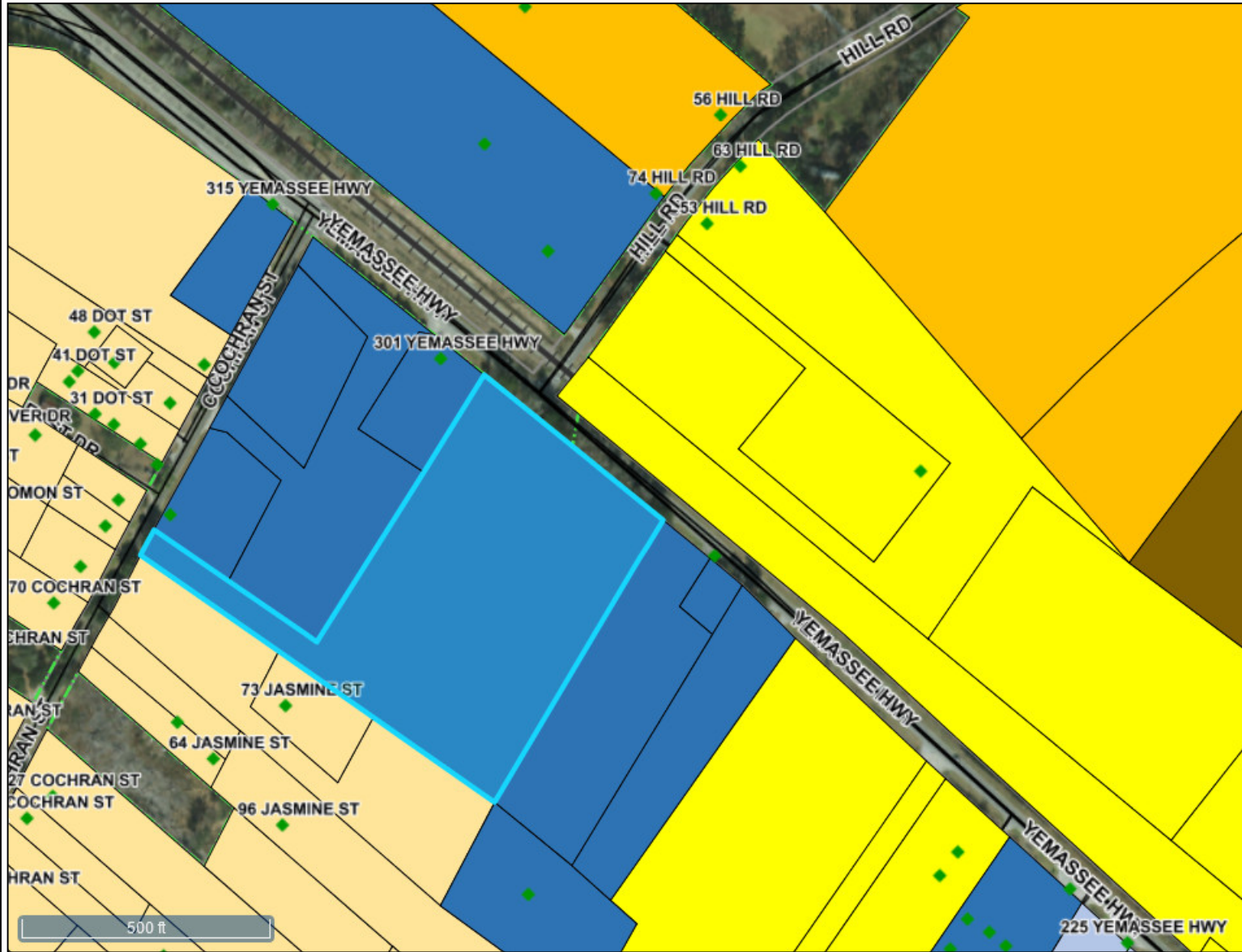
Count	Zoning Description	Overlapping Quantities
1.	1 Office Commercial District	336,192.65sf (7.72acres)



TOTAL AREA
 612,917.83 Sq. Ft.
 14.07 Acres



ZONE-06-23-1058 Parcel in question



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

Jasper Roads

- Roads
- Major Roads
- Interstate

Railroads

- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary

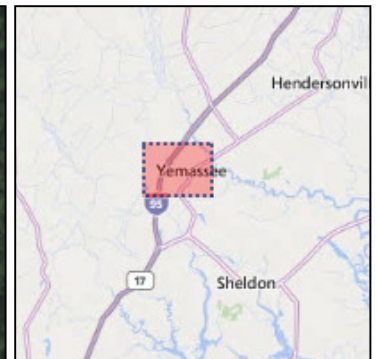
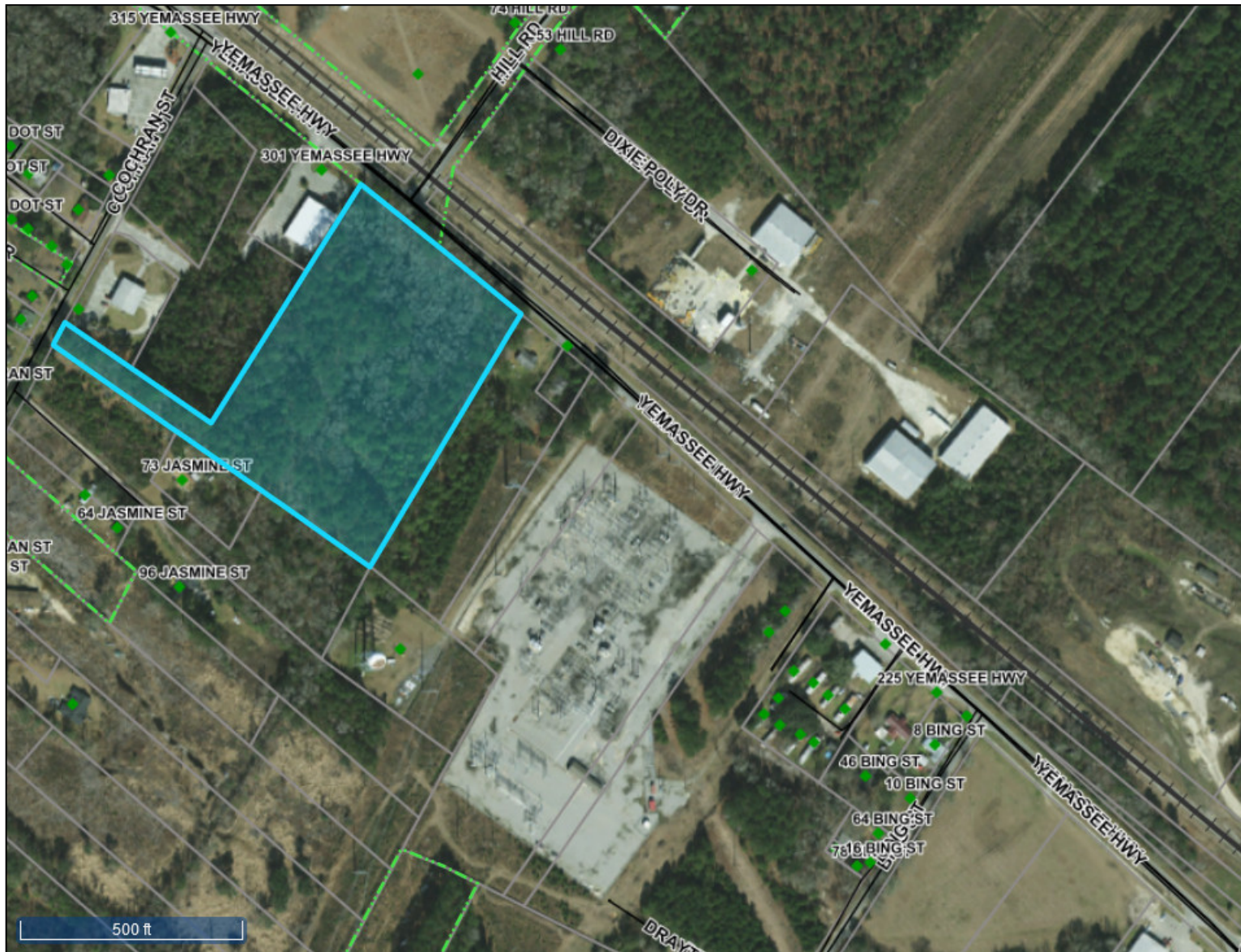
Note:
Map with Zoning Overlay

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

24 Jul, 2023



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



ZONE-06-23-1058 Parcel in question



Legend

- ◆ Address Point Labels Beaufort
- ◆ Address Point Labels Jasper
- ◆ Address Point Labels Hampton
- ◆ Address Points Beaufort
- ◆ Parcels Beaufort
- ◆ Address Points Hampton
- ◆ Parcels Hampton
- ◆ Address Points Jasper
- ◆ Parcels Jasper
- Annexations 2005
- Annexations 2012
- Annexations 2015
- Annexations 2016
- Annexations 2017
- Annexations 2018
- Annexations 2019
- Annexations 2020
- Annexations 2021
- Annexations 2022
- 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

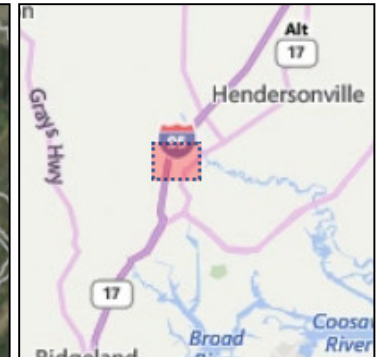
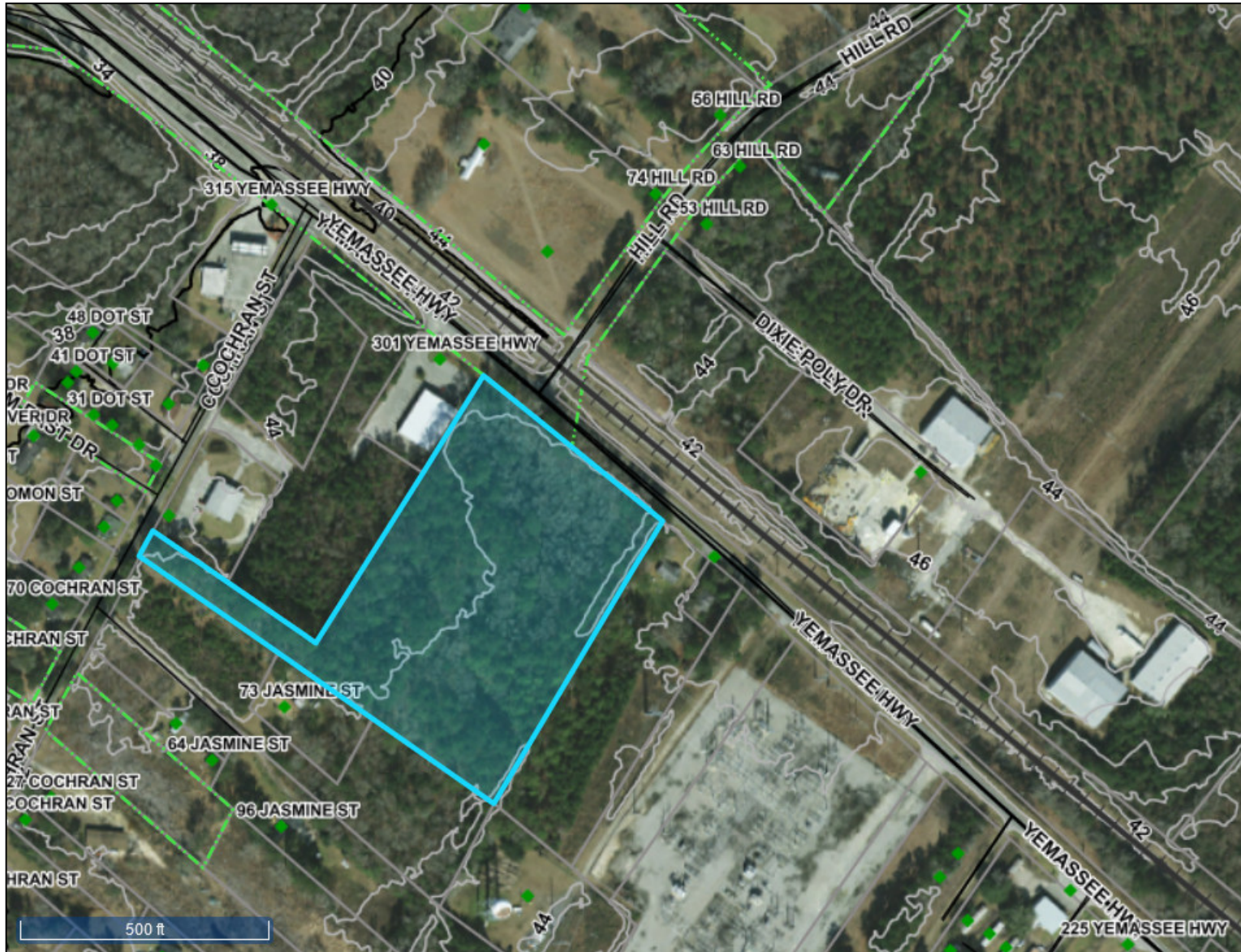
24 Jul, 2023

Note:
Map - Annexation history of surrounding properties

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



ZONE-06-23-1058 Parcel in question



Legend

- ◆ Address Point Labels Beaufort
- ◆ Address Point Labels Jasper
- ◆ Address Point Labels Hampton
- 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
- Hampton Contour Labels
- Hampton Contours
 - Major
 - Minor
- Jasper Contour Labels
- Jasper Contours
 - Major
 - Minor

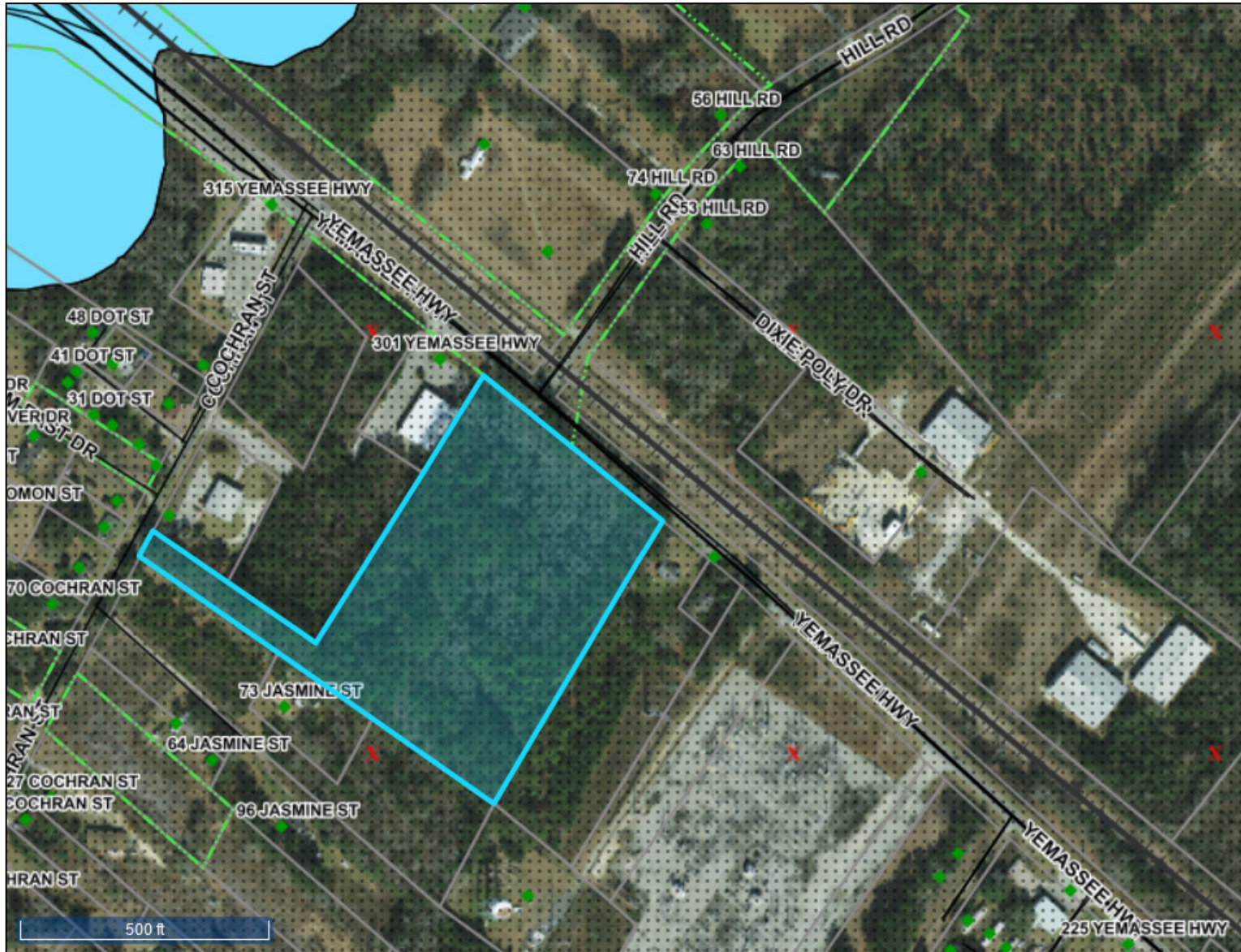
Note:
Map with Elevation Contours

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

24 Jul, 2023



ZONE-06-23-1058 Parcel in question



Legend

- ◆ Address Point Labels Beaufort
- ◆ Address Point Labels Jasper
- ◆ Address Point Labels Hampton
- 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**
- Base Flood Elevations Beaufort**
- Base Flood Elevations Hampton**
- Base Flood Elevations Jasper**
- Flood Zones Beaufort**
- 1% Annual Chance Flood Hazard
- Zones A, AE, A99, AO, AH, AR, V, VE
- Regulatory Floodway
- Zone AE
- 0.2% Annual Chance Flood Hazard
- Zone X
- Future Conditions 1% Annual Chance Flood Hazard
- Zone X
- Area with Reduced Risk Due to Levee
- Zone X
- Area of Minimal Flood Hazard
- Zone X

24 Jul, 2023

Note:
Map with FEMA Floodplains

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ZONE-06-23-1058 Parcel in question



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- Parcels Beaufort
- Parcels Hampton
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- Parcels Jasper

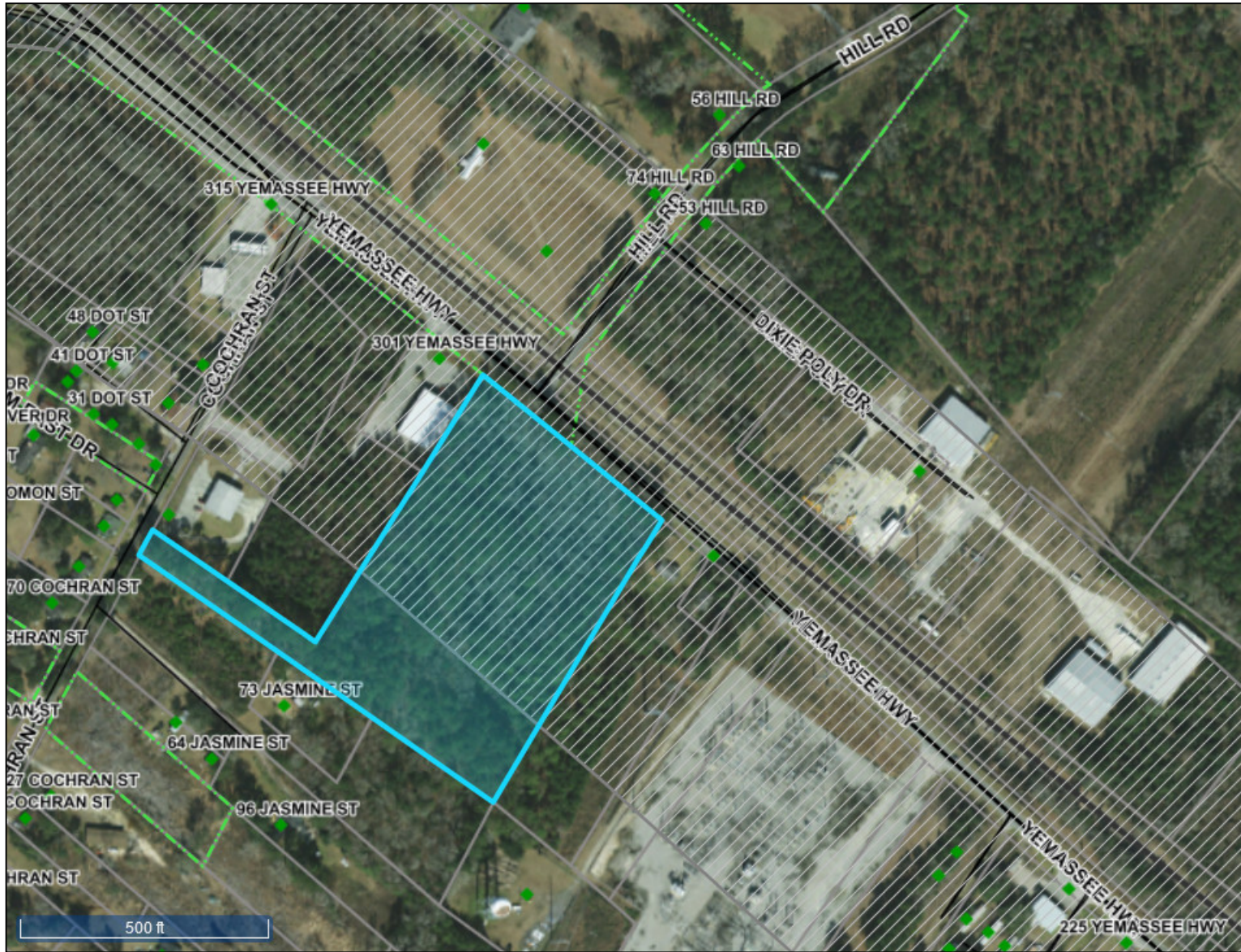
24 Jul, 2023

Note:
Map with Police Patrol Grids

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ZONE-06-23-1058 Parcel in question



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Highway Corridor Overlay District
- 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

Note:
Map with Highway Corridor Overlay District

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24 Jul, 2023



ZONE-06-23-1058 Parcel in question



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- ◆ Address Point Labels Jasper
- ◆ Address Point Labels Hampton
- 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 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

Hampton Road Names Hampton Roads

- Roads
- Major Roads
- Interstate

Jasper Road Names

Note:

Map with existing water and wastewater infrastructure

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24 Jul, 2023



ZONE-06-23-1058 Parcel in question



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

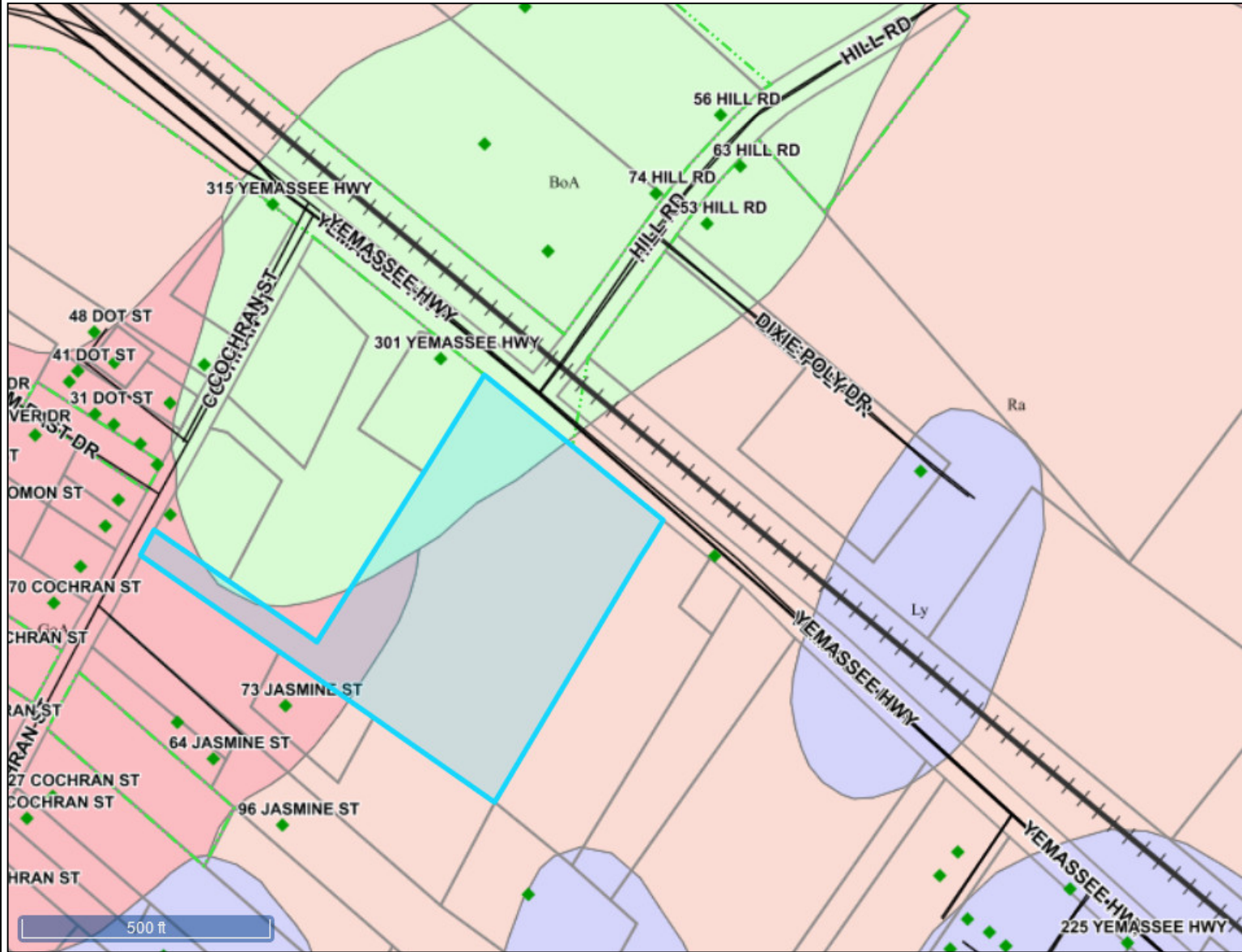
24 Jul, 2023

Note:
Map with National Wetland Inventory

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- Major Roads
- Interstate
- Railroads**
- County Boundary Beaufort
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- Yemassee Boundary

24 Jul, 2023

Note:
Map with Soil Classifications

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ZONE-06-23-1058 Parcel in question



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- 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

Note:
Map with Police Patrol Zones

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24 Jul, 2023



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

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



Parcel Report Card

Tax Parcel ID (S-B-L)	198-00-00-041	Association (Owner)	Shyam 2017, Inc.
Address	Yemassee Hwy	City, State, Zip	Yemassee SC 29945
Group Code		GIS ID	
Contact	Janak Patel	Email	janak2568@yahoo.com
Phone	(912) 433-1408	Mailing Address	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		
TOTAL					\$250.00	\$250.00	\$0.00	

Recommended Motion

(ZONE-06-23-1058)

“I make the motion to:

- ***Approve***
- ***Approve with Conditions***
- ***Deny the Request***

of Zoning Map Amendment Application ZONE-06-23-1058, to re-zone one parcel of land totaling 7.70 acres of land to Regional Commercial District.”

If approved - (and to forward the application to Town Council for consideration)”.

Colin J. Moore

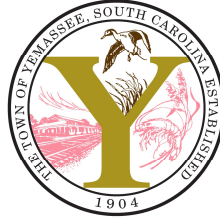
Mayor

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 Gerry & Jeanette Moffett, on behalf of 2724 Oaklawn, LLC., for approval of a Zoning Map Amendment for approximately 1.16 acres of land located at 1177 Old Salkehatchie Hwy, Hampton County, and further identified by Tax Map Number: 197-00-00-102, from its current zoning designation of General Residential (GR) to Mixed Use (MU). **[ZONE-07-23-1062]**

Submitted by: Matthew Garnes, Town Administrator

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: Staff have received a request for a Zoning Map Amendment for a parcel of land located at 1177 Old Salkehatchie Hwy in Hampton County. The applicants, Gerry & Jeanette Moffett are seeking a re-zoning from General Residential (GR) to Mixed Use (MU) to allow the opening of an event venue / community center space.

Recommended Action: See staff recommendation.

Council Action:

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

Colin J Moore

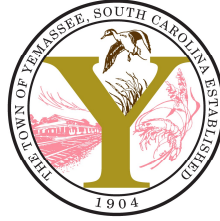
Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew Garnes

Town Administrator



Council Members

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**Town of Yemassee Administration Department
Rezoning Analysis (ZONE-07-23-1062)
1177 Old Salkehatchie Hwy / 197-00-00-102 (Hampton County)
Meeting Date: August 1, 2023**

Applicant(s): Gerry & Jeanette Moffett

Owner: Gerry & Jeanette Moffett

Address(es): 1177 Old Salkehatchie Hwy

Tax Map Number(s): 197-00-00-102

County: Hampton

Town Planning Zone: B - Salkehatchie West

Site Description: The parcel is 1.16 acres of uplands abutting Old Salkehatchie Hwy, just west of Hill Road. The property contains one building, the former New Life Ministries Church. The property was annexed into the Town limits on July 3, 2018, during the Cochran/Bing/Riley/Salkehatchie West annexation timeframe.

Present Zoning and Existing Conditions:

Currently, the parcel is zoned General Residential (GR), which was the Zoning designation assigned to the property during the Annexation.

Proposed Zoning:

The applicant is seeking a zoning map amendment to change to Mixed Use (MU). The applicants purchased the former church and are seeking to establish an event rental space for weddings and corporate events. Significant work was done inside the building and to the grounds however the current zoning designation of General Residential (GR), does not permit an event venue space / community center as a permitted use.

Land Use Compatibility: To the north of the property is a manufactured home as well as single-family dwellings along Old Salkehatchie Hwy. To the east, is an unincorporated parcel of land known as the Ladson tract at the corner of Hill Road and Old Salkehatchie Hwy. To the south are three parcels that comprise the grounds of the First African Baptist Church. The western border of the property is undeveloped land known as the Denmark tract.

Environmental Issues: None noted.

Public Service Issues: Lowcountry Regional Water System (LRWS) is the franchised provider within the Town of Yemassee. Currently, LRWS has existing water infrastructure in the area which is being upgraded through a CDBG grant the Town has obtained. Wastewater services currently do not extend to this portion of Old Salkehatchie Hwy and any structures are served by either conventional or engineered septic systems.

Surrounding Properties:

Dirac.	Situs Address & TMS	Owner(s)	Zoning Designation
North	1170 Old Salkehatchie Hwy 197-00-00-073	Eddie Locklair	General Residential
North	000 Old Salkehatchie Hwy 197-00-00-072	William D. Primus	COUNTY - General Development
West	1197 Old Salkehatchie Hwy 197-00-00-088	James & Ethel Denmark	Residential 1 Acre
West	1283 Old Salkehatchie Hwy 197-00-00-085	Blanche Wilcox	General Residential
West	20 Terry Rd 197-00-00-080	End Time Deliverance Ministries	Mixed Use
West	156 Terry Rd 197-00-00-081	Nicolas Perry	Mixed Use
South	1155 Old Salkehatchie Hwy 197-00-00-141	First African Baptist Church	General Residential
South	000 Old Salkehatchie Hwy 197-00-00-093	First African Baptist Church	General Residential
South	000 Old Salkehatchie Hwy 197-00-00-092	First African Baptist Church	General Residential
East	1085 Old Salkehatchie Hwy 197-00-00-094	Heirs of Annie Ladson Est	COUNTY - General Development
East	297 Salkehatchie Rd 197-00-00-096	Mixson J. Zahler Jr. Trustees	Mixed Use

Staff Review: While Staff were conducting background work on this project, we referenced previous annexation material dated May 10, 2018, including the annexation petition, and executed Ordinance recorded with the Hampton County Clerk of Court recorded at Book 456, Page 33, and determined that the property, was in fact zoned Mixed Use (MU) at the time of annexation (see attachment). Staff identified the error and have updated the zoning map to reflect the proper zoning designation.

Staff Recommendation: Staff request Planning Commission deny the Zoning Map Amendment Application for a re-zoning to Mixed Use (MU), as the property is already zoned Mixed Use (MU), according to Ordinance 18-36, and to direct the Town Administrator to issue a refund for the application fee to the applicants. There is no legal ground to rezone the parcel to Mixed Use as it is currently zoned Mixed Use.



TOWN OF YEMASSEE
ZONING MAP/TEXT AMENDMENT APPLICATION

Town of Yemassee

Town of Yemassee
 Attn: Administration Department
 101 Town Circle
 Yemassee, SC 29945-3363
 (843)689-2565 Ext. 3
 www.townofyemassee.org

JUL 19 2023

Applicant	Received	Property Owner
Name: Gerry & JENNIFER MOFFETT		Name: 2724 OAKLEWY, LLC
Phone: 858-774-2206		Phone: 858-774-2206
Mailing Address: 8 Country Club Dr. Beaufort SC 29907		Mailing Address: (SAME)
E-mail: gerry.L.moffett@gmail.com		E-mail: (SAME)
Town Business License # (if applicable):		
Project Information		
Project Name: THE Church House		Acreage: 1.16
Project Location: 1177 OLD SARGEATCHICK HIGH		Comprehensive Plan Amendment Yes No
Existing Zoning: General Residential		Proposed Zoning: MIXED USE
Type of Amendment: Text <input checked="" type="checkbox"/> Map		
Tax Map Number(s): 197-00-00-102		
Project Description: VENUE for BOUTIQUE WEDDINGS, CELEBRATIONS OF LIFE, GATHERINGS etc		
Minimum Requirements for Submittal		
<input type="checkbox"/> 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property. <input type="checkbox"/> 3. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 8 of the DSO. <input 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. 250		
Note: A Pre-Application Meeting is required prior to Application submittal.		
Disclaimer: The Town of Yemassee assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.		
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.		
Property Owner Signature: <i>Dan Moffett Jennifer Moffett</i>		Date: 7/14/23
Applicant Signature: <i>Dan Moffett Jennifer Moffett</i>		Date: 7/14/23
For Office Use		
Application Number: ZONE-07-23-1062		Date Received: 7/19/23
Received By: M. Garnes		Date Approved:

ZONE-07-23-1062



TOWN OF YEMASSEE
NEW BUSINESS LICENSE APPLICATION

Town of Yemassee

JUL 19 2023

Received

Town of Yemassee
Attn: Business License Department
101 Town Cir, Yemassee, SC 29945-3363
Phone: (843)589-2565 x2
www.townofyemassee.org

COMPANY INFORMATION

Company Name: 2724 OAKLAWN, LLC

DBA: (Doing Business As, if different than Company Name)

THE Church House

Date the business opened or work began in the Town of Yemassee:

Please describe in detail your business: (Retail, Restaurant/Bar, Construction, Professional)

VENUE GATHERINGS for Weddings, Celebrations of Life, ETC

PHONE/ADDRESS INFORMATION

Business Phone: 858-774-2206

Business Fax: _____

1177 OLD Salketherick Hwy YEMASSEE, SC 29945
Physical Address Street/Suite Number City State Zip

8 Country Club Dr. Beauport SC 29907
Mailing Address Street/Suite Number City State Zip

N/A
Job Site Physical Address (if Applicable) City State Zip

OWNERSHIP INFORMATION

Name(s) of Owner(s), Partnership(s), and/or Principal(s): 2724 OAKLAWN, LLC

(Please Check One) Corporation Partnership LLC Non Profit Sole Proprietorship Other

(Please Complete One) Federal Tax ID# 83-2451212 (OR) Social Security# _____

Owner's Drive Lic. # 105250053 State Issued SC Number of Employees: 0

Contact Person: Gerry Moffett Phone: 858-774-2206 Email: gerry.moffett@gmail.com

IF APPLICABLE TO YOUR BUSINESS:

I. SC DEPARTMENT OF LABOR, LICENSING AND REGULATION # _____
(General Contractor, Home Builders, Specialty, Real Estate, Cosmetology, Physicians, Fire/Alarm, etc.)

II. SC RETAIL # _____

- A copy of your SC Retail License is required and DHEC Health Certificate if applicable to business type.
- Does your business prepare food/beverages? If so, you are required to collect and remit a 2% Hospitality Tax (HTAX) quarterly to the Town

III. Does your business rent accommodations for intervals less than 90 days? If so, you are required to collect and remit a 3% Accommodations Tax (ATAX) quarterly to the Town of Yemassee

ARE YOU A HOME OCCUPATION LOCATED IN THE TOWN OF YEMASSEE?	
NO.	YES

ALL BUSINESS LICENSE ARE VALID FROM MAY 1 - APRIL 30 EACH YEAR. RENEWAL NOTICES ARE MAILED IN MARCH AND PENALTIES WILL BE ASSESSED FOR PAYMENTS RECEIVED AFTER APRIL 30TH. IN THE EVENT YOU DO NOT PLAN TO CONTINUE DOING BUSINESS WITHIN THE TOWN OF YEMASSEE, PLEASE SUBMIT WRITTEN NOTICE TO OUR OFFICE TO CLOSE YOUR ACCOUNT.

I DO HEREBY CERTIFY THE ABOVE INFORMATION IS TRUE AND CORRECT. I AM FAMILIAR WITH THE PENALTY PROVISIONS OF THE ORDINANCE AND THE GROUNDS FOR REVOCATION OF THE LICENSE, INCLUDING MAKING FALSE OR FRAUDULENT STATEMENTS IN THIS APPLICATION. I CERTIFY THAT ALL BUSINESS PERSONAL PROPERTY TAXES DUE AND PAYABLE TO THE TOWN/COUNTY HAVE BEEN PAID, AND THE ABOVE BUSINESS NAME IS THE SAME AS REPORTED ON DOCUMENTS FILED WITH THE STATE AND FEDERAL GOVERNMENTS. I UNDERSTAND MY BUSINESS TAX RETURNS AND OTHER DOCUMENTS MAY BE INSPECTED BY THE TOWN OF YEMASSEE TO VERIFY GROSS INCOME OR OTHER BUSINESS DATA.

Gerry Moffett
SIGNATURE/AUTHORIZED REPRESENTATIVE

Gerry Moffett Partner/owner
PRINTED NAME & TITLE

7/14/23
DATE

PENALTY: For non-payment of all or any part of the correct business license tax, the license official shall impose and collect a late penalty of five (5%) of the unpaid tax for each month or portion thereof after the due date until paid. Penalties shall not be waived. If any business license tax remains unpaid for sixty (60) days after its due date, the license official shall report it to the municipal attorney for appropriate legal action.

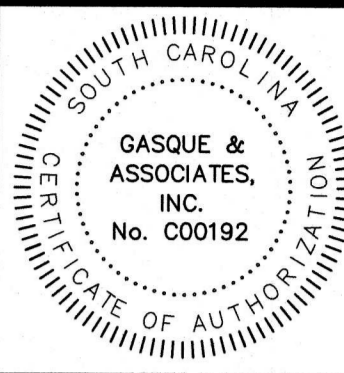
ZONE-07-23-1062

The reason for our request for re-zoning to mixed use is to be able to continue to use the property as a gathering place and to share its deep history and beauty with the surrounding community and beyond. Our hope is to be a small boutique venue for Weddings, Family Gatherings, Celebrations of Life, Baby and Bridal showers, Rehearsal dinners and more. We believe The Church House will bring more of the kind of business and revitalization the city of Yemassee is looking for and in turn other businesses will want to do the same.

Town of Yemassee

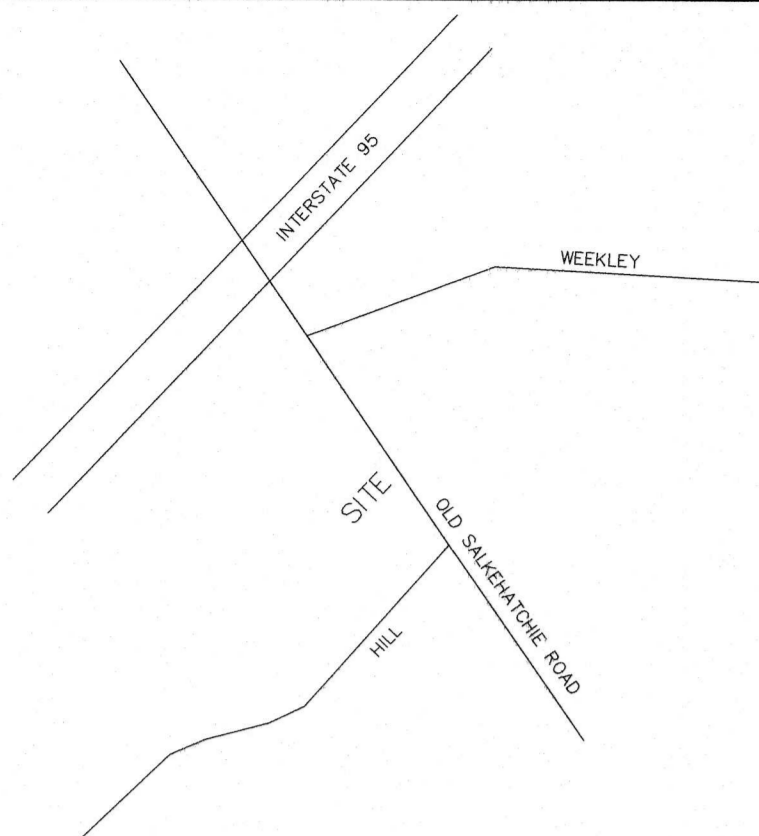
JUL 19 2023

Received



LEGEND OF SYMBOLS & ABBREVIATIONS

	FIRE HYDRANT		MAIN VALVE MONUMENT
	CLEAN OUT		MANHOLE
	POWER POLE		GUY WIRE
	TELEPHONE PEDESTAL		CABLE BOX
	FIBER OPTIC STUB		OVERHEAD POWERLINE
	WATER VALVE		EDGE OF PAVEMENT
	GAS VALVE		BACK OF CURB
	WATER METER		LIGHTPOLE
	1/2" ROD SET		GAS LINE
	TREE SIZE & TYPE		CENTER LINE
	ELEVATION		CONTOUR LINE



LOCATION MAP (N.T.S.)

TMS 197-00-00-088
DENMARK ETHEL B MACK &

TMS 197-00-00-102
50,606 Sq. Feet
1.16 Acres

TMS 197-00-00-092
FIRST AFRICAN BAPTIST CHURCH

TMS 197-00-00-141
FIRST AFRICAN BAPTIST CHURCH

TMS 197-00-00-094
LADSON ANNIE EST

TMS 197-00-00-093
FIRST AFRICAN BAPTIST CHURCH

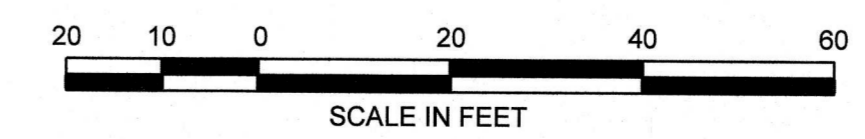
- NOTES:**
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
 - 10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" UNSHADED AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 43049C0450C DATED 9/29/2010. (1988 NAVD)
 - 11.) CONTOUR INTERVAL IS 1'.
 - 12.) VERTICAL DATUM IS 1988 NAVD.

- REFERENCES:**
- 1.) T.M.S. 197-0-00-102
 - 2.) PLAT BY ROY L. GREEN RECORDED 02/19/2008 PLAT BOOK 23 PAGE 232 RMC HAMPTON COUNTY

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 (843) 522-1798

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to client(s) shown hereon that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a CLASS A survey as specified herein, also there are no encroachments or projections other than shown. This survey is not valid unless it bears the original signature and has an embossed seal.

David E. Gasque
 David E. Gasque, R.L.S.
 S.C. Registration Number 10506



ASBUILT SURVEY
 TAX MAP 197-00-00-102
 PREPARED FOR
 2724 OAKLAWN, LLC
 YEMASSEE
 HAMPTON COUNTY-----SOUTH CAROLINA

DATE 3/27/2023 SCALE 1"=20'

Hampton County, SC

Summary

Parcel Number	197-00-00-102.
Tax District	County (District N)
Location Address	1177 OLD SALKEHATCHIE
Town Code	YE
Class Code (NOTE: Not Zoning Info)	501-Church, Cemetery, Parsonage
Acres	0.00
Description	ANNEXED 7/3/18 DB 456 PG 31
Record Type	Commercial
Town Code / Neighborhood	YE
Owner Occupied	

[View Map](#)

Note: Acres will not display correctly if any or all of the parcel is classed as exempt. (Exempt acreage will not calculate in total acreage.)

Owners

2724 OAKLAWN LLC
 8 COUNTRY CLUB DR
 BEAUFORT SC
 29907

2022 Value Information

Land Market Value	\$7,600
Improvement Market Value	\$51,400
Total Market Value	\$59,000
Taxable Value	\$59,000
Total Assessment Market	\$3,540

Note: Values will not display correctly if any or all of the parcel is classed as exempt. (Exempt building values will not display nor calculate in totals.)

Sales Information

Sale Date	Price	Deed Book	Plat Book	Grantor
1/13/2022	\$56,000	499 105	23 232	NEW BIRTH MINISTRIES INC
10/17/2016	Not Available	432 333	Not Available	Not Available
2/19/2008	Not Available	338 67	Not Available	Not Available

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

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

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 7/13/2023, 8:24:46 AM

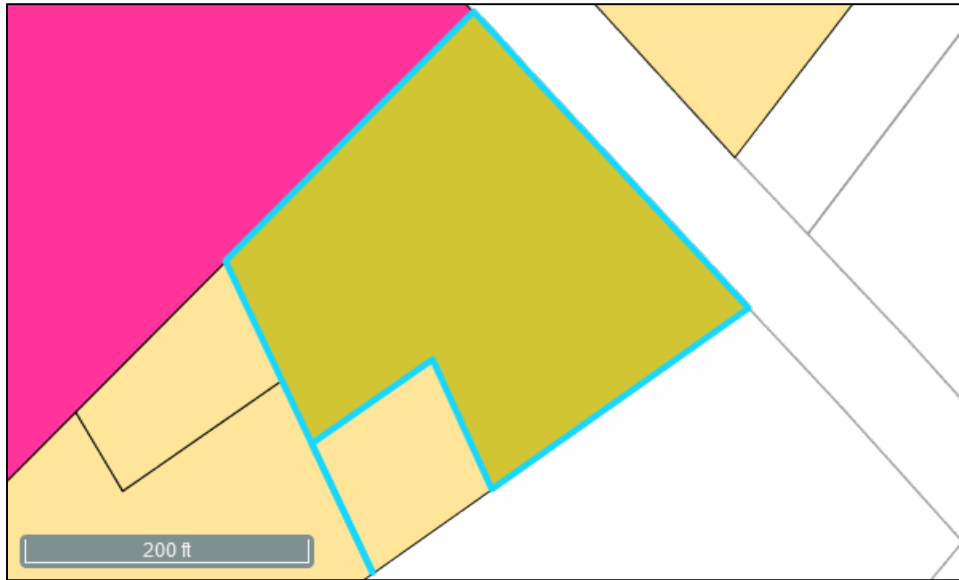
Contact Us



Town of Yemassee

Property Zoning Report - Hampton

24 Jul 2023



Parcels Hampton

TMS: 197-00-00-102.
Owner City State ZIP Code: BEAUFORT SC 29907
Owner: 2724 OAKLAWN LLC
Owner Street Address: 8 COUNTRY CLUB DR BEAUFORT SC
Parcel Street Address: 1177 OLD SALKEHATCHIE

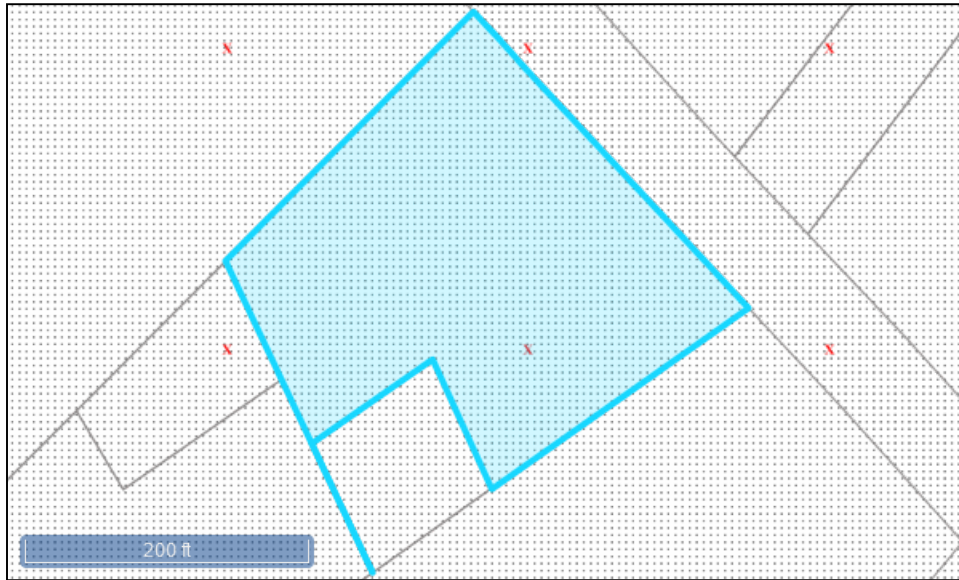
Zoning

Count	Zoning Description	Overlapping Quantities
1.	1 Mixed Use	62,669.85sf (1.44acres)

Town of Yemassee

Flood Zone Report - Hampton

13 Jul 2023



Parcels Hampton

TMS: 197-00-00-102.
Owner City State ZIP Code: BEAUFORT SC 29907
Owner: 2724 OAKLAWN LLC
Owner Street Address: 8 COUNTRY CLUB DR BEAUFORT SC
Parcel Street Address: 1177 OLD SALKEHATCHIE

Flood Zones Hampton

Count	Classification	Overlapping Quantities
1.	2 Area of Minimal Flood Hazard	125,339.7sf (2.88acres)



Project Information

General Information

Project #	ANNX-05-18-1036	Parcel #	197-00-00-102	Building ID	
Location	1177 Old Salkehatchie Hwy				
Project Type	Annexation Petition - 100%	Project Use	Annexation Request Hampton County		
Parent Project #		Subdivision			
Applicant Name	New Birth Ministries	Address	53 Cameron Dr, Yemassee, SC 29945		
Applicant Email		Phone	Cell		
Owner Name	New Birth Ministries	Address	53 Cameron Dr, Yemassee, SC 29945		
Owner Email		Phone	Cell		
Contractor		Address			
Contractor Email		Phone	Cell		

Property Information

Type/Improvement	Annexation	Accessory/Structure			
Current Use	A-2 Assembly	Proposed Use	A-2 Assembly		
Current Zoning		Proposed Zoning	Mixed Use (MU)		
Project Cost		Project Value			
Current Use And Proposed Changes	The applicant, Tommy Simpson, on behalf of New Birth Ministries church, is seeking annexation of one parcel totaling 1.16 acres located at 1177 Old Salkehatchie Hwy in Hampton County, into the Town of Yemassee corporate limits with a Zoning designation of Mixed Use (MU)				
Lot Width		Lot Depth		Map Number	197-00-00-102
Total Area of Building & Accessory Structures (Sq Ft)		Total Area of All Man-made Improvements (Sq Ft)			
General Notes					
Restrictions / Variances					



Structure Information

Structure Type		# of Stories	1	Usable Floor Area (Sq Ft)	
Structure Height		# of Units	1	Load per Floor (Lbs)	
Sign Dimensions		# of Bedrooms	0	# of Bathrooms	
Occupancy Empty Room		With Chairs		Tables & Chairs	
Foundation Material	Poured Concrete	Foundation Type	Crawlspace	Footing Depth	
Foundation Information					
Setbacks Front & Rear	5	5	Setbacks Right & Left Sides	5	5
Setbacks Information					
Water Utility	Lowcountry Regional Water System Public	Sewage Utility	Septic (Conventional) Public		
Gas Utility	None Public	Electric Utility	Dominion Energy Public		
Driveway Width		# of Off Street Parking		# of Off Street Loading	
Miscellaneous Information					

STATE OF SOUTH CAROLINA)

COUNTY OF HAMPTON)

TOWN OF YEMASSEE)

)

ORDINANCE NUMBER: (18-36)

An Ordinance Annexing One Parcel of Land owned by New Birth Ministries, Inc. into the Town of Yemassee, South Carolina.

AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, ONE PARCEL OF LAND OF 1.25 ACRES, LOCATED ON TERRY ROAD, OWNED BY NEW BIRTH MINISTRIES, INC. IN HAMPTON COUNTY, NOT ALREADY WITHIN THE YEMASSEE TOWN LIMITS AND WITH ALL ADJACENT PUBLIC RIGHTS OF WAYS AND WETLANDS.

Section 1. Findings of Facts

As an incident to the adoption of this ordinance, Town Council of Yemassee finds the following facts to exist:

- a) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town by a Petition signed by all persons owning real estate in the area requesting annexation.
- b) A proper Petition has been filed with Town of Yemassee by one hundred percent (100%) of the freeholders owning one hundred percent (100%) of the assessed value of the contiguous property herein described, petitioning for annexation of the property to the Town of Yemassee under the provisions of South Carolina Section 5-3-150(3) and requesting the towns zoning of Mixed Use, and have submitted proper submission materials supporting each application in accordance with Town requirements.
- c) It appears to Town Council that the annexation would be in the best interest of the property owners and the town.
- d) The Town Council is zoning the property Mixed Use.
- e) The Yemassee Town Council finds the proposed annexation and rezoning is consistent with the Yemassee Comprehensive Plan (as amended and revised);

Section 2.

NOW, THEREFOR IT BE ORDAINED by the Mayor and Council of the Town of Yemassee, South Carolina, duly assembled and with authority of the same, pursuant to Section 5-3-150, Code of Laws of South Carolina (1976), as amended, the following described property is hereby annexed to and made part of the Town of Yemassee, to wit:

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND being known as 197-00-00-102 & 1.25 acres, respectively, and all adjacent public rights of ways and wetlands as shown on the attached map.

Instrument
201800001082 OR
Book Page
456 32

This Ordinance shall become effective upon ratification.

SO ORDERED AND ORDAINED THIS 3rd Day of July 2018

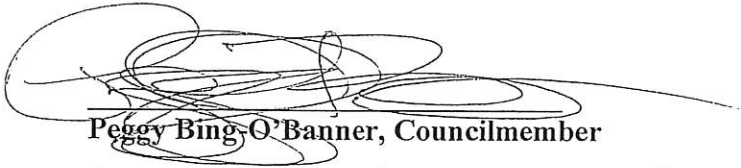
By the Yemassee Town Council being duly and lawfully assembled.



Colin Moore, Mayor



Matthew Barnes, Interim Town Clerk



Peggy Bing O'Banner, Councilmember

Michelle Hagan, Councilmember

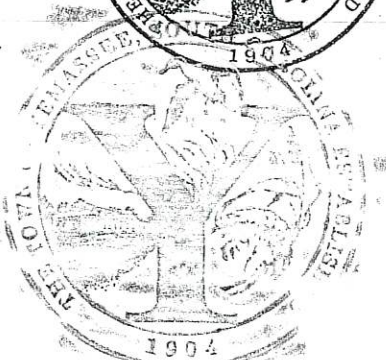


Chuck Simmons, Councilmember

Alfred Washington, Councilmember



First Reading: 6-19-18
Second Reading: 7-3-18



Instrument
201800001082 OR

Book Page
456 33



Instrument 20180001082 OR
Book Page 456 34



**TOWN OF YEMASSEE
ANNEXATION APPLICATION**

RECEIVED
5-10-18

Yemassee Municipal Complex
P.O. BOX 577
Yemassee, SC 29945-0577
(843) 589-6315

Applicant		Property Owner	
Name: New Birth Ministries, Inc		Name: New Birth Ministries	
Phone:		Phone:	
Mailing Address: 53 Cameron Dr Yemassee, SC 29945		Mailing Address: 53 Cameron Dr Yemassee, SC 29945	
E-mail:		E-mail:	
Town Business License # (if applicable):			
Project Information			
Project Name: New Birth Ministries		Acreage: 1.25	
Project Location: 1177 Salkehatchie Rd			
Existing Zoning: Church		Proposed Zoning: General Residential MU	
Tax Map Number(s): 197-00-00-102			
Project Description: Annexation of one church lot			
Select Annexation Method			
<input checked="" type="checkbox"/> 100 Percent Petition and Ordinance Method		<input type="checkbox"/> 75 Percent Petition and Ordinance Method	<input type="checkbox"/> 25 Percent Elector Petition and Election Method
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Completed Annexation Petition(s) <input checked="" type="checkbox"/> 2. Copy of plat and/or survey of area requesting annexation			
Note: Application is not valid unless signed and dated by property owner.			
Disclaimer: The Town of Yemassee assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property.			
Property Owner Signature: <i>Tommy Simpson</i>		Date: 5/10/18	
Applicant Signature: <i>Tommy Simpson</i>		Date: 5/10/18	
For Office Use			
Application Number: 18-36		Date Received: 5/25/18	
Received By: Matthew Garms		Date Approved: 7/3/18	



State of South Carolina
Office of the Secretary of State
The Honorable Mark Hammond

July 31, 2018

Mr. Matthew E. Garnes
Assistant Town Clerk
Town of Yemassee
P.O. Box 577
Yemassee, SC 29945-0577

Re: Annexation, Ordinance No.: 18-36

Dear Mr. Garnes:

This will acknowledge the receipt of your annexation documents whereby the Town of Yemassee annexed certain property on July 3, 2018.

This information has been duly filed in this office as of this date. It is your responsibility to file the same information with the South Carolina Department of Transportation and the South Carolina Department of Public Safety.

If you have further questions concerning this matter, please contact me at (803) 734-0367.

Yours truly,

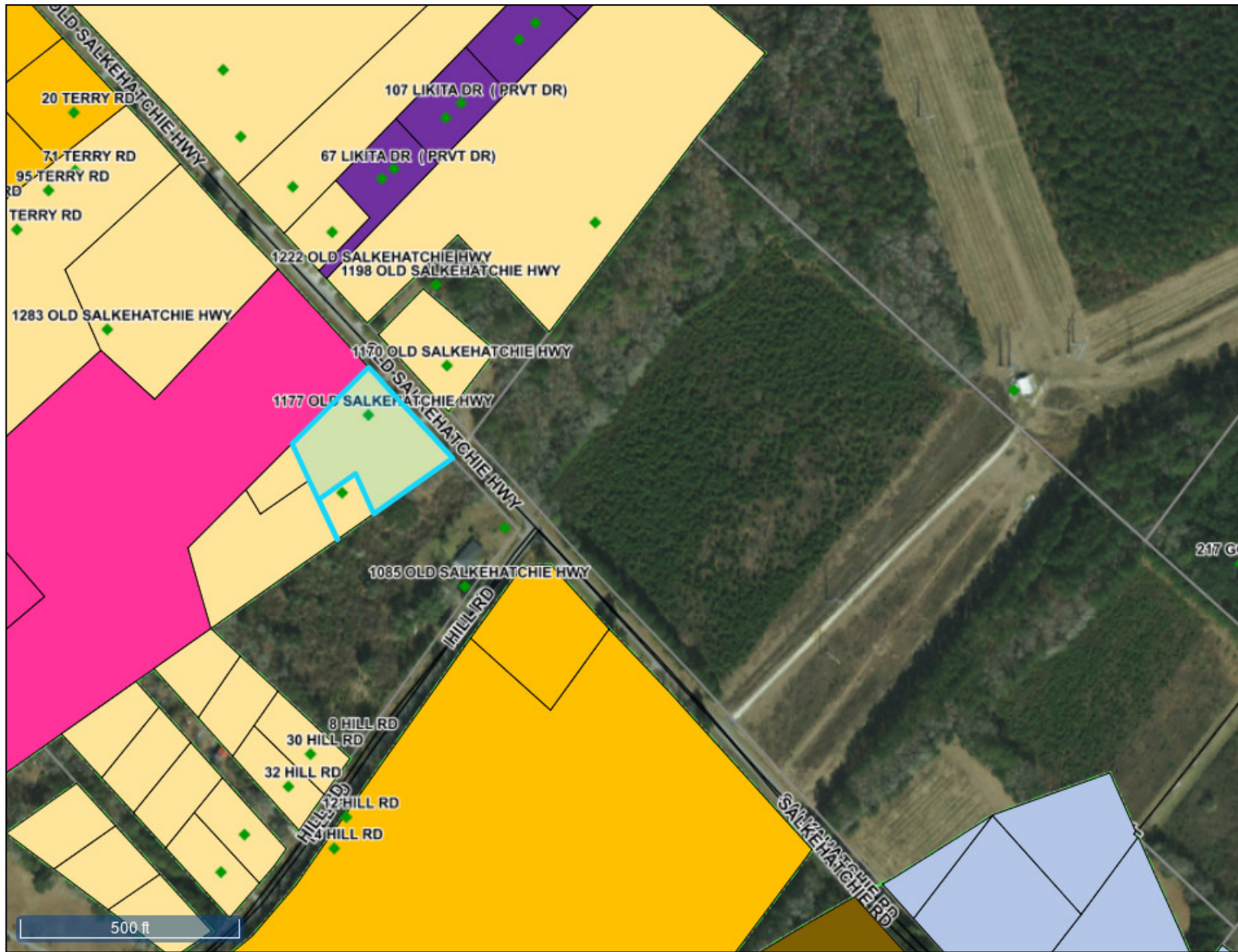
A handwritten signature in blue ink that reads "Allyson Green".

Allyson Green
South Carolina Secretary of State's Office

cc: Ms. Yelena Kalashnikova
Manager, GIS / Planning
P.O. Box 191
Columbia, SC 29202



1197 Old Salkehatchie Hwy



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

Jasper Roads

- Roads
- Major Roads
- Interstate

- Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary

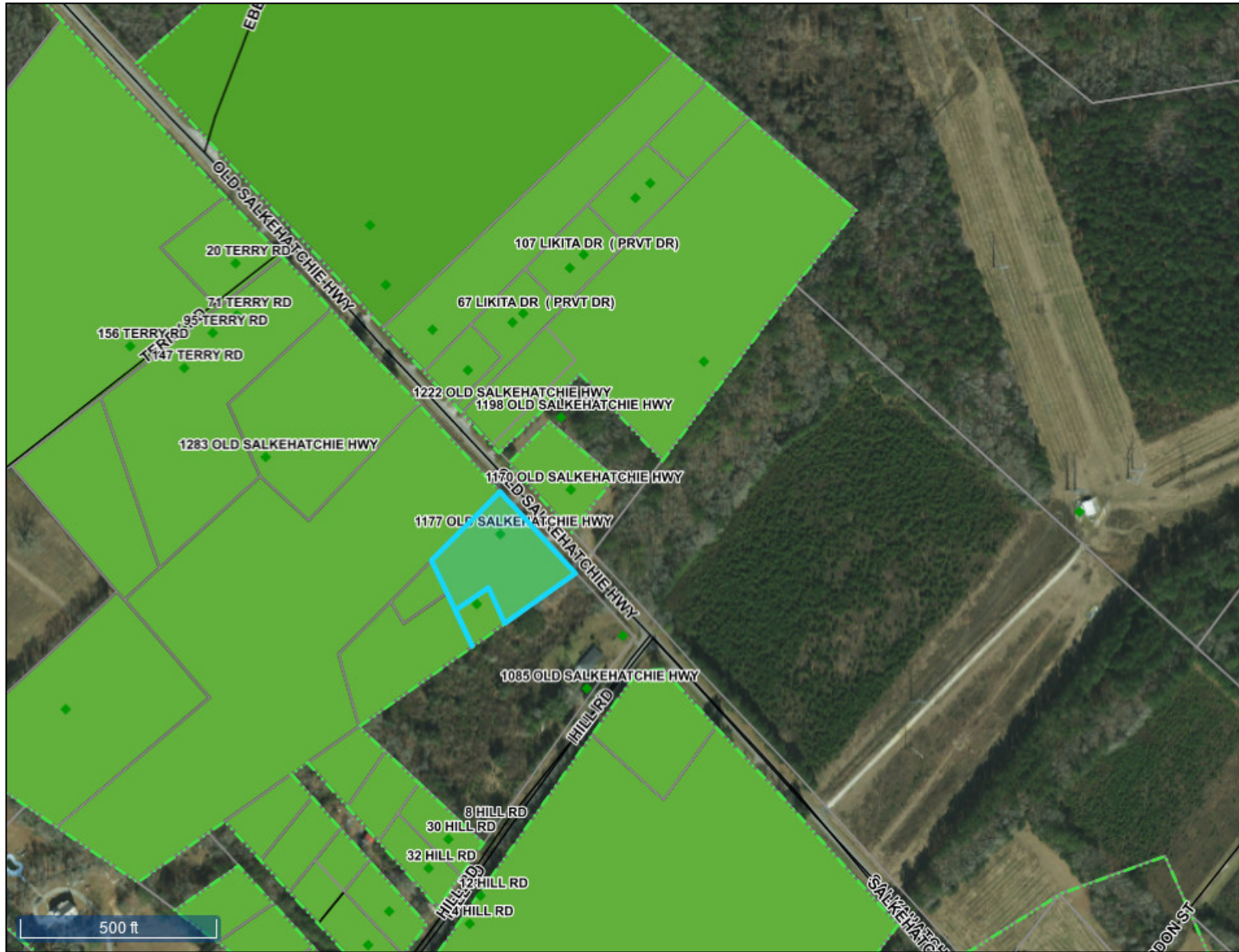
Note:
Zoning Map

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

13 Jul, 2023



ZONE-07-23-1062



Legend

- ◆ Address Point Labels Beaufort
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- ◆ Address Point Labels Hampton
- ◆ Address Points Beaufort
- Parcels Beaufort
- Address Points Hampton
- Parcels Hampton
- Address Points Jasper
- Parcels Jasper
- Annexations 2005
- Annexations 2012
- Annexations 2015
- Annexations 2016
- Annexations 2017
- Annexations 2018
- Annexations 2019
- Annexations 2020
- Annexations 2021
- Annexations 2022
- / Beaufort Road Names
- / Roads
- / Major Roads
- / Hampton Road Names
- / Hampton Road Names
- / 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

24 Jul, 2023

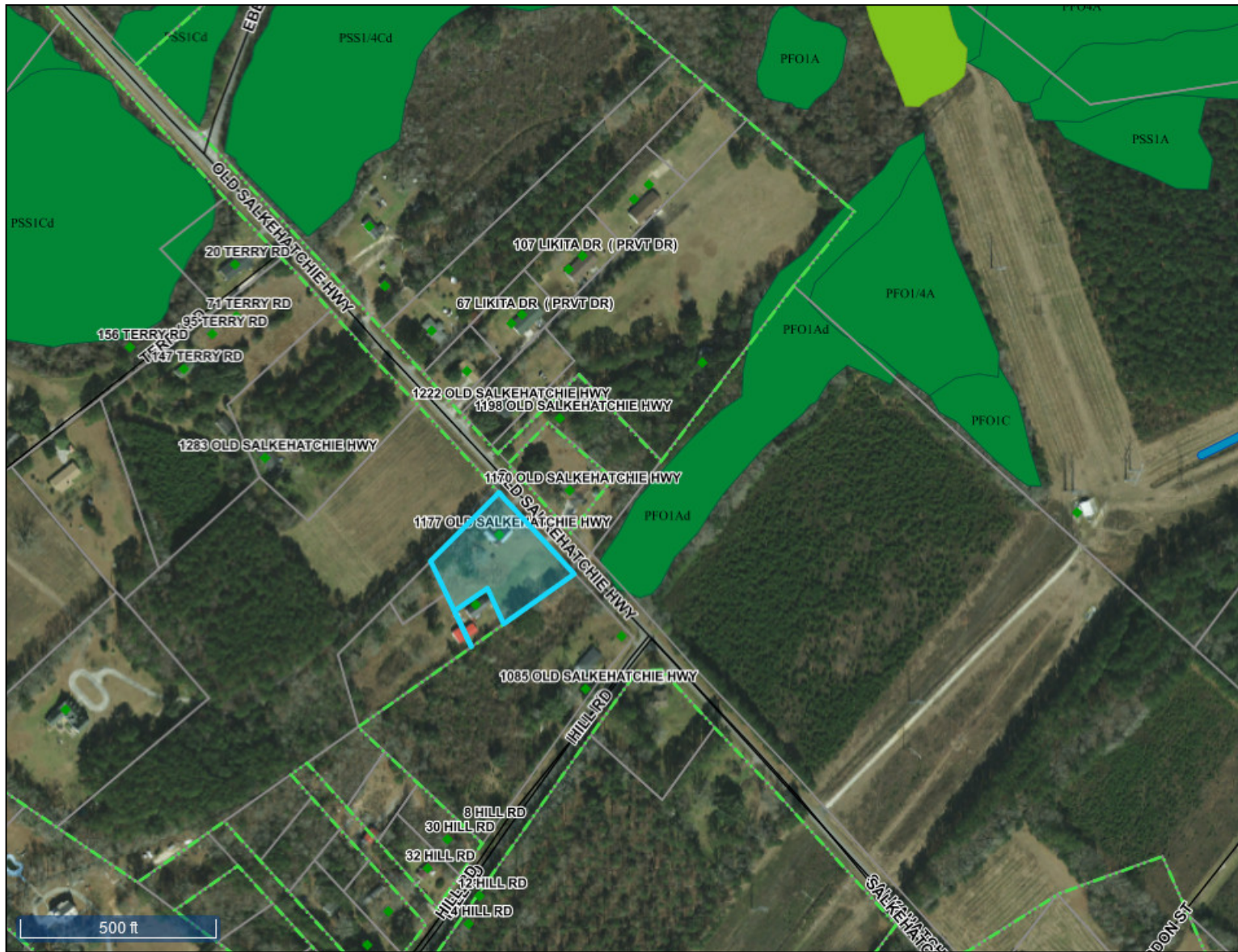
Note:
Map of annexation history

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ZONE-07-23-1062



Legend

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

500 ft

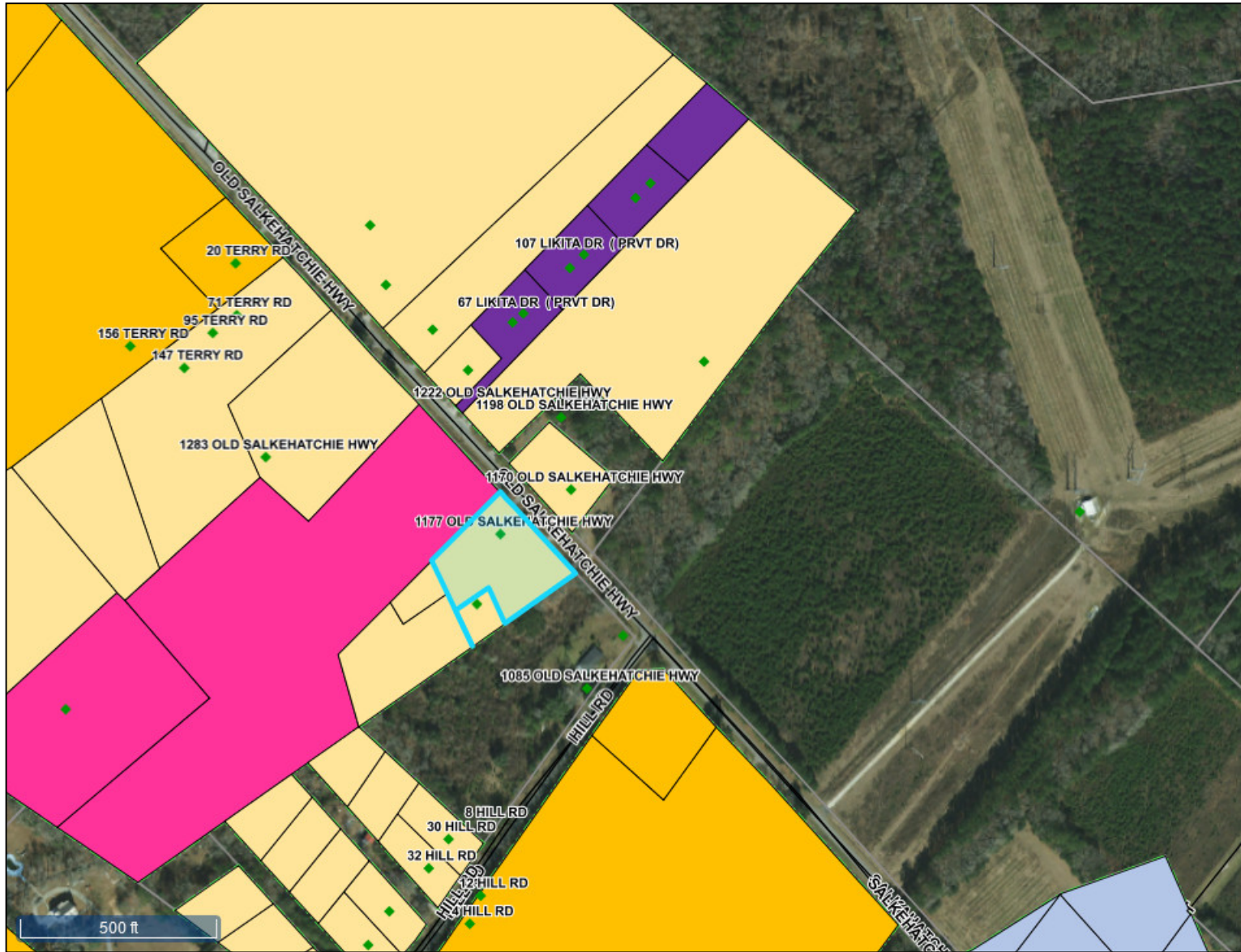
Note:
Map of National Wetland Inventory

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24 Jul, 2023



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- 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
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Beaufort Road Names

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- Major Roads
- Interstate

Jasper Road Names

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- Major Roads
- Interstate

- Railroads
- County Boundary Beaufort
- County Boundary Hampton

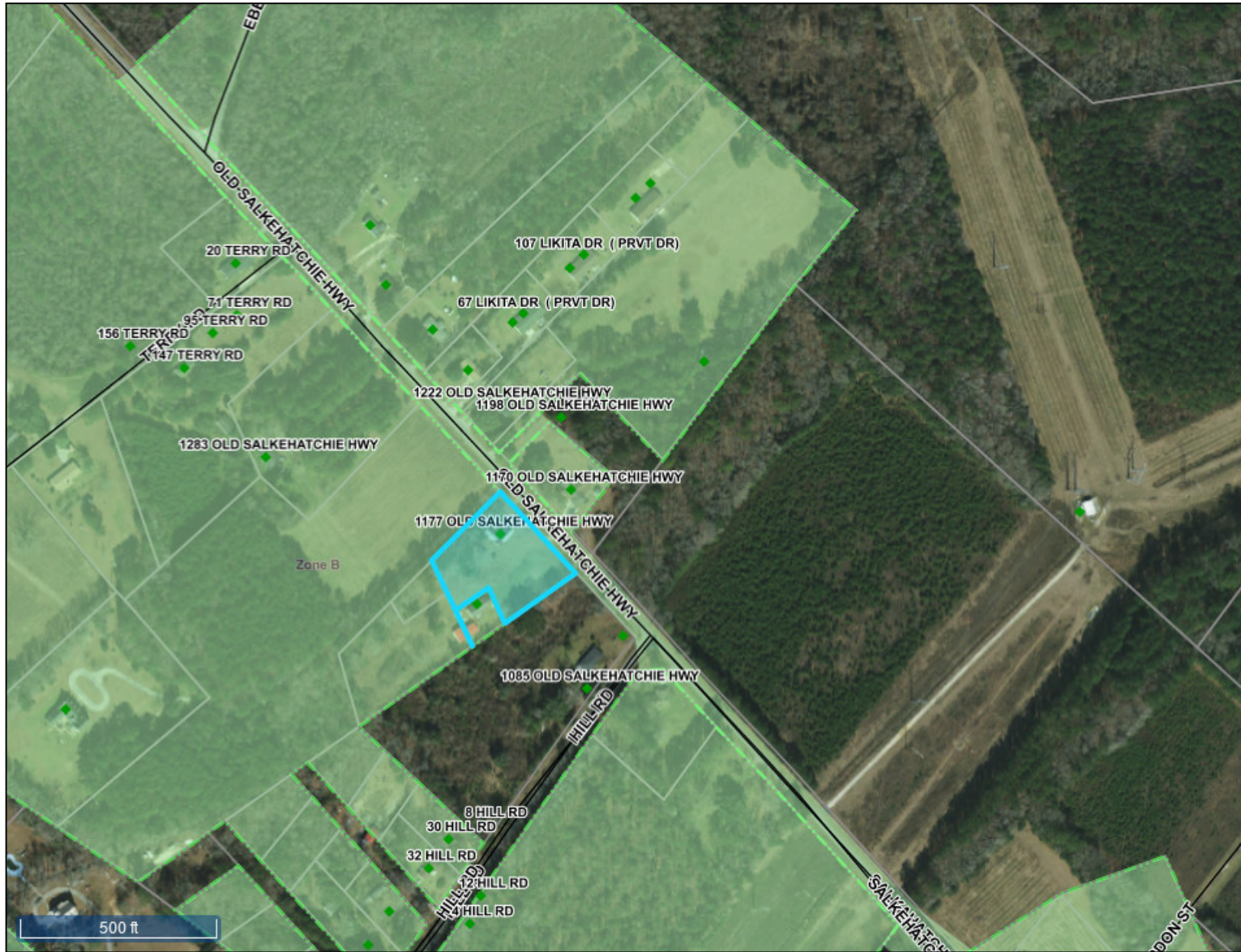
Note:
Area map of Zoning Designations

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24 Jul, 2023



ZONE-07-23-1062



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 - Address Points Beaufort
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 - Parcels Hampton
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 - 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
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24 Jul, 2023

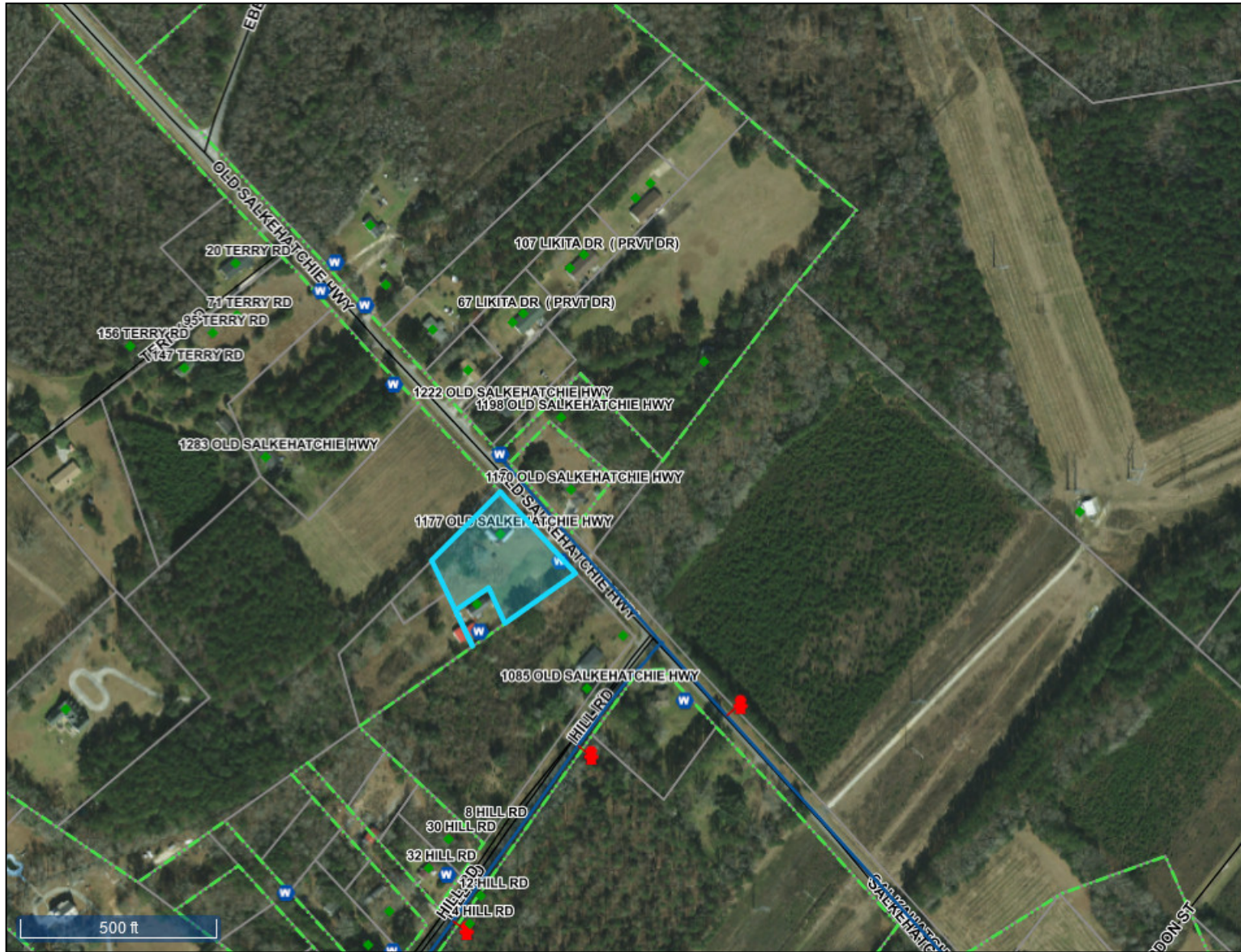
Note:
Map of Police Patrol Zones

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 - Address Points Beaufort
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 - Parcels Hampton
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 - 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
- W 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
- Hampton Road Names**
- Hampton Roads**
- Roads
 - Major Roads
 - Interstate
- Jasper Road Names**

24 Jul, 2023

Note:
Map of existing LRWS infrastructure.

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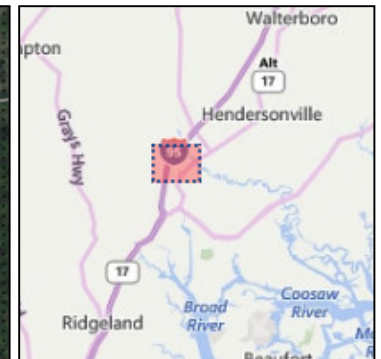
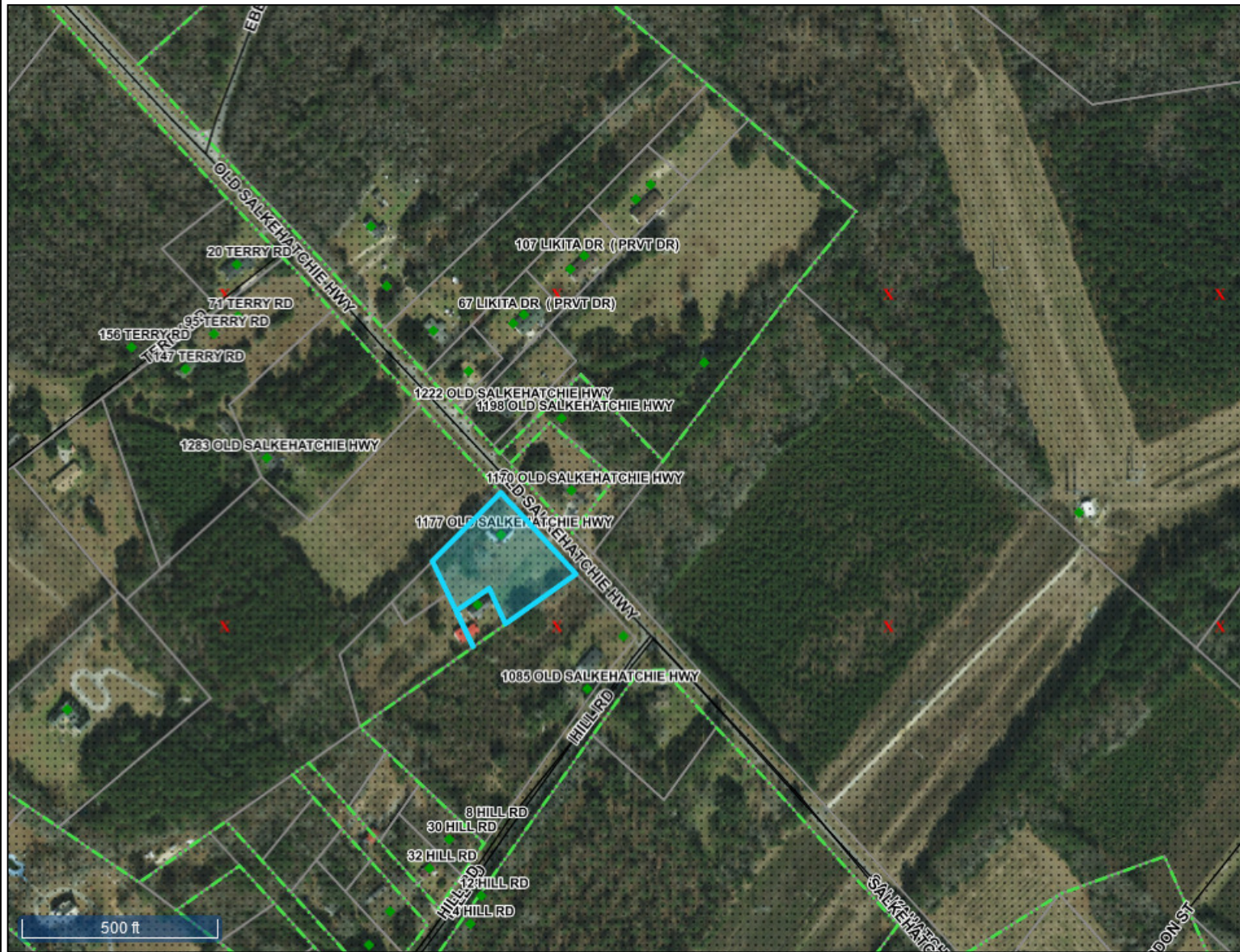
 24 Jul, 2023

Note:
Police Patrol Grids

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

24 Jul, 2023

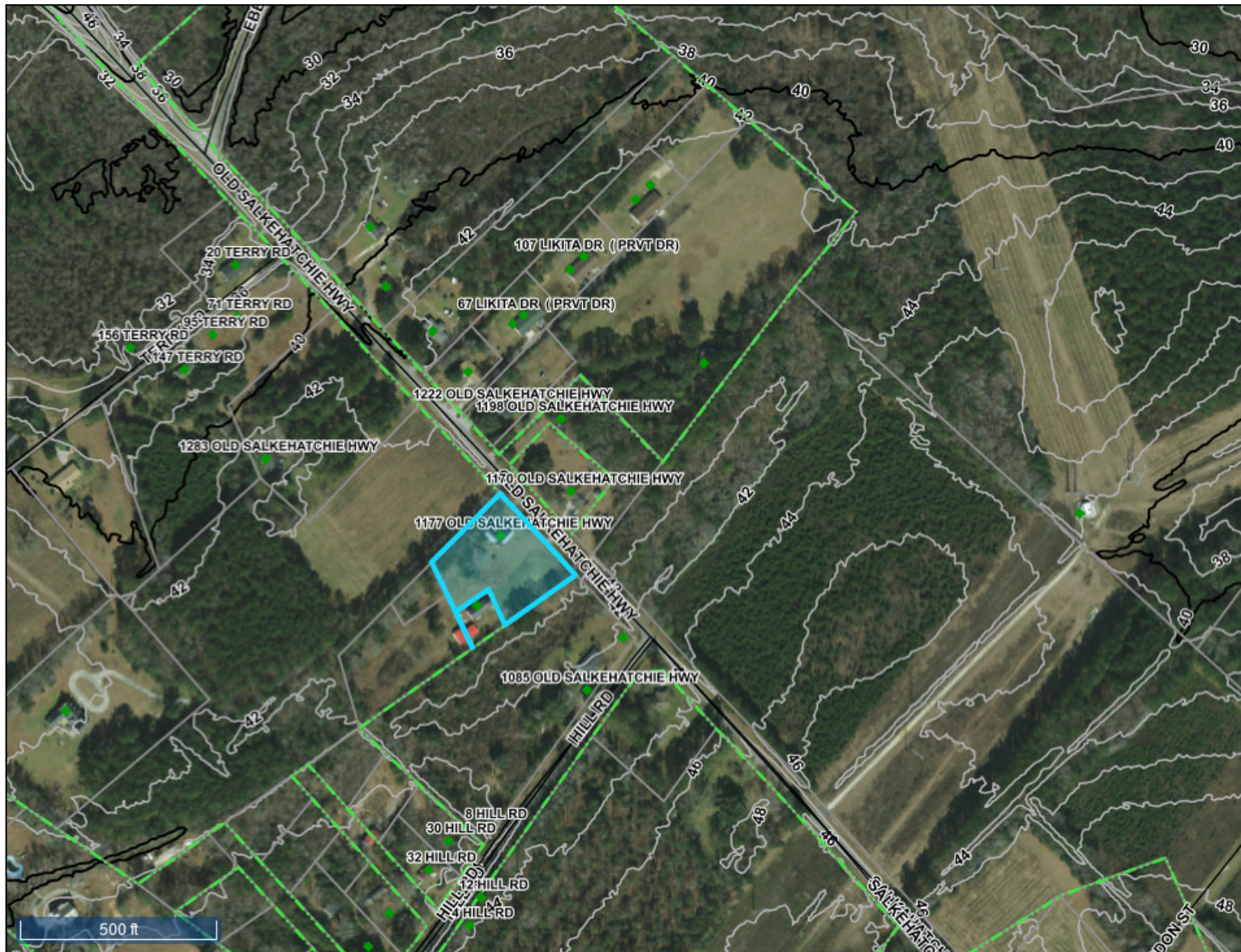
Note:
FEMA Floodplains

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ZONE-07-23-1062



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- County Boundary Jasper
- Yemassee Boundary
- Beaufort Contour Labels
- Beaufort Contours
 - Major
 - Minor
- Hampton Contour Labels
- Hampton Contours
 - Major
 - Minor
- Jasper Contour Labels
- Jasper Contours
 - Major
 - Minor

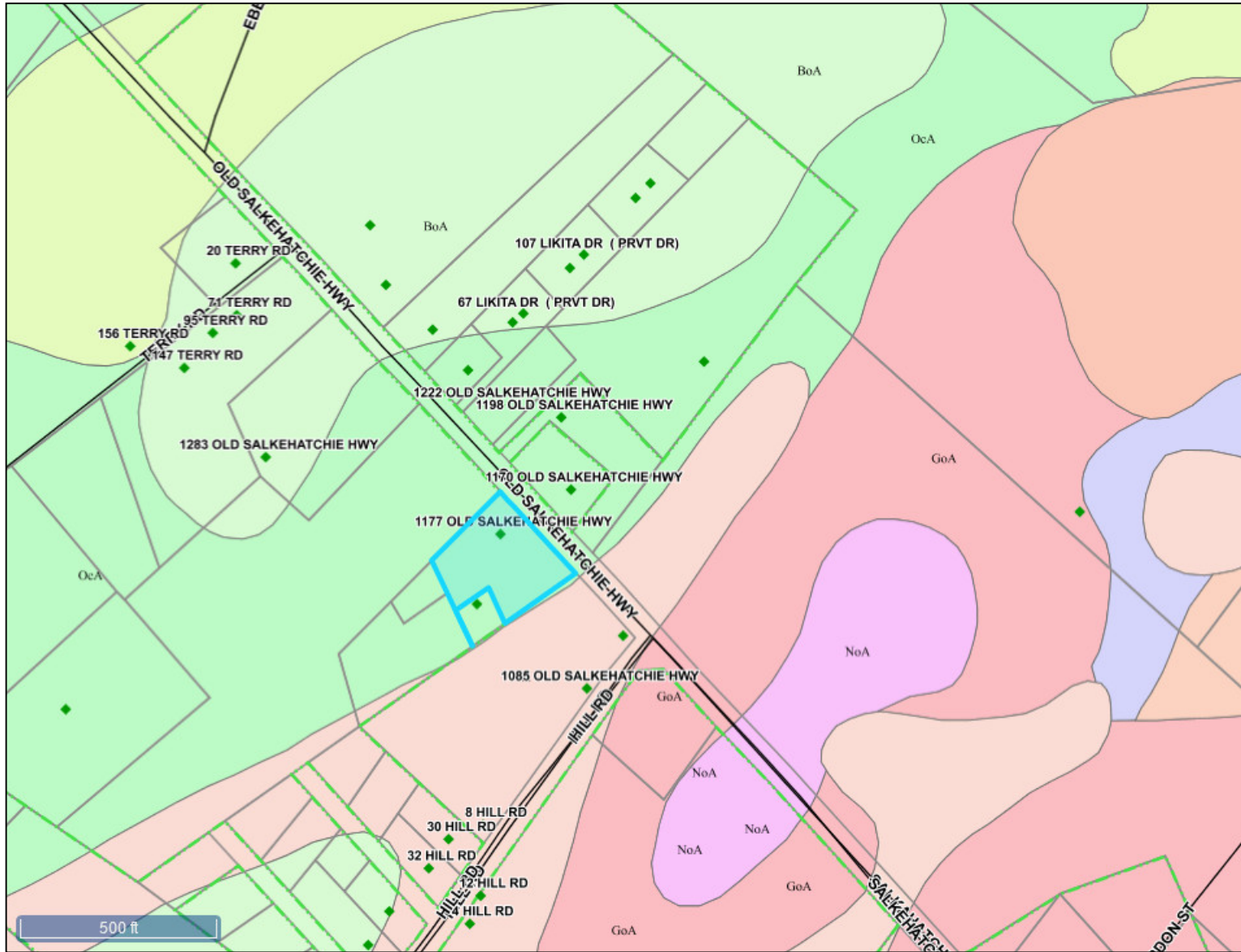
24 Jul, 2023

Note:
Map with Elevation Contours

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



ZONE-07-23-1062



Legend

- ◆ Address Point Labels Beaufort
- ◆ Address Point Labels Jasper
- ◆ Address Point Labels Hampton
- 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

24 Jul, 2023

Note:
Soil Classifications

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Recommended Motion

(ZONE-07-23-1062)

“I make the motion to deny the Zoning Map Amendment Application ZONE-07-23-1062 for 1177 Old Salkehatchie Hwy, Hampton County, as the parcel is already zoned Mixed Use per the Annexation Ordinance 18-36 which was approved July 3, 2018, and an apparent map discrepancy was noted. There are no legal grounds to rezone the parcel to the designation it currently is. Also, the Commission directed the Town Administrator to issue a reimbursement for the Zoning Map Amendment Application fees submitted”.