



TOWN OF YEMASSEE PLANNING COMMISSION MEETING



Tuesday, October 31, 2023 - 3:00PM

Yemassee Community Center - 10 Mixon St, Yemassee, SC 29945

I. Call to Order & Roll Call

II. 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.

III. Old Business

- a. Approval of the October 3, 2023, Planning Commission Meeting Minutes

IV. Old Business

- a. **Carolina Country Homes (Zoning Map Amendment / Public Hearing):** A request from Matt McCauley, on behalf of Carolina Country Homes, Inc., for consideration of a Zoning Map Amendment. The applicant is seeking to rezone two parcels of land totaling at the intersection of Yemassee Hwy and Cochran St within Hampton County from their current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD) to support the development of a model home park and business office. The parcels are further identified by Hampton County TMS: 198-00-00-042 and 198-00-00-289 **(ZONE-09-23-1083)**
- b. **LNC Holdings (Zoning Map Amendment / Public Hearing):** A request by Dan Ball, on behalf of LNC Holdings, LLC., for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 8.00 acres located at 100 Jinks Street from its current zoning designation of Residential ½ Acre (R2A) to Office Commercial District (OCD) for development of a landscaping laydown yard. The parcel is further identified by Hampton County TMS: 204-01-01-018 **(ZONE-09-23-1084)**
- c. **18 Lacey St (Zoning Map Amendment / Public Hearing):** A request by Michelle B. Hagan, for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 1.00 acres located at 18 Lacey St from its current zoning designation of Residential ¼ Acre (R4A) to General Residential (GR). The property is further identified by Hampton County TMS: 204-01-05-006 **(ZONE-09-23-1088)**

V. 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: October 3, 2023, Planning Commission Meeting Minutes

Submitted by: Matthew Garnes, Staff Liaison to Committee

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: October 3, 2023, Planning Commission Meeting Minutes

Recommended Action: Staff request that if there are no additions, corrections, or modifications, that the Commission approve the minutes as presented.

Town of Yemassee
Planning Commission Meeting Minutes
October 3, 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

Media Present: Lowcountry Inside Track, Ltd.

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:00 PM by Chairman Adonis Riley.

Roll Call:

Sharon Mansell was absent. The remainder of the Commission was present.

Determination of Quorum:

Quorum satisfied.

Public Comment:

Barbara Copeland (31 Lacey St) - Ms. Copeland introduced herself as the resident of 31 Lacey St. Ms. Copeland advised that the property next door may be violating setbacks on an accessory dwelling on the property. Ms. Copeland submitted a written comment to be included in the record. (See ATTACHMENT A)

Darrell A. Russell (2 Pine St) - Mr. Russell spoke on the increased traffic that is coming through the Town because of the train derailment and suggested truck routes be established. Mr. Russell conducted a traffic count on a previous weekend and submitted his findings to the Administrator to be included in the record. (See ATTACHMENT B)

Old Business:

Chairman Riley read the draft minutes of the September 5, 2023, Planning Commission meeting minutes and asked if there were any questions or comments regarding the minutes as presented. Mr. Jay Holloway made a motion to approve as presented, second by Ms. Ethel Denmark. **All in favor, Motion Passed. Minutes approved.**

New Business:

Stoney Creek at Bindon Plantation Final Development Plan: Chairman Riley asked Mr. Garnes to present the application. Mr. Garnes gave some background on this property. Bindon Plantation is comprised of 1,300 acres within the Sheldon community in Beaufort County and sits on the banks of the Pocotaligo River. Bindon Plantation was annexed into the Town of Yemassee in 2006, via the 100% Petition and Ordinance method and concurrently negotiated a Development Agreement with the Town to establish a Planned Unit Development with an allocated density of up to 1,300

single-family dwellings and 450,000sqft of commercial space. Hollingsworth Fund, the owner at the time, foreclosed on the property during the housing crisis of the late 2000's.

In 2011, Beaufort County in partnership with the Beaufort County Open Land Trust secured a conservation easement on the entire property which limited any development to no more than twenty (20) single-family dwellings and no commercial space. The plantation remained dormant until it was listed for sale in 2020. Taylor Development Group purchased Bindon Plantation and met with Town Staff to outline the applicants' goals for the development and to establish a timeline for applications and development alike. The Preliminary Development Plan application was submitted in 2021 and approved by the Town Council with conditions in September of 2021. The new owner has completed significant clearing activities and created road infrastructure in hopes that upon receiving final development plan approval, work could begin swiftly.

Mr. Garnes, the applicant, Daniel Keefer, and the owner, Chris Ramm, answered questions from the Commission. With no further remarks, Mr. Joe Riley made a motion to approve. Second by Mr. Jay Holloway. All in favor, Motion Passed.

Carolina Country Homes (Zoning Map Amendment / Initial Presentation): Chairman Riley read the request submitted by Matt McCauley, on behalf of Carolina Country Homes, Inc. for consideration of a Zoning Map Amendment. Mr. Garnes advised that Staff have received a request for a Zoning Map Amendment of two parcels at the intersection of SC-68 (Yemassee Hwy) and Cochran Street to support the development of a model home park, sales office, and associated infrastructure. The parcel is next to the one that was just rezoned last month for Shyam 2017, Inc., which is also RCD. Mr. Holloway made the motion to accept the application and to schedule a Public Hearing. Second by Mr. Joe Riley. **All in favor, Motion passed unanimously.**

LNC Holdings (Zoning Map Amendment / Initial Presentation): Chairman Riley read the request submitted by Dan Ball on behalf of LNC Holdings, for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 8.00 acres located at 100 Jinks Street from its current zoning designation of Residential ½ Acre (R2A) to Office Commercial Dist (OCD) for development of a landscaping laydown yard. The parcel is further identified by Hampton County TMS: 204-01-01-018. Ms. Ethel Denmark made the motion to accept the application and to schedule a Public Hearing. Second by Mr. Joe Riley. **All in favor, Motion passed unanimously.**

18 Lacey St (Zoning Map Amendment / Initial Presentation): Chairman Riley read the request submitted by Michelle Hagan, for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 1.00 acres located at 18 Lacey St from its current zoning designation of Residential ¼ Acre (R4A) to General Residential (GR). The property is further identified by Hampton County TMS: 204-01-05-006. Mr. Garnes stated that Staff support the zoning amendment to General Residential (GR) largely in part due to the parcels just south of the subject property already being zoned as General Residential and this property, if rezoned, could not be considered "spot zoning" since contiguity to the zoning district requested is established. Staff emphasize the importance of proper building orientation should the property be developed. Any structure should be oriented to face Lacey Street as the situs address is already assigned. Mr. Jay Holloway made the motion to accept the application and to schedule a Public Hearing. Second by Ms. Ethel Denmark. **All in favor, Motion passed unanimously.**

Adjournment:

Chairman Riley asked for a motion to adjourn the meeting. Motion by Mr. Jay Holloway. Second by Mr. Joe Riley. All in favor, the meeting was adjourned at 3:57PM.

My name is Barbara Copeland
I live at 31 Lacey St

I currently own the vacant lot next to my home. I have a concern with the neighboring piece of property and the renovations that are going on.

There is a guest house they moved from its original place and part of it is on my property with no set backs and he refused to move it.

I am asking the Planning Commission to look into this.

I believe it's better to ensure that it is done correctly during the renovation instead of trying to correct this problem when I go to sell.

Town of Yemassee

OCT - 4 2023

Received

"ATTACHMENT A"

"ATTACHMENT B"

Traffic Counts on Salk

dR <biggdr44212@gmail.com>

Thu 10/5/2023 12:32

To:Matthew Garnes <mgarnes@townofyemassee.org>

Vehicle Count on Salkehatchie

500 recordings vehicles and humans walking) between midnight and 17:00 (19 hours) on Friday, September 15th.

137 vehicles in 12 hours (noon to midnight) on Thurs, Sept 22nd

277 vehicles in 24 hrs (00:00 to 23:59) on Sunday, Sept 24th

228 vehicles in 12 hours 08:00 - 20:00) on Monday Oct 2nd.

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"ATTACHMENT B"

Increased Traffic Volume

dR <biggdr44212@gmail.com>

Thu 10/5/2023 13:02

To:Matthew Garnes <mgarnes@townofyemassee.org>

Due to increased traffic volume, and a mandatory detour, it is my opinion that the town of Yemassee has the right and discretion to lower the speed limits on non-State . This would be Castle Hall Road, specifically from the southern connection at Frampton Road/17-A, to and the CSX tracks. I humbly request this idea be properly investigated for safety reasons being: the volume of traffic now coming through that corridor; the volume of traffic entering off Old Sheldon Church Road; and the high ratio of mixed use between automobiles and tractor-trailers.

I would like to recommend the speed limit on Castle Hall Road reduced to 35 mph for the duration of the detour created from the 17A bridge closing. I would also recommend the temporary addition of a three way stop at Castle Hall (N & S) & Old Sheldon Church Roads.

Please investigate, plan, implement these recommendations as soon as possible, for the safety of our residents, and our visitors.

Respectfully,
Mr Darrell Russell
2 Pine Street
Yemassee

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Recommended Motion

(10/3/23 PC Meeting Minutes)

“I make the motion to:

- ***Approve***
- ***Approve w/ additions***
- ***Approve w/ Corrections***

***The minutes of the October 3, 2023, Planning
Commission Meeting”.***

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 from Matt McCauley, on behalf of Carolina Country Homes, Inc., for consideration of a Zoning Map Amendment. The applicant is seeking to rezone two parcels of land totaling at the intersection of Yemassee Hwy and Cochran St within Hampton County from their current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD) to support the development of a model home park and business office. The parcels are further identified by Hampton County TMS: 198-00-00-042 and 198-00-00-289. **ZONE-09-23-1083.**

Submitted by: Matthew Garnes, Staff Liaison to Committee

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: Staff have received a request for a Zoning Map Amendment of two parcels at the intersection of SC-68 (Yemassee Hwy) and Cochran Street to support the development of a model home park, sales office, and associated infrastructure. Earlier this month, the Planning Commission reviewed the request and scheduled a Public Hearing for the October 31 meeting.

Recommended Action: Conduct a Public Hearing and consider forwarding this request to the Town Council for further 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

**Town of Yemassee Administration Department
 Rezoning Analysis (ZONE-09-23-1083)
 Yemassee Hwy & Cochran St (Hampton County)
 Meeting Date: October 31, 2023**

Applicant Name:	Matt McCauley
Applicant Company:	Permit Expeditors of South Carolina
Applicant Mailing Address:	P.O. Box 4174 Irmo, SC 29063-4174
Applicant Phone:	(803) 530-1493
Applicant Email:	Permitsc(at)gmail.com
Owner Name:	Carolina Country Homes, Inc.
Owner Company:	Carolina Country Homes, Inc.
Applicant Mailing Address:	617 Lancaster Bypass E Lancaster, SC 29720
Applicant Email:	Mark.street(at)carolinacountryhomes.com
Site Address(es):	Both parcels are unaddressed at the corner of Yemassee Hwy (SC-68) and Cochran St.
Site County:	Hampton
Tax Map Number(s):	198-00-00-042 198-00-00-289
Existing Zoning:	Office Commercial District (OCD)
Proposed Zoning:	Regional Commercial District (RCD)
Overlays:	Highway Corridor Overlay District (HCOD)
Site Acreage:	4.00 +/-
Site Description:	Both parcels are undeveloped wooded uplands with frontage along SC-68 and on Cochran Street.
Land Use Compatibility	The properties are bound to the north by SC-68 (Yemassee Hwy). Across the road is the CSX freight rail. To the east is a Family Dollar store. South of the property is a former distribution warehouse. To the west, is an EnMarket fuel station and Interstate 95.
Environmental Issues:	None noted during preliminary research.
Public Service Issues:	Lowcountry Regional Water System (LRWS) is the franchised provider within the Town of Yemassee. Development would require connection to water and wastewater services.

Surrounding Properties:

Direction	Situs Address & TMS	Owner(s)	Zoning Designation
North	84 Hill Rd 197-00-00-091	Susan J. Steele Etal	Office Commercial District
West	315 Yemassee Hwy 198-00-00-108	EnMark Stations, Inc.	Office Commercial District
West	000 Yemassee Hwy 198-00-00-110	Shirley D. Whitfield Trustees	Office Commercial District
West	48 Dot St 198-00-00-107	Fay Kee-Wyman	General Residential
West	80 Cochran St 198-00-00-106	James & Jamie Shaw	General Residential
West	115 Cochran St 198-00-00-288	Southern Satilla Investments	Office Commercial District
South	000 Yemassee Hwy 198-00-00-041	Shyam 2017, Inc.	Regional Commercial Dist
East	000 Yemassee Hwy 198-00-00-041	Shyam 2017, Inc.	Regional Commercial Dist

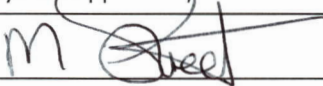
Staff Review: Staff support the zoning amendment to Regional Commercial. The Regional Commercial District appropriately supports the applicants' desired development. The proposed re-zoning and potential future development aligns with the goals set forth in the Town of Yemassee Zoning Ordinance and Development Standards Ordinance for commercial areas near major arteries such as this one, being near Interstate 95.

Staff Recommendation: Staff request the Planning Commission conduct the public hearing and forward the request to the Town Council for consideration.



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

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: Matt McCauley		Name: Carolina Country Homes, Inc.	
Phone: (803) 530-1493		Phone: (980) 721-7293	
Mailing Address: P.O. Box 4174 Irmo, SC 29063		Mailing Address: 617 Lancaster Bypass E Lancaster, SC 29720	
E-mail: permits@gmail.com		E-mail: mark.street@carolinacountryhomes.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Carolina Country Homes		Acreage: 4.00	
Project Location: Yemassee Hwy. & Cochran St.		Comprehensive Plan Amendment Yes <input checked="" type="checkbox"/> No	
Existing Zoning: Office Commercial District		Proposed Zoning: Regional Commercial District	
Type of Amendment: Text <input checked="" type="checkbox"/> Map			
Tax Map Number(s): 198-00-00-042 & 198-00-00-289			
Project Description: new modular home sales office with temporary modular display homes			
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.			
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: 9/1/23	
Applicant Signature:		Date:	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



Project Information

General Information

Project #	A23-0230	Parcel #	198-00-00-042	Building ID	
Location	YEMASSEE HWY				
Project Type	Zoning Map Amendment Application		Project Use	Re-Zoning	
Parent Project #			Subdivision		
Applicant Name	CCH HOLDINGS CO		Address	P.O. BOX 4174, IRMO, SC 29063-4174	
Applicant Email	permitsc@gmail.com	Phone	(803) 530-1493	Cell	(803) 530-1493
Owner Name	CCH HOLDINGS CO		Address	385 VINE ST, FORT MILL, SC 29707	
Owner Email	mark.street@carolinacoun tryhomes.com	Phone	(980) 721-7293	Cell	(980) 721-7293
Contractor			Address		
Contractor Email			Phone	Cell	

Property Information

Type/Improvement	Zoning Map Amendment	Accessory/Structure	
Current Use	Unimproved Land	Proposed Use	B Business
Current Zoning		Proposed Zoning	Regional Commercial District (RCD)
Project Cost	250	Project Value	250

Current Use And Proposed Changes A request from Matt McCauley, on behalf of Carolina Country Homes, Inc., for consideration of a Zoning Map Amendment. The applicant is seeking to rezone two parcels of land totaling at the intersection of Yemassee Hwy and Cochran St within Hampton County from their current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD) to support the development of a model home park and business office. The parcels are further identified by Hampton County TMS: 198-00-00-042 and 198-00-00-289.

Lot Width	Lot Depth	Map Number	198-00-00-042
Total Area of Building & Accessory Structures (Sq Ft)	Total Area of All Man-made Improvements (Sq Ft)		

General Notes

Restrictions / Variances *Portions of this property are within the boundaries of the Highway Corridor Overlay District (HCOD) and are subject to the provisions within Section 5.17 of the Town of Yemassee Zoning Ordinance.



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
CCH HOLDINGS CO	Applicant	Carolina Country Homes Re-Zoning	P.O. BOX 4174, IRMO, SC 29063-4174	803-530-1493
CCH HOLDINGS CO	Owner		385 VINE ST, FORT MILL, SC 29707	(980) 721-7293
CCH HOLDINGS CO	Previous Owner	Carolina Country Homes Re-Zoning	385 VINE ST, FORT MILL, SC 29707	980-721-7293



Fees

Fee Type	Date	Debit	Credit	Balance
Project Fees	September 6, 2023	\$0.00		\$0.00
			\$250.00	\$-250.00
	TOTAL	\$0.00	\$250.00	\$-250.00



Town of Yemassee

101 Town Cir, Yemassee, South Carolina 29945-3363
Phone: 843-589-2565 Ext. 3

PAYMENT RECEIPT

Original Invoice Number: 23-0235
Invoice Date: September 6, 2023

CCH HOLDINGS CO
385 VINE ST
FORT MILL, SC 29707

Thank you for your payment(s).

Your Payment Transactions for this record are recorded below.

Record Number: Project A23-0230

Date	Description	Paid Date	Amount	Paid	Balance
September 6, 2023	Zoning Map Amendment Application		\$250.00		
	TOTAL: Project Fees		\$250.00		\$250.00
	Check 0174133 Check Received at Town Administrators Office	September 14, 2023		\$250.00	\$0.00

Hampton County, SC

Summary

Parcel Number	198-00-00-042.
Tax District	County (District N)
Location Address	YEMASSEE HWY
Town Code	YE
Class Code (NOTE: Not Zoning Info)	300-Commercial Property (Vacant Lot)
Acres	2.63
Description	LOT # 2
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

[CCH HOLDINGS CO](#)

385 VINE ST
FORT MILL SC
29707

2022 Value Information

Land Market Value	\$68,400
Improvement Market Value	\$0
Total Market Value	\$68,400
Taxable Value	\$68,400
Total Assessment Market	\$4,100

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
9/8/2021	\$119,000	494 302	12 145	TRC RETAIL VII, LLC
9/17/2003	Not Available	281 93	Not Available	Not Available
12/29/1998	Not Available	222 306	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: 9/21/2023, 7:41:22 AM

Contact Us

Developed by



Hampton County, SC

Summary

Parcel Number 198-00-00-289.
Tax District County (District N)
Location Address YEMASSEE HWY
Town Code YE
Class Code (NOTE: Not Zoning Info) 300-Commercial Property (Vacant Lot)
Acres 1.37
Description LOT # 1
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

[CCH HOLDINGS CO](#)
 385 VINE ST
 FORT MILL SC
 29707

2022 Value Information

Land Market Value \$35,600
Improvement Market Value \$0
Total Market Value \$35,600
Taxable Value \$35,600
Total Assessment Market \$2,140

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
9/8/2021	\$119,000	494 302	CAB A 99-3	TRC RETAIL VII, LLC
9/17/2003	Not Available	281 93	Not Available	Not Available

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

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Contact Us

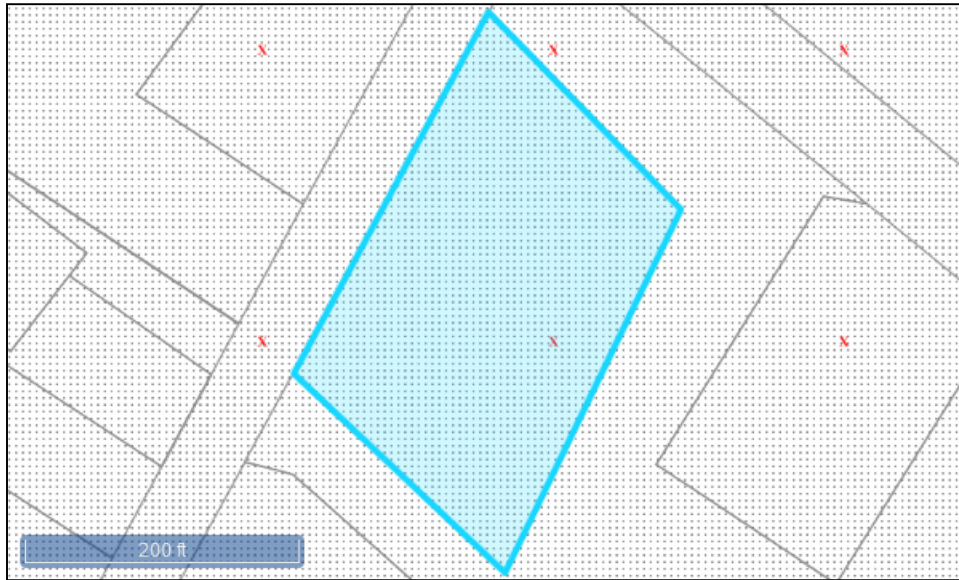
Developed by



Town of Yemassee

Flood Zone Report - Hampton

21 Sep 2023



Parcels Hampton

TMS: 198-00-00-289.
Owner City State ZIP Code: FORT MILL SC 29707
Owner: CCH HOLDINGS CO
Owner Street Address: 385 VINE ST FORT MILL SC
Parcel Street Address: YEMASSEE HWY

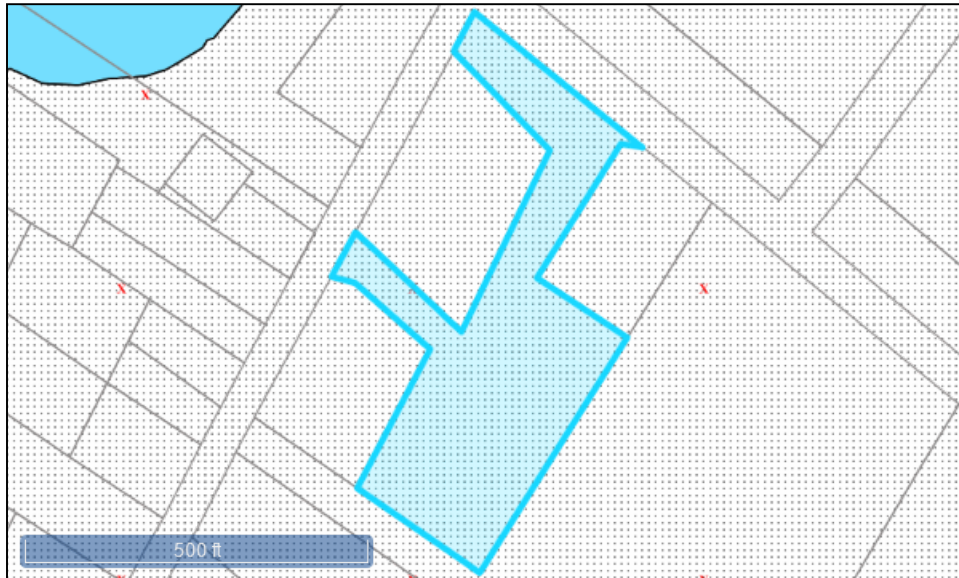
Flood Zones Hampton

Count	Classification	Overlapping Quantities
1.	2 Area of Minimal Flood Hazard	115,447.06sf (2.66acres)

Town of Yemassee

Flood Zone Report - Hampton

21 Sep 2023



Parcels Hampton

TMS: 198-00-00-042.
Owner City State ZIP Code: FORT MILL SC 29707
Owner: CCH HOLDINGS CO
Owner Street Address: 385 VINE ST FORT MILL SC
Parcel Street Address: YEMASSEE HWY

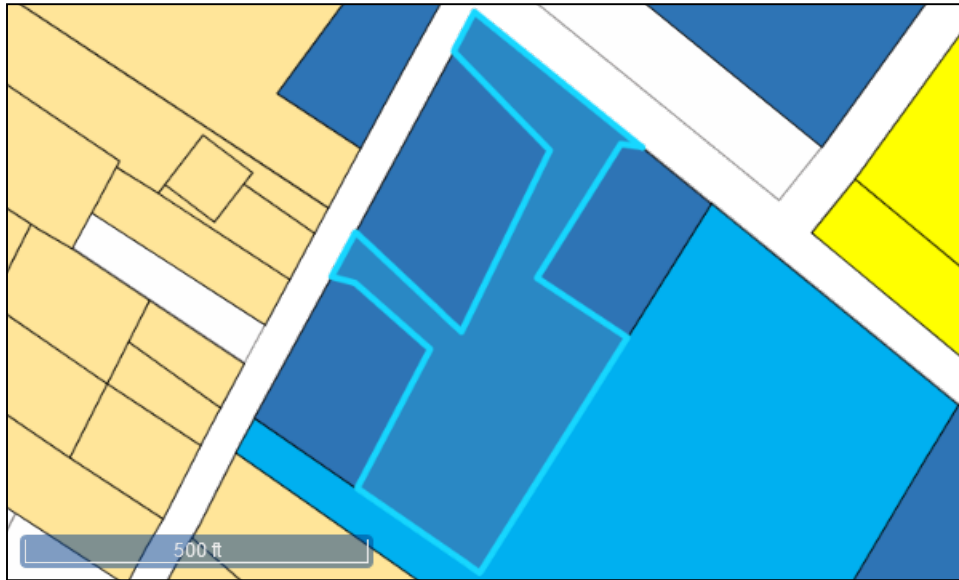
Flood Zones Hampton

Count	Classification	Overlapping Quantities
1.	2 Area of Minimal Flood Hazard	265,581.16sf (6.1acres)

Town of Yemassee

Property Zoning Report - Hampton

21 Sep 2023



Parcels Hampton

TMS: 198-00-00-042.
Owner City State ZIP Code: FORT MILL SC 29707
Owner: CCH HOLDINGS CO
Owner Street Address: 385 VINE ST FORT MILL SC
Parcel Street Address: YEMASSEE HWY

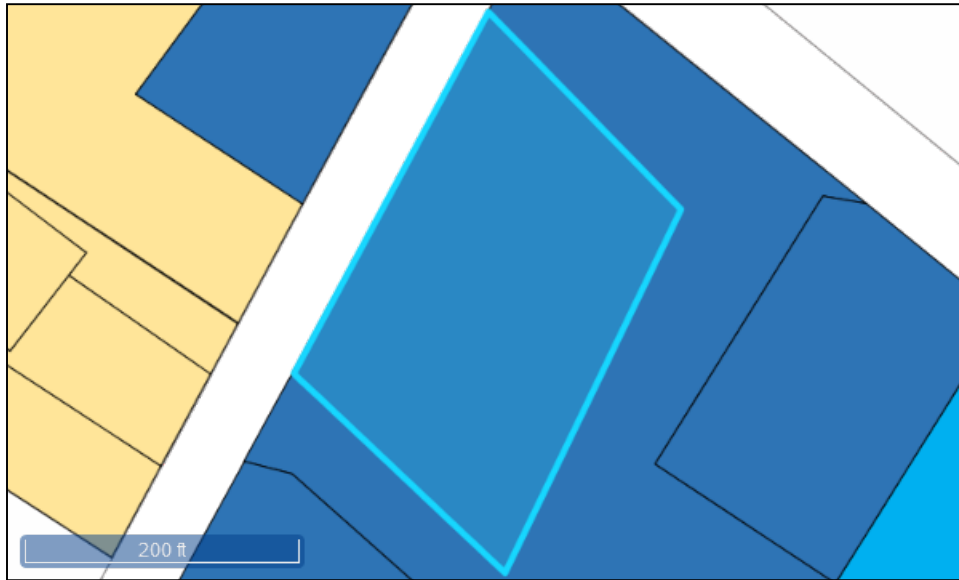
Zoning

Count	Zoning Description	Overlapping Quantities
1.	1 Office Commercial District	132,790.58sf (3.05acres)

Town of Yemassee

Property Zoning Report - Hampton

21 Sep 2023



Parcels Hampton

TMS: 198-00-00-289.
Owner City State ZIP Code: FORT MILL SC 29707
Owner: CCH HOLDINGS CO
Owner Street Address: 385 VINE ST FORT MILL SC
Parcel Street Address: YEMASSEE HWY

Zoning

Count	Zoning Description	Overlapping Quantities
1.	1 Office Commercial District	57,723.53sf (1.33acres)

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: IPL0142531
External Order #: 475350
Parent Order #: IPL0117821
Order Status: Submitted
Classification: Legals & Public Notices
Package: HHI - Legal Ads
Final Cost: \$115.04
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 October 4, 2023 1:06:12
 PM EDT
Amount: \$115.04

SCHEDULE FOR AD NUMBER IPL01425310

October 6, 2023

PREVIEW FOR AD NUMBER IPL01425310**Town of Yemassee Public Hearing**

NOTICE IS HEREBY GIVEN that the Town of Yemassee Planning Commission will hold a Public Hearing on Tuesday, October 31, 2023, at 3:00 PM at the Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363, for the purpose of soliciting input on the following:

ZONE-09-23-1083. Consideration of a request by Matt McCauley, on behalf of Carolina Country Homes, Inc., of a Zoning Map Amendment. The applicant seeks to rezone two parcels of land from their current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD). The parcels are located at the southeast corner of Yemassee Hwy (SC-68) and Cochran St, and further identified by Hampton County TMS: 198-00-00-042 and 198-00-00-289.

ZONE-09-23-1084. Consideration of a request by Dan Ball, on behalf of LNC Holdings, LLC., of a Zoning Map Amendment. The applicant seeks to rezone one parcel of land from its current zoning designation of Residential 1/2 Acre (R2A) to Office Commercial District (OCD). The parcel is located at 100 Jinks St, and further identified by Hampton County TMS: 204-01-01-018.

ZONE-09-23-1088. Consideration of a request by Michelle B. Hagan, of a Zoning Map Amendment. The applicant seeks to rezone one parcel of land from its current zoning designation of Residential 1/4 Acre (R4A) to General Residential (GR). The parcel is located at 18 Lacey St, and further identified by Hampton County TMS: 204-01-05-006.

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. Additional information pertaining to these requests may be found online at www.townofyemassee.org, then by clicking "Departments", then "Administration" then "Public Hearings".
 IPL0142531
 Oct 6 2023

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**The Island Packet
(Hilton Head) Print**



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
39731	475350	Print Legal Ad-IPL01425310 - IPL0142531		\$115.04	2	25 L

Attention: AP

TOWN OF YEMASSEE
 101 Town Cir
 YEMASSEE, SC 29945

mattgarnes@townofyemassee.org

Town of Yemassee Public Hearing

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 IPL0142531
 Oct 6 2023

STATE OF)
 SOUTH CAROLINA) AFFIDAVIT
 COUNTY OF BEAUFORT)

I, Tara Pennington, makes oath that the advertisement, was published in The Island Packet and The Beaufort Gazette, a newspaper published in Beaufort County, State and County aforesaid, in the issue(s) of

1 insertion(s) published on:
 10/06/23

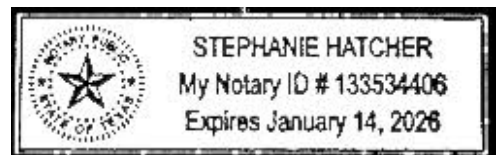
Tara Pennington

Tara Pennington

Sworn to and subscribed before me this 6th day of October in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



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 YEMASSEE, SC 29945-9998
 (800)275-8777

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70201290000213707575			
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9590 9402 6078 0125 7065 12			
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Yemassee, SC 29945			
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Return Receipt			\$3.55
Tracking #:			

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Hampton, SC 29924	
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Return Receipt	\$3.55
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Beaufort, SC 29902	
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Tracking #:	
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Total	\$8.56

Grand Total:	\$111.28

Debit Card Remit	\$111.28

Card Name: VISA	
Account #: XXXXXXXXXXXXXXX08776	
Approval #: 401407	
Transaction #: 248	
Receipt #: 007216	
Debit Card Purchases: \$111.28	
AID: A0000009080840 Contactless	
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Hampton County Planning Dept
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201 Jackson Ave W
Hampton, SC 29924-3256

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Nathaniel O'Banner
Peggy Bing-O'Banner
344 Cochran St
Yemassee, SC 29945-2521

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North Charleston, SC 29418-5158

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Susan J. Steele
P.O. Box 398
Yemassee, SC 29945-0398

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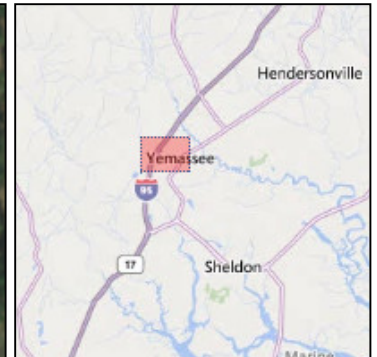
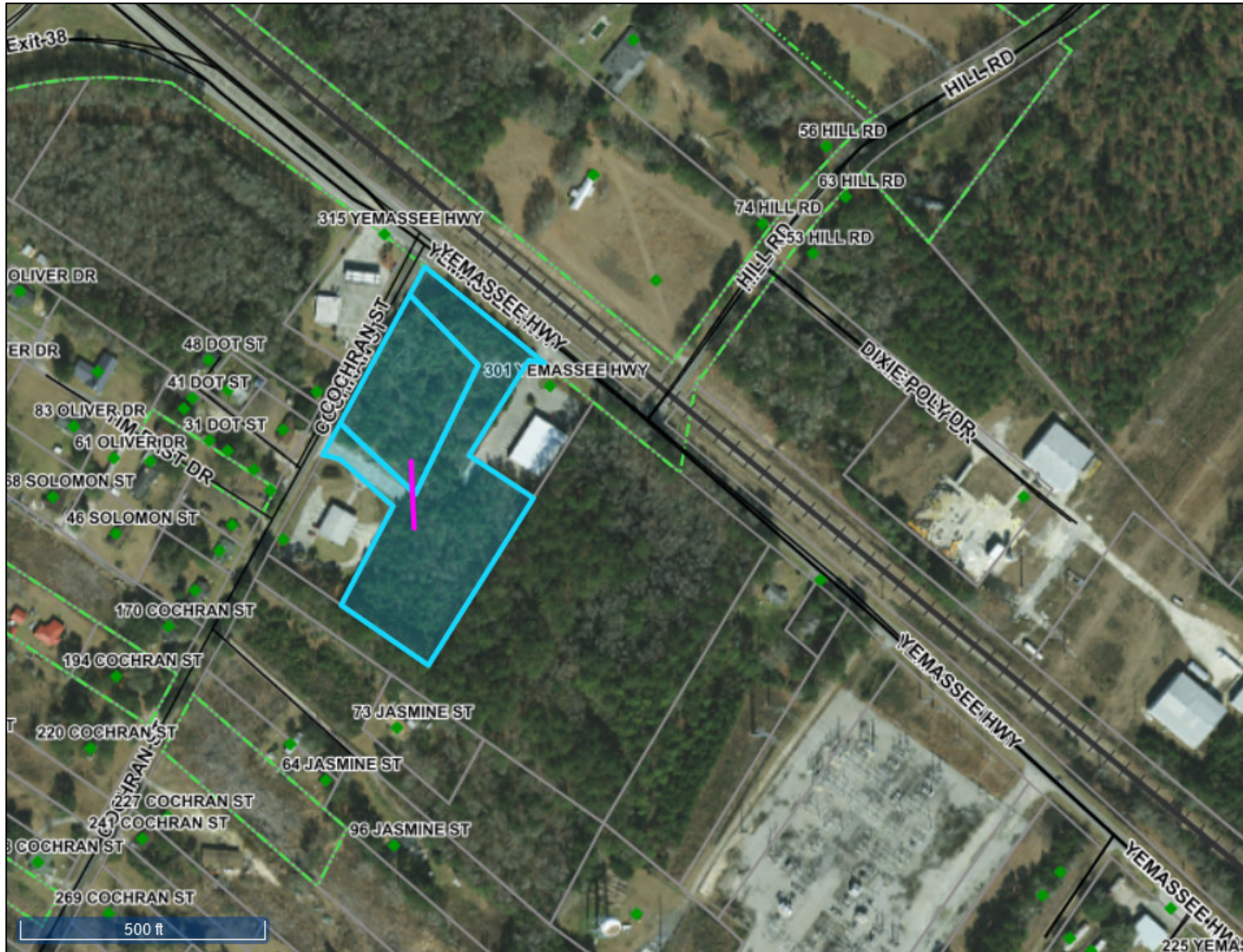
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EnMark Stations, Inc.
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Savannah, GA 31402-0728

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Carolina Country Homes Zoning Map Amendment



Legend

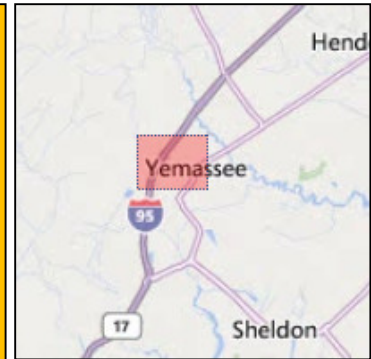
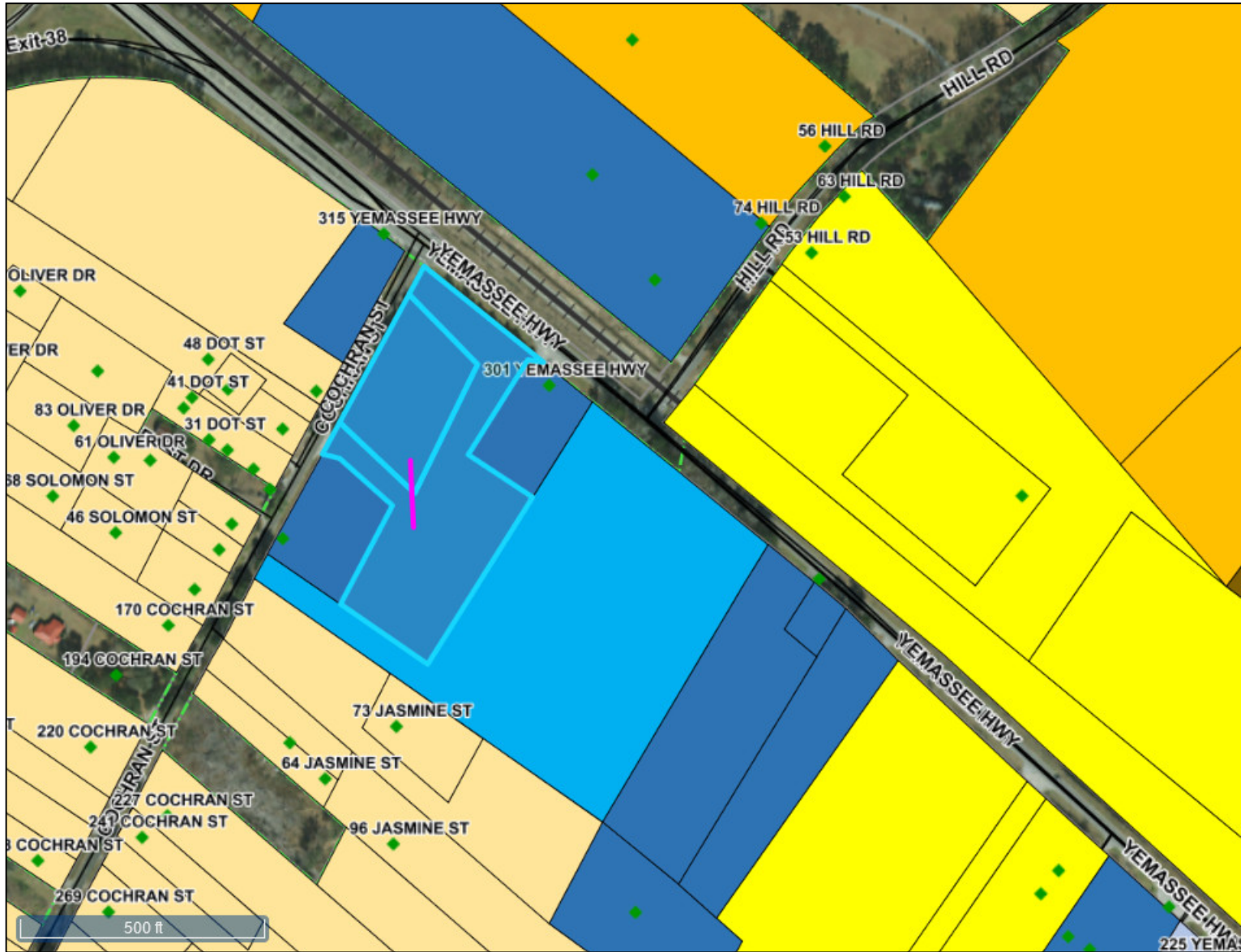
- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Beaufort Road Names
- / Roads
- / Major Roads
- Hampton Road Names
- Hampton Roads
- / Roads
- / Major Roads
- / Interstate
- Jasper Road Names
- Jasper Roads
- / Roads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

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Carolina Country Homes Zoning Map Amendment



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

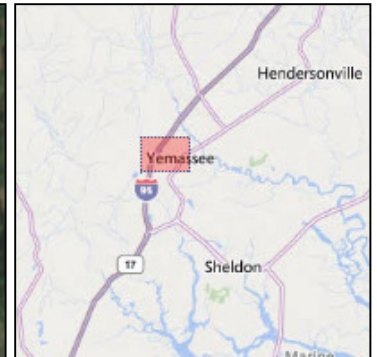
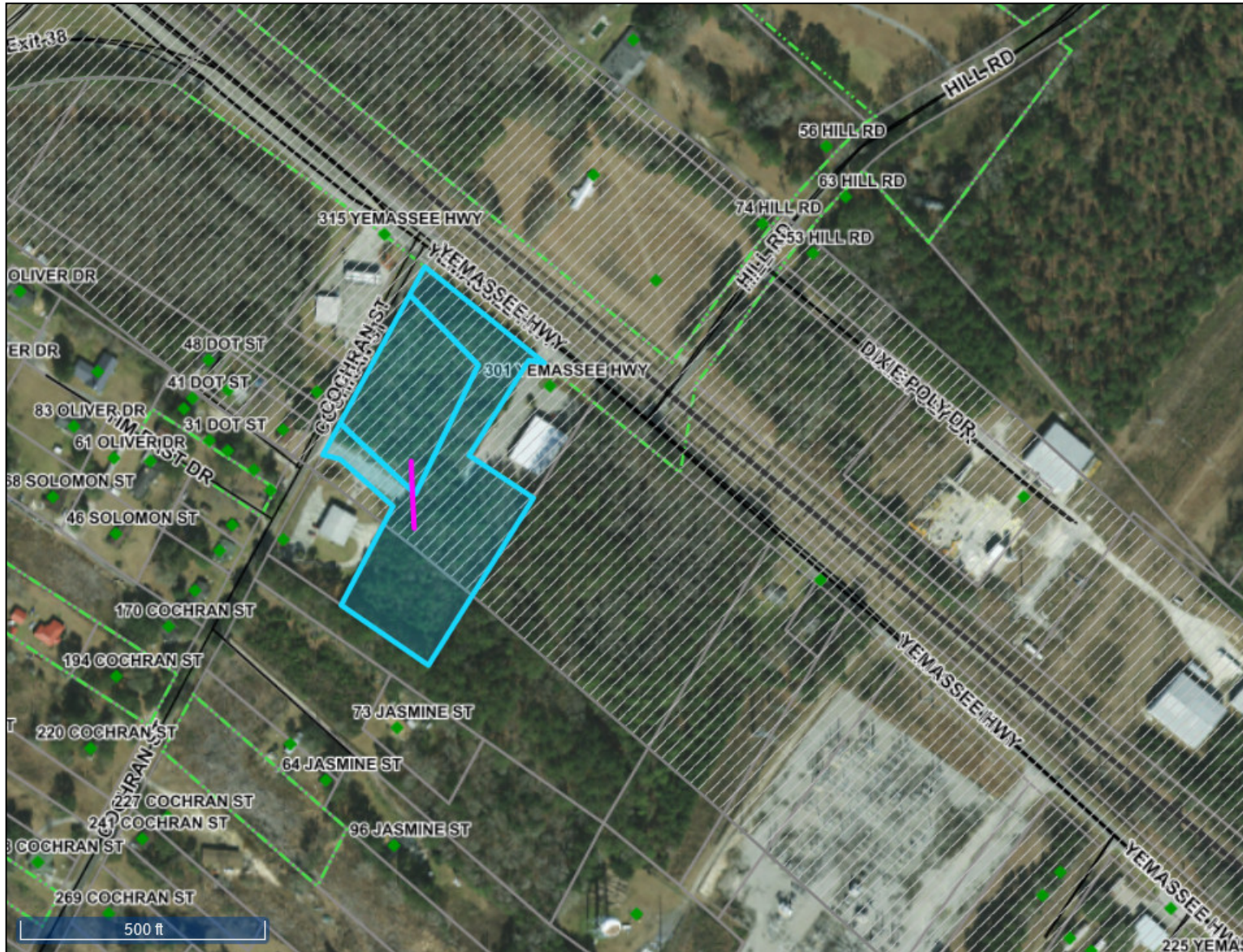
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21 Sep, 2023



Carolina Country Homes Zoning Map Amendment



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

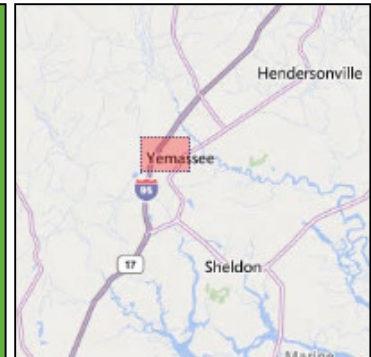
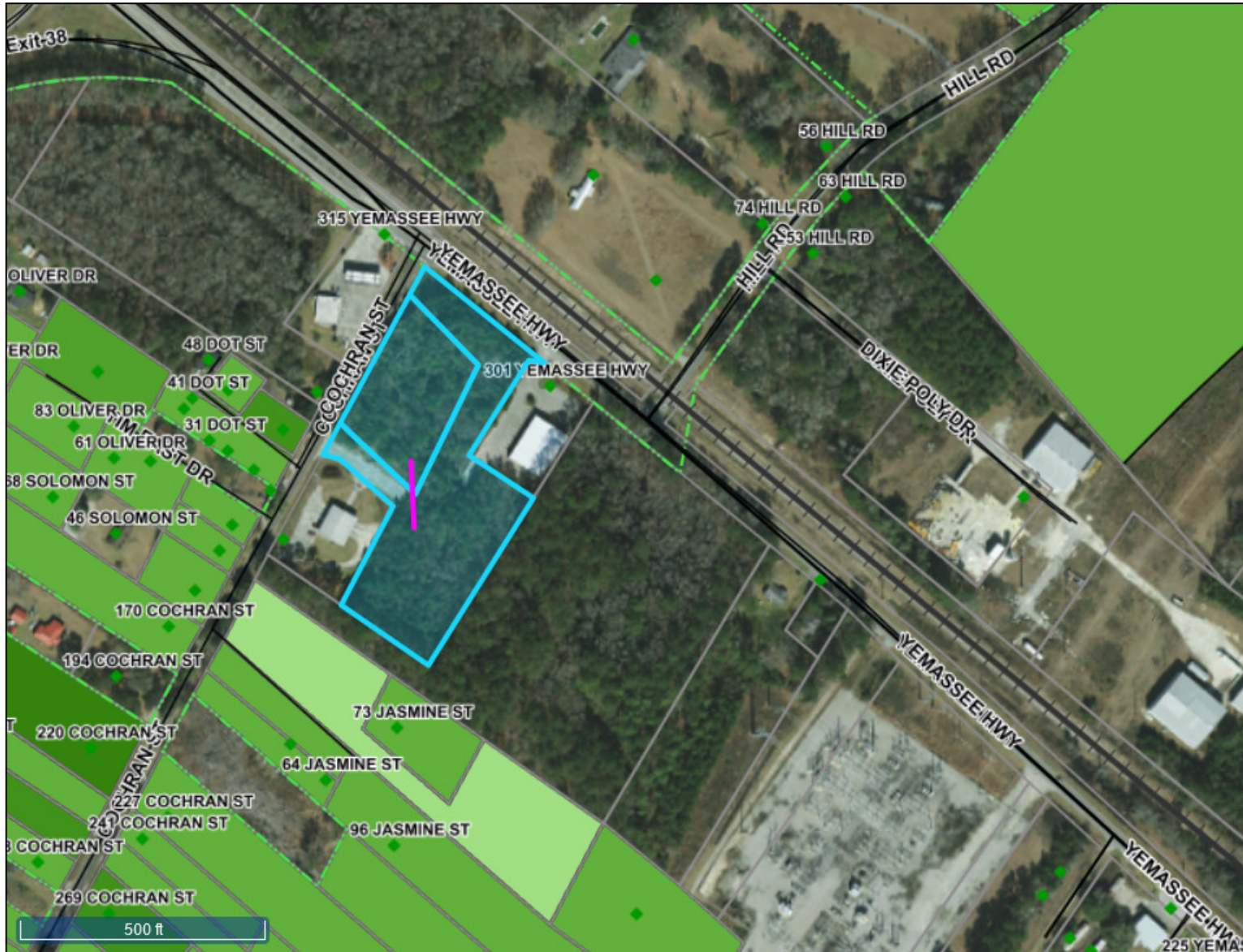
Note:
Highway Corridor Overlay District

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▲ 21 Sep, 2023



Carolina Country Homes Zoning Map Amendment



Legend

- ◆ 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 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

21 Sep, 2023

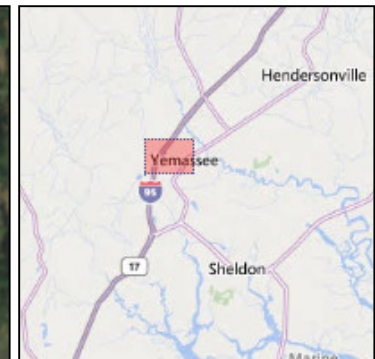
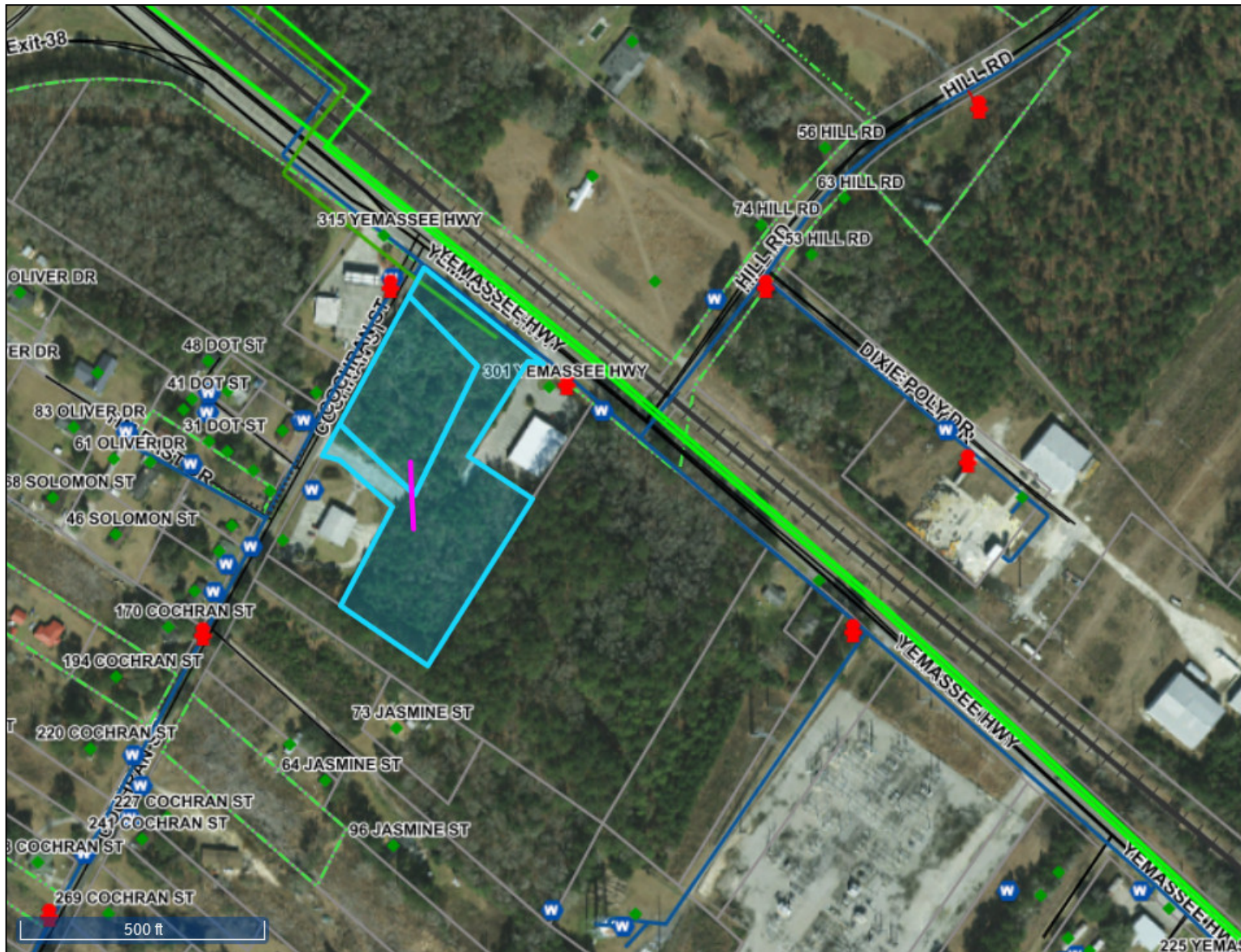
Note:
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Carolina Country Homes Zoning Map Amendment



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 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

Jasper Roads

- Roads
- Major Roads
- Interstate

Note:
LRWS Infrastructure

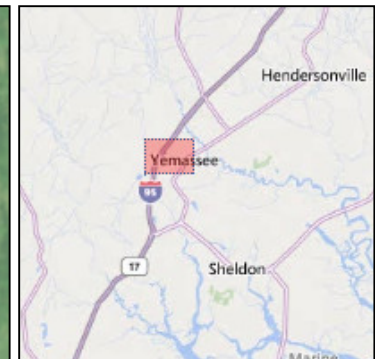
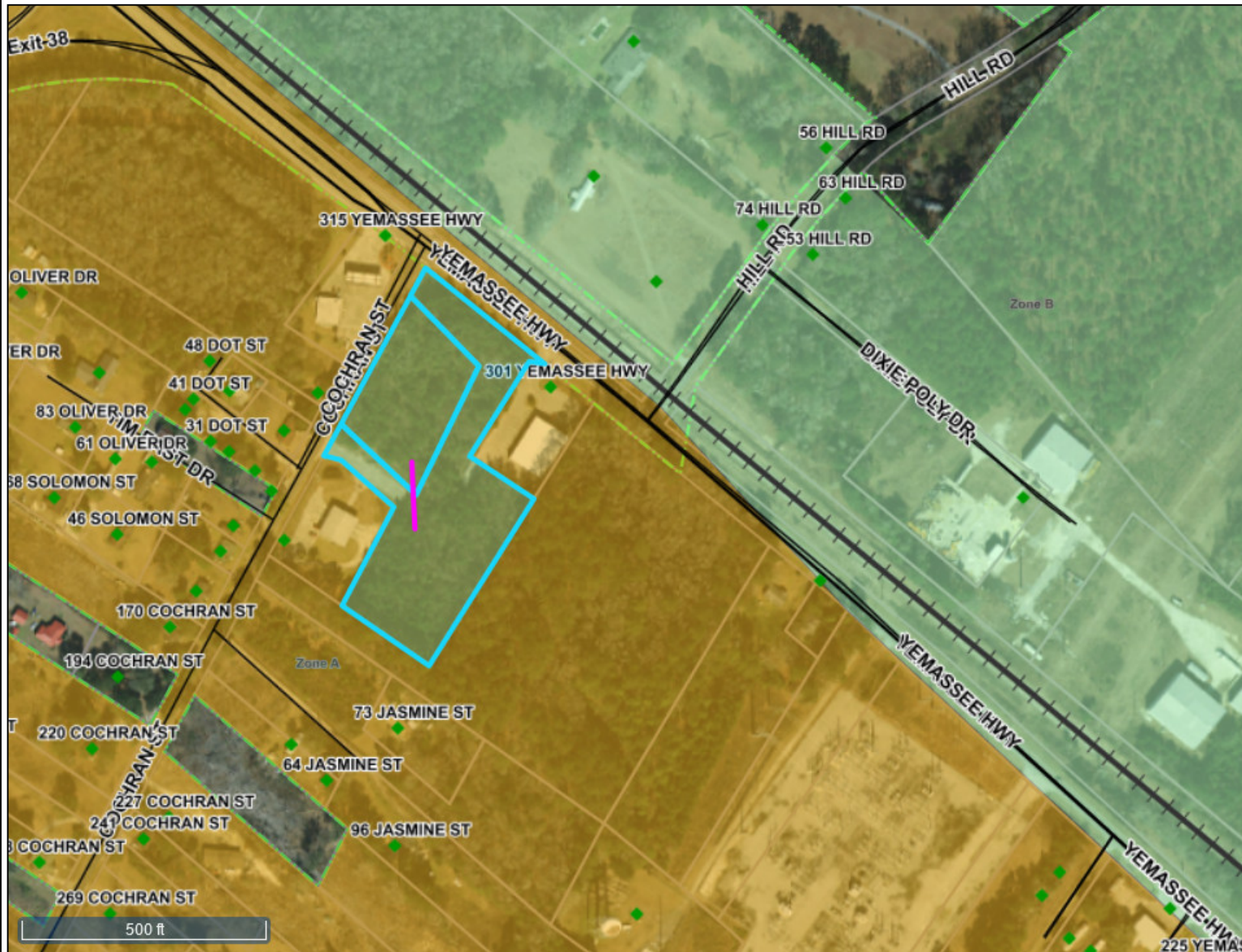
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21 Sep, 2023



Carolina Country Homes Zoning Map Amendment



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

- Roads
- Major Roads

Hampton Road Names

- Roads
- Major Roads
- Interstate

Jasper Road Names

- Roads
- Major Roads
- Interstate

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

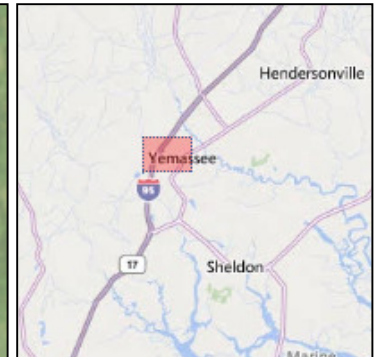
Note:
Police Patrol Zones

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

21 Sep, 2023



Carolina Country Homes Zoning Map Amendment



Legend

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

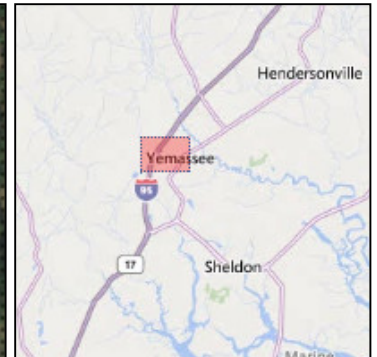
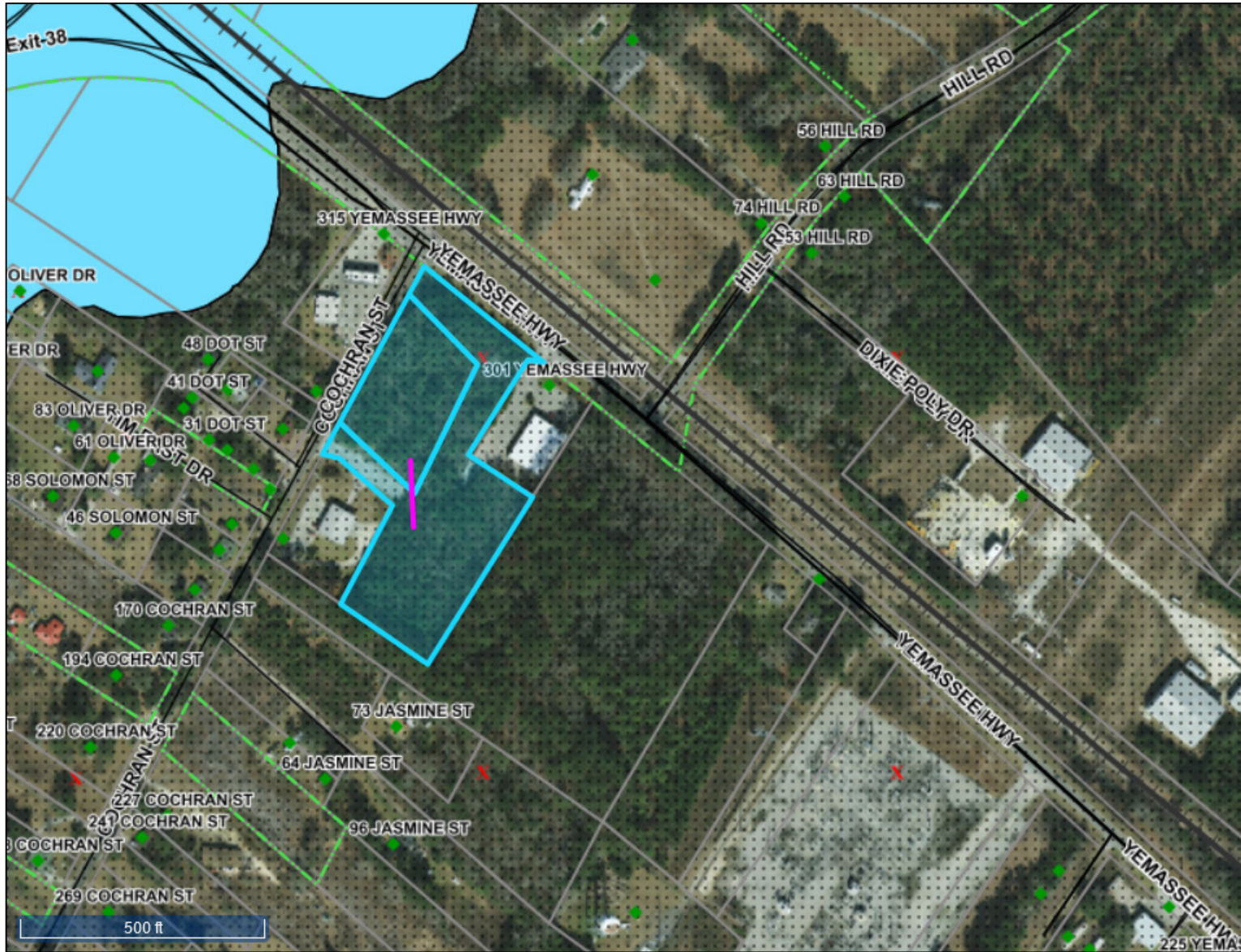
21 Sep, 2023

Note:
Police Patrol Grids

This map is a user generated static output from rightsplot.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.
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Carolina Country Homes Zoning Map Amendment



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
- 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

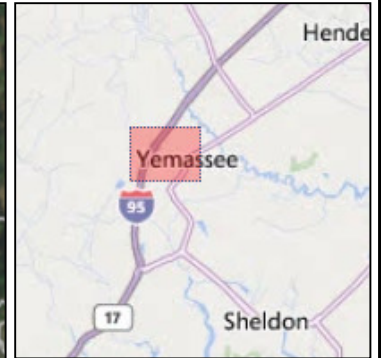
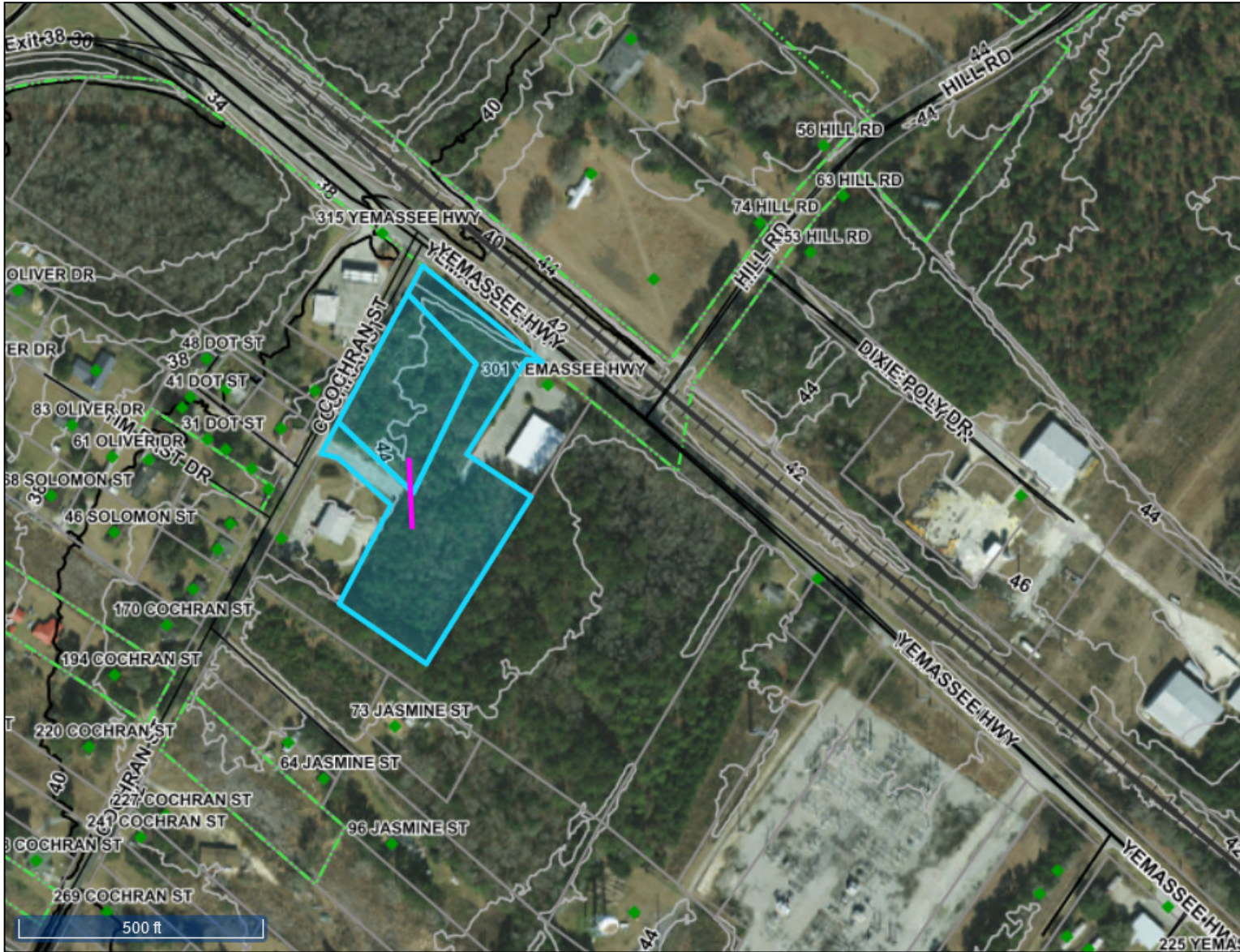
21 Sep, 2023

Note:
FEMA Floodplains

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Carolina Country Homes Zoning Map Amendment



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
- Beaufort Contour Labels
- Beaufort Contours
- / Major
- / Minor
- Hampton Contour Labels
- Hampton Contours
- / Major
- / Minor
- Jasper Contour Labels
- Jasper Contours
- / Major
- / Minor

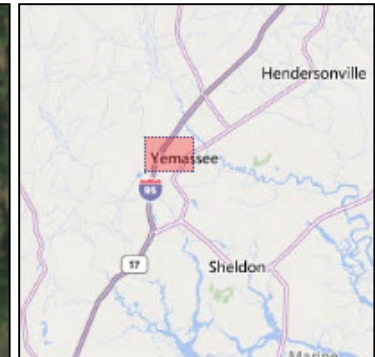
Note:
Elevation Contours

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

▲ 21 Sep, 2023



Carolina Country Homes Zoning Map Amendment



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- ◆ Beaufort Road Names
- Beaufort Road Names
- Hampton Road Names
- Hampton Roads
- Jasper Road Names
- Jasper Roads
- Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary
- Beaufort NWI
- Beaufort NWI
- Hampton NWI
- Hampton NWI

21 Sep, 2023

Note:
National Wetland Inventory

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Recommended Motion

(Zoning Map Amendment – Carolina Country Homes)

“I make the motion to:

- ***Approve***
- ***Table***

The Zoning Map Amendment Request for Carolina Country Homes and to forward this request to Town Council for consideration”.

****Denial Motion***

“I make the motion to Deny the Zoning Map Amendment Request for Carolina Country Homes and to notify the applicant of the decision rendered by this body by USPS Certified Mail.”

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 Dan Ball, on behalf of LNC Holdings, LLC., for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 8.00 acres located at 100 Jinks Street from its current zoning designation of Residential ½ Acre (R2A) to Office Commercial District (OCD) for development of a landscaping laydown yard. The parcel is further identified by Hampton County TMS: 204-01-01-018

Submitted by: Matthew Garnes, Staff Liaison to Committee

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: Staff have received a request for a Zoning Map Amendment of one parcel located at 100 Jinks St (formerly Jerry's Junkyard) to support the development of a landscaping laydown yard. Earlier this month, the Planning Commission reviewed the request and scheduled a Public Hearing for the October 31 meeting.

Recommended Action: Conduct a Public Hearing and consider forwarding it to the Town Council for further consideration.

Colin J Moore

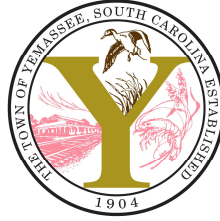
Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew Garnes

Town Administrator



Council Members

Alfred Washington

Stacy Pinckney

David Paul Murray

Town of Yemassee Administration Department
Rezoning Analysis (ZONE-09-23-1084)
100 Jinks St (Hampton County)
Meeting Date: October 31, 2023

Applicant Name:	Dan Ball
Applicant Company:	LNC Holdings, LLC.
Applicant Mailing Address:	326 Cove View Ct Columbia, SC 29212
Applicant Phone:	(864) 270-7050
Applicant Email:	dan@gencopools.com
Owner Name:	LNC Holdings, LLC.
Owner Company:	LNC Holdings, LLC.
Applicant Mailing Address:	326 Cove View Ct Columbia, SC 29212
Owner Email:	dan@gencopools.com
Site Address(es):	100 Jinks St
Site County:	Hampton
Tax Map Number(s):	204-01-01-018
Existing Zoning:	Residential ½ Acre (R2A)
Proposed Zoning:	Office Commercial District (OCD)
Overlays:	None
Site Acreage:	8.00
Site Description:	Property was home to the former junkyard for Jerry's Used Cars.
Land Use Compatibility	To the north and east of the property is the Ironline PUD. To the south, the Pine Street community. Ponderosa Subdivision to the west.
Environmental Issues:	None noted during preliminary research.
Public Service Issues:	Lowcountry Regional Water System (LRWS) is the franchised provider within the Town of Yemassee. Development would require connection to water and wastewater services.

Surrounding Properties:

Direction	Situs Address & TMS	Owner(s)	Zoning Designation
North	204-01-05-005 000 Jinks St	Ironline Metals, LLC.	Planned Unit Development
West	37 Poston Dr 204-01-01-017	Randy & Anna Lunsford	Residential ½ Acre (R2A)
West	22 Ponderosa Dr 204-01-01-011	Monique Magwood- Badger	Residential ½ Acre (R2A)
West	16 Ponderosa Dr 204-01-01-013	Don & Janice High	Residential ½ Acre (R2A)
South	106 Jinks St 204-01-01-009	Mt. Meriah Lodge	Residential ½ Acre (R2A)
South	13 Pine St 204-01-01-008	Robert E. Williams	Residential ½ Acre (R2A)
East	52 Lacey St 204-01-05-001	Daniel Dziadaszek	General Residential (GR)

Staff Review: Staff support the zoning amendment to Office Commercial. The proposed use is a low impact use that would be a significant improvement from the previous non-conforming use.

Staff Recommendation: Staff request the Planning Commission conduct the public hearing and forward the request to the Town Council for consideration.



Project Information

General Information

Project #	ZONE-09-23-1084	Parcel #	204-01-01-018	Building ID	
Location	100 JINKS ST				
Project Type	Zoning Map Amendment Application	Project Use	Re-Zoning		
Parent Project #		Subdivision			
Applicant Name	LNC Holdings, LLC.	Address	326 COVE VIEW CT, COLUMBIA, SC 29212-8401		
Applicant Email	dan@gencopools.com	Phone	(864) 270-7050	Cell	(864) 270-7050
Owner Name	LNC Holdings, LLC.	Address	326 COVE VIEW CT, COLUMBIA, SC 29212		
Owner Email	dan@gencopools.com	Phone	(864) 270-7050	Cell	(864) 270-7050
Contractor		Address			
Contractor Email		Phone		Cell	

Property Information

Type/Improvement		Accessory/Structure	
Current Use	B Business	Proposed Use	B Business
Current Zoning		Proposed Zoning	Office Commercial District (OCD)
Project Cost		Project Value	
Current Use And Proposed Changes			
Lot Width		Lot Depth	
Total Area of Building & Accessory Structures (Sq Ft)		Total Area of All Man-made Improvements (Sq Ft)	
Map Number			204-01-01-018
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	25 25
Setbacks Information				
Water Utility	Public		Sewage Utility	Public
Gas Utility	Public		Electric Utility	Public
Driveway Width		# of Off Street Parking		# of Off Street Loading
Miscellaneous Information				



Contacts

Contact Name	Type	Project	Address	Phone
LNC Holdings, LLC.	Owner		326 COVE VIEW CT, COLUMBIA, SC 29212	(864) 270-7050
LNC Holdings, LLC.	Previous Owner		326 COVE VIEW CT, COLUMBIA, SC 29212	(864) 270-7050



Fees

Fee Type	Date	Debit	Credit	Balance
Project Fees	September 6, 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#
September 6, 2023	23-0234

Bill To
LNC Holdings, LLC. 326 COVE VIEW CT COLUMBIA, SC 29212

Invoice Due Date: September 15, 2023

Parcel Number: 204-01-01-018

Location: 100 JINKS ST

Date	Description	Paid Date	Amount	Paid	Balance
September 6, 2023	Zoning Map Amendment Application		\$250.00		
	TOTAL: Project Fees		\$250.00		\$250.00

Please make checks payable to: Town of Yemassee



Town of Yemassee

101 Town Cir, Yemassee, South Carolina 29945-3363
Phone: 843-589-2565 Ext. 3

PAYMENT RECEIPT

Original Invoice Number: 23-0234
Invoice Date: September 6, 2023

LNC Holdings, LLC.
326 COVE VIEW CT
COLUMBIA, SC 29212

Thank you for your payment(s).

Your Payment Transactions for this record are recorded below.

Record Number: Project A23-0231

Date	Description	Paid Date	Amount	Paid	Balance
September 6, 2023	Zoning Map Amendment Application		\$250.00		
	TOTAL: Project Fees		\$250.00		\$250.00
	Check 1788 GrandSouth Bank Check 1788	September 19, 2023		\$250.00	\$0.00



Property Report

OWNER DATA

Tax Parcel ID (S-B-L): 204-01-01-018

Map #: 204-01-01-018

Location State: SC

Association (Owner): LNC HOLDINGS, LLC.

Additional Owner 1:

Additional Owner 2:

Contact: Dan Ball

Email: dan@gencopools.com

Location: 100 JINKS ST

Location City: YEMASSEE

Location Zip: 29945-0000

Owner Mailing Address: 326 COVE VIEW CT,
COLUMBIA, SC 29212-8401

Additional Owner 1 Mailing Address:

Additional Owner 2 Mailing Address:

Phone: (864) 270-7050

OCCUPANCY DATA

Occupancy Class: B Business

Basement Types:

Floor Finish: 0

Wall Finish:

Capacity Empty Room/Main:

Capacity with tables/chairs:

Construction Class:

Floor Types:

Fuel Type:

Census B Hampton County

Capacity with Chairs:

PROPERTY DATA

Tax Parcel Group Code parcel_form: 208-Lots & Acreage (Vacant)

of Stories:

Neighbourhood Name:

Waterfront: 0

Flood Plain: N

Improvement Value: 0

Neighborhood Code:

Parcel Area Sq Footage: 348480

Zoning District: Residential 1/2 Acre (R2A)

Property Type Description: Former Junkyard

East Grid Coordinates: 0.0000000000

GIS/Map Link: <https://qpublic.schneidercorp.com/Application.aspx?AppID=902&LayerID=17042&PageTypeID=4&PageID=7674&KeyValue=204-01-01-018>

Structure Height:

Wall Construction:

Foundation Types:

Property Type

Code: Unimproved Land

Sprinkler: 0

Year Built: 0

Commercial: 0

Land Value: 14500

Total Value: 14500

Assessed Value: 14500

Acerage: 8

Fire Alarm: %alarm_system

Notes (Historical): The car lot is currently on property formerly run by Jerry Cook. 8 Acres of dozens of abandoned vehicles in an array of disrepair.

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: 206-Re	Qualify:
Building No.:	Exemptions: None	Psewer:
Front setback: 30	Elderly Exemptions: None	Tax Map # 204-01-01-018
Rear setback: 30	Number of Building: 0	OutstandingIssue:
Left setback: 25	Directions to site:	River frontage: 0
Right setback: 25	Total sq feet: 0	Special info:
Inspection District: D - Downtown / Historic District	Total rooms: 0	NAS_SWODate: 2023-08-01
Subdivision:	Heritage Number:	NAS_EHSepExpire: 0000-00-00 00:00:00
Bedrooms:	Spec info entered by: GARNES, M (G1959)	Building Date: 0000-00-00
Bathrooms:	NAS_SWOBy:	Plan number:
House Structure:	NAS_SWOReason:	Connect:
Closed: 0	NAS_EHSepIssued: 0000-00-00 00:00:00	
Account Number #:	Book Page:	



Parcel Report Card

Tax Parcel ID (S-B-L)	204-01-01-018	Association (Owner)	LNC HOLDINGS, LLC.
Address	100 JINKS ST	City, State, Zip	YEMASSEE SC 29945-0000
Group Code	208-Lots & Acreage (Vacant)	GIS ID	
Contact	Dan Ball	Email	dan@gencopools.com
Phone	(864) 270-7050	Mailing Address	326 COVE VIEW CT, COLUMBIA, SC 29212-8401

Fees Collected

Fees

Fee Type	Parcel #	Case #	Details	Date	Fee	Debit	Credit	Balance
Project Fees	204-01-01-018	PB ZONE-0 9-23-1084						
- Zoning Map Amendment Application (Invoice #23-0234)		DEFAULT FEE CHARGE		September 6, 2023	\$250.00		\$0.00	
Check 1788 (Invoice #23-0234)		GrandSouth Bank Check 1788		September 19, 2023		\$250.00		
TOTAL					\$250.00	\$250.00	\$0.00	

Hampton County, SC

Summary

Parcel Number	204-01-01-018.
Tax District	County (District N)
Location Address	PINE
Town Code	YE
Class Code (NOTE: Not Zoning Info)	208-Lots & Acreage (Vacant) 206-Residential Lot Vacant <i>Note multiple classes/buildings on this parcel.</i>
Acres	8.00
Description	
Record Type	Residential Agricultural
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

PROVIDENCE SOLUTIONS LLC
7087 RIVERS AVE
NORTH CHALRESTON SC
29406

2022 Value Information

Land Market Value	\$14,500
Improvement Market Value	\$0
Total Market Value	\$14,500
Taxable Value	\$14,500
Total Assessment Market	\$870

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
2/9/2022	\$10	503 264	10 85	COOK MATTHEW R & JERRY W JR
9/6/2018	Not Available	461 292	Not Available	Not Available
12/24/1987	Not Available	118 54	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: 9/21/2023, 7:41:22 AM

Contact Us

Developed
by



JOHNSON, JR., 300 MAIN STREET, HARDEEVILLE, SC 29927, WITH THE BENEFIT OF A TITLE EXAMINATION AND WITHOUT OPINION AS TO THE APPLICATION OF THE DEVELOPMENT STANDARDS ORDINANCE OR SIMILAR ORDINANCES OR REGULATIONS. LAW OFFICE FILE NO: 03-825-02-500-23.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, Grantee's Successors and Assigns forever.

And the Grantor does hereby bind Grantor's Successors and Assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's Successors and Assigns, against Grantor and Grantor's Successors and Assigns and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

INTENTIONALLY LEFT BLANK

WITNESS ITS Hand and Seal this 17 day of July
in the year of our Lord two thousand twenty-three and in the
two hundred and forty-seventh year of sovereignty and
Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Amanda Herly
(WITNESS #1: SIGNS HERE)

Amanda Herly
Print Name of Witness

Tracie Hopkins
(WITNESS #2 / NOTARY SIGNS HERE)

Tracie L. Hopkins
Print Name of Witness

PROVIDENCE SOLUTIONS,
LLC

BY: [Signature]

MATTHEW R. COOK

ITS: MANAGER & SOLE
MEMBER

STATE OF SOUTH CAROLINA)
COUNTY OF W. Charleston

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that
Matthew R. Cook as Manager and Sole Member of Providence
Solutions, LLC, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 17
day of July, 2023.

Tracie Hopkins
Notary Public for SC

(SEAL)

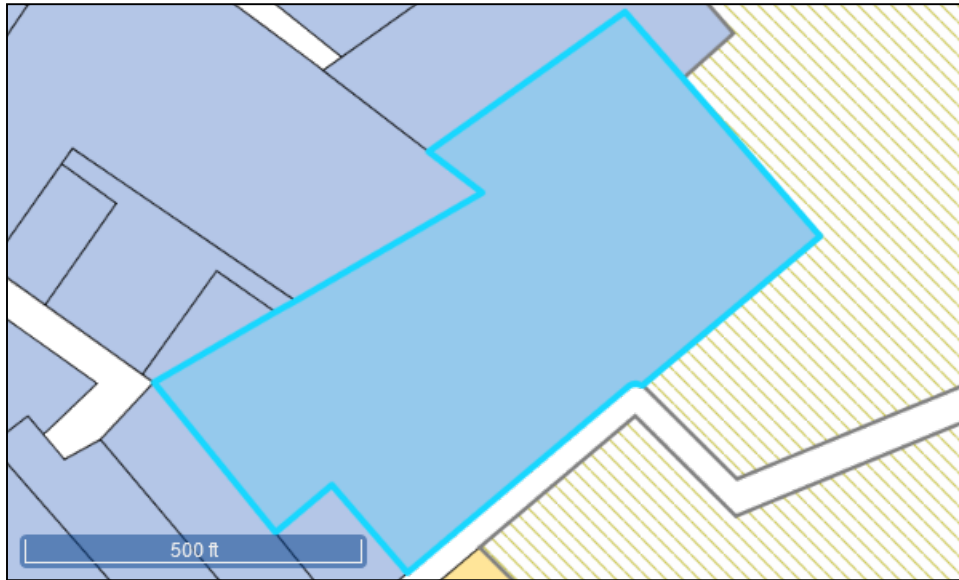
Print Name of Notary: Tracie L. Hopkins

My Commission Expires: 2/25/2024

Town of Yemassee

Property Zoning Report - Hampton

21 Sep 2023



Parcels Hampton

TMS: 204-01-01-018.
Owner City State ZIP Code: NORTH CHALRESTON SC 29406
Owner: PROVIDENCE SOLUTIONS LLC
Owner Street Address: 7087 RIVERS AVE NORTH CHALRESTON SC
Parcel Street Address: PINE

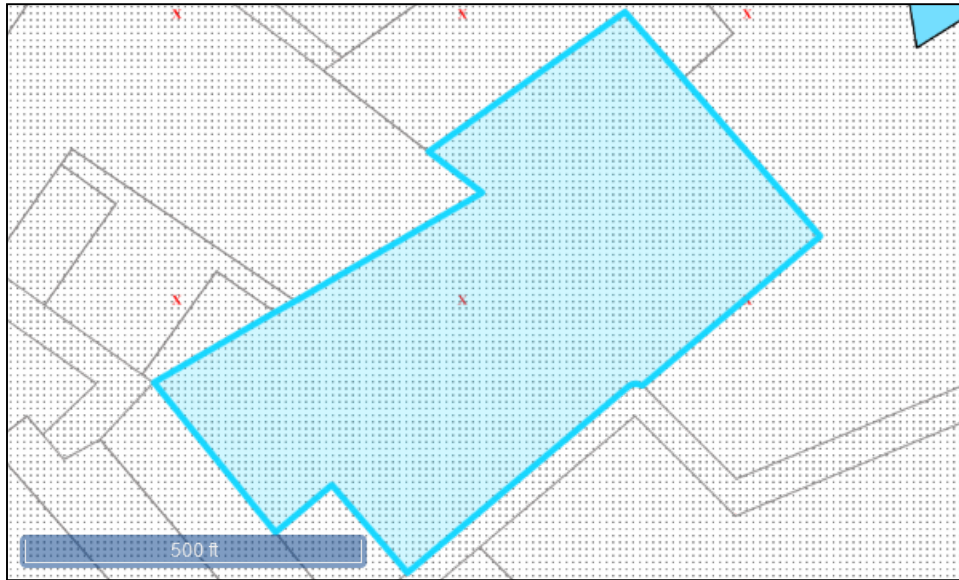
Zoning

Count	Zoning Description	Overlapping Quantities
1.	1 Residential 1/2 Acre	360,722.23sf (8.28acres)

Town of Yemassee

Flood Zone Report - Hampton

21 Sep 2023



Parcels Hampton

TMS: 204-01-01-018.
Owner City State ZIP Code: NORTH CHALRESTON SC 29406
Owner: PROVIDENCE SOLUTIONS LLC
Owner Street Address: 7087 RIVERS AVE NORTH CHALRESTON SC
Parcel Street Address: PINE

Flood Zones Hampton

Count	Classification	Overlapping Quantities
1.	2 Area of Minimal Flood Hazard	721,444.46sf (16.56acres)

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Hampton, SC 29924

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<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	\$0.66
Total Postage and Fees	\$8.56

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10/18/2023

Hampton County Planning Dept
Attn: Chris Inglese
201 Jackson Ave W
Hampton, SC 29924-3256

or Instructions

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Yemassee, SC 29945

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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	\$0.66
Total Postage and Fees	\$8.56

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10/19/2023

Robert E. Williams
P.O. Box 104
Yemassee, SC 29945-0104

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Louisville, KY 40223

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Extra Services & Fees (check box, add fee as appropriate)	\$7.55
<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	\$0.66
Total Postage and Fees	\$8.56

Postmark Here
10/18/2023

Ironline Metals, LLC.
1515 Ormsby Station Ct
Louisville, KY 40223-5032

or Instructions

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Yemassee, SC 29945

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Extra Services & Fees (check box, add fee as appropriate)	\$7.55
<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	\$0.66
Total Postage and Fees	\$8.56

Postmark Here
10/19/2023

Monique Magwood-Badger
22 Ponderosa Dr
Yemassee, SC 29945-3325

or Instructions

7020 1290 0002 1370 7544

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Yemassee, SC 29945
OFFICIAL USE

Certified Mail Fee	\$4.35
\$	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	
<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

0796
03

Postmark
Here

Postage	\$0.66
\$	

10/18/2023

Total \$8.56
 \$
 Ser
 Str
 City
 PS Randy L. Lunsford
 Anna E. Lunsford
 37 Poston Dr
 Yemassee, SC 29945-3330

7020 1290 0002 1370 7537

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Beaufort, SC 29902
OFFICIAL USE

Certified Mail Fee	\$4.35
\$	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	
<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

0796
03

Postmark
Here

Postage	\$0.66
\$	

10/18/2023

Total \$8.56
 \$
 Sent
 Street
 City, State
 PS Coastal Conservation League
 Attn: Jessi White
 1212 King St
 Beaufort, SC 29902-4934

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: IPL0142531
External Order #: 475350
Parent Order #: IPL0117821
Order Status: Submitted
Classification: Legals & Public Notices
Package: HHI - Legal Ads
Final Cost: \$115.04
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 October 4, 2023 1:06:12
 PM EDT
Amount: \$115.04

SCHEDULE FOR AD NUMBER IPL01425310

October 6, 2023

PREVIEW FOR AD NUMBER IPL01425310**Town of Yemassee Public Hearing**

NOTICE IS HEREBY GIVEN that the Town of Yemassee Planning Commission will hold a Public Hearing on Tuesday, October 31, 2023, at 3:00 PM at the Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363, for the purpose of soliciting input on the following:

ZONE-09-23-1083. Consideration of a request by Matt McCauley, on behalf of Carolina Country Homes, Inc., of a Zoning Map Amendment. The applicant seeks to rezone two parcels of land from their current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD). The parcels are located at the southeast corner of Yemassee Hwy (SC-68) and Cochran St, and further identified by Hampton County TMS: 198-00-00-042 and 198-00-00-289.

ZONE-09-23-1084. Consideration of a request by Dan Ball, on behalf of LNC Holdings, LLC., of a Zoning Map Amendment. The applicant seeks to rezone one parcel of land from its current zoning designation of Residential 1/2 Acre (R2A) to Office Commercial District (OCD). The parcel is located at 100 Jinks St, and further identified by Hampton County TMS: 204-01-01-018.

ZONE-09-23-1088. Consideration of a request by Michelle B. Hagan, of a Zoning Map Amendment. The applicant seeks to rezone one parcel of land from its current zoning designation of Residential 1/4 Acre (R4A) to General Residential (GR). The parcel is located at 18 Lacey St, and further identified by Hampton County TMS: 204-01-05-006.

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. Additional information pertaining to these requests may be found online at www.townofyemassee.org, then by clicking "Departments", then "Administration" then "Public Hearings".
 IPL0142531
 Oct 6 2023

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

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(Hilton Head) Print**



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 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
39731	475350	Print Legal Ad-IPL01425310 - IPL0142531		\$115.04	2	25 L

Attention: AP

TOWN OF YEMASSEE
 101 Town Cir
 YEMASSEE, SC 29945

mattgarnes@townofyemassee.org

Town of Yemassee Public Hearing

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 IPL0142531
 Oct 6 2023

STATE OF)
 SOUTH CAROLINA) AFFIDAVIT
 COUNTY OF BEAUFORT)

I, Tara Pennington, makes oath that the advertisement, was published in The Island Packet and The Beaufort Gazette, a newspaper published in Beaufort County, State and County aforesaid, in the issue(s) of

1 insertion(s) published on:
 10/06/23

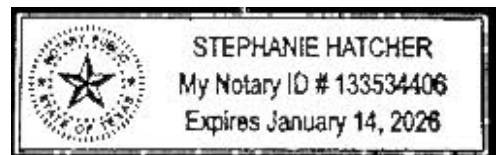
Tara Pennington

Tara Pennington

Sworn to and subscribed before me this 6th day of October in the year of 2023

Stephanie Hatcher

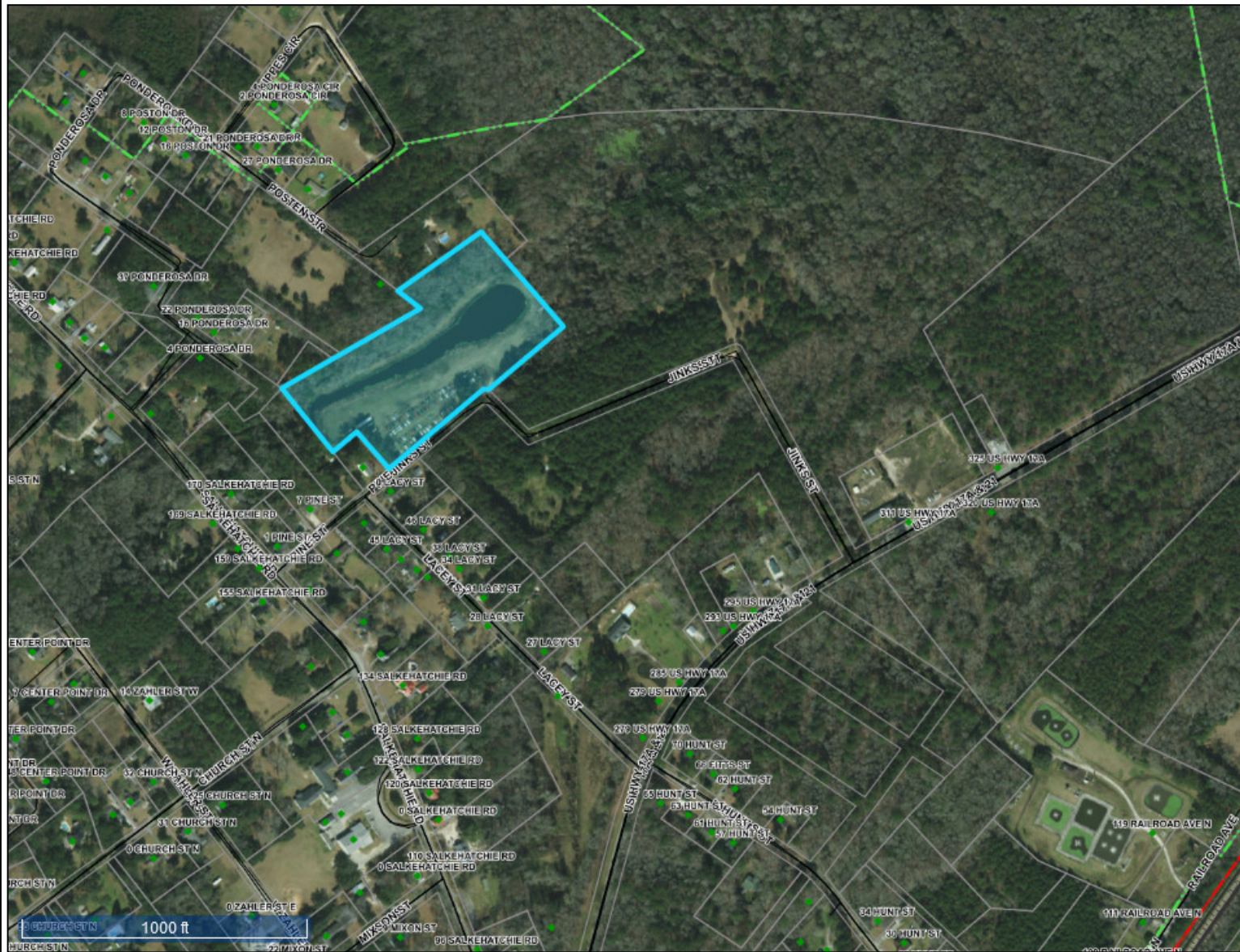
Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



100 Jinks St Zoning Map Amendment



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

Note:
Aerial View

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

22 Sep, 2023



100 Jinks St



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 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 Jasper Roads

- Roads
- Major Roads
- Interstate

21 Sep, 2023

Note:
LRWS

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100 Jinks St



Legend

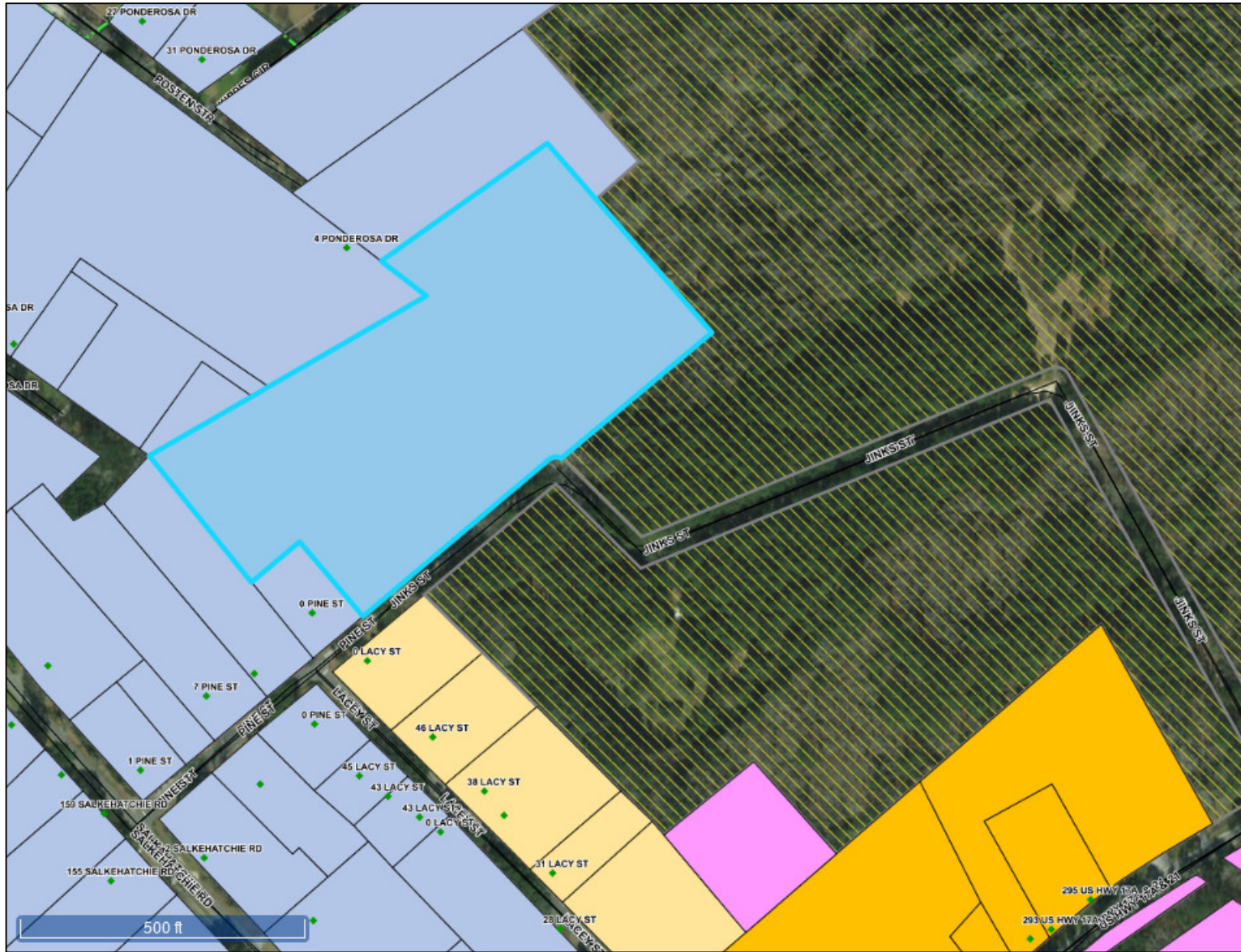
- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Beaufort Road Names
- / Roads
- / Major Roads
- Hampton Road Names
- Hampton Roads
- / Roads
- / Major Roads
- / Interstate
- Jasper Road Names
- Jasper Roads
- / Roads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

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100 Jinks St



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
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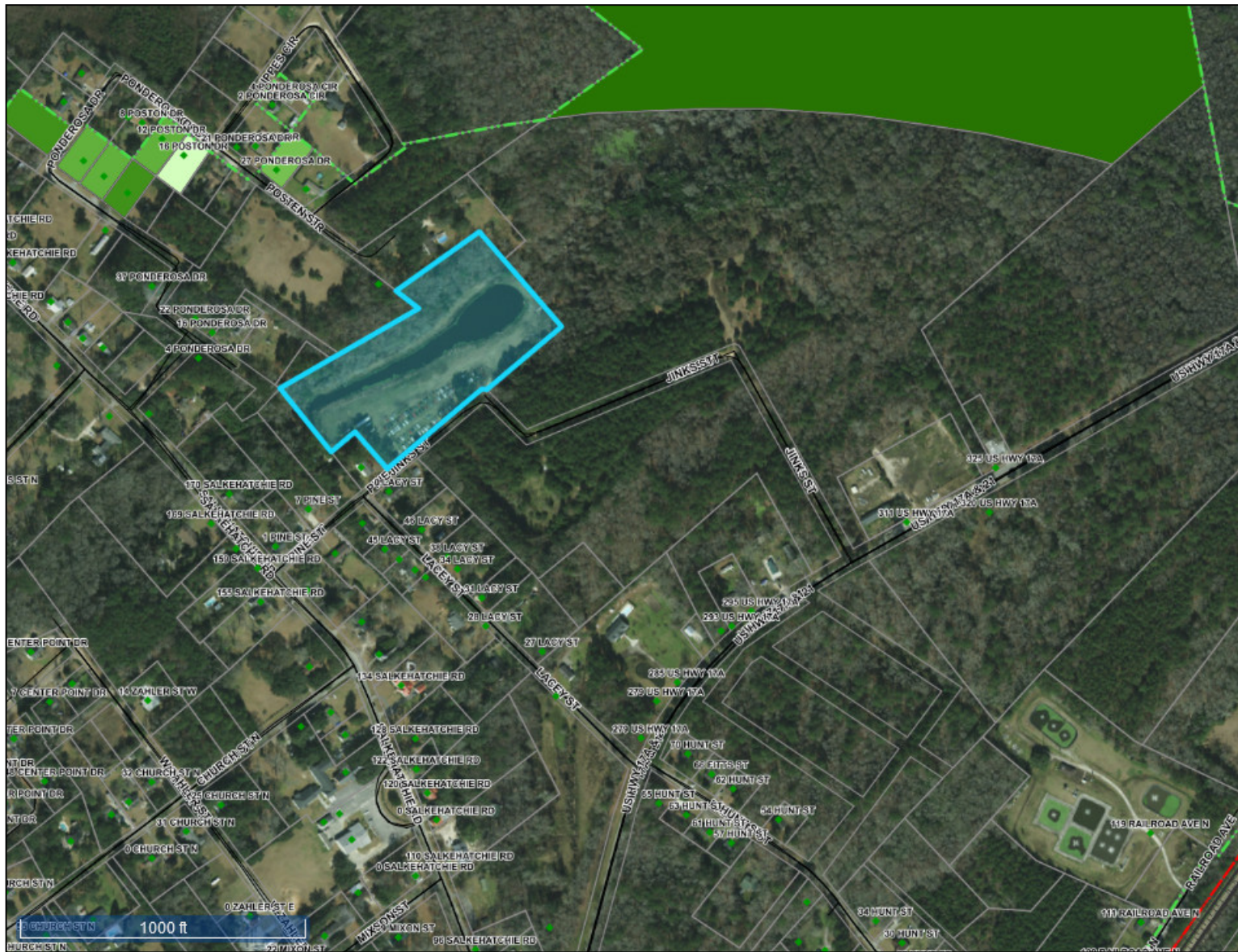
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21 Sep, 2023



100 Jinks St Zoning Map Amendment



Legend

- ◆ 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 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:
Annexation History

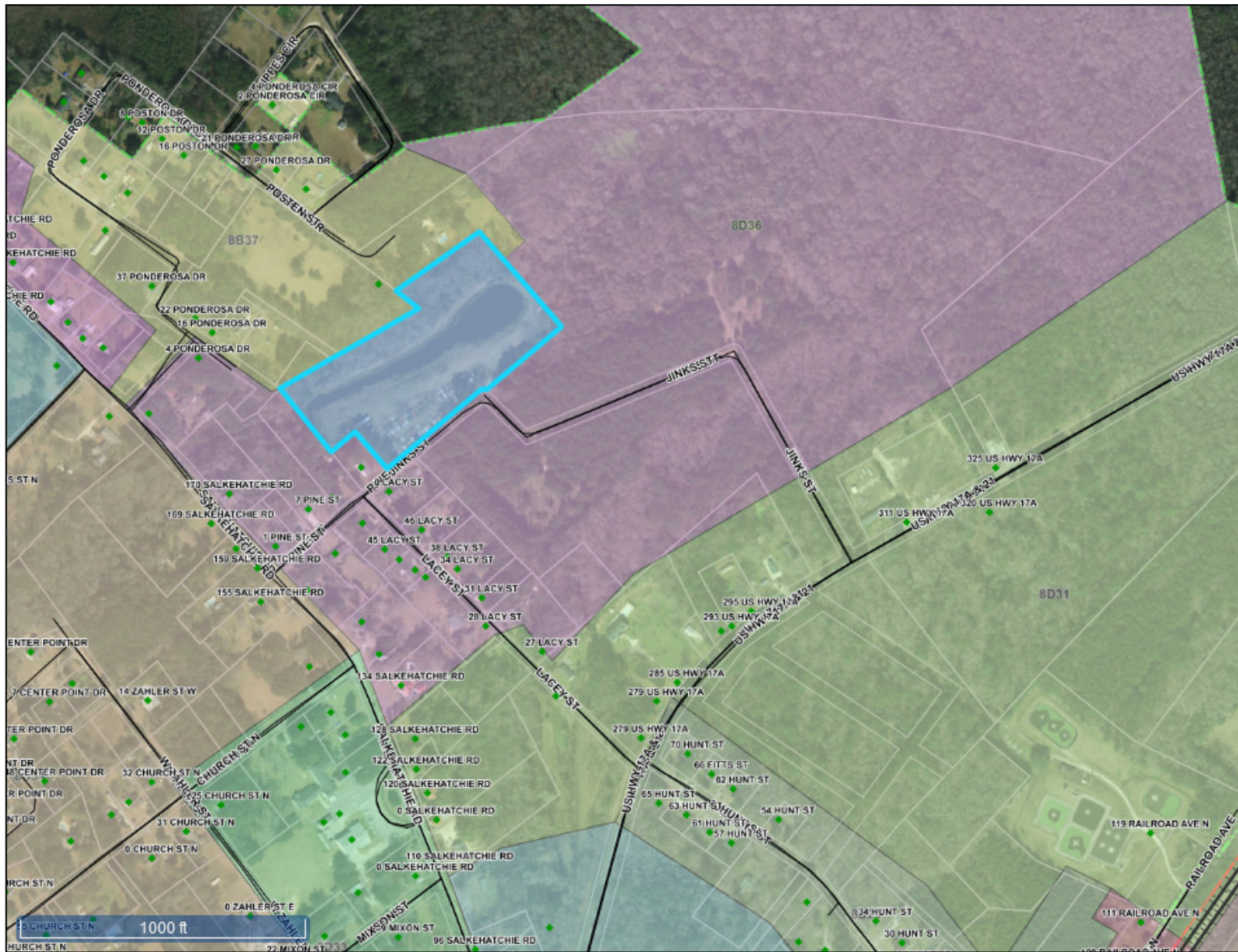
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22 Sep, 2023



100 Jinks St Zoning Map Amendment



Legend

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

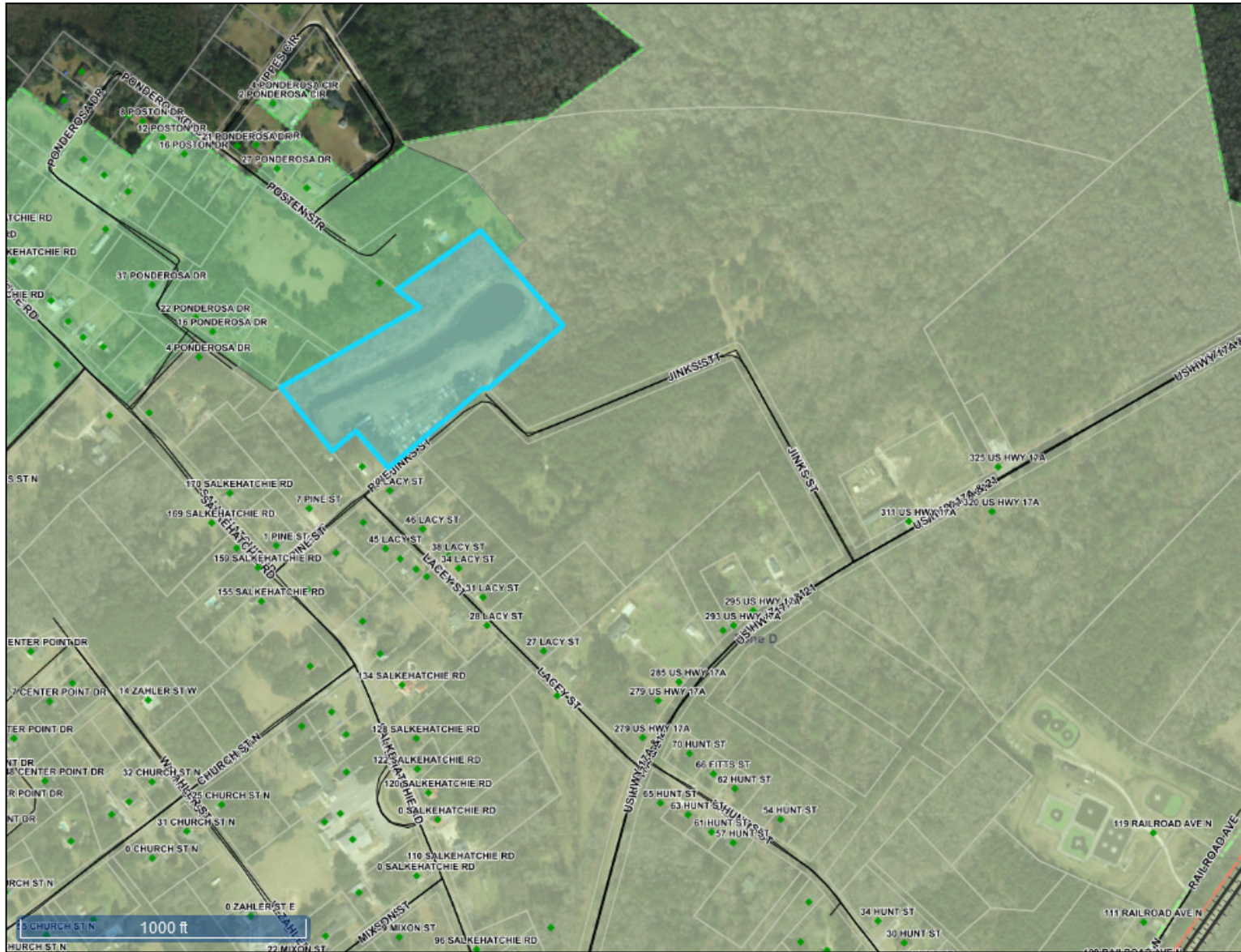
Note:
Police Patrol Grids

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

22 Sep, 2023



100 Jinks St Zoning Map Amendment



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
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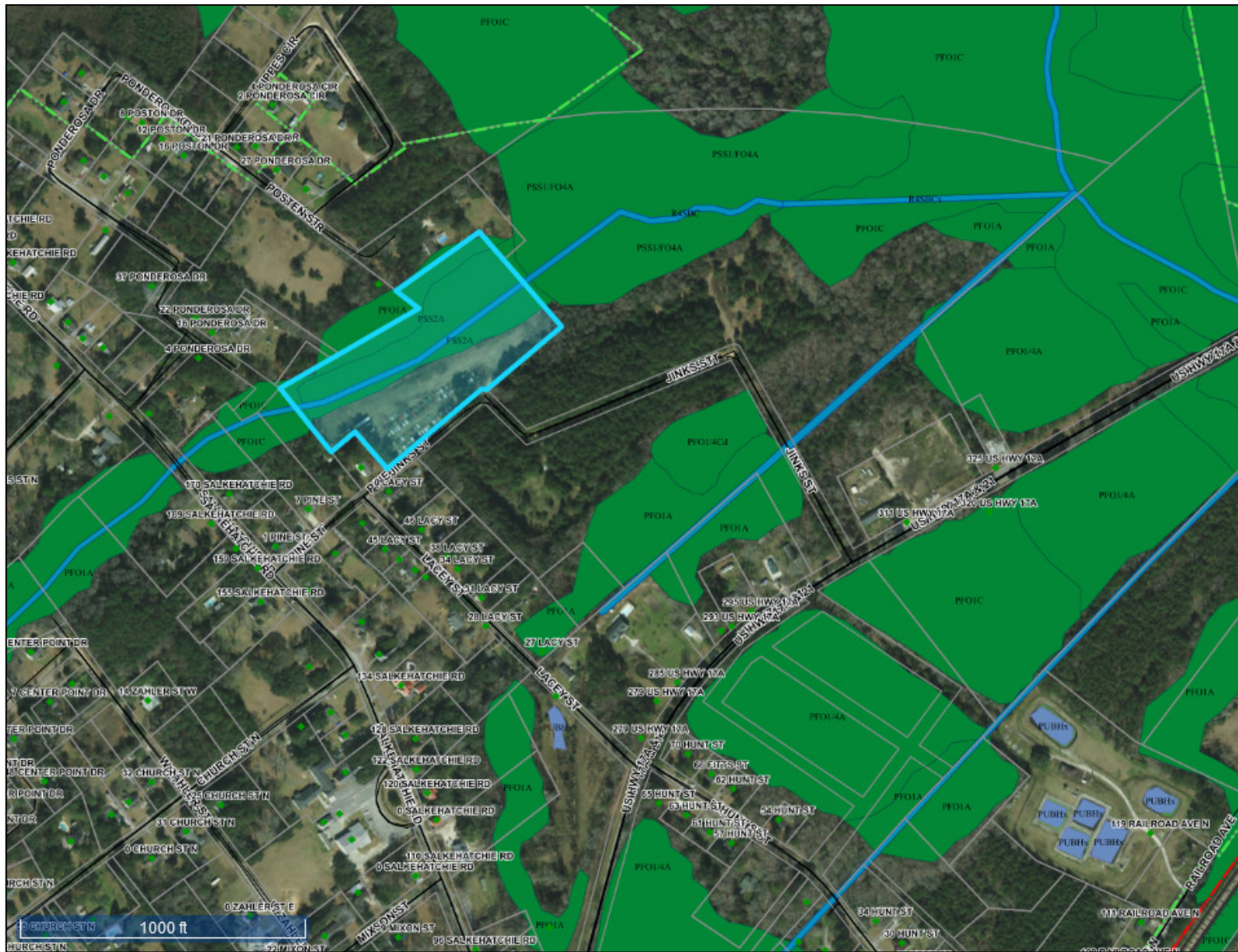
Note:
Police Patrol Zones

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100 Jinks St Zoning Map Amendment



Legend

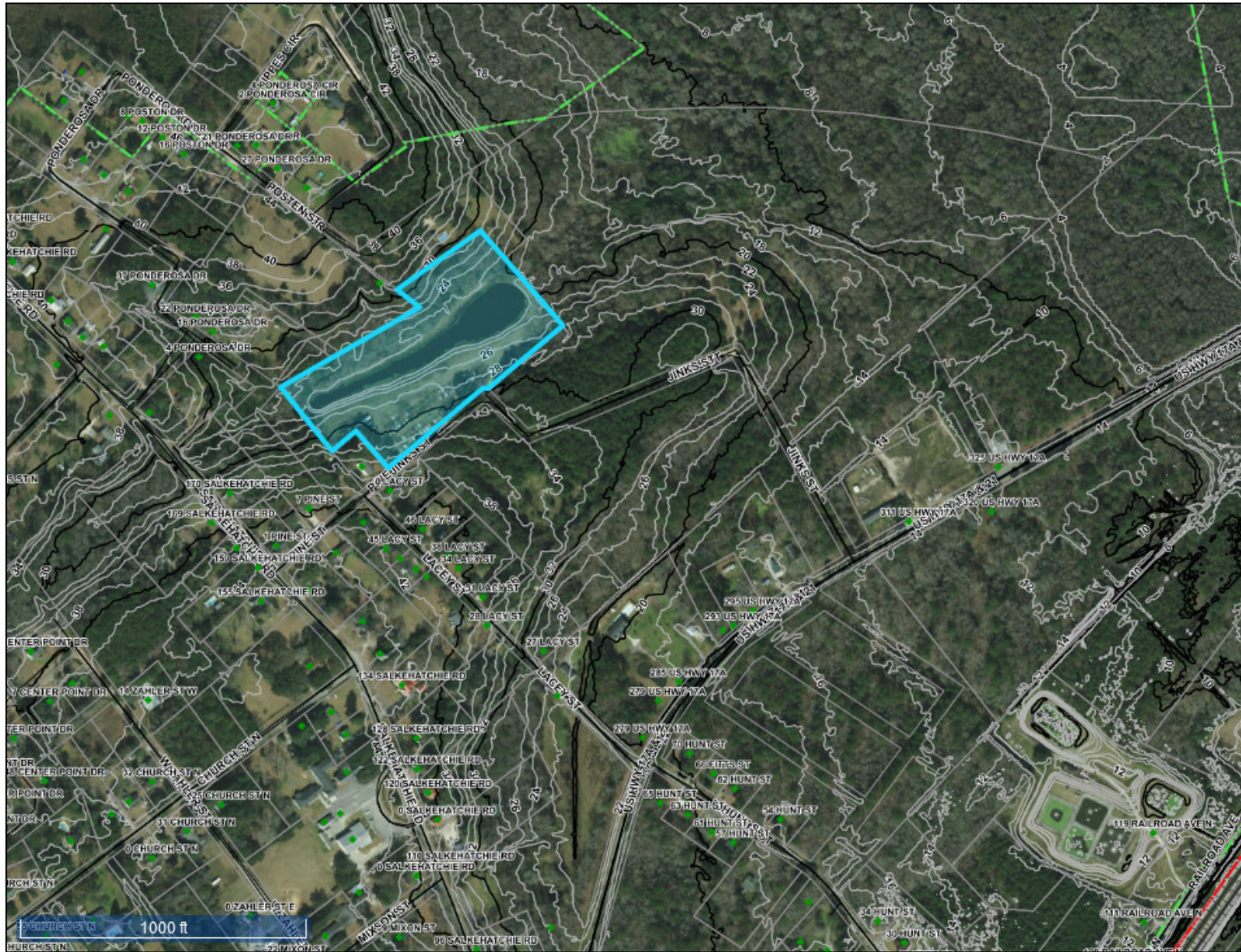
- ◆ Address Points Beaufort
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 - Roads
 - Major Roads
 - Interstate
- Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary
- Beaufort NWI
 - Estuarine and Marine Deepwater
 - Estuarine and Marine 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

Note:
National Wetland Inventory

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100 Jinks St Zoning Map Amendment



Legend

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

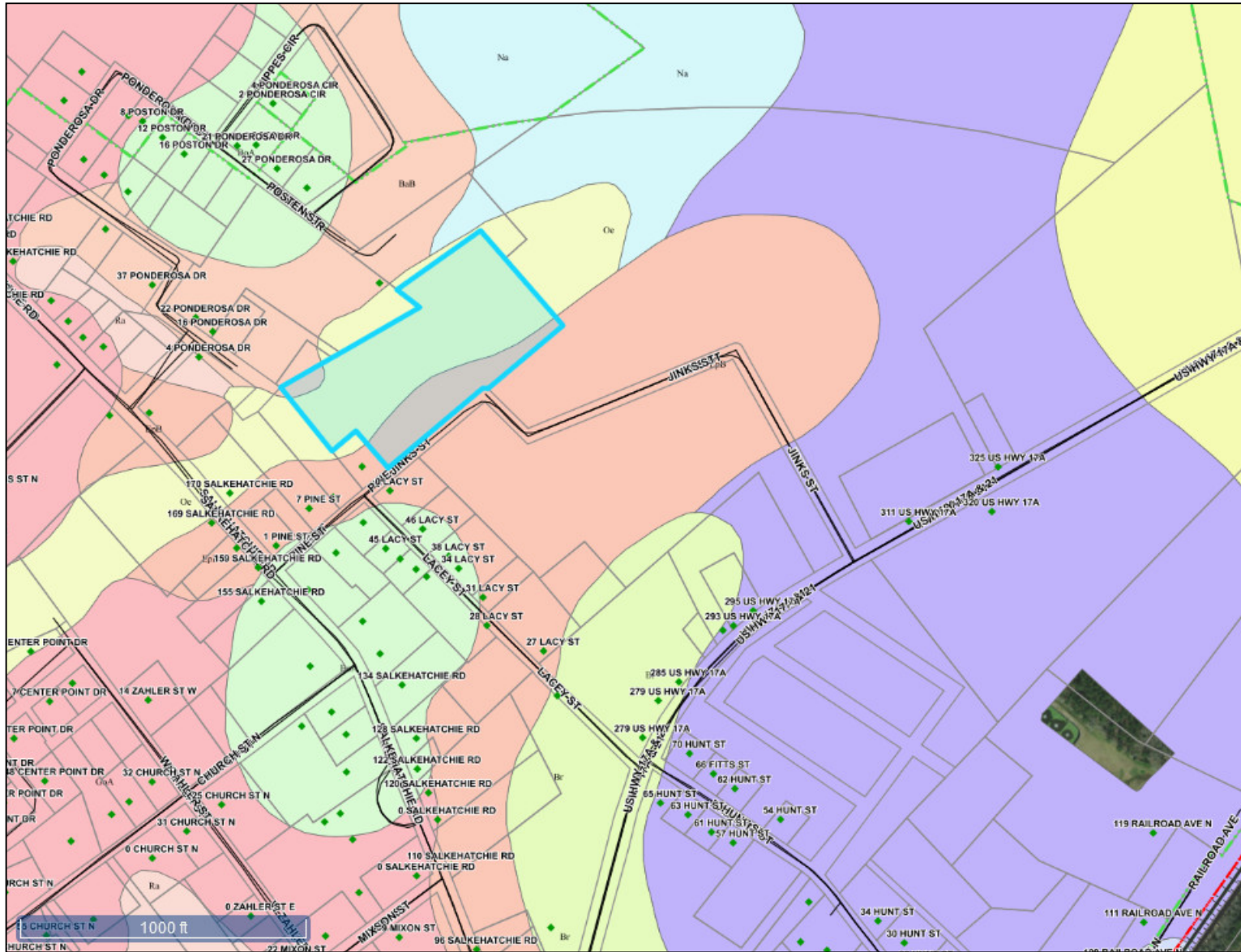
Note:
Elevation Contours

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100 Jinks St Zoning Map Amendment



- Legend**
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 - ◆ Address Points Hampton
 - Parcels Hampton
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 - Parcels Jasper
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 - Beaufort Road Names
 - ◆ Hampton Road Names
 - Hampton Road Names
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 - Jasper Road Names
 - ◆ Railroads
 - County Boundary Beaufort
 - ◆ County Boundary Hampton
 - County Boundary Jasper
 - ◆ Yemassee Boundary

22 Sep, 2023

Note:
Soil Classifications

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Recommended Motion

(Zoning Map Amendment – LNC Holdings, LLC.)

“I make the motion to:

- ***Approve***
- ***Table***

The Zoning Map Amendment Request for 100 Jinks St and to forward this request to Town Council for consideration”.

****Denial Motion***

“I make the motion to Deny the Zoning Map Amendment Request for 100 Jinks St and to notify the applicant of the decision rendered by this body by USPS Certified Mail.”

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 Michelle B. Hagan, for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 1.00 acres located at 18 Lacey St from its current zoning designation of Residential ¼ Acre (R4A) to General Residential (GR). The property is further identified by Hampton County TMS: 204-01-05-006 (ZONE-09-23-1088)

Submitted by: Matthew Garnes, Staff Liaison to Committee

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: Staff have received a request for a Zoning Map Amendment of one parcel located at 18 Lacey Street from the existing zoning of R4A to General Residential to permit placement of a manufactured or mobile home.

Recommended Action: Conduct a Public Hearing and consider forwarding this request to the Town Council for further 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

Town of Yemassee Administration Department
Rezoning Analysis (ZONE-09-23-1088)
18 Lacey St (Hampton County)
Meeting Date: October 31, 2023

Category	Data
Applicant Name:	Michelle B. Hagan
Applicant Mailing Address:	279 U.S. Highway 17A Yemassee, SC 29945
Applicant Phone:	(803) 842-0446
Applicant Email:	Hagan4@yahoo.com
Owner Name:	Michelle B. Hagan
Owner Company:	
Applicant Mailing Address:	279 U.S. Highway 17A Yemassee, SC 29945
Owner Email:	Hagan4@yahoo.com
Site Address(es):	18 Lacey St
Site County:	Hampton
Tax Map Number(s):	204-01-05-006
Existing Zoning:	Residential ¼ Acre (R4A)
Proposed Zoning:	General Residential (GR)
Overlays:	None
Site Acreage:	1.00
Site Description:	Undeveloped wooded lot that is accessed off Lacey Street but sits directly behind 279 U.S. Highway 17A.
Land Use Compatibility	To the north and west of the property is the Ironline PUD. To the south, the Pine Street community. East of the property is a single-family dwelling.
Environmental Issues:	None noted during preliminary research.
Public Service Issues:	Lowcountry Regional Water System (LRWS) is the franchised provider within the Town of Yemassee. Development would require connection to water and wastewater services.

Surrounding Properties:

Direction	Situs Address & TMS	Owner(s)	Zoning Designation
North	000 Jinks St 204-01-05-005	Ironline Metals, LLC.	Planned Unit Development
West	000 Jinks St 204-01-05-005	Ironline Metals, LLC.	Planned Unit Development
East	279 U.S. Hwy 17A 204-01-05-007	Richard A. Hagan	Mixed Use (MU)
South	28 Lacey St 204-01-05-004	Amy L. Youmans	General Residential (GR)
South	34 Lacey St 204-01-05-014	Frances Kay Reebe	General Residential (GR)

Staff Review: Staff support the zoning amendment to General Residential (GR) largely in part due to the parcels just south of the subject property already being zoned as General Residential and this property, if rezoned, could not be considered “spot zoning” since contiguity to the zoning district requested is established. Staff emphasize the importance of proper building orientation should the property be developed. Any structure should be oriented to face Lacey Street as the situs address is already assigned.

Staff Recommendation: Staff request the Planning Commission conduct the public hearing and forward the request to the Town Council for consideration.



TOWN OF YEMASSEE
ZONING MAP/TEXT AMENDMENT APPLICATION

1427

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: <u>Same as owner</u>	Name: <u>Michelle or Shen Hagan</u>
Phone:	Phone: <u>803 842 0446</u>
Mailing Address:	Mailing Address: <u>279 US Highway 17A</u>
E-mail:	E-mail: <u>hagan4@yahoo.com</u>
Town Business License # (if applicable):	
Project Information	
Project Name: <u>Hagan</u>	Acreage: <u>1 acre</u>
Project Location: <u>Cereval</u>	Comprehensive Plan Amendment Yes No
Existing Zoning: <u>Residential Townhouse</u>	Proposed Zoning: <u>General Residential</u>
Type of Amendment: Text Map	
Tax Map Number(s): <u>204-01-05-006</u>	
Project Description: <u>Future home site mod/manufactured located directly behind my current residence</u>	
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.	
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: <u>[Signature]</u>	Date: <u>8/28/23</u>
Applicant Signature: <u>[Signature]</u>	Date: <u>8/28/23</u>
For Office Use	
Application Number:	Date Received:
Received By:	Date Approved:

ZONE - 09-23-1088

August 28, 2023

Members of the Yemassee Planning Commission,

I'm Michelle Hagan, lifelong resident on U.S. Highway 17A and a town business owner. I am submitting a request for re-zoning of a property I own that's directly behind my residence on 17A from the current zoning of Residential 1/4 Acre to General Residential. We desire to place a manufactured home on the property but understand the current zoning designation does not permit such use. I believe that given the fact that the property I'm seeking to rezone, is bordered by land already zoned General Residential, that this would be simply a continuation of that zoning. It appears that all the residential lots on the north side of Lacey Street are zoned General Residential which permits the use I'm seeking to be able to do.

Enclosed, please find a signed Zoning Map Amendment application, the application fee of \$250.00 and a copy of the real estate title. I thank you for your time and look forward to the next step.

Respectfully Submitted,



Michelle Hagan



Project Information

General Information

Project #	A23-0234	Parcel #	204-01-05-006	Building ID	
Location	18 LACEY ST				
Project Type	Zoning Map Amendment Application	Project Use	Re-Zoning		
Parent Project #		Subdivision			
Applicant Name	HAGAN, MICHELLE B.	Address	279 U.S. HIGHWAY 17A, YEMASSEE, SC 29945		
Applicant Email	hagan4@yahoo.com	Phone	(803) 842-0446	Cell	(803) 842-0446
Owner Name	HAGAN, MICHELLE B.	Address	279 U.S. HIGHWAY 17A, YEMASSEE, SC 29945		
Owner Email	hagan4@yahoo.com	Phone	(803) 842-0446	Cell	(803) 842-0446
Contractor		Address			
Contractor Email		Phone		Cell	

Property Information

Type/Improvement	Zoning Map Amendment	Accessory/Structure	
Current Use	Unimproved Land	Proposed Use	R-3 Residential
Current Zoning		Proposed Zoning	General Residential (GR)
Project Cost	250	Project Value	250
Current Use And Proposed Changes	A request by Michelle B. Hagan, for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 1.00 acres located at 18 Lacey St from its current zoning designation of Residential ¼ Acre (R4A) to General Residential (GR). The property is further identified by Hampton County TMS: 204-01-05-006.		

UPDATE 9/12/23 - Staff have received the application and have reviewed its contents for accuracy and completion. Included with the submittal was a cash payment in the amount of \$250.00. Receipt sent.

Lot Width		Lot Depth		Map Number	204-01-05-006
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		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	15		10	Setbacks Right & Left Sides	10 10
Setbacks Information					
Water Utility	Lowcountry Regional Water System Public			Sewage Utility	Lowcountry Regional Water System Public
Gas Utility	None Public			Electric Utility	Dominion Energy Public
Driveway Width	12	# of Off Street Parking	0	# of Off Street Loading	6
Miscellaneous Information					



Contacts

Contact Name	Type	Project	Address	Phone
HAGAN, MICHELLE B.	Applicant	Hagan Rezoning	279 U.S. HIGHWAY 17A, YEMASSEE, SC 29945	803-842-0446
HAGAN, MICHELLE B.	Owner		279 U.S. HIGHWAY 17A, YEMASSEE, SC 29945	(803) 842-0446
HAGAN, RICHARD A.	Others	Hagan Rezoning	279 U.S. HIGHWAY 17A, YEMASSEE, SC 29945	8038429113

Parcel Owner Changed On September 4, 2023



Fees

Fee Type	Date	Debit	Credit	Balance
Project Fees	September 20, 2023	\$0.00		\$0.00
			\$250.00	\$-250.00
	TOTAL	\$0.00	\$250.00	\$-250.00



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#
September 8, 2023	23-0239

Bill To
HAGAN, MICHELLE B. 279 U.S. HIGHWAY 17A YEMASSEE, SC 29945

Invoice Due Date: November 20, 2023

Parcel Number: 204-01-05-006

Location: 18 LACEY ST

Date	Description	Paid Date	Amount Paid	Balance
September 8, 2023	Zoning Map Amendment Application		\$250.00	
	TOTAL: Project Fees		\$250.00	\$250.00
	Cash Cash Payment	September 20, 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 Ext. 3

PAYMENT RECEIPT

Original Invoice Number: 23-0239
Invoice Date: September 8, 2023

HAGAN, MICHELLE B.
279 U.S. HIGHWAY 17A
YEMASSEE, SC 29945

Thank you for your payment(s).

Your Payment Transactions for this record are recorded below.

Record Number: Project A23-0234

Date	Description	Paid Date	Amount	Paid	Balance
September 8, 2023	Zoning Map Amendment Application		\$250.00		
	TOTAL: Project Fees		\$250.00		\$250.00
	Cash Cash Payment	September 20, 2023		\$250.00	\$0.00

Hampton County, SC

Summary

Parcel Number 204-01-05-006.
Tax District County (District N)
Location Address
Town Code YE
Class Code (NOTE: Not Zoning Info) 206-Residential Lot Vacant
Acres 1.00
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

HAGAN MICHELLE BERRY & SHON
 279 HIGHWAY 17-A
 YEMASSEE SC
 29945

2022 Value Information

Land Market Value \$12,200
Improvement Market Value \$0
Total Market Value \$12,200
Taxable Value \$12,200
Total Assessment Market \$730

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
11/1/2017	\$6,500	446 304		JINKS JORDON JEROME
7/24/1982	Not Available	75 539	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: 9/22/2023, 7:16:56 AM

Contact Us

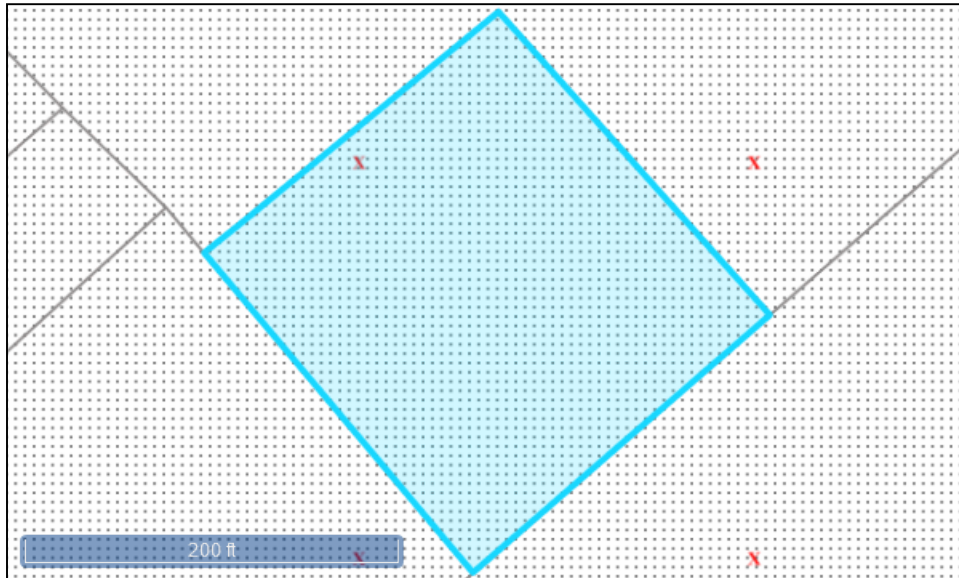
Developed by



Town of Yemassee

Flood Zone Report - Hampton

22 Sep 2023



Parcels Hampton

TMS: 204-01-05-006.
Owner City State ZIP Code: YEMASSEE SC 29945
Owner: HAGAN MICHELLE BERRY & SHON SURVIVORSHIP TITLE
Owner Street Address: 279 HIGHWAY 17-A YEMASSEE SC
Parcel Street Address:

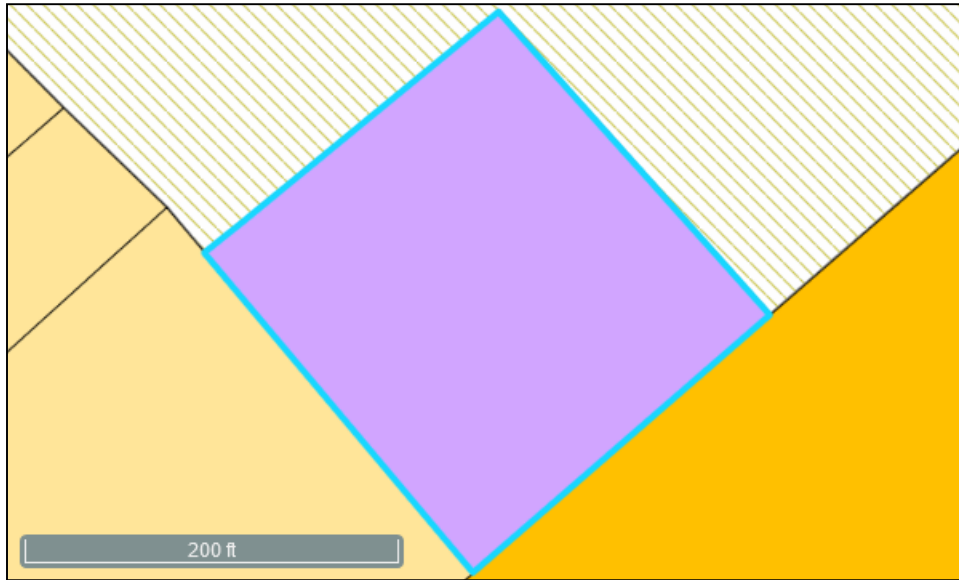
Flood Zones Hampton

Count	Classification	Overlapping Quantities
1.	2 Area of Minimal Flood Hazard	90,664sf (2.08acres)

Town of Yemassee

Property Zoning Report - Hampton

22 Sep 2023




Parcels Hampton

TMS: 204-01-05-006.
Owner City State ZIP Code: YEMASSEE SC 29945
Owner: HAGAN MICHELLE BERRY & SHON SURVIVORSHIP TITLE
Owner Street Address: 279 HIGHWAY 17-A YEMASSEE SC
Parcel Street Address:

Zoning

Count	Zoning Description	Overlapping Quantities
1.	1 Residential 1/4 Acre	45,332sf (1.04acres)

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

	<p style="text-align: center;">Residential 1/4 Acre (R4A) Zoning District</p> <p style="text-align: center;">The Residential 1/4 Acre District is designed to provide for homogeneous residential purposes. The intent of the district is to provide areas primarily for single-family detached dwellings, and to discourage any encroachment by uses which may be incompatible with such residential use.</p> <p style="text-align: center;">Section 5.4, Town of Yemassee Zoning Ordinance</p>
	<p>Standards for the R4A District 5.4.1</p>
<ul style="list-style-type: none">• Maximum Density: Three (3) Dwelling units per acre• Minimum Lot Size: 10,890 square feet per dwelling unit• Maximum building height: Thirty-Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, or flagpoles• Minimum front yard setback: Fifteen (15) feet from lot line• Minimum side yard setback: Ten (10) feet from lot lines• Minimum rear yard setback: Ten (10) feet from the lot lines.	
<p>Permitted Uses for the R4A District 5.4.2</p>	
<ul style="list-style-type: none">• Single-Family dwelling (Stick built home)• Church, Civic, or Institutional use• Home Occupations are permitted if there is no exterior evidence of the home occupation.	
<p>Prohibited Uses for the R4A District</p>	
<ul style="list-style-type: none">• Adult Entertainment Establishments• Any business, person, entity, or service offering Adult Entertainment	



Property Report

OWNER DATA

Tax Parcel ID (S-B-L): 204-01-05-006
Map #: 204-01-05-006
Location State: SC
Association (Owner): HAGAN, MICHELLE B.
Additional Owner 1: HAGAN, SHON
Additional Owner 2:
Contact: Michelle Hagan
Email: hagan4@yahoo.com

Location: 18 LACEY ST
Location City: YEMASSEE
Location Zip: 29945-0000
Owner Mailing Address: 279 U.S. HIGHWAY 17A, YEMASSEE, SC 29945
Additional Owner 1 Mailing Address: 279 U.S. HIGHWAY 17A, YEMASSEE, SC 29945
Additional Owner 2 Mailing Address:
Phone: (803) 842-0446

OCCUPANCY DATA

Occupancy Class: Unimproved Land
Basement Types:
Floor Finish: 0
Wall Finish:
Capacity Empty Room/Main:
Capacity with tables/chairs:

Construction Class:
Floor Types:
Fuel Type:
Census B Hampton County
Capacity with Chairs:

PROPERTY DATA

Tax Parcel Group Code parcel_form: 206-Residential Lot Vacant
of Stories:
Neighbourhood Name:
Waterfront: 0
Flood Plain: N
Improvement Value: 0
Neighborhood Code:
Parcel Area Sq Footage: 43560
Zoning District: Residential 1/4 Acre (R4A)
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=204-01-05-006>
Structure Height:
Wall Construction:
Foundation Types:

Property Type Code: Unimproved Land
Sprinkler: 0
Year Built: 0
Commercial: 0
Land Value: 12200
Total Value: 12200
Assessed Value: 12200
Acerage: 1
Fire Alarm: %alarm_system
Notes (Historical): Former site of manufactured home
North Grid Coordinates: 0.0000000000
Lat: Long:
GIS ID:
Manufactured Truss: 0

ADDITIONAL FIELDS

Lot:	Sheet:	House Number: 18
Block:	House Style:	Sewer Permit application date: 0000-00-00
Section:	Land Use Code: 206	Qualify:
Building No.:	Exemptions: None	Psewer:
Front setback: 15	Elderly Exemptions: None	Tax Map # 204-01-05-006
Rear setback: 10	Number of Building: 0	OutstandingIssue:
Left setback: 10	Directions to site:	River frontage: 0
Right setback: 10	Total sq feet: 0	Special info: None
Inspection District: D - Downtown / Historic District	Total rooms: 0	NAS_SWODate: 2023-09-05
Subdivision: Pine / Lacey Residential	Heritage Number: None	NAS_EHSepExpire: 0000-00-00 00:00:00
Bedrooms: 0	Spec info entered by: GARNES, M (G1959)	Building Date: 0000-00-00
Bathrooms: 0	NAS_SWOBy:	Plan number:
House Structure: Unimproved Land	NAS_SWOReason:	Connect:
Closed: 11	NAS_EHSepIssued: 0000-00-00 00:00:00	
Account Number #:	Book Page:	



Parcel Report Card

Tax Parcel ID (S-B-L)	204-01-05-006	Association (Owner)	HAGAN, MICHELLE B.
Address	18 LACEY ST	City, State, Zip	YEMASSEE SC 29945-0000
Group Code	206-Residential Lot Vacant	GIS ID	
Contact	Michelle Hagan	Email	hagan4@yahoo.com
Phone	(803) 842-0446	Mailing Address	279 U.S. HIGHWAY 17A, YEMASSEE, SC 29945

Fees Collected

Fees

Fee Type	Parcel #	Case #	Details	Date	Fee	Debit	Credit	Balance
Project Fees	204-01-05-006	PB A23-0234						
- Zoning Map Amendment Application (Invoice #23-0239)		DEFAULT FEE CHARGE		September 8, 2023	\$250.00		\$0.00	
Cash C a sh (Invoice #23-0239)		Cash Payment		September 20, 2023		\$250.00		
TOTAL					\$250.00	\$250.00	\$0.00	

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: IPL0142531
External Order #: 475350
Parent Order #: IPL0117821
Order Status: Submitted
Classification: Legals & Public Notices
Package: HHI - Legal Ads
Final Cost: \$115.04
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 October 4, 2023 1:06:12
 PM EDT
Amount: \$115.04

SCHEDULE FOR AD NUMBER IPL01425310

October 6, 2023

PREVIEW FOR AD NUMBER IPL01425310**Town of Yemassee Public Hearing**

NOTICE IS HEREBY GIVEN that the Town of Yemassee Planning Commission will hold a Public Hearing on Tuesday, October 31, 2023, at 3:00 PM at the Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363, for the purpose of soliciting input on the following:

ZONE-09-23-1083. Consideration of a request by Matt McCauley, on behalf of Carolina Country Homes, Inc., of a Zoning Map Amendment. The applicant seeks to rezone two parcels of land from their current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD). The parcels are located at the southeast corner of Yemassee Hwy (SC-68) and Cochran St, and further identified by Hampton County TMS: 198-00-00-042 and 198-00-00-289.

ZONE-09-23-1084. Consideration of a request by Dan Ball, on behalf of LNC Holdings, LLC., of a Zoning Map Amendment. The applicant seeks to rezone one parcel of land from its current zoning designation of Residential 1/2 Acre (R2A) to Office Commercial District (OCD). The parcel is located at 100 Jinks St, and further identified by Hampton County TMS: 204-01-01-018.

ZONE-09-23-1088. Consideration of a request by Michelle B. Hagan, of a Zoning Map Amendment. The applicant seeks to rezone one parcel of land from its current zoning designation of Residential 1/4 Acre (R4A) to General Residential (GR). The parcel is located at 18 Lacey St, and further identified by Hampton County TMS: 204-01-05-006.

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. Additional information pertaining to these requests may be found online at www.townofyemassee.org, then by clicking "Departments", then "Administration" then "Public Hearings".
 IPL0142531
 Oct 6 2023

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(Hilton Head) Print**



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 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
39731	475350	Print Legal Ad-IPL01425310 - IPL0142531		\$115.04	2	25 L

Attention: AP

TOWN OF YEMASSEE
 101 Town Cir
 YEMASSEE, SC 29945

mattgarnes@townofyemassee.org

Town of Yemassee Public Hearing

NOTICE IS HEREBY GIVEN that the Town of Yemassee Planning Commission will hold a Public Hearing on Tuesday, October 31, 2023, at 3:00 PM at the Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363, for the purpose of soliciting input on the following:

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ZONE-09-23-1084. Consideration of a request by Dan Ball, on behalf of LNC Holdings, LLC., of a Zoning Map Amendment. The applicant seeks to rezone one parcel of land from its current zoning designation of Residential 1/2 Acre (R2A) to Office Commercial District (OCD). The parcel is located at 100 Jinks St, and further identified by Hampton County TMS: 204-01-01-018.

ZONE-09-23-1088. Consideration of a request by Michelle B. Hagan, of a Zoning Map Amendment. The applicant seeks to rezone one parcel of land from its current zoning designation of Residential 1/4 Acre (R4A) to General Residential (GR). The parcel is located at 18 Lacey St, and further identified by Hampton County TMS: 204-01-05-006.

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. Additional information pertaining to these requests may be found online at www.townofyemassee.org, then by clicking "Departments", then "Administration" then "Public Hearings".
 IPL0142531
 Oct 6 2023

STATE OF)
 SOUTH CAROLINA) AFFIDAVIT
 COUNTY OF BEAUFORT)

I, Tara Pennington, makes oath that the advertisement, was published in The Island Packet and The Beaufort Gazette, a newspaper published in Beaufort County, State and County aforesaid, in the issue(s) of

1 insertion(s) published on:
 10/06/23

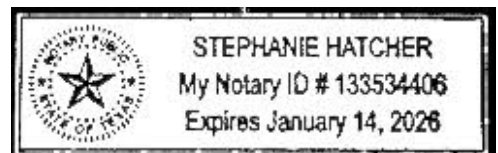
Tara Pennington

Tara Pennington

Sworn to and subscribed before me this 6th day of October in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!



Adjacent Property Owners Notification

October 5, 2023

Parcel Number: 204-01-05-006, located at: 18 LACEY ST

The Application Description is as Follows: The applicant is seeking a Zoning Map Amendment of one parcel of land located at 18 Lacey St from its current zoning designation of Residential 1/2 Acre (R2A) to General Residential (GR), to allow placement of a manufactured or mobile home.

The Application Number is: ZONE-09-23-1088

The Legal Description is as Follows:

The property that is the subject of this application is identified as Parcel Number 204-01-05-006 located at 18 LACEY ST and is abutting your property immediately or diagonally across the street from your property.

A Public Hearing for the solicitation of input regarding the proposed Zoning Map Amendment Application is scheduled for Tuesday, October 31, 2023, at 3:00 PM in the Council Chambers of the Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363. All members of the public will be heard as to their views pertinent to these matters at the aforementioned public hearing.

Additional information pertaining to this request can be found on the Town of Yemassee website at www.townofyemassee.org, then by clicking "Departments", then "Administration", then "Public Hearings".



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

10/05/2023 10:53 AM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® Letter	1		\$0.66
Hampton, SC 29924			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Sat 10/07/2023			
Certified Mail®			\$4.35
Tracking #:			
70201290000213707797			
Return Receipt			\$3.55
Tracking #:			
9590 9402 6078 0125 7073 42			
Total			\$8.56

First-Class Mail® Letter	1		\$0.66
Yemassee, SC 29945			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Sat 10/07/2023			
Certified Mail®			\$4.35
Tracking #:			
70201290000213707780			
Return Receipt			\$3.55
Tracking #:			
9590 9402 6078 0125 7073 35			
Total			\$8.56

First-Class Mail® Letter	1		\$0.66
Yemassee, SC 29945			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Sat 10/07/2023			
Certified Mail®			\$4.35
Tracking #:			
70201290000213707773			
Return Receipt			\$3.55
Tracking #:			
9590 9402 6078 0125 7073 28			
Total			\$8.56

Grand Total: \$25.68

Credit Card Remit \$25.68

Card Name: VISA
 Account # XXXXXXXXXXXXXXXXXX

7020 1290 0002 1370 7766

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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

OCT - 5 2023
Postmark Here

Postage	
\$	
Total	
\$	

To: Richard A. Hagan
Michelle B. Hagan
279 U.S. Highway 17A
City: Yemassee, SC 29945-5066
PS

See Reverse for Instructions

7020 1290 0002 1370 7759

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage	
\$	
Total	
\$	

To: Ironline Metals, LLC.
1515 Ormsby Station Ct
City: Louisville, KY 40223-5032
PS

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage	
\$	
Total	
\$	

To: Coastal Conservation League
Attn: Jessi White
1212 King St
City: Beaufort, SC 29902-4934
PS

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\$	4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.55
<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

0796 02
Postmark Here

Postage	
\$	0.66
Total	
\$	8.56

To: Hampton County Planning Dept
Attn: Chris Inglese
201 Jackson Ave W
City: Hampton, SC 29924-3256
PS

See Reverse for Instructions

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Certified Mail Fee	
\$	4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.55
<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

0796 02
Postmark Here

Postage	
\$	0.66
Total	
\$	8.56

To: Frances Kay Reebe
P.O. Box 733
City: Yemassee, SC 29945-0733
PS

See Reverse for Instructions

7020 1290 0002 1370 7773

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OFFICIAL USE

Certified Mail Fee	
\$	4.35
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.55
<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

0796 02
Postmark Here

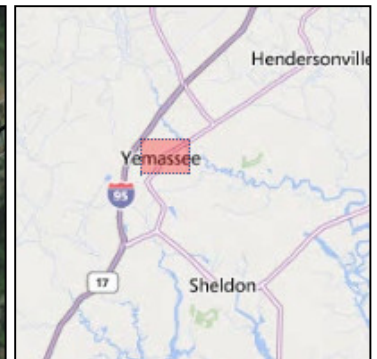
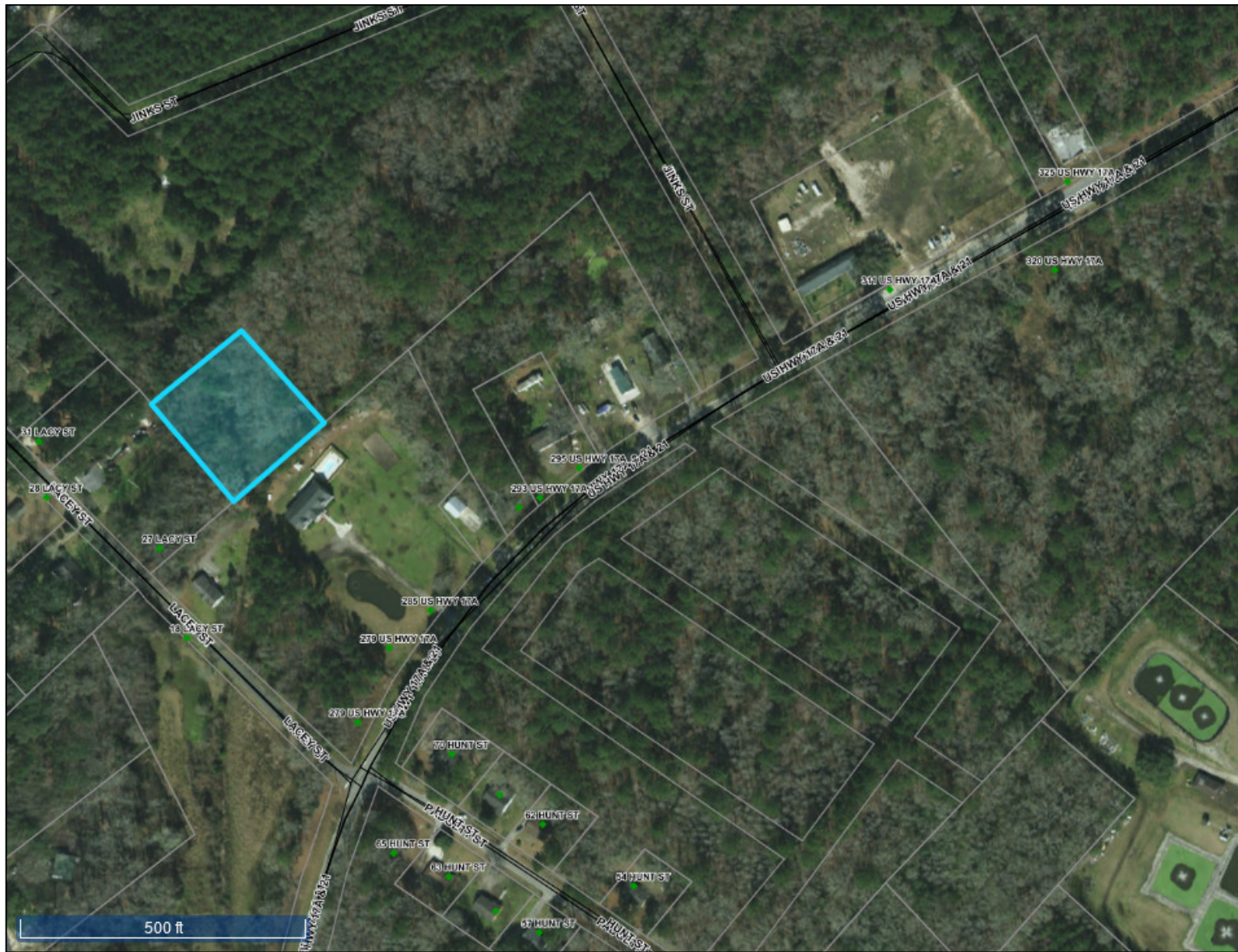
Postage	
\$	0.66
Total	
\$	8.56

To: Howell Youmans
P.O. Box 128
City: Yemassee, SC 29945-0128
PS

See Reverse for Instructions



18 Lacey St Zoning Map Amendment



Legend

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

Beaufort Roads

- Roads
- Major Roads

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

22 Sep, 2023

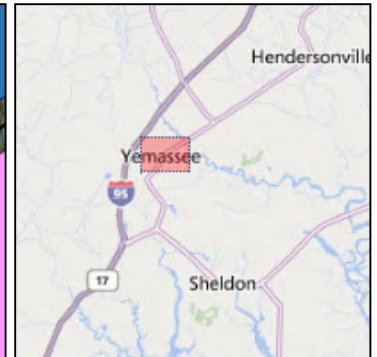
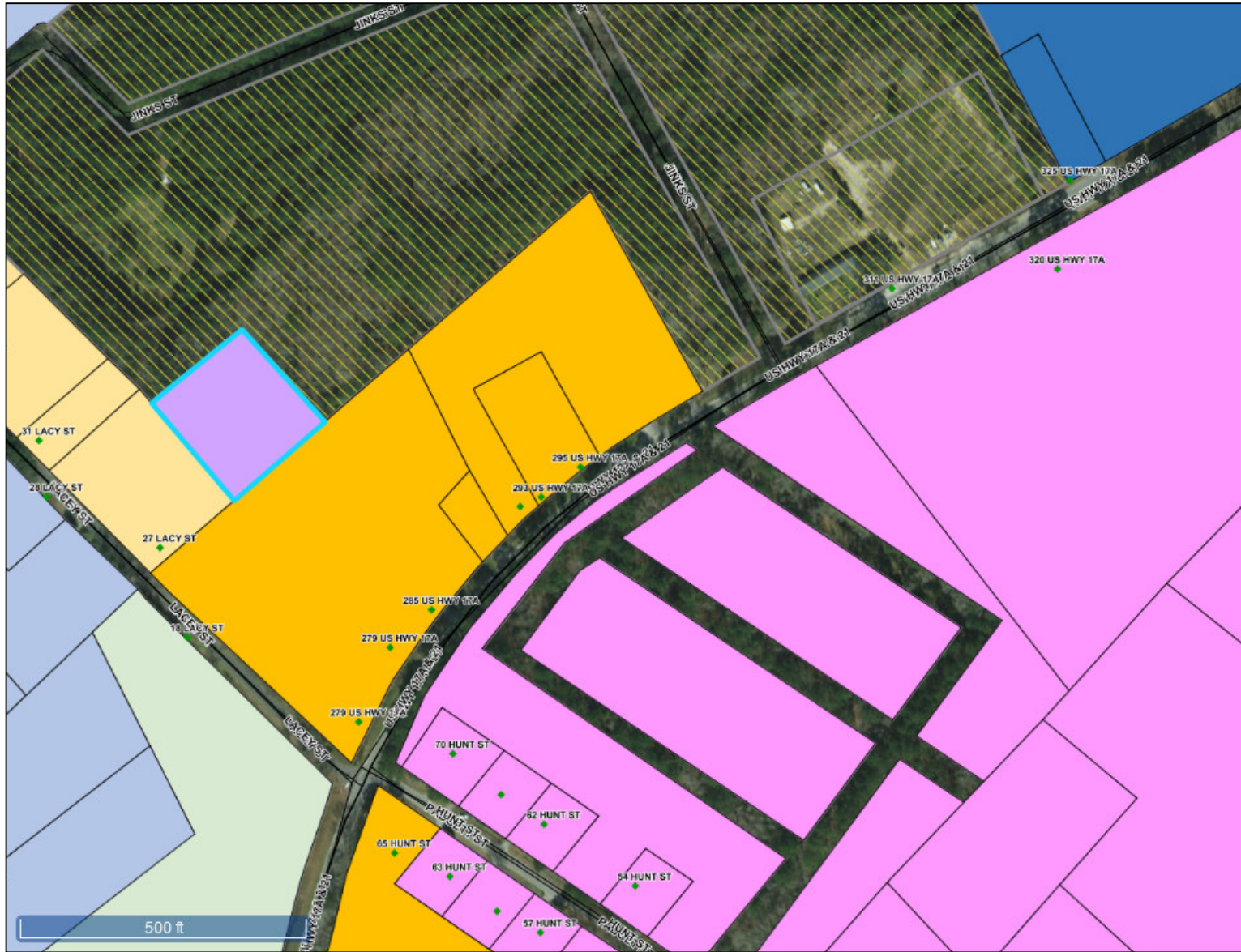
Note:
Aerial View

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



18 Lacey St Zoning Map Amendment



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

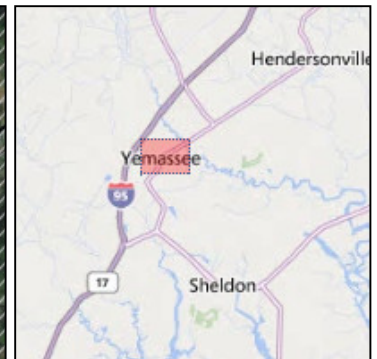
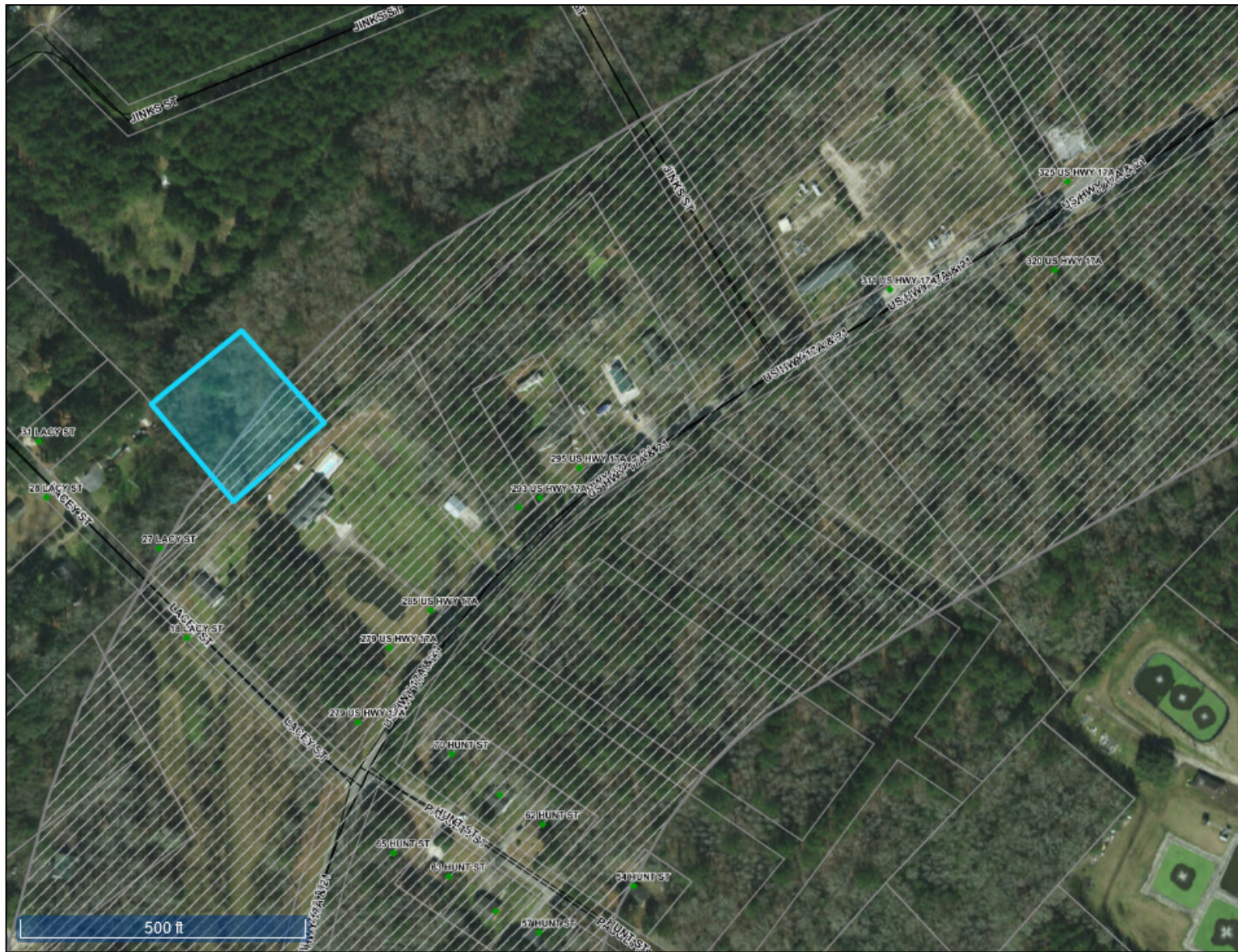
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22 Sep, 2023



18 Lacey St Zoning Map Amendment



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

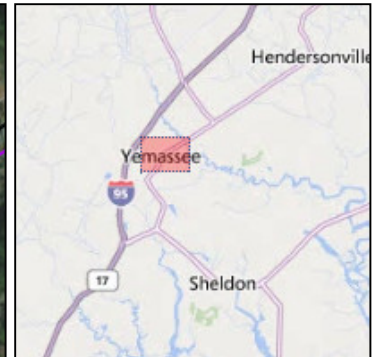
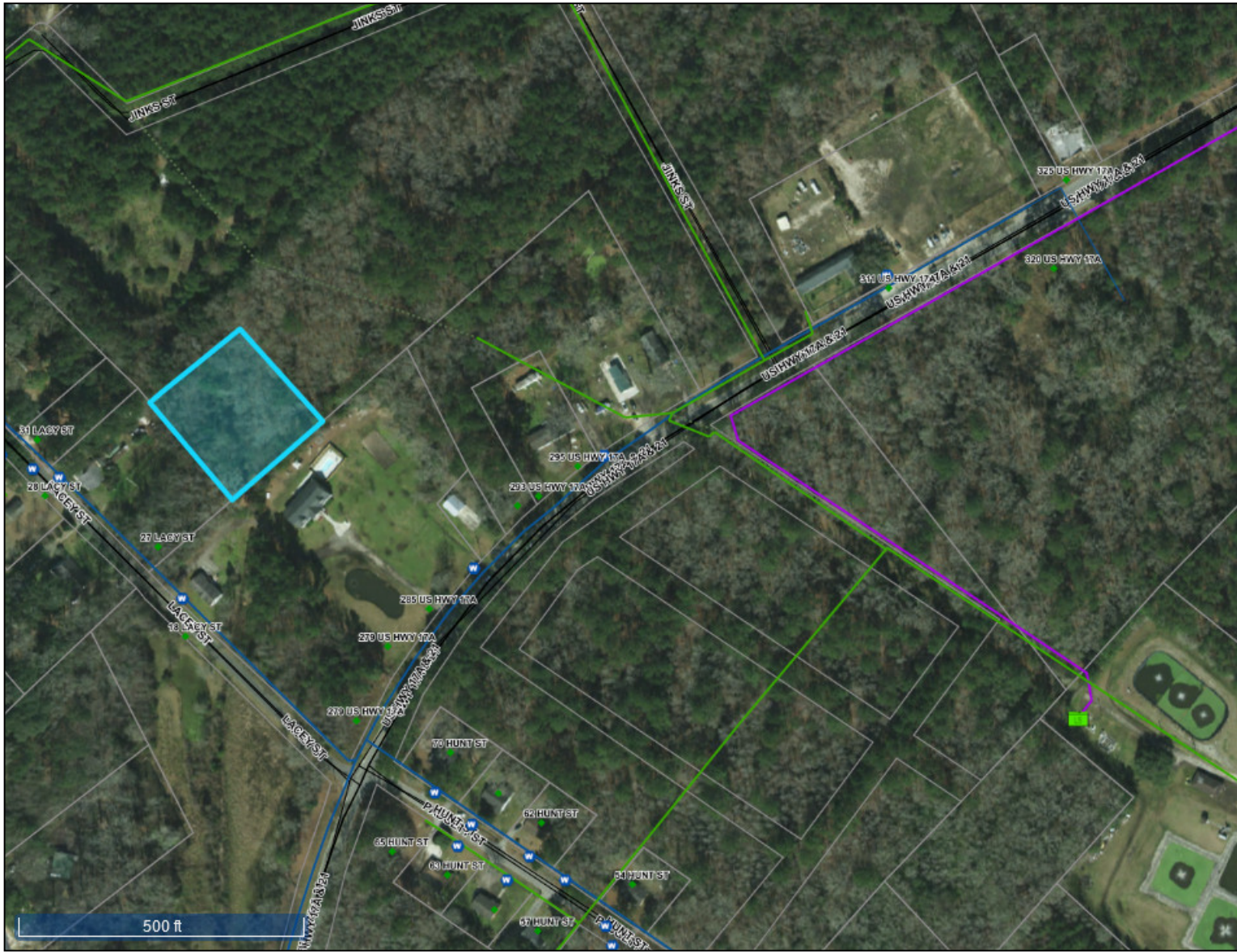
22 Sep, 2023

Note:
Highway Corridor Overlay Dist

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18 Lacey St Zoning Map Amendment



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 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 Jasper Roads

- Roads
- Major Roads
- Interstate

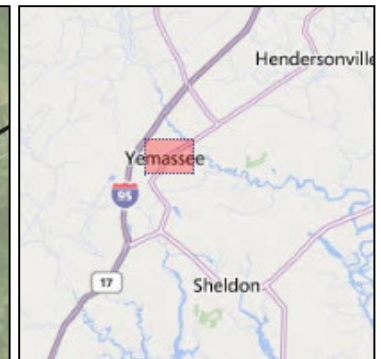
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Note:
LRWS Infrastructure

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18 Lacey St Zoning Map Amendment



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 C - Jasper
- 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

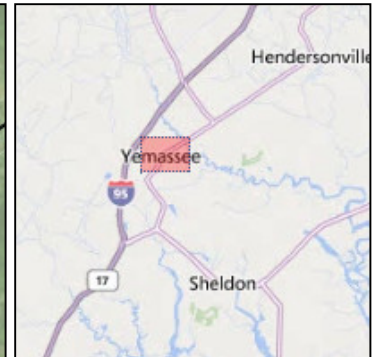
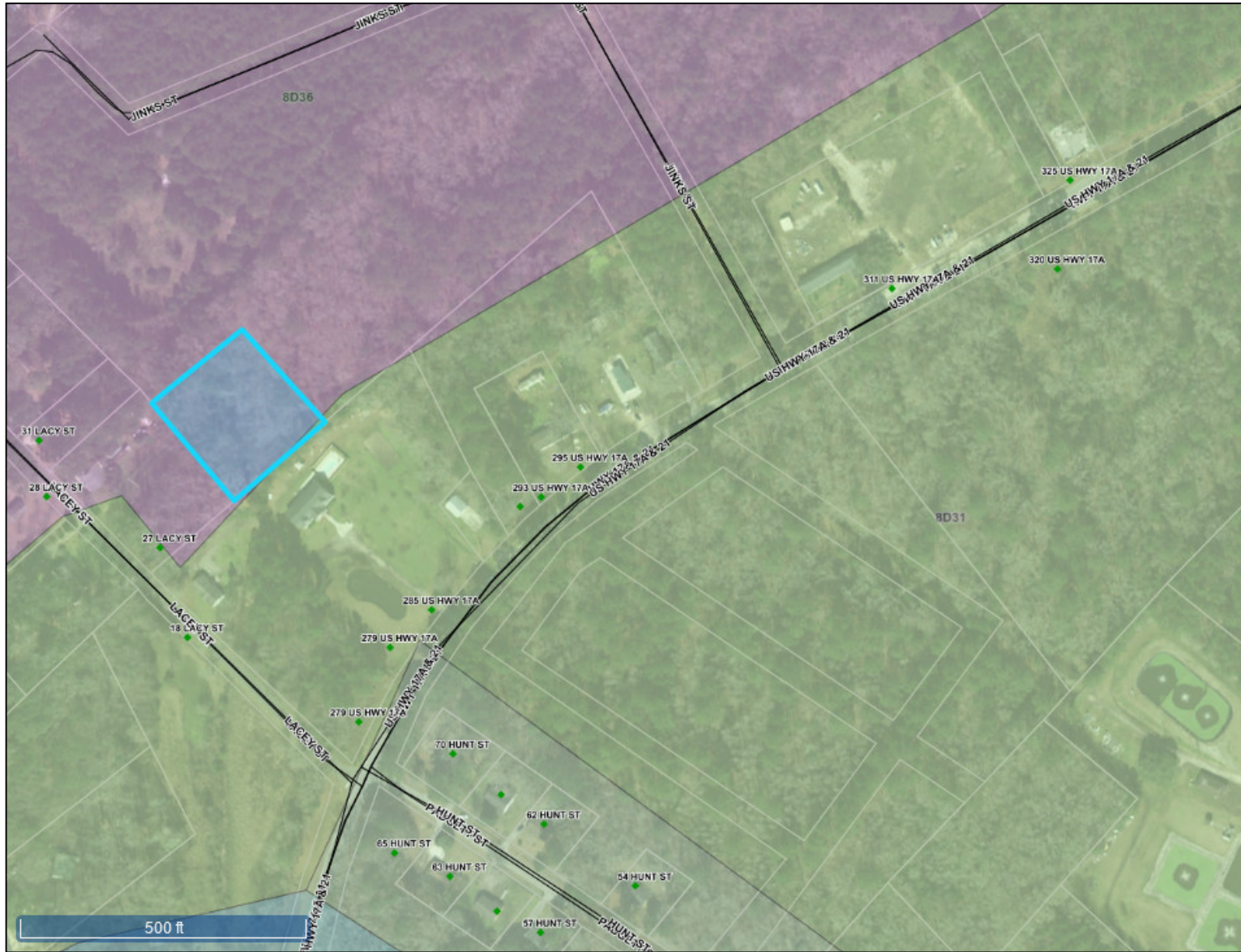
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Note:
Police Patrol Zones

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18 Lacey St Zoning Map Amendment



Legend

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

22 Sep, 2023

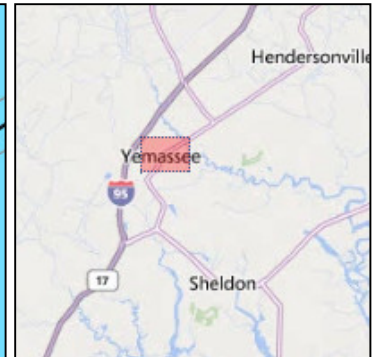
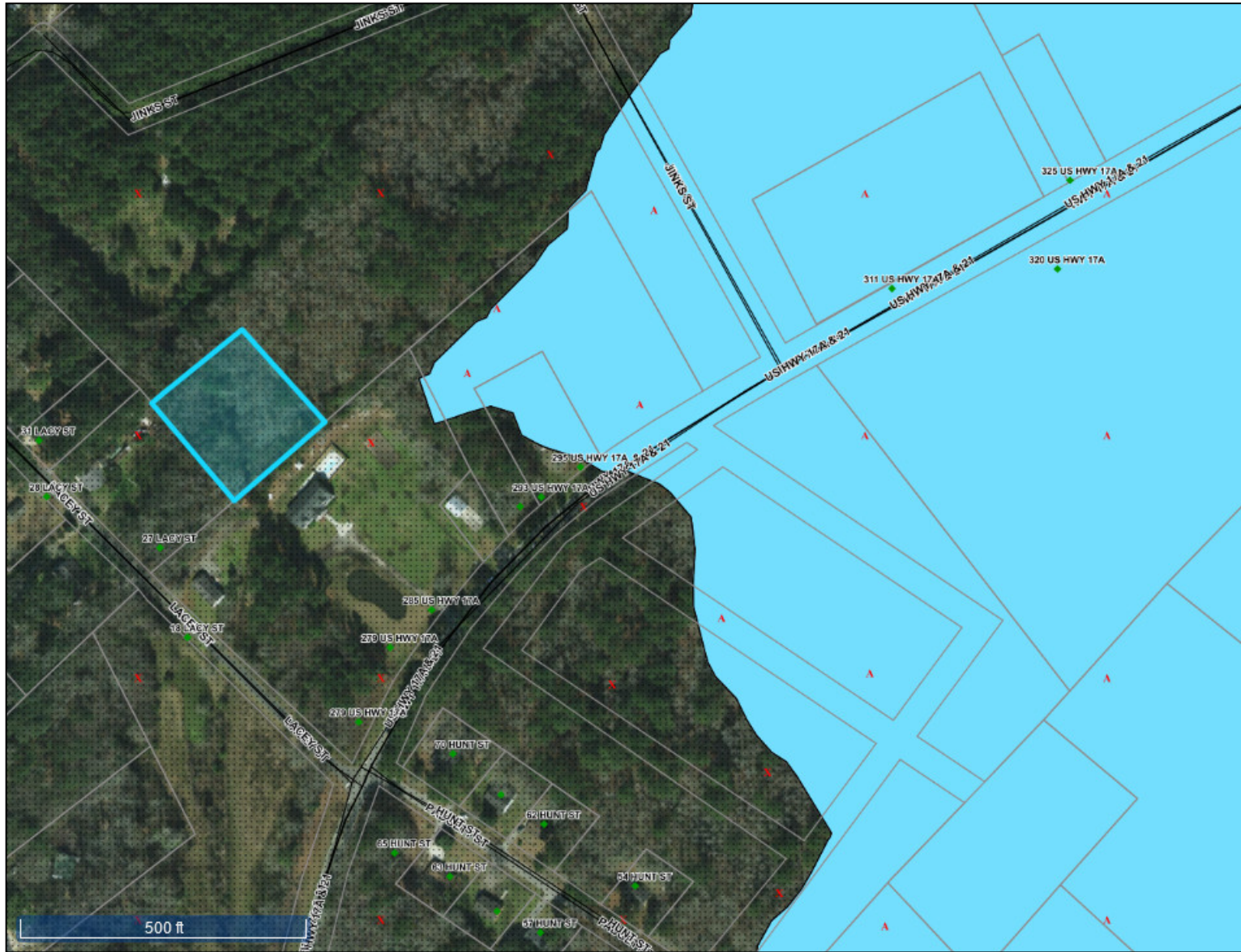
Note:
Police Patrol Grids

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18 Lacey St Zoning Map Amendment



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
- 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

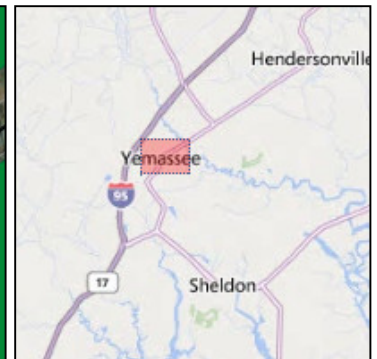
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Note:
FEMA Floodplains

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18 Lacey St Zoning Map Amendment



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Beaufort Road Names
- Hampton Road Names
- Jasper Road Names
- Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary
- Beaufort NWI
- Hampton NWI

22 Sep, 2023

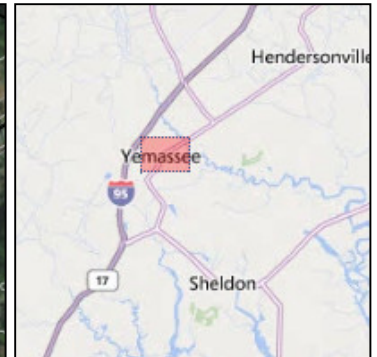
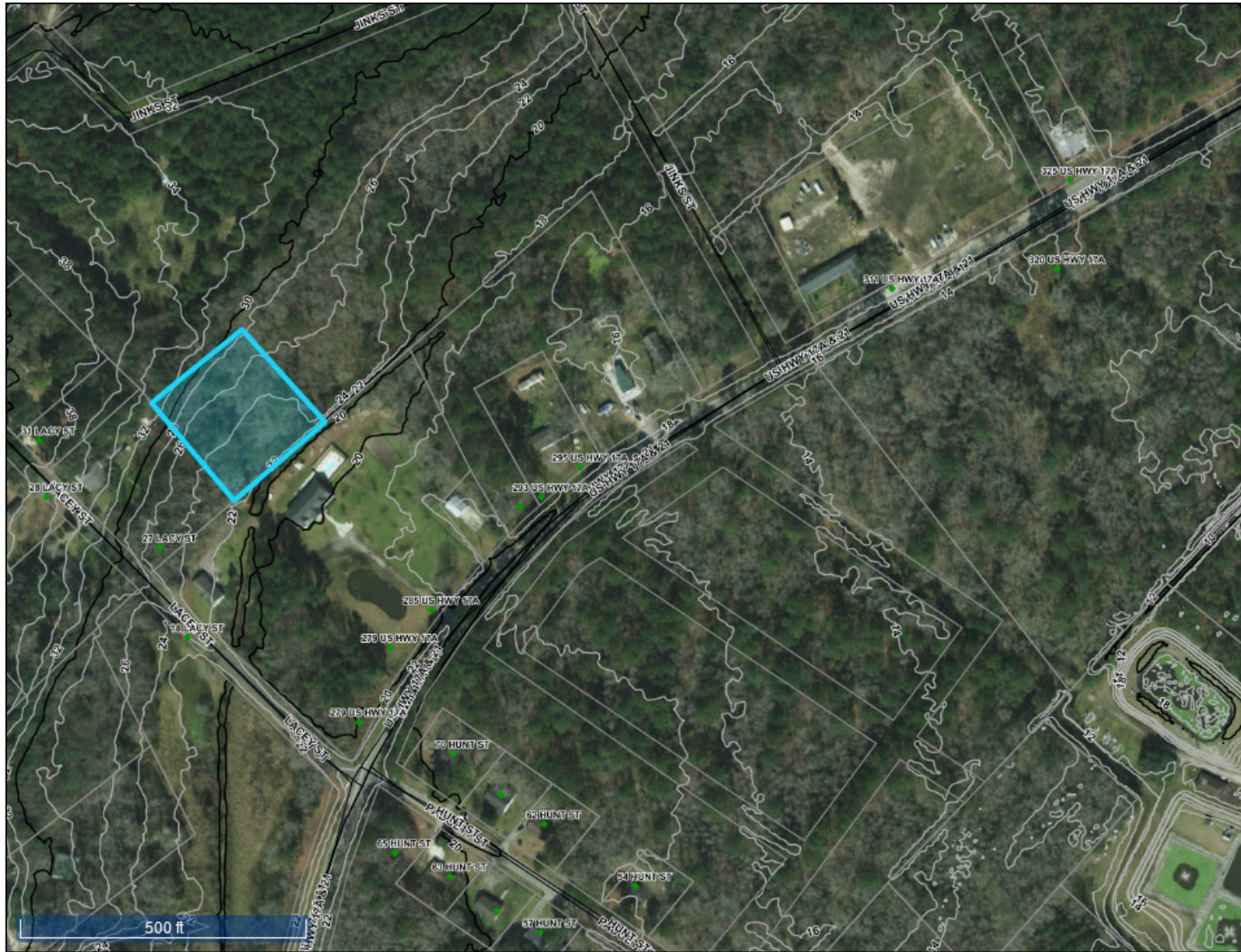
Note:
National Wetland Inventory

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18 Lacey St Zoning Map Amendment



Legend

- ◆ Address Points Beaufort
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- Parcels Jasper
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- / 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:
Elevation Contours

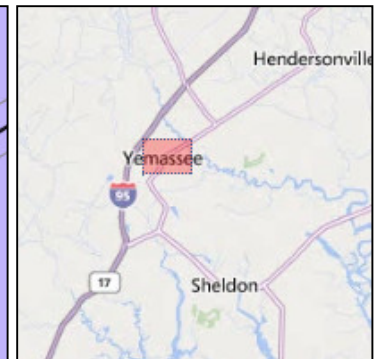
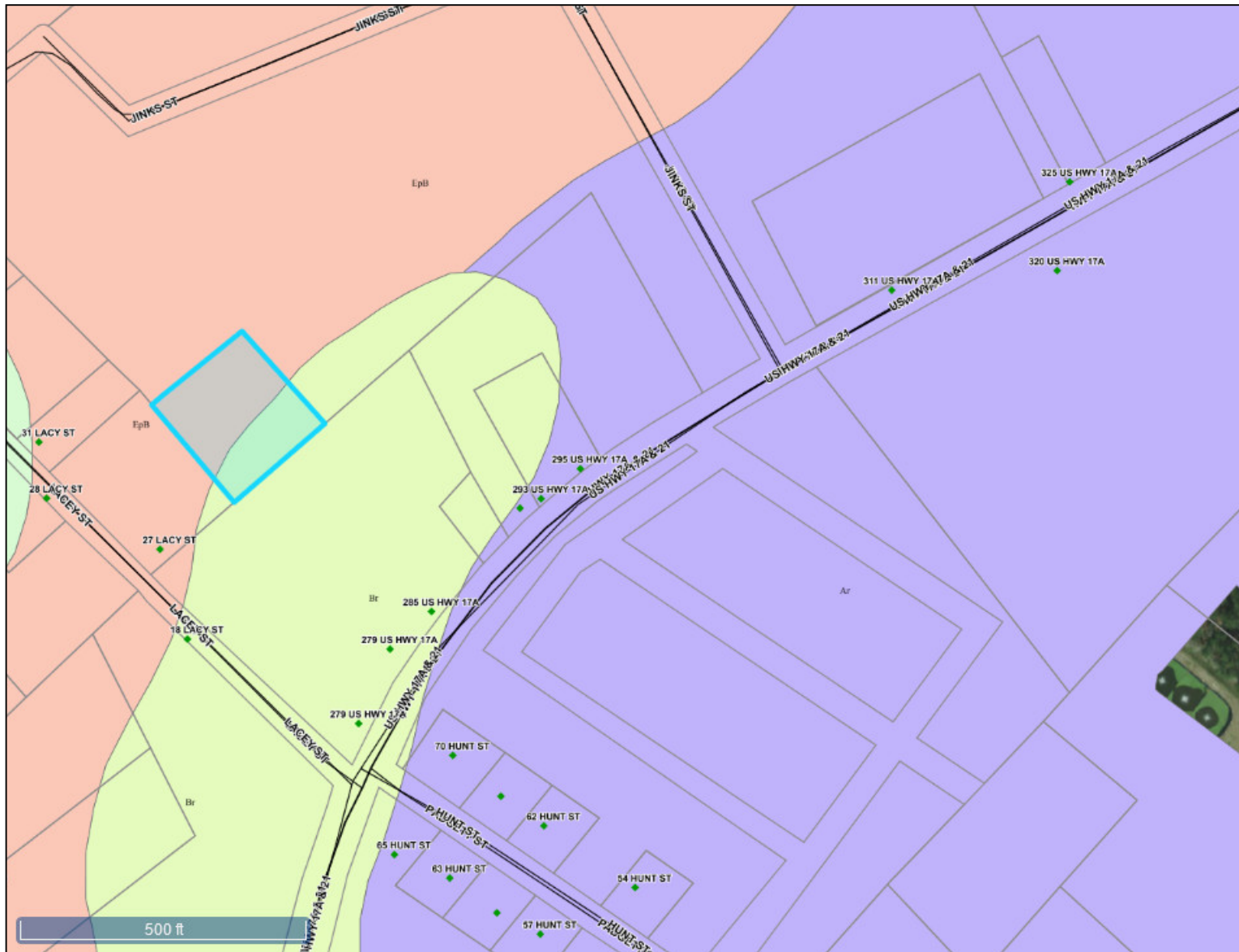
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22 Sep, 2023



18 Lacey St Zoning Map Amendment



Legend

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- Parcels Hampton
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- Parcels Jasper
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- Beaufort Road Names

Beaufort Roads

- Roads
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Hampton Road Names

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- Major Roads
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Jasper Road Names

Jasper Roads

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- Interstate

Railroads

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

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Note:
Soil Classifications

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Recommended Motion

(Zoning Map Amendment – 18 Lacey St)

“I make the motion to:

- ***Approve***
- ***Table***

The Zoning Map Amendment Request for 18 Lacey St and to forward this request to Town Council for consideration”.

****Denial Motion***

“I make the motion to Deny the Zoning Map Amendment Request for 18 Lacey Street and to notify the applicant of the decision rendered by this body by USPS Certified Mail.”