



## TOWN OF YEMASSEE TOWN COUNCIL MEETING

Tuesday, December 12, 2023 – 6:30PM

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

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- I. **Call to Order – Mayor Colin Moore**
- II. **Pledge of Allegiance & Invocation**
- III. **Determination of Quorum**
  - a. Consent of the Agenda for the Tuesday, December 12, 2023, Regular Town Council Meeting
  - b. Approval of the October 10, 2023, Town Council Meeting Minutes
  - c. Approval of the November 14, 2023, Town Council Meeting Minutes
- IV. **Public Comment**
  - a. Public Comment must be submitted to the Town Administrator at least five minutes prior to the start of the meeting. **PUBLIC COMMENT IS LIMITED TO TWO MINUTES AND WILL BE ENFORCED**
- V. **Executive Session**
  - a. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body. (Pursuant to SC Freedom of Information Act 30-4-70[a][4])
    - i. Economic Development
  - b. Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body (Pursuant to SC Freedom of Information Act 30-4-70[a][1])
    - i. Personnel Matters
- VI. **Action Resulting from Executive Session**
- VII. **New Business**
  - a. Consideration of a Resolution adopting a public meeting schedule for the 2024 Calendar year for the Town Council and Planning Commission [Resolution 23-21]
  - b. Consideration of a Resolution Appointing Individuals to Vacancies on Town Council Appointed Boards, Commissions, and Committees [Resolution 23-22]
  - c. Consideration of a Resolution Assigning Members of the Town Council, as Council Liaisons to oversee Municipal Departments for Accountability and Oversight [Resolution 23-23]
  - d. Consideration of an Ordinance Amending the Town of Yemassee Zoning Map to rezone one parcel of land totaling 1.00 acre and located at 18

**“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.”**

Lacey Street in Hampton County, and further identified by Hampton County Tax Map Number: 204-01-05-006 from its current zoning designation of Residential ¼ Acre (R4A) to General Residential (GR) [Ordinance 23-28]

- e. Consideration of an Ordinance Amending the Town of Yemassee Zoning Map to rezone two parcels of land totaling 4.00 acres and located at the southeast corner of the intersection of Cochran Street & Yemassee Hwy (SC-68), in Hampton County, and further identified by Hampton County Tax Map Number(s): 198-00-00-042 and 198-00-00-289 from its current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD) [Ordinance 23-29]
- f. Consideration of an Ordinance Amending the Town of Yemassee Zoning Map to rezone two parcels of land totaling 8.00 acres and located at 100 Jinks St, in Hampton County, and further identified by Hampton County Tax Map Number: 204-01-01-018 from its current zoning designation of Residential ¼ Acre (R4A) to Office Commercial District (OCD) [Ordinance 23-30]

## **VIII. Adjournment**

Colin J. Moore  
Mayor  
Peggy Bing-O'Banner  
Mayor Pro Tempore  
Matthew Garnes  
Town Administrator



**Council Members**  
Alfred Washington  
Stacy Pinckney  
David Paul Murray

## Agenda Item

**Subject:** Approval of the October 10, 2023, Regular Town Council Meeting Minutes

**Department:** Administration

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

### Attachments:

	Ordinance		Resolution		Other
✓	Support Documents	✓	Motion		

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**Summary:** Minutes of the October 10, 2023, Town Council Meeting.

**Recommended Action:** If no additions, corrections, or modifications, Staff request approval of minutes as presented.

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

**Attendance:**

Present: Mayor Colin Moore, Mayor Pro-Tem Peggy Bing-O’Banner, Council Member David Paul Murray, Council Member Stacy Pinckney, Council Member Washington, Public Works Director Lonnie Green, Town Administrator Matthew Garnes and Police Chief Gregory Alexander

Absent:

Media Present:

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**Call to Order:**

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

**Determination of Quorum:**

The full Council was present. Mayor Pro-Tem O’Banner led the Pledge of Allegiance and Invocation.

Mayor Moore asked for a motion to approve the agenda as presented for October 10, 2023, Regular Town Council Meeting as presented. Mayor Pro-Tem O’Banner made the motion to adopt. Second by Council Member Murray. **All in favor, Motion Passed.**

Mayor Moore asked for a motion to approve the minutes of the September 12, 2023, Town Council Meeting. Council Member Murray made the motion to approve. Second by Council Member Pinckney. **All in favor, Motion Passed.**

**Public Comment:**

None

**Executive Session:**

Mayor Moore advised we needed to enter Executive Session to discuss a Personnel Matter within the Administration Department and an Economic Development matter. Council Member Pinckney made the motion to enter Executive Session. Second by



Council Member Murray. **All in favor, Motion Passed.** Entered Executive Session at 6:34PM.

Council Member Murray made a motion to resume the regular session. Second by Council Member Pinckney. All in favor, Motion Passed. Returned to Regular Session at 8:04 PM.

Mayor Moore advised that no action was taken and only discussion.

**Adjournment:**

Mayor Moore asked for motion to adjourn. Council Member Washington made the motion to adjourn. Second by Council Member Pinckney. All in favor, **Meeting Adjourned at 8:04 PM.**

DRAFT

## ***Recommended Motion***

***(Approval of the October 10, 2023, Town Council Meeting Minutes)***

***“I make the motion to:***

- Approve***
- Approve w/ Corrections / Modifications***

***The minutes of the October 10, 2023, Town Council Meeting”.***

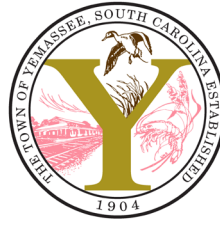
Colin J. Moore  
*Mayor*

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Richard Hagan  
*Mayor Pro Tempore*

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Matthew Garnes  
*Town Administrator*



***Council Members***  
Daniel Anderson III  
Stacy Pinckney  

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David Paul Murray

## Agenda Item

**Subject:** Approval of the November 14, 2023, Town Council Meeting Minutes

**Department:** Administration

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

### **Attachments:**

	Ordinance		Resolution		Other
✓	Support Documents	✓	Motion		

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**Summary:** Approval of the November 14, 2023, Town Council Meeting Minutes

**Recommended Action:** If no additions, corrections, or modifications, Staff request Council approve the minutes as presented.

**Minutes**  
**Town of Yemassee Town Council**  
**November 14, 2023, Regular Town Council Meeting 6:30PM**  
101 Town Cir, Yemassee, SC 29945-3363

**Attendance:**

Present: Mayor Colin Moore, Mayor Pro-Tem Peggy Bing-O'Banner, Council Member David Paul Murray, Council Member Stacy Pinckney, Council Member Anderson, Council Member Hagan, Public Works Director Lonnie Green, Town Administrator Matthew Garnes, Administrative Assistant Lori Mixson, Police Captain Joe Loadholt, Police Chief Gregory Alexander

Absent: Council Member Alfred Washington

Media Present:

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**Call to Order:**

Mayor Moore called the November 14, 2023, Regular Town Council Meeting to order at 6:30PM.

**Determination of Quorum:**

Council Member Washington was absent. Mayor Pro-Tem O'Banner led the Pledge of Allegiance and Invocation.

Mayor Moore asked for a motion to approve the agenda as presented for November 14, 2023, Regular Town Council Meeting as presented. Mayor Pro-Tem O'Banner made the motion to adopt. Second by Council Member Pinckney. **All in favor, Motion Passed.**

**Seating & swearing in of New Council Members**

Council Member Elect Daniel Anderson was sworn in by Senator Margie Bright-Matthews. Upon completion of his oath of office, Council Member Anderson was seated.

Council Member Elect Richie Hagan was sworn in by his wife, Michelle Hagan. Upon completion of his oath of office, Mayor Pro-Tem O'Banner relinquished her seat to Council Member Hagan, and he was seated.

**Adjournment:** Mayor Moore asked for motion to adjourn. Council Member Murray made the motion to adjourn. Second by Council Member Pinckney. All in favor, **Meeting Adjourned at 6:50 PM.**

***Recommended Motion***

***(11/14/23 Town Council Meeting Minutes)***

***“I make the motion to:***

- Approve as presented.***
- Approve w/ additions.***
- Approve w/ Corrections.***

***The minutes of the November 14, 2023, Regular Town  
Council Meeting”***

Colin J. Moore  
*Mayor*

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Richard Hagan  
*Mayor Pro Tempore*

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Matthew Garnes  
*Town Administrator*



***Council Members***  
Daniel Anderson III  
Stacy Pinckney  

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David Paul Murray

## Agenda Item

**Subject:** Consideration of a Resolution adopting a public meeting schedule for the 2024 Calendar year for the Town Council and Planning Commission [**Resolution 23-21**]

**Department:** Administration

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

### **Attachments:**

	Ordinance	✓	Resolution		Other
✓	Support Documents	✓	Motion		

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**Summary:** Staff have developed the 2024 public meeting schedule for the Town Council and the Planning Commission. Additional meetings may be called, or meetings cancelled with proper notice. State law requires political subdivisions develop and adopt an annual public meeting schedules for elected and appointed committees pursuant to the provisions within SC Freedom of Information Act (30-4-70).

**Recommended Action:** Staff request the Town Council approve the resolution adopting the public meeting schedules.

**RESOLUTION 23-21**

**A RESOLUTION OF THE TOWN OF YEMASSEE, SOUTH CAROLINA TOWN COUNCIL, ADOPTING A PUBLIC MEETING SCHEDULE FOR THE 2024 CALENDAR YEAR FOR THE TOWN COUNCIL, PLANNING COMMISSION & ZONING BOARD OF APPEALS**

**WHEREAS**, each year, political subdivisions are required by law to post advanced notice of their anticipated meeting schedule as to allow members of the public time to plan to attend; and

**WHEREAS**, the Town of Yemassee has developed a list hosting a monthly Town Council Meeting the 2<sup>nd</sup> Tuesday of every month, a Planning Commission meeting the first Tuesday of every month; and a Zoning Board of Appeals meeting the third Wednesday of every month; and

**WHEREAS**, the Town of Yemassee has twelve regularly scheduled meetings but may, at the discretion of the Mayor, cancel or schedule additional meetings with proper notice. State law requires an annual schedule of anticipated meetings to be published prior to the new calendar year.

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

1. The Town of Yemassee hereby adopts the attached Town Council Schedule for 2024, understanding that the dates may change with proper notice and additional meetings may be scheduled as warranted.
2. The Town of Yemassee hereby adopts the attached Planning Commission Schedule for 2024, understanding that the dates may change with proper notice and additional meetings may be scheduled as warranted as directed by the Chairman of the Planning Commission.
3. The Town of Yemassee hereby adopts the attached Zoning Board of Appeals Schedule for 2024, understanding that the dates may change with proper notice and additional meetings may be scheduled as warranted as directed by the Chairman of the Zoning Board of Appeals.

**THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION, SIGNED, SEALED AND DELIVERED AS OF THIS 12<sup>th</sup> DAY OF DECEMBER 2023.**

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Colin J Moore, Mayor

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**ATTEST:** Matthew E. Garnes, Town Administrator

(Seal)

Colin J. Moore

*Mayor*

Richard Hagan

*Mayor Pro Tempore*

Matthew Garnes

*Town Administrator*



***Council Members***

Daniel Anderson III

Stacy Pinckney

David Paul Murray

## 2024 Yemassee Town Council Public Meeting Schedule

Meetings will generally be held on the second Tuesday of the month at 6:30PM., subject to change with notice. Other meetings such as workshops, public hearings or special meetings may be called as needed with proper notice. Meetings of the Town Council are held within the Council Chambers at the Yemassee Municipal Complex unless otherwise specified.

<b>2024 Meeting Dates</b>
Tuesday January 9, 2024 – Regular Town Council Meeting
Tuesday February 13, 2024 – Regular Town Council Meeting Annual CDBG Needs Assessment (Rhonda Davis, LCOG)
Tuesday March 12, 2024 – Regular Town Council Meeting
Tuesday April 9, 2024 – Regular Town Council Meeting
Tuesday May 14, 2024 – Regular Town Council Meeting
Tuesday June 11, 2024 – Regular Town Council Meeting
Friday June 21, 2024 – Town Council Budget Workshop & Special Meeting
Tuesday July 9, 2024 – Regular Town Council Meeting Public Hearing on FY24 Budget
Tuesday August 13, 2024 – Regular Town Council Meeting
Tuesday September 10, 2024 – Regular Town Council Meeting
Tuesday October 8, 2024 – Regular Town Council Meeting
Tuesday November 12, 2024 – Regular Town Council Meeting
Tuesday December 10, 2024 – Regular Town Council Meeting

***Yemassee Municipal Complex***

***101 Town Cir, Yemassee, SC 29945-3363***

***Telephone (843) 589-2565 Ext. 3 / Fax (843) 695-7933***

***www.townofyemassee.org***



Colin J. Moore

*Mayor*

Richard Hagan

*Mayor Pro Tempore*

Matthew Garnes

*Town Administrator*



***Council Members***

Daniel Anderson III

Stacy Pinckney

David Paul Murray

## 2024 Yemassee Planning Commission Public Meeting Schedule

Meetings will generally be held on the second Tuesday of the month at 3:00PM, subject to change with notice. Other meetings such as workshops, public hearings or special meetings may be called as needed with proper notice by the Chairman. Meetings of the Planning Commission are held within the Council Chambers at the Yemassee Municipal Complex unless otherwise specified.

<b>2024 Meeting Dates</b>
Tuesday January 2, 2024
Tuesday February 6, 2024
Tuesday March 5, 2024
Tuesday April 2, 2024
Tuesday May 7, 2024
Tuesday June 4, 2024
Tuesday July 2, 2024
Tuesday August 6, 2024
Tuesday September 3, 2024
Tuesday October 1, 2024
Tuesday November 5, 2024
Tuesday December 3, 2024

Colin J. Moore  
*Mayor*  
Richard Hagan  
*Mayor Pro Tempore*  
Matthew Garnes  
*Town Administrator*



*Council Members*  
Daniel Anderson III  
Stacy Pinckney  
David Paul Murray

## 2024 Yemassee ZBOA Public Meeting Schedule

Meetings will generally be held on the third Wednesday of the month at 6:30PM, subject to change with notice. Other meetings such as workshops, public hearings or special meetings may be called as needed with proper notice by the Chairman. Meetings of the Zoning Board of Appeals are held within the Council Chambers at the Yemassee Municipal Complex unless otherwise specified.

<b>2024 Meeting Dates</b>
January 17
February 21
March 20
April 17
May 15
June 19
July 17
August 21
September 18
October 16
November 20
December 18*

\*Meeting one week earlier due to regular meeting date falling on Christmas.

## ***Recommended Motion***

***(Resolution 23-21 | Adopting a 2024 Public Meeting Schedule for the Town Council, Planning Commission and Zoning Board of Appeals)***

***“I move to adopt Resolution 23-21, adopting an Annual Public Meeting Schedule for the Town of Yemassee Council, Planning Commission and Zoning Board of Appeals.”***

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Colin J. Moore  
*Mayor*

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Richard Hagan  
*Mayor Pro Tempore*

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Matthew Garnes  
*Town Administrator*



***Council Members***  
 Daniel Anderson III  
 Stacy Pinckney  
 David Paul Murray

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## Agenda Item

**Subject:** Consideration of a Resolution Appointing Individuals to Vacancies on Town Council Appointed Boards, Commissions, and Committees **[Resolution 23-22]**

**Department:** Administration

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

**Attachments:**

	Ordinance	✓	Resolution		Other
✓	Support Documents	✓	Motion		

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**Summary:** The Town of Yemassee currently has one voting membership seat on the Lowcountry Regional Water System (LRWS) Commission, who oversee the management of the System. The commission is structured to have two individuals from each member jurisdiction, a primary and an alternate, that are elected officials from the municipal council. The former delegate from Yemassee to the commission was Peggy Bing O'Banner, who was not re-elected for a subsequent term resulting in the vacancy. The Town Council seeks to appoint a replacement, primary and alternate member.

**Recommended Action:** Staff request the Town Council adopt Resolution 23-22.

**RESOLUTION 23-22**

**A RESOLUTION OF THE TOWN OF YEMASSEE, SOUTH CAROLINA TOWN COUNCIL APPOINTING INDIVIDUALS TO VACANCIES ON TOWN COUNCIL APPOINTED BOARDS, COMMISSIONS AND COMMITTEES**

**WHEREAS**, the Town Council of the Town of Yemassee has standing boards, commissions and committees as well as the Town having seats on regional boards to represent the Town of Yemassee; and,

**WHEREAS**, pursuant to the South Carolina Code of Laws, Title 5, the Town Council of the Town of Yemassee desires to appoint a primary representative and an alternate representative to the Lowcountry Regional Water System (LRWS) Commission; and

**WHEREAS**, the bylaws of the Lowcountry Regional Water System stipulate that each member jurisdiction appoint a primary and an alternate representative to represent the Town on the water commission and furthermore, both the primary and alternate representatives are to be currently active, elected members on the Town Council; and

**WHEREAS**, the current vacancy occurred on November 14, 2023, when Peggy Bing O’Banner, the previous representative, was not reelected to office and accordingly triggered a vacancy.

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

The Town Council hereby appoints *Council Member David Paul Murray* as the representative of the Town of Yemassee and *Council Member Richard Hagan* as the alternate representative, for the Town of Yemassee on the Lowcountry Regional Water System Commission board.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION, SIGNED, SEALED AND DELIVERED AS OF THIS 12<sup>th</sup> DAY OF DECEMBER 2023.

\_\_\_\_\_  
Colin J Moore, Mayor

\_\_\_\_\_  
**ATTEST:** Matthew E. Garnes, Town Administrator

(Seal)


## LRWS Appointments

Brian Burgess <brian.burgess@lowcountrywater.com>

Tue 11/14/2023 08:51

To: Matthew Garnes <mgarnes@townofyemassee.org>

Cc: Sara Craven (Billing Manager, Lowcountry Regional Water System) <sara.craven@lowcountrywater.com>; Wm. C. "Rocky" Hudson <rudson@ellisagency.com>

 2 attachments (326 KB)

Resolution Form - Yemassee appointing a New Alternate Commission Member to the LRWS Board.docx; Resolution Form - Yemassee appointing a New Commission Member to the LRWS Board.docx;

Good morning, Matt. With the election of new council members, there is a need to replace Yemassee's appointed representative for the LRWS Commission. The next LRWS Commission meeting is November 28<sup>th</sup>, and we will have an important Bond Anticipation Note on the agenda for adoption. This is part of the proposed elevated tank project in the SCIC/LRIP industrial parks and the water main extension to Yemassee. The Town of Yemassee will need to appoint a new member to replace Ms. O'banner. Additionally, we would also recommend that the Town also appoint an alternate. The appointed members must be a council member or the Mayor. Our regular scheduled meetings are the 4<sup>th</sup> Tuesday of each month at 4:00 pm except for December which there is no regular scheduled meeting. I have attached a template resolution that can be used for the appointments. If you may have any questions or have any comments, just let me know.

Thanks  
Brian

Brian Burgess, General Manager  
Lowcountry Regional Water System  
513 Elm St West  
Hampton SC 29924  
803-943-1006



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## Re: LRWS Appointments

Matthew Garnes <mgarnes@townofyemassee.org>

Tue 11/14/2023 15:49

To: Brian Burgess (General Manager, Lowcountry Regional Water System) <brian.burgess@lowcountrywater.com>  
Cc: Sara Craven (Billing Manager, Lowcountry Regional Water System) <sara.craven@lowcountrywater.com>; Wm. C. "Rocky" Hudson <rudson@ellisagency.com>

Brian,

Thanks for reaching out. I've put this on their radar, but we will not have a business meeting until 12/12/23 and we will have an appointment resolution on the agenda. Tonight, they're only swearing in and adjourning so unfortunately we won't have someone in place by the November meeting, but definitely by December.

### Respectfully Submitted,

**Matthew Garnes**

*Town Administrator*

*Town of Yemassee*

101 Town Cir

Yemassee, SC 29945-3363

Office: (843) 589-2565 Ext. 3

***The Focal Point of the Four Counties***



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**From:** Brian Burgess <brian.burgess@lowcountrywater.com>

**Sent:** Tuesday, November 14, 2023 08:51

**To:** Matthew Garnes <mgarnes@townofyemassee.org>

**Cc:** Sara Craven (Billing Manager, Lowcountry Regional Water System) <sara.craven@lowcountrywater.com>; Wm. C. "Rocky" Hudson <rudson@ellisagency.com>

**Subject:** LRWS Appointments

Good morning, Matt. With the election of new council members, there is a need to replace Yemassee's appointed representative for the LRWS Commission. The next LRWS Commission meeting is November 28<sup>th</sup>, and we will have an important Bond Anticipation Note on the agenda for adoption. This is part of the proposed elevated tank project in the SCIC/LRIP industrial parks and the water main extension to Yemassee. The Town of Yemassee will need to appoint a new member to replace Ms. O'banner. Additionally, we would also recommend that the Town also appoint an alternate. The appointed members must be a council member or the Mayor. Our regular scheduled meetings are the 4<sup>th</sup> Tuesday of each month at 4:00 pm except for December which there is no regular scheduled meeting. I have attached a template resolution that can be used for the appointments. If you may have any questions or have any comments, just let me know.

Thanks  
Brian

Brian Burgess, General Manager  
Lowcountry Regional Water System  
513 Elm St West  
Hampton SC 29924  
803-943-1006



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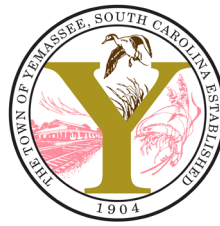


***Recommended Motion***

***(Resolution 23-22)***

***“I move to adopt Resolution 23-22, appointing a replacement primary and alternate representative from the Town Council of Town of Yemassee to the Lowcountry Regional Water System Commission.”***

Colin J. Moore  
Mayor  
Richard Hagan  
Mayor Pro Tempore  
Matthew Garnes  
Town Administrator



**Council Members**  
Daniel Anderson III  
Stacy Pinckney  
David Paul Murray

## Agenda Item

**Subject:** Consideration of an Ordinance Amending the Town of Yemassee Zoning Map to rezone one parcel of land totaling 1.00 acre and located at 18 Lacey Street in Hampton County, and further identified by Hampton County Tax Map Number: 204-01-05-006 from its current zoning designation of Residential ¼ Acre (R4A) to General Residential (GR)  
**[Ordinance 23-28]**

**Department:** Administration

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

### Attachments:

✓	Ordinance		Resolution		Other
✓	Support Documents	✓	Motion		

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**Summary:** The Planning Commission has forwarded a request to rezone one parcel of land owned by Michelle Hagan and located at 18 Lacey Street from its current zoning designation of Residential ¼ Acre (R4A) to General Residential (GR). The Planning Commission voted after a public hearing at their October 31, 2023, meeting, to recommend approval and to forward the request to the Town Council for further consideration.

**Recommended Action:** Staff recommend approval of first reading and request the Town Council schedule a Public Hearing for this request at the January 2024 Town Council meeting.

Colin J. Moore

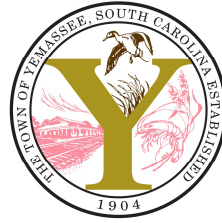
*Mayor*

Richard Hagan

*Mayor Pro Tempore*

Matthew Garnes

*Town Administrator*



***Council Members***

Daniel Anderson III

Stacy Pinckney

David Paul Murray

**Town of Yemassee Administration Department**  
**Rezoning Analysis (ZONE-09-23-1088)**  
**18 Lacey St (Hampton County)**  
**Meeting Date: December 12, 2023**

Category	Data
<b>Applicant Name:</b>	Michelle B. Hagan
<b>Applicant Mailing Address:</b>	279 U.S. Highway 17A Yemassee, SC 29945
<b>Applicant Phone:</b>	(803) 842-0446
<b>Applicant Email:</b>	<a href="mailto:Hagan4@yahoo.com">Hagan4@yahoo.com</a>
<b>Owner Name:</b>	Michelle B. Hagan
<b>Owner Company:</b>	
<b>Applicant Mailing Address:</b>	279 U.S. Highway 17A Yemassee, SC 29945
<b>Owner Email:</b>	<a href="mailto:Hagan4@yahoo.com">Hagan4@yahoo.com</a>
<b>Site Address(es):</b>	18 Lacey St
<b>Site County:</b>	Hampton
<b>Tax Map Number(s):</b>	204-01-05-006
<b>Existing Zoning:</b>	Residential ¼ Acre (R4A)
<b>Proposed Zoning:</b>	General Residential (GR)
<b>Overlays:</b>	None
<b>Site Acreage:</b>	1.00
<b>Site Description:</b>	Undeveloped wooded lot that is accessed off Lacey Street but sits directly behind 279 U.S. Highway 17A.
<b>Land Use Compatibility</b>	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.
<b>Environmental Issues:</b>	None noted during preliminary research.
<b>Public Service Issues:</b>	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:**

<b>Direction</b>	<b>Situs Address &amp; TMS</b>	<b>Owner(s)</b>	<b>Zoning Designation</b>
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.

**Planning Commission Action:** At their October 31, 2023, meeting, the commission voted unanimously to recommend approval of the request and to forward this request to the Town Council for further consideration.

**Staff Recommendation:** Staff request the Town Council approve first reading and schedule a public hearing for the January 2024 meeting.



**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: Same as owner	Name: Michelle or Shen Hagan
Phone:	Phone: 803 842 0446
Mailing Address:	Mailing Address: 279 US Highway 17A
E-mail:	E-mail: hagan4@yahoo.com
Town Business License # (if applicable):	
Project Information	
Project Name: Hagan	Acreage: 1 acre
Project Location: Creel	Comprehensive Plan Amendment    Yes    No
Existing Zoning: Residential Townhouse	Proposed Zoning: General Residential
Type of Amendment:    Text    Map	
Tax Map Number(s): 204-01-05-006	
Project Description: Future home site mod/manufactured located directly behind my current residence	
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.	
<b>Note:            A Pre-Application Meeting is required prior to Application submittal.</b>	
<b>Disclaimer:        The Town of Yemassee assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.</b>	
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.	
Property Owner Signature: <i>Michelle Hagan</i>	Date: 8/28/23
Applicant Signature: <i>Michelle Hagan</i>	Date: 8/28/23
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

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

### Property Information

<b>Type/Improvement</b>	Zoning Map Amendment	<b>Accessory/Structure</b>	
<b>Current Use</b>	Unimproved Land	<b>Proposed Use</b>	R-3 Residential
<b>Current Zoning</b>		<b>Proposed Zoning</b>	General Residential (GR)
<b>Project Cost</b>	250	<b>Project Value</b>	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. Application referred to Planning Commission

UPDATE 10/3/23 - Planning Commission received their initial briefing on the request at their regular meeting held October 3, 2023. The Commission voted unanimously to schedule a Public Hearing for the October 31, 2023, Planning Commission Meeting.

UPDATE 10/5/23 - Notification sent to surrounding property owners by certified mail, return receipt.

UPDATE 10/31/23 - The Planning Commission conducted a Public Hearing on the application request with notice of the public hearing appearing in the October 6, 2023 print edition of the Island Packet Beaufort Gazette. The Planning Commission then voted to recommend approval of the application and to forward it to the Town Council for further consideration.

UPDATE 11/17/23 - First Reading of the proposed Ordinance to Amend the Zoning Map is scheduled for the December 12, 2023 Town Council meeting.

<b>Lot Width</b>	205.91	<b>Lot Depth</b>	215.61	<b>Map Number</b>	204-01-05-006
<b>Total Area of Building &amp; Accessory Structures (Sq Ft)</b>		<b>Total Area of All Man-made Improvements (Sq Ft)</b>			

### General Notes

**Restrictions / Variances** PORTIONS OF THIS PROPERTY ARE WITHIN THE BOUNDARIES OF THE HIGHWAY CORRIDOR OVERLAY DISTRICT AND ARE SUBJECT TO THE PROVISIONS WITHIN SECTION 5.17 OF THE TOWN OF YEMASSEE ZONING ORDINANCE.



Structure Information

<b>Structure Type</b>		<b># of Stories</b>		<b>Usable Floor Area (Sq Ft)</b>	
<b>Structure Height</b>		<b># of Units</b>	0	<b>Load per Floor (Lbs)</b>	
<b>Sign Dimensions</b>		<b># of Bedrooms</b>		<b># of Bathrooms</b>	
<b>Occupancy Empty Room</b>		<b>With Chairs</b>		<b>Tables &amp; Chairs</b>	
<b>Foundation Material</b>		<b>Foundation Type</b>		<b>Footing Depth</b>	
<b>Foundation Information</b>					
<b>Setbacks Front &amp; Rear</b>	15		10	<b>Setbacks Right &amp; Left Sides</b>	10 10
<b>Setbacks Information</b>	Portions of this property are within the HCOD				
<b>Water Utility</b>	Lowcountry Regional Water System Public		<b>Sewage Utility</b>	Lowcountry Regional Water System Public	
<b>Gas Utility</b>	None Public		<b>Electric Utility</b>	Dominion Energy Public	
<b>Driveway Width</b>	12	<b># of Off Street Parking</b>	0	<b># of Off Street Loading</b>	6
<b>Miscellaneous Information</b>					





## Inspections

Inspection #	Inspection Type	Status	Date	Inspector
23-1059	Staff Review	Pass	September 20, 2023	Matthew Garnes
23-1060	Refer to Planning Commission	Pass	September 22, 2023	Matthew Garnes
23-1061	Planning Commission Initial Briefing	Closed	October 3, 2023	Adonis Riley
23-1062	Planning Commission Public Hearing	Pass	October 31, 2023	Adonis Riley
23-1063	Refer to Town Council	Closed	November 1, 2023	Matthew Garnes
23-1064	Town Council 1st Reading	Open	December 12, 2023	
23-1065	Town Council Public Hearing	Open	January 9, 2024	
23-1066	Town Council 2nd Reading	Open	January 9, 2024	
23-1067	Notification of Disposition to Applicant	Open	January 10, 2024	
23-1068	Update Map	Open	January 15, 2024	



## 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, MICHELLE B.	Previous 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
	<b>TOTAL</b>	\$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	
	<b>TOTAL: Project Fees</b>		<b>\$250.00</b>	<b>\$250.00</b>
	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

---

<b>Date</b>	<b>Description</b>	<b>Paid Date</b>	<b>Amount</b>	<b>Paid</b>	<b>Balance</b>
September 8, 2023	Zoning Map Amendment Application		\$250.00		
	<b>TOTAL: Project Fees</b>		<b>\$250.00</b>		<b>\$250.00</b>
	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 PLANNING COMMISSION MEETING

Tuesday, October 3, 2023 - 3:00PM

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

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- I. **Call to Order**
- II. **Roll Call**
- III. **Public Comments**
  - a. Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Staff, and other members of the meeting. State your name and address for the record. Comments are limited to Two (2) Minutes.
- IV. **Old Business**
  - a. Approval of the September 5, 2023, Planning Commission Meeting Minutes
- V. **New Business**
  - a. **Stoney Creek at Bindon Plantation (Final Development Plan):** A request by Daniel Keefer of Witmer-Jones-Keefer, Ltd., on behalf of Taylor Development Group, LLC. for approval of a Final Development Plan for the North Phase. The applicant is proposing the development of twenty (20) large tract residential lots, common community amenities and associated infrastructure. The properties are zoned Planned Unit Development (PUD) and consists of 1,319ac +/- located on Laurium Dr, Trask Pkwy & Upland Pines Drive in Beaufort County and further identified by Beaufort County TMS: R710 012 000 0003 0000, R710 012 000 0002 0000 and R710 012 000 001A 0000. **(DPLN-07-21-1034)**
  - b. **Carolina Country Homes (Zoning Map Amendment / Initial Presentation):** 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)**
  - c. **LNC Holdings (Zoning Map Amendment / Initial Presentation):** 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

**“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.”**

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)**

- d. 18 Lacey St (Zoning Map Amendment / Initial Presentation):** 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)**

## **VI. Adjournment**





## TOWN OF YEMASSEE PLANNING COMMISSION MEETING



Tuesday, October 31, 2023 - 3:00PM

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

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### 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.”**



## TOWN OF YEMASSEE PLANNING COMMISSION MEETING

Tuesday, December 5, 2023 - 3:00PM

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

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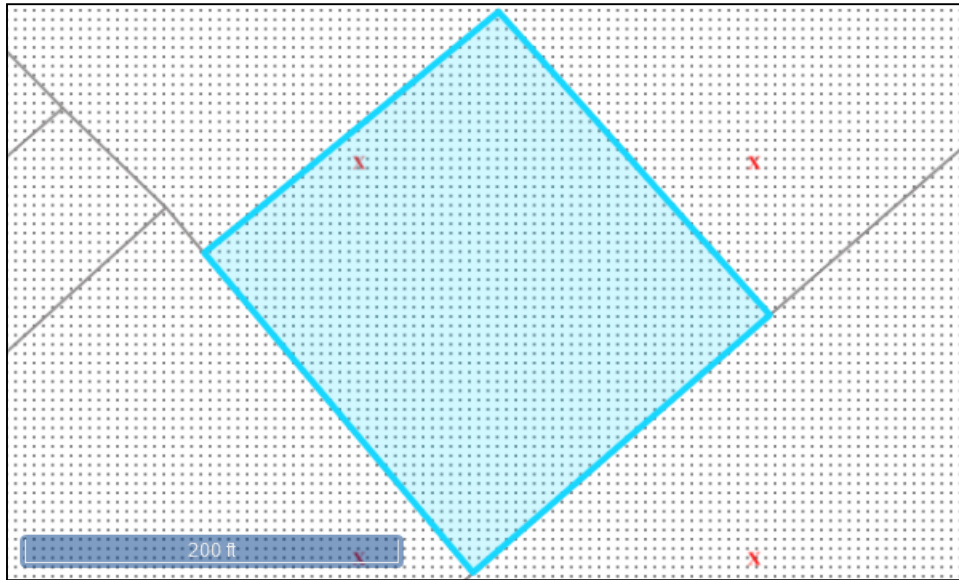
- I. **Call to Order & Roll Call**
- II. **Public Comments**
  - a. Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Staff, and other members of the meeting. State your name and address for the record. Comments are limited to Two (2) Minutes.
- III. **Old Business**
  - a. Approval of the October 31, 2023, Planning Commission Meeting Minutes
  - b. **LNC Holdings (Zoning Map Amendment / Secondary Review):** 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**)
- IV. **New Business**
  - a. **2024 Planning Commission Meeting Schedule:** Consideration of adoption of the 2024 Planning Commission Meeting Schedule
  - b. **King Petroleum Company (Zoning Map Amendment / Initial Briefing):** A request by Thom Craft, on behalf of King Petroleum Company, Inc., for consideration of a Zoning Map Amendment. The applicant is seeking to rezone one parcel of land totaling 4.00 acres located at 443 Yemassee Hwy from its current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD). The parcel is within the Highway Corridor Overlay District, within Hampton County, and further identified by TMS: 197-00-00-049 (**ZONE-12-23-1096**)
- V. **Adjourn**

“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.”

# 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:**

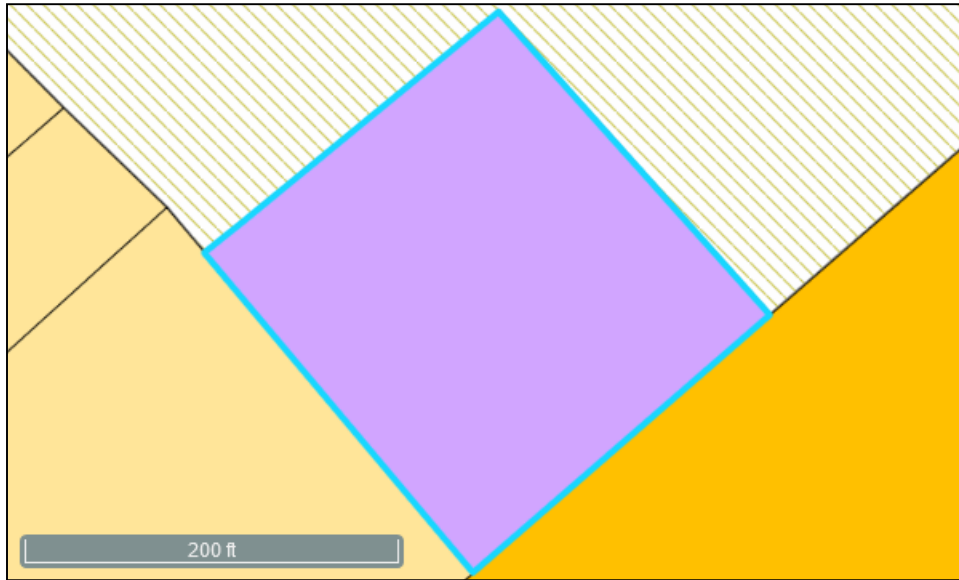
### Flood Zones Hampton

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;"><b>Residential 1/4 Acre (R4A) Zoning District</b></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;"><b>Section 5.4, Town of Yemassee Zoning Ordinance</b></p>
<p><b>Standards for the R4A District 5.4.1</b></p>	
<ul style="list-style-type: none"> <li>• Maximum Density: Three (3) Dwelling units per acre</li> <li>• Minimum Lot Size: 10,890 square feet per dwelling unit</li> <li>• Maximum building height: Thirty-Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, or flagpoles</li> <li>• Minimum front yard setback: Fifteen (15) feet from lot line</li> <li>• Minimum side yard setback: Ten (10) feet from lot lines</li> <li>• Minimum rear yard setback: Ten (10) feet from the lot lines.</li> </ul>	
<p><b>Permitted Uses for the R4A District 5.4.2</b></p>	
<ul style="list-style-type: none"> <li>• Single-Family dwelling (Stick built home)</li> <li>• Church, Civic, or Institutional use</li> <li>• Home Occupations are permitted if there is no exterior evidence of the home occupation.</li> </ul>	
<p><b>Prohibited Uses for the R4A District</b></p>	
<ul style="list-style-type: none"> <li>• Adult Entertainment Establishments</li> <li>• Any business, person, entity, or service offering Adult Entertainment</li> </ul>	

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

	<p style="text-align: center;"><b>General Residential (GR) Zoning District</b></p> <p>The General Residential District is designed to provide for a variety of residential uses, including single-family, two (2) family and mobile home dwellings. The intent of the district is to provide areas primarily for residential uses, and to discourage any encroachment by uses which may be incompatible with such residential use.</p> <p style="text-align: center;"><b>Section 5.5, Town of Yemassee Zoning Ordinance</b></p>
<p><b>Standards for the GR District 5.5.1</b></p>	
<ul style="list-style-type: none"> <li>• Maximum Density: Three (3) dwelling units per acre</li> <li>• Minimum Lot Size: 14,520 square feet per dwelling unit.</li> <li>• Maximum building height: Thirty-Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, or flagpoles</li> <li>• Minimum front yard setback: Five (5) feet from the street right-of-way line.</li> <li>• Minimum side and rear yard setbacks: Five (5) feet from lot lines</li> </ul>	
<p><b>Permitted Uses for the GR District 5.5.2</b></p>	
<ul style="list-style-type: none"> <li>• Single-Family dwelling (Stick built home)</li> <li>• Mobile Home dwelling (provided the home is under skirted around its base with an appropriate material sufficient to provide a visual screen for the underpinnings of the mobile home.</li> <li>• Church, Civic or Institutional use</li> <li>• Home Occupations are permitted if there is no exterior evidence of the home occupation.</li> <li>• Family Day Care Home (Consult Town of Yemassee Zoning Ordinance, Article X, Definitions)</li> <li>• Two (2) family dwelling</li> </ul>	
<p><b>Prohibited Uses for the GR District 5.3.3</b></p>	
<ul style="list-style-type: none"> <li>• Adult Entertainment Establishments</li> <li>• Any business, person, entity, or service offering Adult Entertainment</li> </ul>	



# 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**

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





## Parcel Report Card

<b>Tax Parcel ID (S-B-L)</b>	204-01-05-006	<b>Association (Owner)</b>	HAGAN, MICHELLE B.
<b>Address</b>	18 LACEY ST	<b>City, State, Zip</b>	YEMASSEE SC 29945-0000
<b>Group Code</b>	206-Residential Lot Vacant	<b>GIS ID</b>	
<b>Contact</b>	Michelle Hagan	<b>Email</b>	hagan4@yahoo.com
<b>Phone</b>	(803) 842-0446	<b>Mailing Address</b>	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		
<b>TOTAL</b>					<b>\$250.00</b>	<b>\$250.00</b>	<b>\$0.00</b>	

**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](http://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**



Beaufort Gazette  
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 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 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**

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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 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

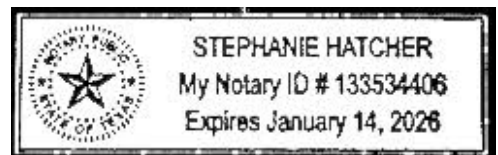
*Tara Pennington*

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](http://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
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Hampton, SC 29924			
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Estimated Delivery Date			
Sat 10/07/2023			
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Weight: 0 lb 0.60 oz			
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Return Receipt			\$3.55
Tracking #:			
9590 9402 6078 0125 7073 35			
<b>Total</b>			<b>\$8.56</b>

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Yemassee, SC 29945			
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Grand Total: \$25.68

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Michelle B. Hagan  
279 U.S. Highway 17A  
Yemassee, SC 29945-5066

See Reverse for Instructions

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Attn: Jessi White  
1212 King St  
Beaufort, SC 29902-4934

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

10/05/2023

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P.O. Box 733  
Yemassee, SC 29945-0733

10/05/2023

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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

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Postage \$0.66

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

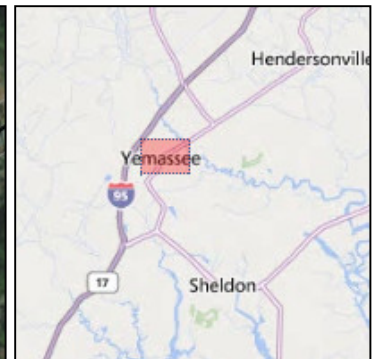
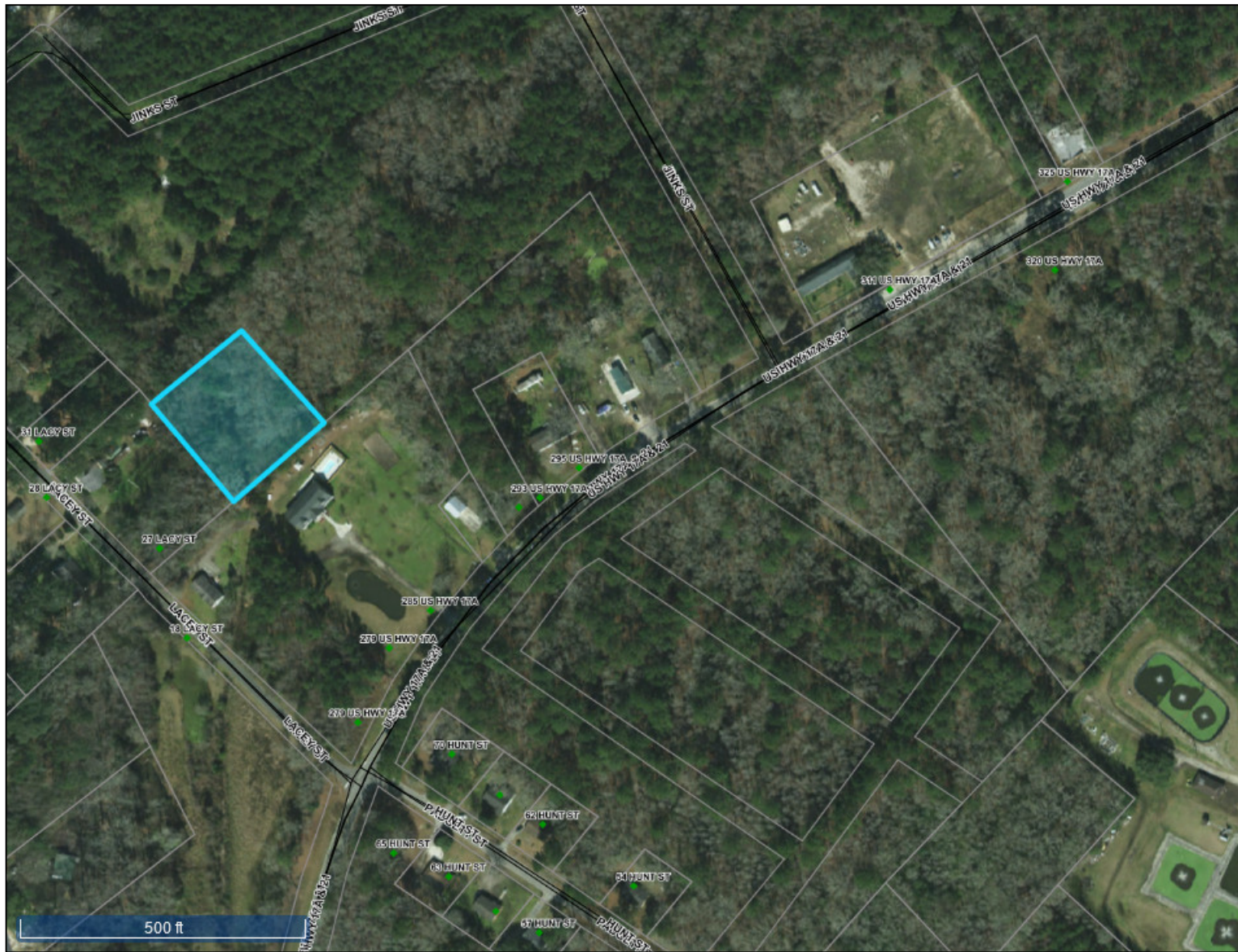
10/05/2023

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

- Roads
- Major Roads
- Interstate

### Jasper Roads

- Roads
- Major Roads
- Interstate
- Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary

22 Sep, 2023

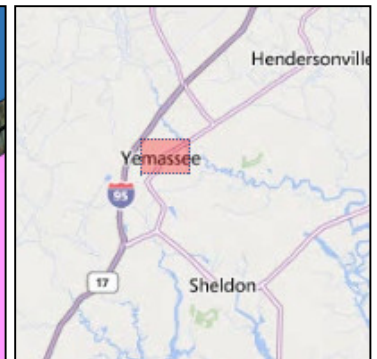
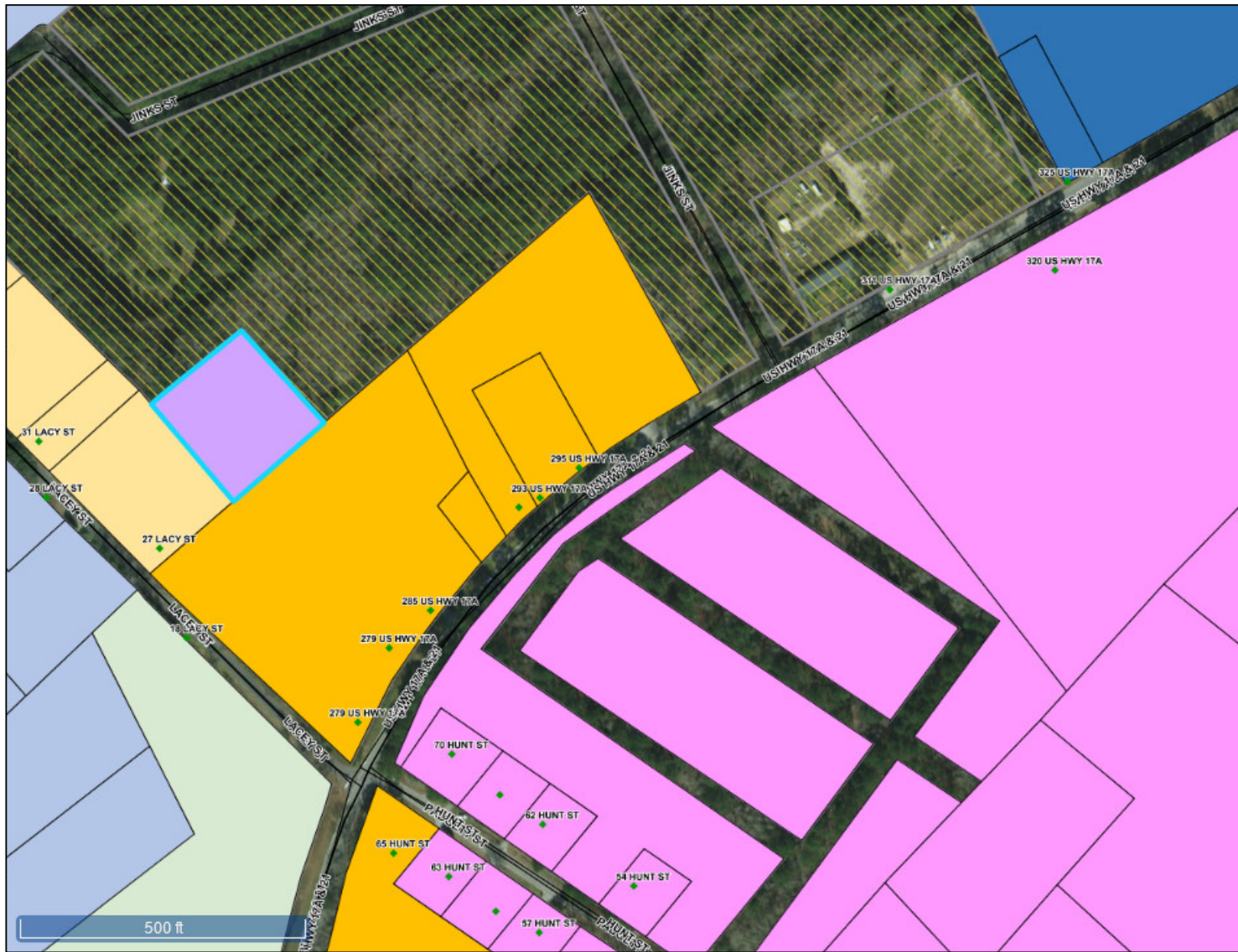
Note:  
Aerial View

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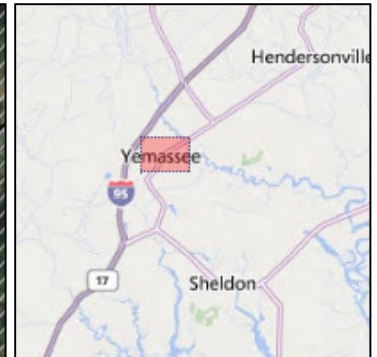
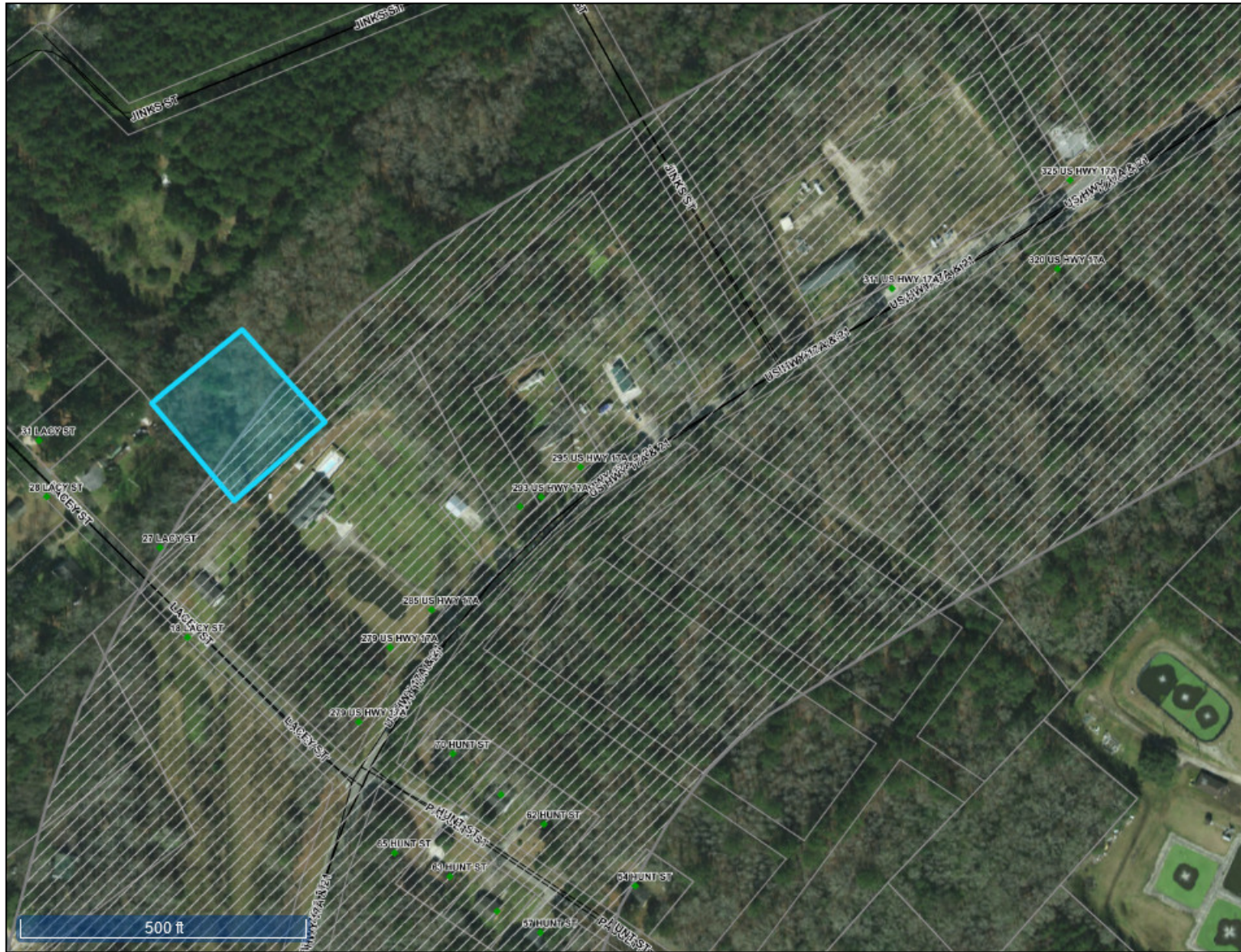
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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

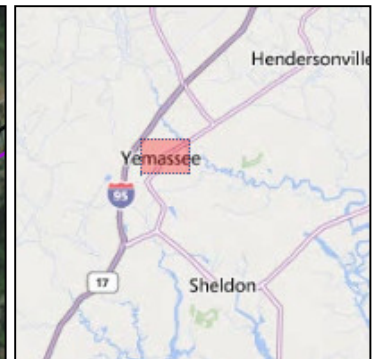
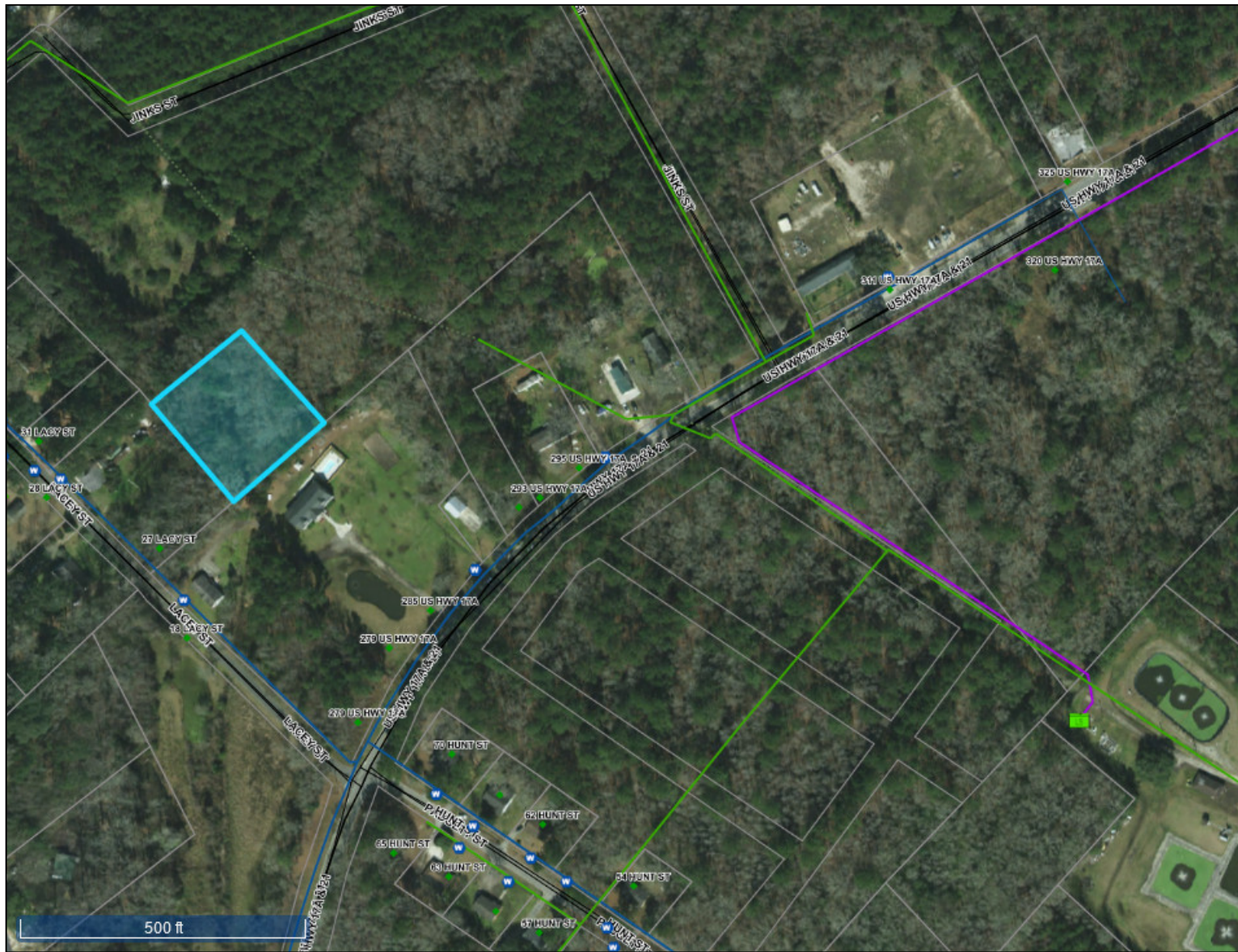
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# 18 Lacey St Zoning Map Amendment



## Legend

- ◆ Address Points Beaufort
- Address Points Beaufort Parcels Beaufort
- ◆ Address Points Hampton
- Address Points Hampton Parcels Hampton
- ◆ Address Points Jasper
- 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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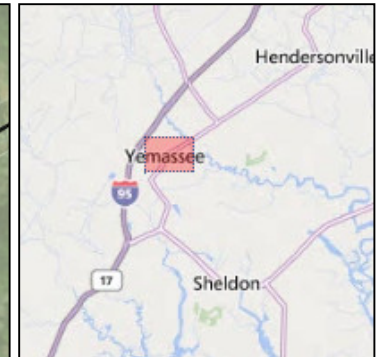
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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
- 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

500 ft

22 Sep, 2023

**Note:**  
Police Patrol Zones

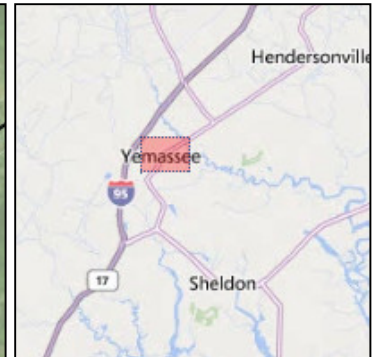
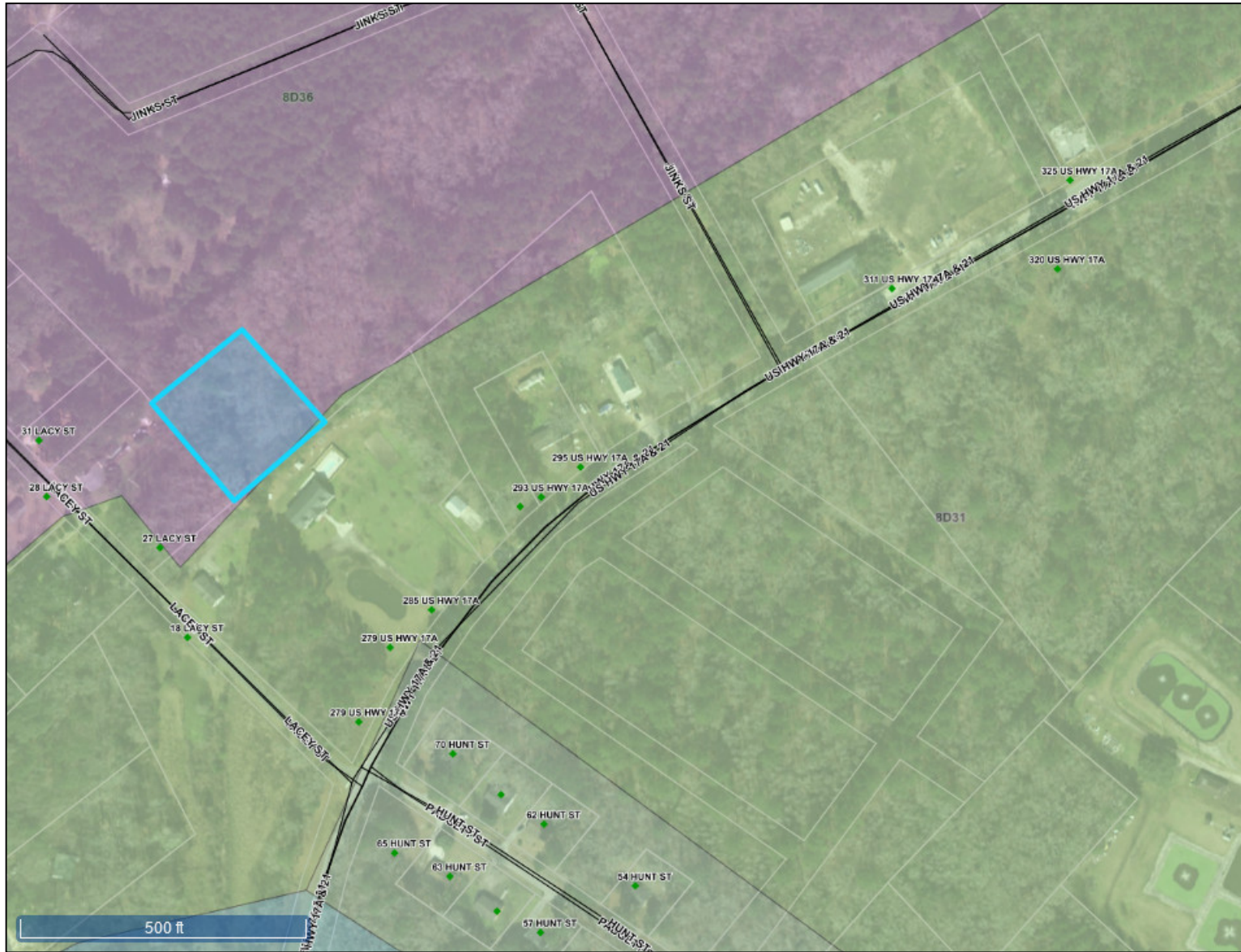
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# 18 Lacey St Zoning Map Amendment



### Legend

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

500 ft

22 Sep, 2023

**Note:**  
**Police Patrol Grids**

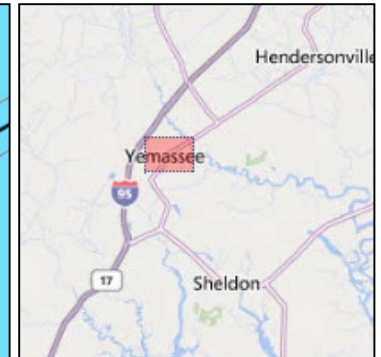
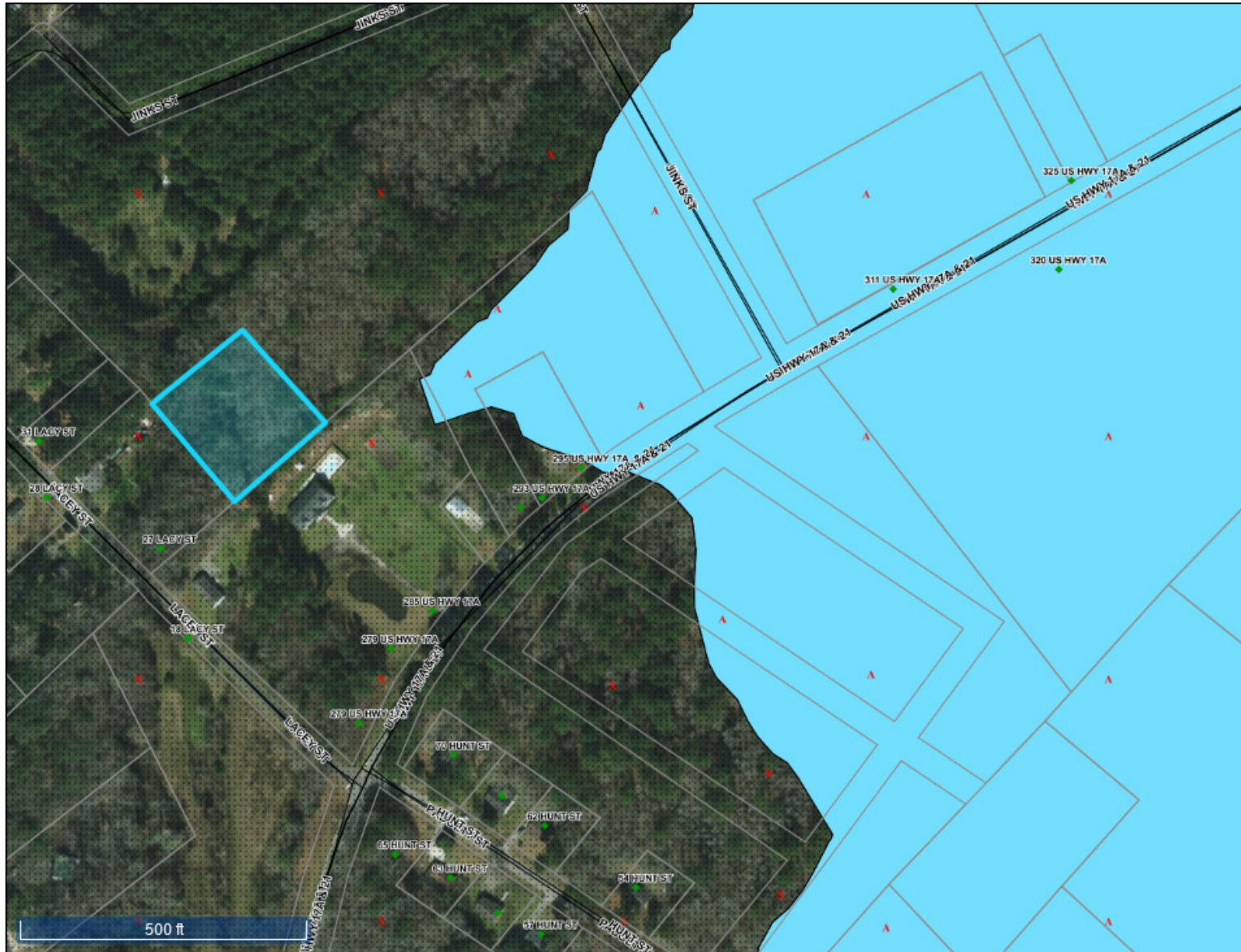
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**





# 18 Lacey St Zoning Map Amendment



## Legend

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

22 Sep, 2023

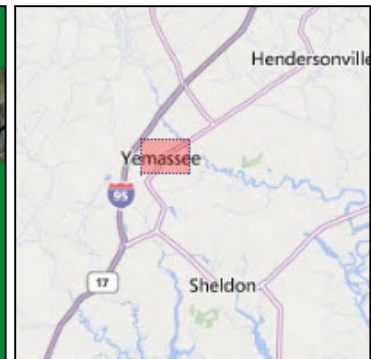
**Note:**  
**FEMA Floodplains**

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





# 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 Roads**
- Roads
- Major Roads
- Hampton Road Names**
- Hampton Roads**
- Roads
- Major Roads
- Interstate
- Jasper Road Names**
- Jasper Roads**
- Roads
- Major Roads
- Interstate
- Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary
- Beaufort NWI**
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- Hampton NWI**
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

22 Sep, 2023

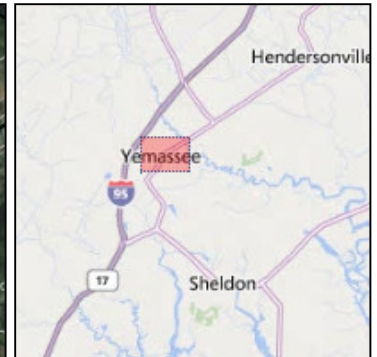
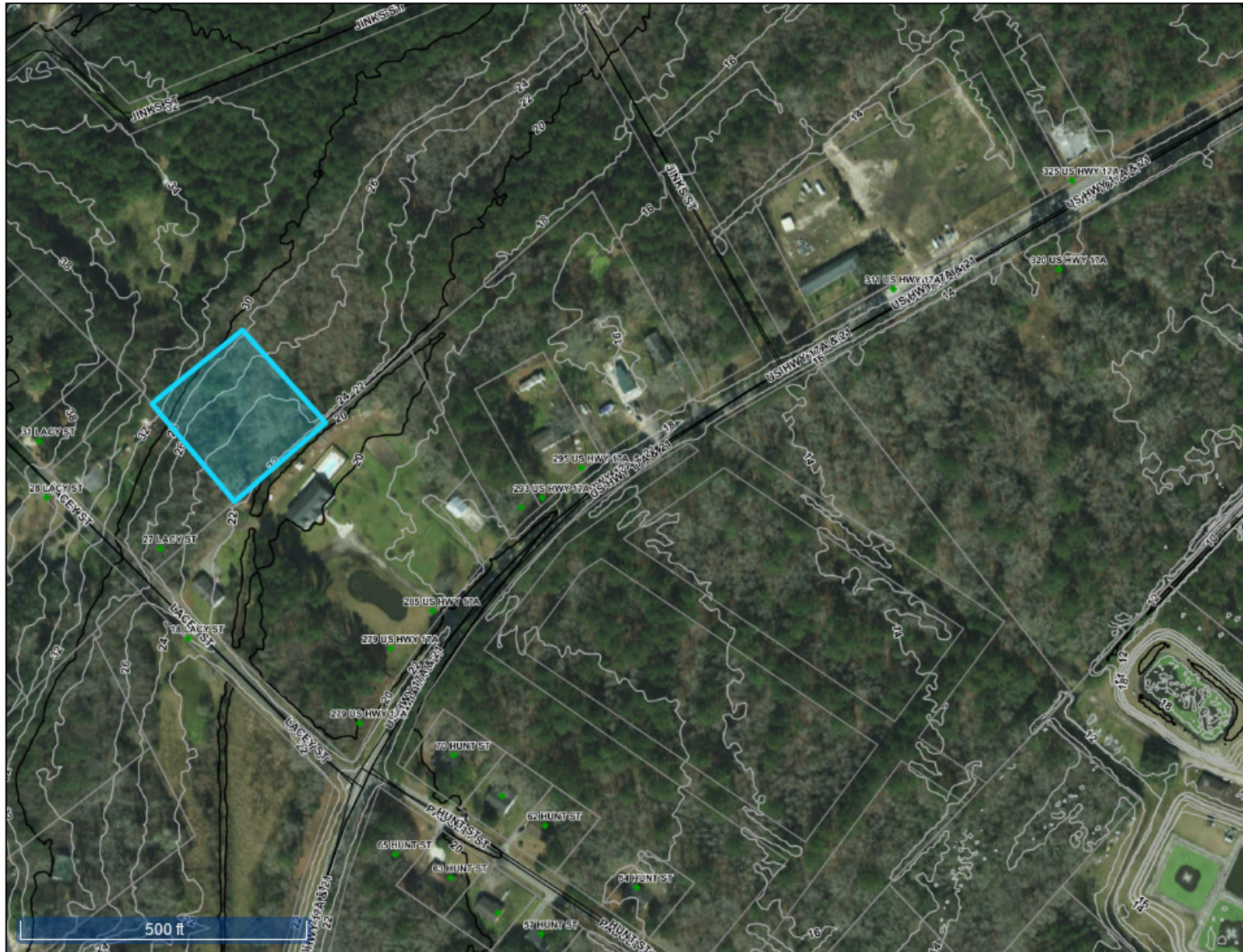
**Note:**  
National Wetland Inventory

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

**Note:**  
Elevation Contours

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

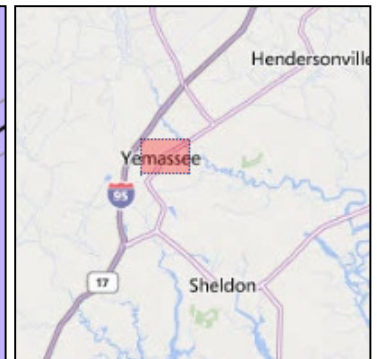
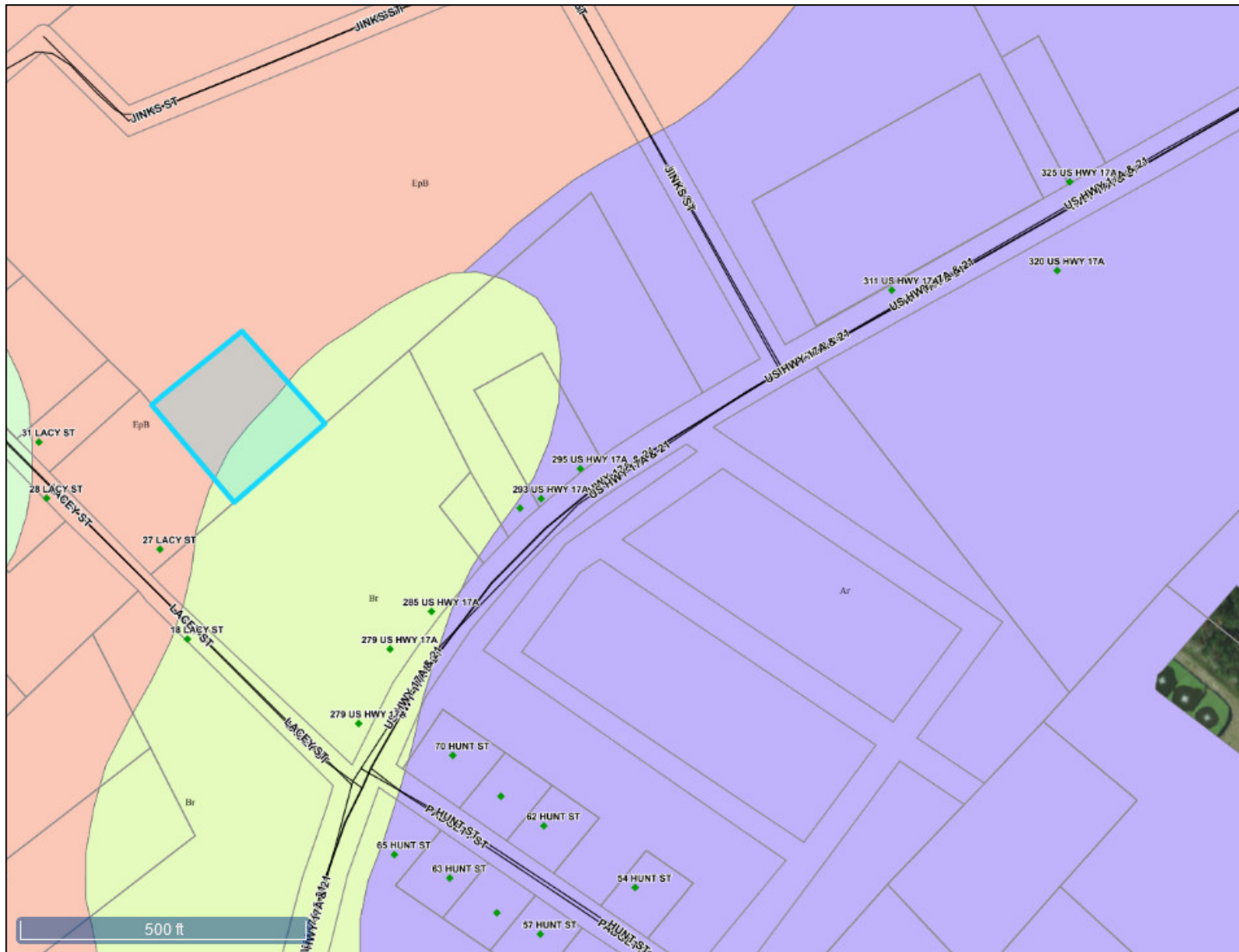
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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
- ◆ 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

500 ft

22 Sep, 2023

**Note:**  
Soil Classifications

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

## **TOWN OF YEMASSEE**

Ordinance No. 23-28

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE TOWN OF YEMASSEE ZONING MAP TO DESIGNATE CERTAIN REAL PROPERTY OWNED BY MICHELLE B. HAGAN, THE SAME CONTAINING APPROXIMATELY 1.00 ACRES, MORE OR LESS, LOCATED AT 18 LACEY STREET, HAMPTON COUNTY, AND BEARING HAMPTON COUNTY TAX MAP NUMBER: 204-01-05-006 AS GENERAL RESIDENTIAL (GR) PURSUANT TO THE TOWN OF YEMASSEE ZONING ORDINANCE

**WHEREAS**, THE Town of Yemassee has received a request from the applicant (Michelle B. Hagan) for a Zoning Map Amendment for a parcel of land that they are the One Hundred percent (100%) owner of, within the Town of Yemassee; and

**WHEREAS**, the Town of Yemassee Planning Commission reviewed a request for a Zoning Map Amendment its October 3, 2023 meeting and subsequently scheduled a Public Hearing of the proposed Zoning Map Amendment at the October 31, 2023, meeting of the Planning Commission; and

**WHEREAS**, the Planning Commission conducted the Public Hearing and upon conclusion of the Public Hearing, a motion was offered to recommend approval of the Zoning Map Amendment of the parcel and to forward the request to the Town Council for consideration; and

**WHEREAS**, the Town Council of the Town of Yemassee concur with the Planning Commission's recommendation; and

**WHEREAS**, the Town Council of the Town of Yemassee finds it to be in the Town's best interest to amend the Zoning Map and designate the property as General Residential (GR).

**NOW THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF YEMASSEE, SOUTH CAROLINA:**

**Section 1. AMENDMENTS.** In accordance with the foregoing, the Town of Yemassee, South Carolina hereby amends the Zoning Map and designates that certain property owned by Michelle B. Hagan, the same consisting of a total of 1.00 acres, more or less, being described as Hampton County Tax Map Number: 204-01-05-006, as General Residential (GR), pursuant to the Town of Yemassee's Zoning Ordinance.

**Section 2. REPEAL OF CONFLICTING ORDINANCES.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 3. ORDINANCE IN FULL FORCE AND EFFECT.** This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
Colin J. Moore, Mayor

\_\_\_\_\_  
ATTEST: Matthew E. Garnes, Town Administrator

\_\_\_\_\_  
Richard Hagan, Council Member

\_\_\_\_\_  
David Paul Murray, Council Member

\_\_\_\_\_  
Daniel Anderson III, Council Member

\_\_\_\_\_  
Stacy Pinckney, Council Member

(seal)

First Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Second Reading: \_\_\_\_\_

# RECUSAL STATEMENT

**Member Name:** RICHARD A. HAGAN SR  
**Meeting Date:** 12/12/23  
**Agenda Item:**                    **Section** NEW                    **Number:** 23-28  
**Topic:** ORDINANCE 23-28

*The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.*

**Justification to Recuse:**

- Professionally employed by or under contract with principal**
- Owns or has vested interest in principal or property**
- Other:** \_\_\_\_\_

**Date:** 11/20/23                      
**Member**

**Approved by Parliamentarian:** \_\_\_\_\_

***Recommended Motion***

***(Ordinance 23-28)***

***“I make the motion to:***

- Approve***
- Approve w/ Modifications.***
  - Table to time certain***
  - Deny***

***First reading of the Zoning Map Amendment request for 18 Lacey Street and to schedule a Public Hearing at the January 2024 Town Council Meeting”***

Colin J. Moore  
Mayor  
 Richard Hagan  
Mayor Pro Tempore  
 Matthew Garnes  
 Town Administrator



**Council Members**  
 Daniel Anderson III  
 Stacy Pinckney  
David Paul Murray

## Agenda Item

**Subject:** Consideration of an Ordinance Amending the Town of Yemassee Zoning Map to rezone two parcels of land totaling 4.00 acres and located at the southeast corner of the intersection of Cochran Street & Yemassee Hwy (SC-68), in Hampton County, and further identified by Hampton County Tax Map Number(s): 198-00-00-042 and 198-00-00-289 from its current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD) **[Ordinance 23-29]**

**Department:** Administration

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

**Attachments:**

✓	Ordinance		Resolution		Other
✓	Support Documents	✓	Motion		

---

**Summary:** The Planning Commission has forwarded a request to rezone two parcels of land owned by CCH Holdings Co., and located at the southeast corner of Yemassee Hwy (SC-68) & Cochran St from its current zoning designation of Office Commercial District (OCD) to Regional Commercial District (RCD). The Planning Commission voted after a public hearing at their October 31, 2023, meeting, to recommend approval and to forward the request to the Town Council for further consideration.

**Recommended Action:** Staff recommend approval of first reading and request the Town Council schedule a Public Hearing for this request at the January 2024 Town Council meeting.

## **TOWN OF YEMASSEE**

Ordinance No. 23-29

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE TOWN OF YEMASSEE ZONING MAP TO DESIGNATE CERTAIN REAL PROPERTY OWNED BY CCH HOLDINGS CO, THE SAME CONTAINING APPROXIMATELY 4.00 ACRES, MORE OR LESS, LOCATED AT THE SOUTHEAST CORNER OF YEMASSEE HWY (SC-68) AND COCHRAN ST, AND BEARING HAMPTON COUNTY TAX MAP NUMBER(S): 198-00-00-042 and 198-00-00-289 AS REGIONAL COMMERCIAL DISTRICT (RCD) PURSUANT TO THE TOWN OF YEMASSEE ZONING ORDINANCE

**WHEREAS**, THE Town of Yemassee has received a request from the applicant (CCH Holdings Co [aka Carolina Country Homes]) for a Zoning Map Amendment for certain parcels of land that they are the One Hundred percent (100%) owner of, within the Town of Yemassee; and

**WHEREAS**, the Town of Yemassee Planning Commission reviewed a request for a Zoning Map Amendment its October 3, 2023, meeting and subsequently scheduled a Public Hearing of the proposed Zoning Map Amendment at the October 31, 2023, meeting of the Planning Commission; and

**WHEREAS**, the Planning Commission conducted the Public Hearing and upon conclusion of the Public Hearing, a motion was offered to recommend approval of the Zoning Map amendment of the parcel and to forward the request to the Town Council for consideration; and

**WHEREAS**, the Town Council of the Town of Yemassee concur with the Planning Commission's recommendation; and

**WHEREAS**, the Town Council of the Town of Yemassee finds it to be in the Town's best interest to amend the Zoning Map and designate the property as Regional Commercial District (RCD).

**NOW THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF YEMASSEE, SOUTH CAROLINA:**

**Section 1. AMENDMENTS.** In accordance with the foregoing, the Town of Yemassee, South Carolina hereby amends the Zoning Map and designates that certain property owned by CCH Holdings Co, the same consisting of a total of 4.00 acres, more or less, being described as Hampton County Tax Map Number(s): 198-00-00-042 and 198-00-00-289, as Regional Commercial District (RCD), pursuant to the Town of Yemassee's Zoning Ordinance. A portion or portions of this property are located within the Town of Yemassee Highway Corridor Overlay District (HCOD) and is subject to the provisions outlined in Section 5.17 of the Town of Yemassee Zoning Ordinance.

**Section 2. REPEAL OF CONFLICTING ORDINANCES.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 3. ORDINANCE IN FULL FORCE AND EFFECT.** This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
Colin J. Moore, Mayor

\_\_\_\_\_  
ATTEST: Matthew E. Garnes, Town Administrator

\_\_\_\_\_  
Richard A. Hagan, Sr., Council Member

\_\_\_\_\_  
David Paul Murray, Council Member

\_\_\_\_\_  
Daniel Anderson III, Council Member

\_\_\_\_\_  
Stacy Pinckney, Council Member

(seal)

First Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Second Reading: \_\_\_\_\_



Colin J Moore

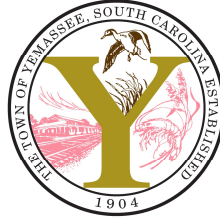
*Mayor*

Richard A. Hagan, Sr.

*Mayor Pro Tempore*

Matthew Garnes

*Town Administrator*



***Council Members***

Daniel Anderson III

Stacy Pinckney

David Paul Murray

**Town of Yemassee Administration Department**  
**Rezoning Analysis (ZONE-09-23-1083)**  
**Yemassee Hwy & Cochran St (Hampton County)**  
**Meeting Date: December 12, 2023**

<b>Applicant Name:</b>	<b>Matt McCauley</b>
<b>Applicant Company:</b>	Permit Expeditors of South Carolina
<b>Applicant Mailing Address:</b>	P.O. Box 4174 Irmo, SC 29063-4174
<b>Applicant Phone:</b>	(803) 530-1493
<b>Applicant Email:</b>	Permitsc(at)gmail.com
<b>Owner Name:</b>	Carolina Country Homes, Inc.
<b>Owner Company:</b>	Carolina Country Homes, Inc.
<b>Applicant Mailing Address:</b>	617 Lancaster Bypass E Lancaster, SC 29720
<b>Applicant Email:</b>	Mark.street(at)carolinacountryhomes.com
<b>Site Address(es):</b>	Both parcels are unaddressed at the corner of Yemassee Hwy (SC-68) and Cochran St.
<b>Site County:</b>	Hampton
<b>Tax Map Number(s):</b>	198-00-00-042 198-00-00-289
<b>Existing Zoning:</b>	Office Commercial District (OCD)
<b>Proposed Zoning:</b>	Regional Commercial District (RCD)
<b>Overlays:</b>	Highway Corridor Overlay District (HCOD)
<b>Site Acreage:</b>	4.00 +/-
<b>Site Description:</b>	Both parcels are undeveloped wooded uplands with frontage along SC-68 and on Cochran Street.
<b>Land Use Compatibility</b>	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.
<b>Environmental Issues:</b>	None noted during preliminary research.
<b>Public Service Issues:</b>	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

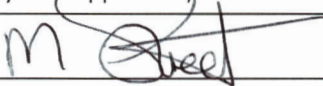
**Staff Review:** Staff support the zoning amendment to Regional Commercial. The Regional Commercial District appropriately supports the applicants' desired development. The proposed re-zoning and potential future development aligns with the goals set forth in the Town of Yemassee Zoning Ordinance and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

**Staff Recommendation:** Staff request the Town Council approve first reading and schedule a Public Hearing at the January 2024 Town Council meeting.



**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

<b>Applicant</b>		<b>Property Owner</b>	
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: permitsc@gmail.com		E-mail: mark.street@carolinacountryhomes.com	
Town Business License # (if applicable):			
<b>Project Information</b>			
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			
<b>Minimum Requirements for Submittal</b>			
<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.			
<b>Note:                    A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>Disclaimer:            The Town of Yemassee assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.</b>			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 9/1/23	
Applicant Signature:		Date:	
<b>For Office Use</b>			
Application Number:		Date Received:	
Received By:		Date Approved:	



## Project Information

### General Information

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

### Property Information

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

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

### General Notes

**Restrictions / Variances** \*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

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



---

## Contacts

Contact Name	Type	Project	Address	Phone
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
	<b>TOTAL</b>	\$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

---

<b>Date</b>	<b>Description</b>	<b>Paid Date</b>	<b>Amount</b>	<b>Paid</b>	<b>Balance</b>
September 6, 2023	Zoning Map Amendment Application		\$250.00		
	<b>TOTAL: Project Fees</b>		<b>\$250.00</b>		<b>\$250.00</b>
	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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# 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).

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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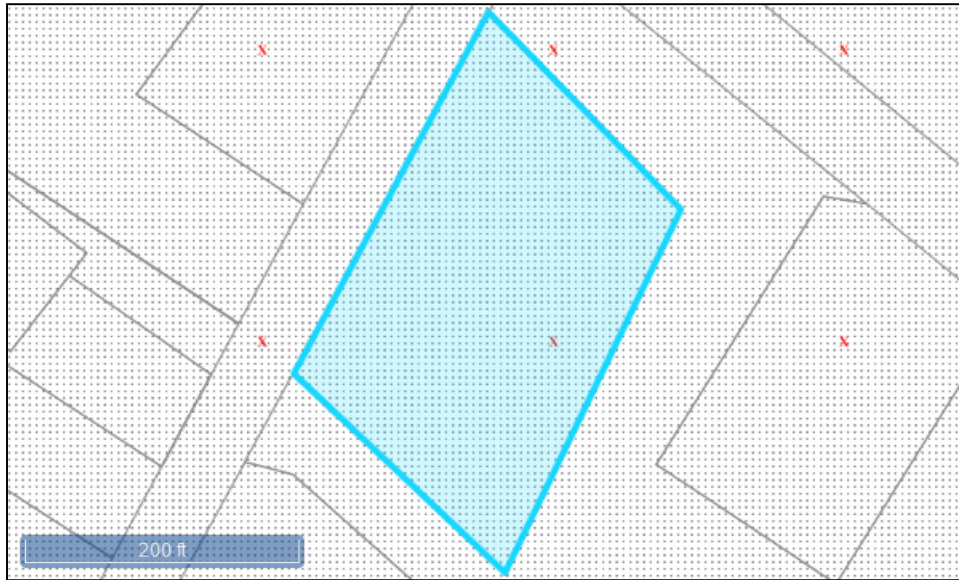
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# Town of Yemassee

## 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

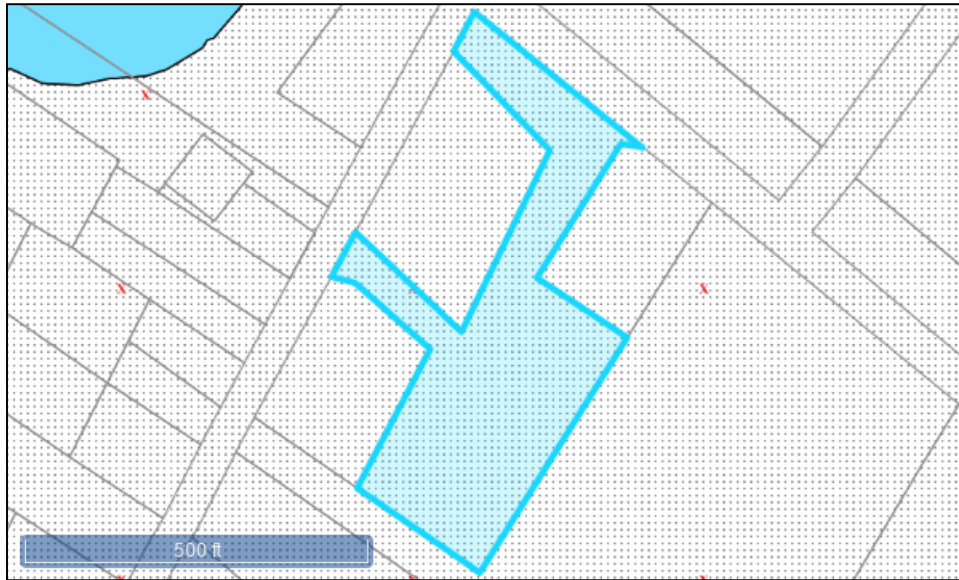
### Flood Zones Hampton

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

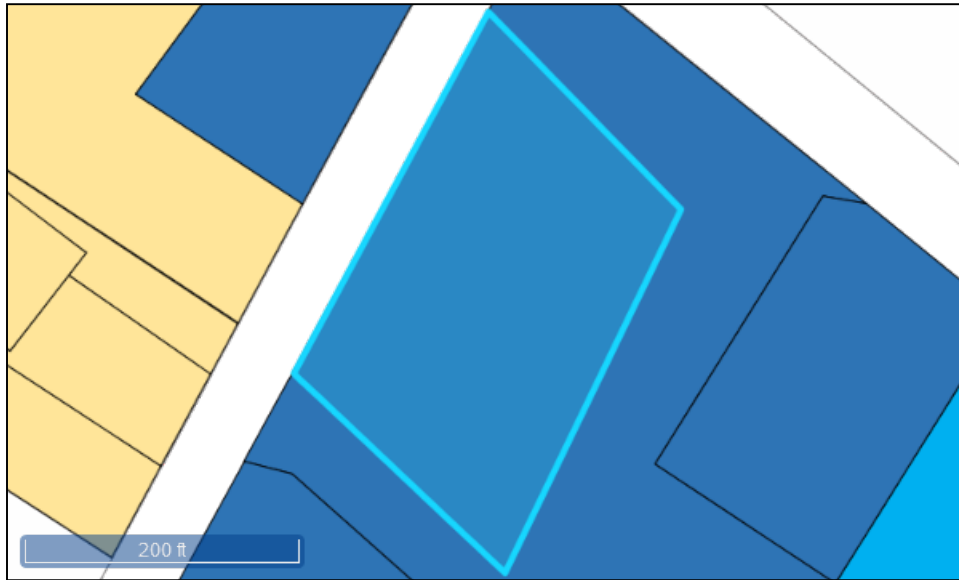
### Zoning

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](http://www.townofyemassee.org), then by clicking "Departments", then "Administration" then "Public Hearings".  
 IPL0142531  
 Oct 6 2023

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 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

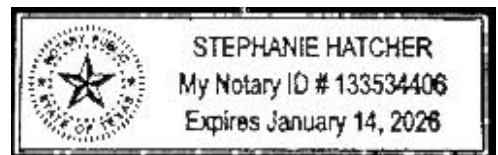
*Tara Pennington*

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



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

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First-Class Mail®	1		\$0.66
Letter			
Yemassee, SC 29945			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Sat 10/21/2023			
Certified Mail®			\$4.35
Tracking #:			
70201290000213707575			
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Tracking #:			
9590 9402 6078 0125 7065 12			
Total			\$8.56
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Yemassee, SC 29945			
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<b>Grand Total:</b>	<b>\$111.28</b>
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<b>Debit Card Remit</b>	<b>\$111.28</b>
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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  
Attn: Chris Inglese  
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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Yemassee, SC 29945-0398

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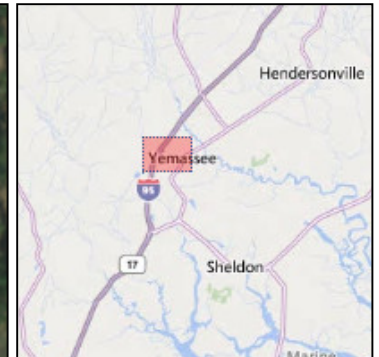
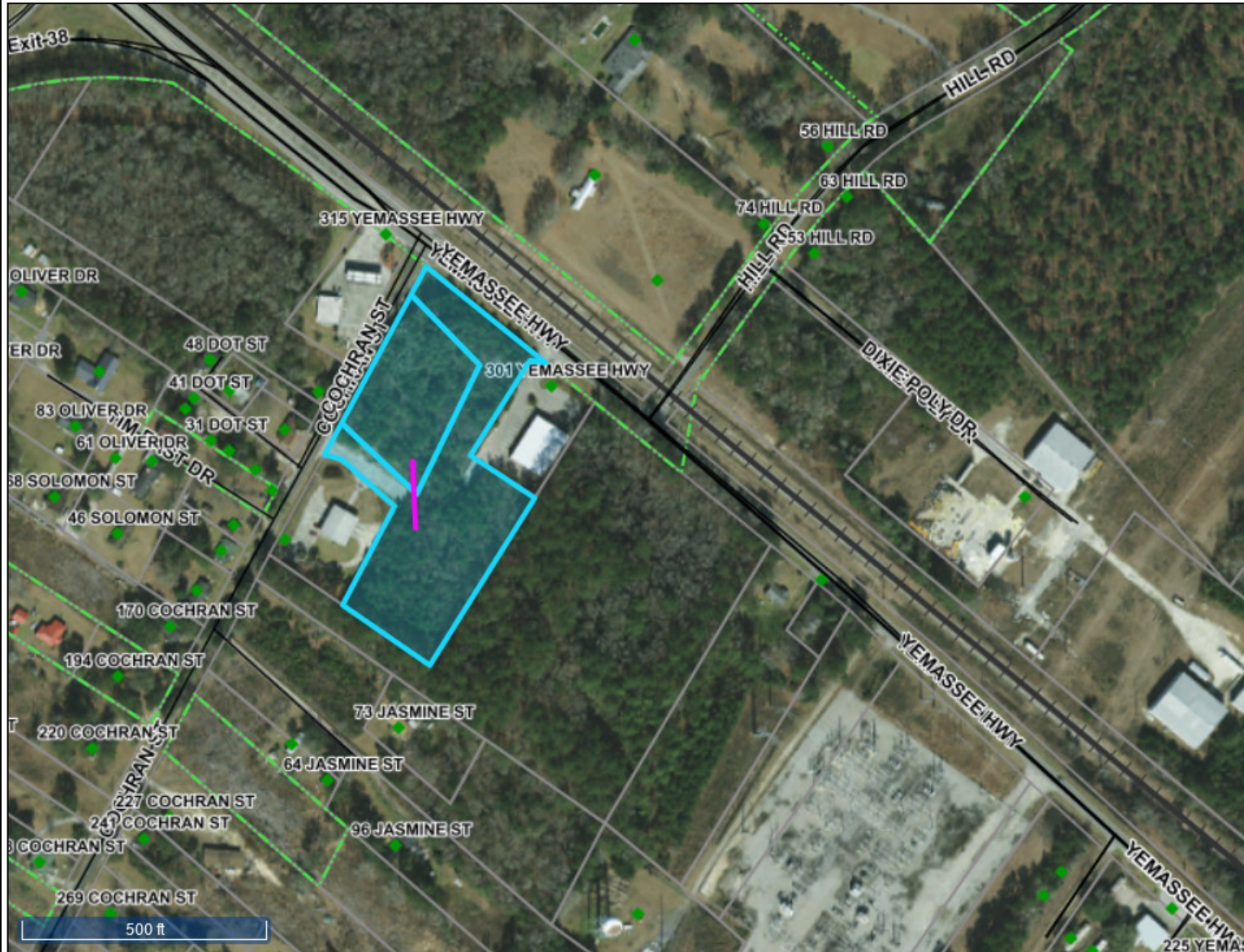
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P.O. Box 728  
Savannah, GA 31402-0728

for Instructions





# 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

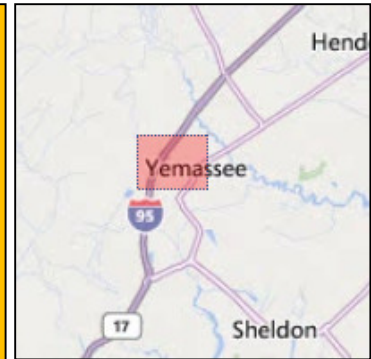
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**





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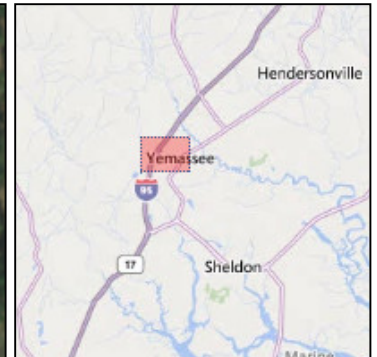
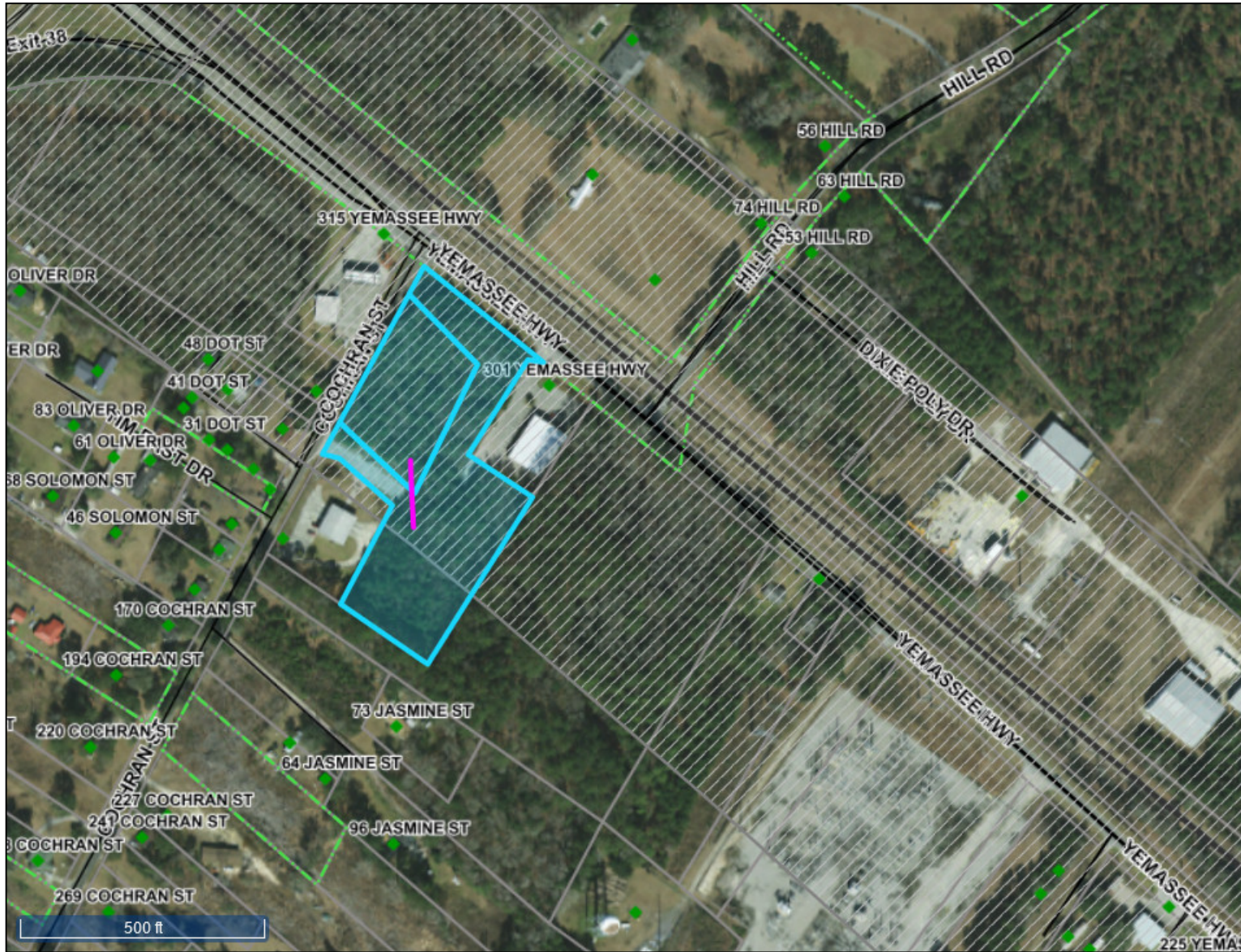
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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
  - 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**

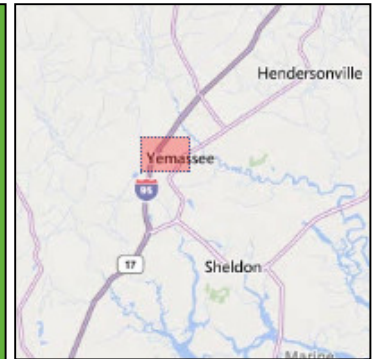
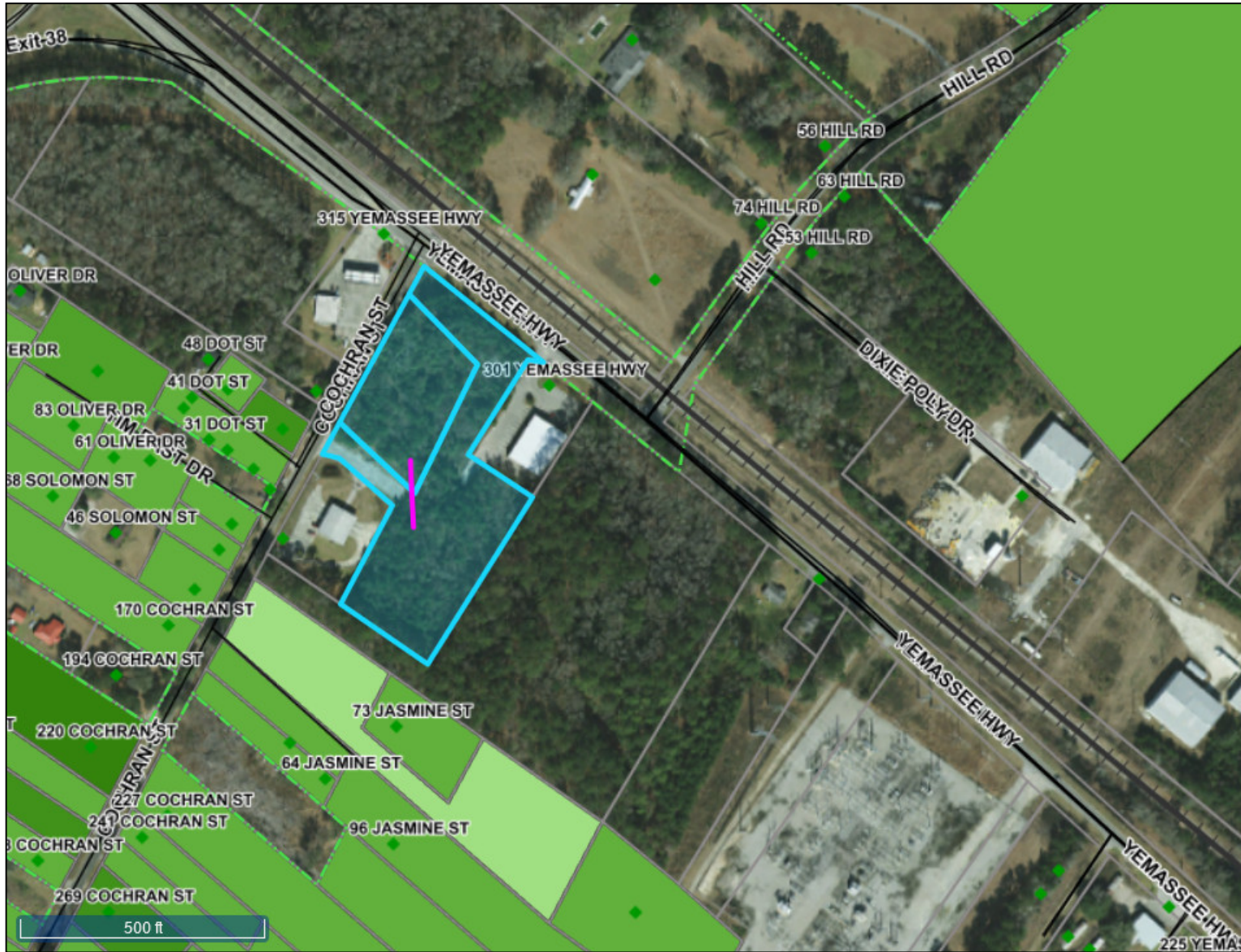
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21 Sep, 2023





# 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
- Hampton Road Names
- Jasper Road Names
- Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary

**Note:**  
Annexation History

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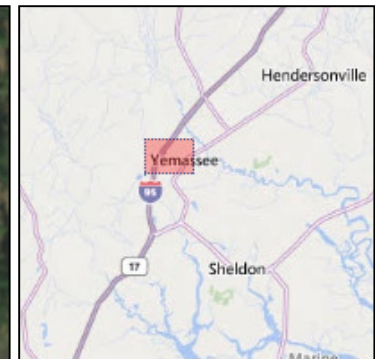
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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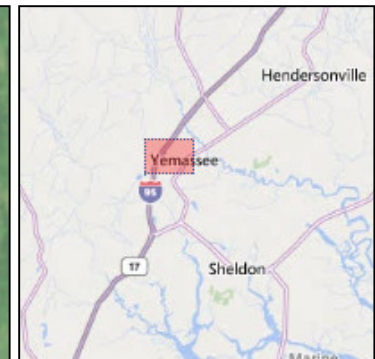
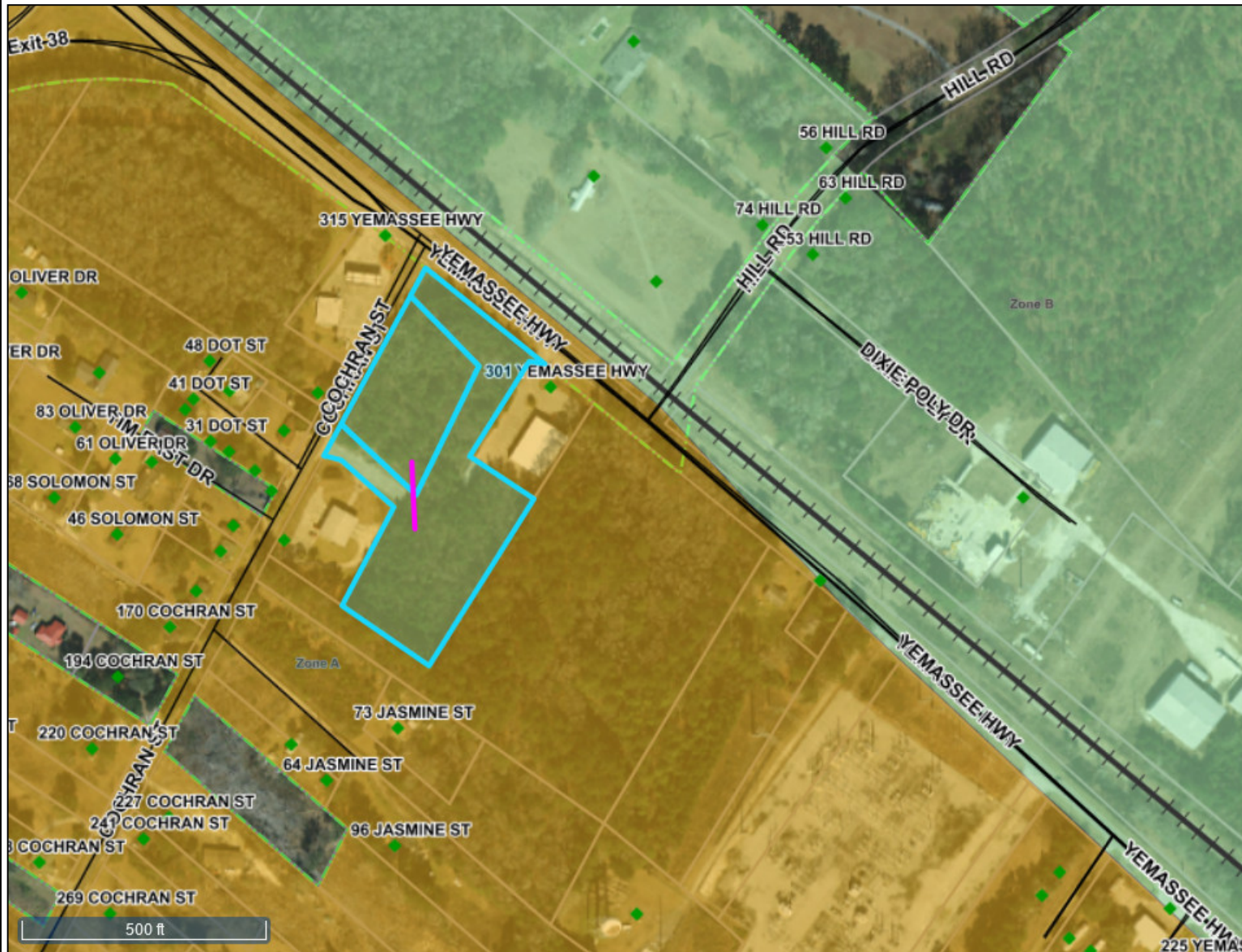
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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
- 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

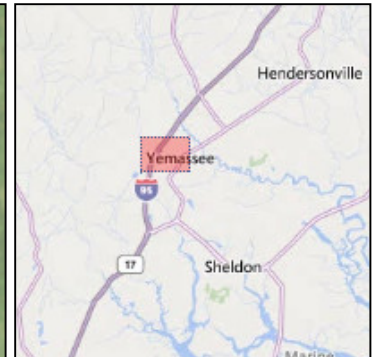
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21 Sep, 2023





# Carolina Country Homes Zoning Map Amendment



### Legend

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



21 Sep, 2023

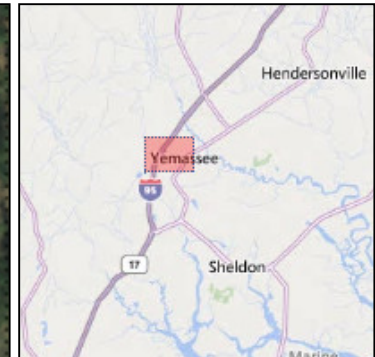
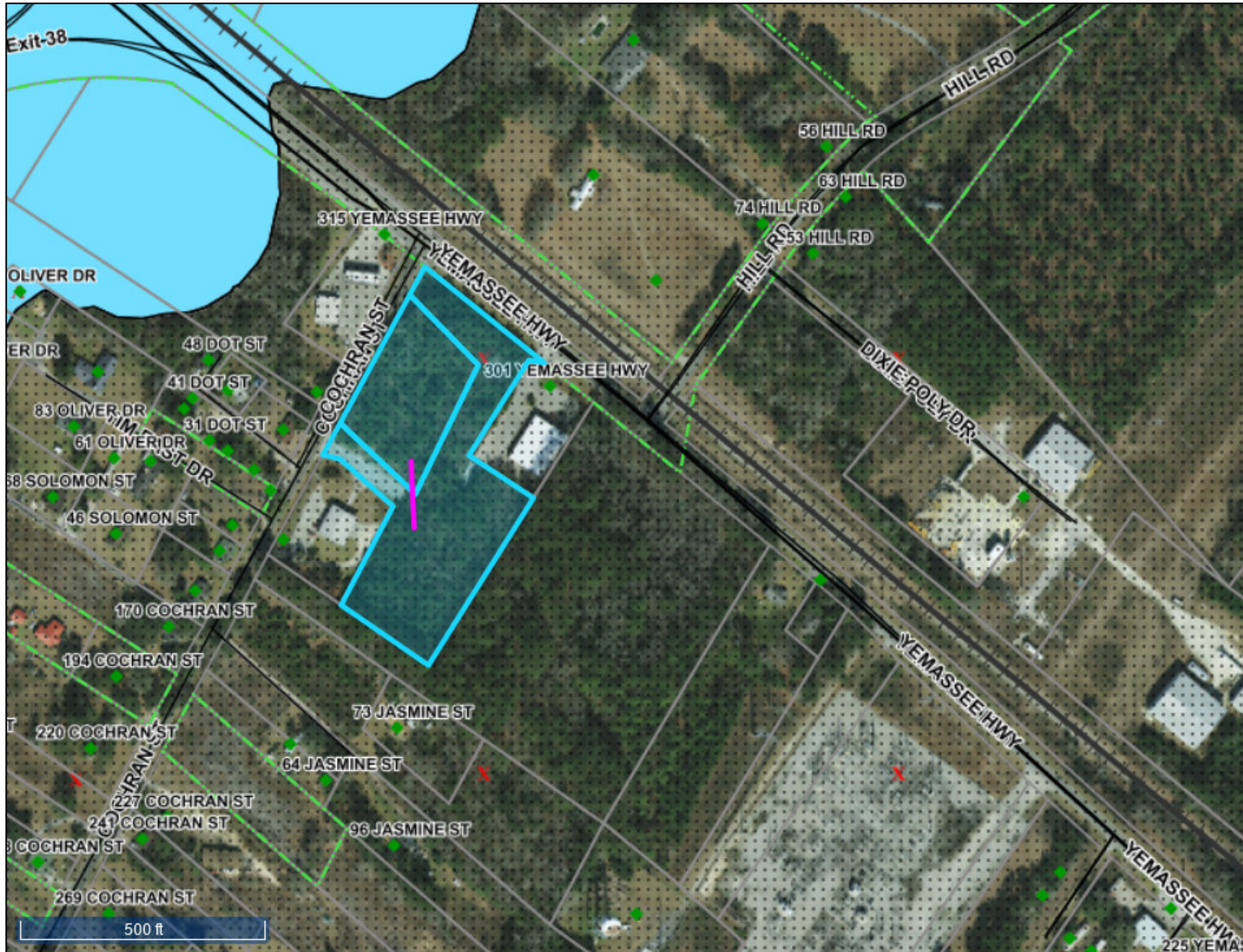
**Note:**  
**Police Patrol Grids**

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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

**Note:**  
FEMA Floodplains

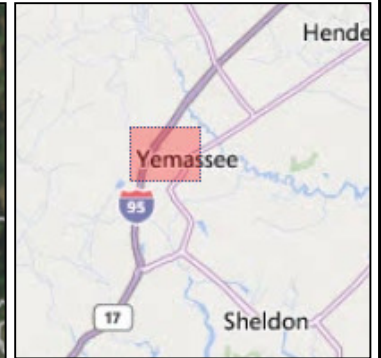
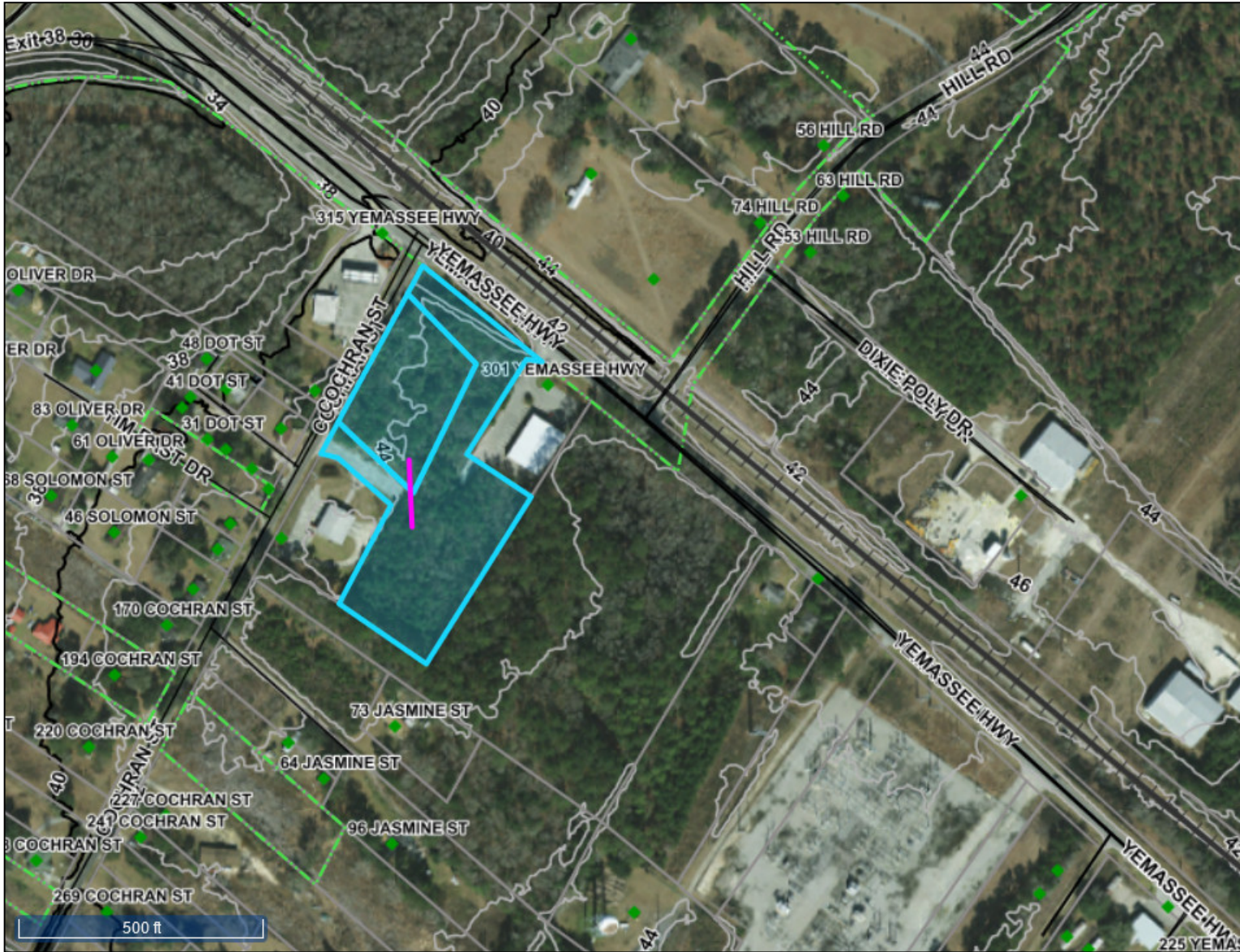
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21 Sep, 2023





# Carolina Country Homes Zoning Map Amendment



## Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- ◆ 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
- 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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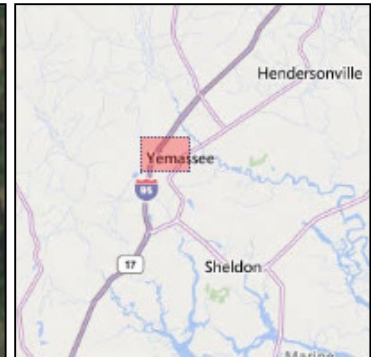
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21 Sep, 2023





# Carolina Country Homes Zoning Map Amendment



## Legend

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

21 Sep, 2023

**Note:**  
National Wetland Inventory

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## **Recommended Motion**

**(Ordinance 23-29)**

***“I make the motion to:***

- Approve first reading of the Ordinance Amending the Zoning Map of the Town of Yemassee for two parcels of land owned by CCH Holdings Co, and located at the southeast corner of Yemassee Hwy (SC-68) and Cochran Street as presented, and to schedule a Public Hearing for the January 2024 Town Council meeting”.***
- Approve first reading of the Ordinance Amending the Zoning Map of the Town of Yemassee for two parcels of land owned by CCH Holdings Co, and located at the southeast corner of Yemassee Hwy (SC-68) and Cochran Street as presented, with the following modifications: \_\_\_\_\_ and to schedule a Public Hearing for the January 2024 Town Council meeting”.***
- Deny first reading of the Ordinance Amending the Zoning Map of the Town of Yemassee for two parcels of land owned by CCH Holdings Co, and located at the southeast corner of Yemassee Hwy (SC-68) and Cochran Street and to direct the Administrator to notify the applicant by USPS Certified Mail of the decision rendered by this body.***
- Table first reading of the Ordinance Amending the Zoning Map of the Town of Yemassee for two parcels of land owned by CCH Holdings Co, and located at the southeast corner of Yemassee Hwy (SC-68) and Cochran Street until: (must specify date)***

Colin J. Moore  
Mayor  
 Richard Hagan  
Mayor Pro Tempore  
 Matthew Garnes  
 Town Administrator



**Council Members**  
 Daniel Anderson III  
 Stacy Pinckney  
David Paul Murray

## Agenda Item

**Subject:** Consideration of an Ordinance Amending the Town of Yemassee Zoning Map to rezone one parcel of land totaling 8.00 acres and located at 100 Jinks St, in Hampton County, and further identified by Hampton County Tax Map Number: 204-01-01-018 from its current zoning designation of Residential ¼ Acre (R4A) to Office Commercial District (OCD). **[Ordinance 23-30]**

**Department:** Administration

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

**Attachments:**

✓	Ordinance		Resolution		Other
✓	Support Documents	✓	Motion		

---

**Summary:** The Planning Commission has forwarded a request to rezone one parcel of land owned by LNC Holdings Co. and located at 100 Jinks St from its current zoning designation of Residential ¼ Acre (R4A) to Office Commercial District (OCD). The Planning Commission voted after a public hearing at their October 31, 2023, meeting, to table the item until additional information could be received from the applicant. At their December 5, 2023, meeting, the Commission voted to recommend approval and to forward the request to the Town Council for further consideration.

**Recommended Action:** Staff recommend approval of first reading and request the Town Council schedule a Public Hearing for this request at the January 2024 Town Council meeting.



## TOWN OF YEMASSEE

Ordinance No. 23-30

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE TOWN OF YEMASSEE ZONING MAP TO DESIGNATE CERTAIN REAL PROPERTY OWNED BY LNC HOLDINGS CO, THE SAME CONTAINING APPROXIMATELY 8.00 ACRES, MORE OR LESS, LOCATED AT 100 JINKS ST, AND BEARING HAMPTON COUNTY TAX MAP NUMBER: 204-01-01-018 AS OFFICE COMMERCIAL DISTRICT (OCD) PURSUANT TO THE TOWN OF YEMASSEE ZONING ORDINANCE

**WHEREAS**, THE Town of Yemassee has received a request from the applicant Dan Ball, on behalf of LNC Holdings Co, for a Zoning Map Amendment for certain parcels of land that they are the One Hundred percent (100%) owner of, within the Town of Yemassee; and

**WHEREAS**, the Town of Yemassee Planning Commission reviewed a request for a Zoning Map Amendment its October 3, 2023, meeting and subsequently scheduled a Public Hearing of the proposed Zoning Map Amendment at the October 31, 2023, meeting of the Planning Commission; at the October 31 Planning Commission meeting, the Commission voted to table approval until additional research could be done regarding the parcel and potential impacts of rezoning; and

**WHEREAS**, the Planning Commission reviewed additional information provided by the applicant and at the December 5, 2023, Planning Commission meeting, a motion was offered to recommend approval of the Zoning Map amendment of the parcel and to forward the request to the Town Council for consideration; and

**WHEREAS**, the Town Council of the Town of Yemassee concur with the Planning Commission's recommendation; and

**WHEREAS**, the Town Council of the Town of Yemassee finds it to be in the Town's best interest to amend the Zoning Map and designate the property as Office Commercial District (OCD).

**NOW THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF YEMASSEE, SOUTH CAROLINA:**

**Section 1. AMENDMENTS.** In accordance with the foregoing, the Town of Yemassee, South Carolina hereby amends the Zoning Map and designates that certain property owned by LNC Holdings Co, the same consisting of a total of 8.00 acres, more or less, being described as Hampton County Tax Map Number: 204-01-01-018, as Office Commercial District (OCD), pursuant to the Town of Yemassee's Zoning Ordinance.

**Section 2. REPEAL OF CONFLICTING ORDINANCES.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 3. ORDINANCE IN FULL FORCE AND EFFECT.** This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

\_\_\_\_\_  
Colin J. Moore, Mayor

\_\_\_\_\_  
ATTEST: Matthew E. Garnes, Town Administrator

\_\_\_\_\_  
Richard A. Hagan, Sr., Council Member

\_\_\_\_\_  
David Paul Murray, Council Member

\_\_\_\_\_  
Daniel Anderson III, Council Member

\_\_\_\_\_  
Stacy Pinckney, Council Member

(seal)

First Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Ordinance 23-30 | Zoning Map Amendment for TMS: 204-01-01-018 (Hampton County)

Colin J Moore

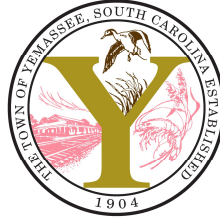
*Mayor*

Richard A. Hagan Sr.

*Mayor Pro Tempore*

Matthew Garnes

*Town Administrator*



***Council Members***

Daniel Anderson III

Stacy Pinckney

David Paul Murray

**Town of Yemassee Administration Department  
Rezoning Analysis (ZONE-09-23-1084)  
100 Jinks St (Hampton County)  
Meeting Date: December 12, 2023**

<b>Applicant Name:</b>	Dan Ball
<b>Applicant Company:</b>	LNC Holdings, LLC.
<b>Applicant Mailing Address:</b>	326 Cove View Ct Columbia, SC 29212
<b>Applicant Phone:</b>	(864) 270-7050
<b>Applicant Email:</b>	<a href="mailto:dan@gencopools.com">dan@gencopools.com</a>
<b>Owner Name:</b>	LNC Holdings, LLC.
<b>Owner Company:</b>	LNC Holdings, LLC.
<b>Applicant Mailing Address:</b>	326 Cove View Ct Columbia, SC 29212
<b>Owner Email:</b>	<a href="mailto:dan@gencopools.com">dan@gencopools.com</a>
<b>Site Address(es):</b>	100 Jinks St
<b>Site County:</b>	Hampton
<b>Tax Map Number(s):</b>	204-01-01-018
<b>Existing Zoning:</b>	Residential ½ Acre (R2A)
<b>Proposed Zoning:</b>	Office Commercial District (OCD)
<b>Overlays:</b>	None
<b>Site Acreage:</b>	8.00
<b>Site Description:</b>	Property was home to the former junkyard for Jerry's Used Cars.
<b>Land Use Compatibility</b>	To the north and east of the property is the Ironline PUD. To the south, the Pine Street community. Ponderosa Subdivision to the west.
<b>Environmental Issues:</b>	None noted during preliminary research.
<b>Public Service Issues:</b>	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. The Planning Commission conducted a public hearing on October 31, 2023, and voted to table action until the December 2023 Planning Commission meeting. At the December 5, 2023, Planning Commission meeting, the Commission voted to approve the application as presented and to forward the request to the Town Council for further consideration.

**Staff Recommendation:** Staff request the Town Council approve first reading and schedule a Public Hearing at the January 2024 Town Council meeting.



## Project Information

### General Information

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

### Property Information

<b>Type/Improvement</b>		<b>Accessory/Structure</b>	
<b>Current Use</b>	B Business	<b>Proposed Use</b>	B Business
<b>Current Zoning</b>		<b>Proposed Zoning</b>	Office Commercial District (OCD)
<b>Project Cost</b>		<b>Project Value</b>	
<b>Current Use And Proposed Changes</b>			
<b>Lot Width</b>		<b>Lot Depth</b>	
<b>Total Area of Building &amp; Accessory Structures (Sq Ft)</b>		<b>Total Area of All Man-made Improvements (Sq Ft)</b>	
<b>Map Number</b>			204-01-01-018
<b>General Notes</b>			
<b>Restrictions / Variances</b>			



## Structure Information

<b>Structure Type</b>		<b># of Stories</b>		<b>Usable Floor Area (Sq Ft)</b>
<b>Structure Height</b>		<b># of Units</b>	0	<b>Load per Floor (Lbs)</b>
<b>Sign Dimensions</b>		<b># of Bedrooms</b>		<b># of Bathrooms</b>
<b>Occupancy Empty Room</b>		<b>With Chairs</b>		<b>Tables &amp; Chairs</b>
<b>Foundation Material</b>		<b>Foundation Type</b>		<b>Footing Depth</b>
<b>Foundation Information</b>				
<b>Setbacks Front &amp; Rear</b>	30	30	<b>Setbacks Right &amp; Left Sides</b>	25 25
<b>Setbacks Information</b>				
<b>Water Utility</b>	Public		<b>Sewage Utility</b>	Public
<b>Gas Utility</b>	Public		<b>Electric Utility</b>	Public
<b>Driveway Width</b>		<b># of Off Street Parking</b>		<b># of Off Street Loading</b>
<b>Miscellaneous Information</b>				



---

## 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
	<b>TOTAL</b>	\$250.00	\$250.00	\$0.00



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

# Invoice

Date	Invoice#
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

---

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

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



## Parcel Report Card

<b>Tax Parcel ID (S-B-L)</b>	204-01-01-018	<b>Association (Owner)</b>	LNC HOLDINGS, LLC.
<b>Address</b>	100 JINKS ST	<b>City, State, Zip</b>	YEMASSEE SC 29945-0000
<b>Group Code</b>	208-Lots & Acreage (Vacant)	<b>GIS ID</b>	
<b>Contact</b>	Dan Ball	<b>Email</b>	dan@gencopools.com
<b>Phone</b>	(864) 270-7050	<b>Mailing Address</b>	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		
<b>TOTAL</b>					<b>\$250.00</b>	<b>\$250.00</b>	<b>\$0.00</b>	

# 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  
*Note multiple classes/buildings on this parcel.*  
**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)

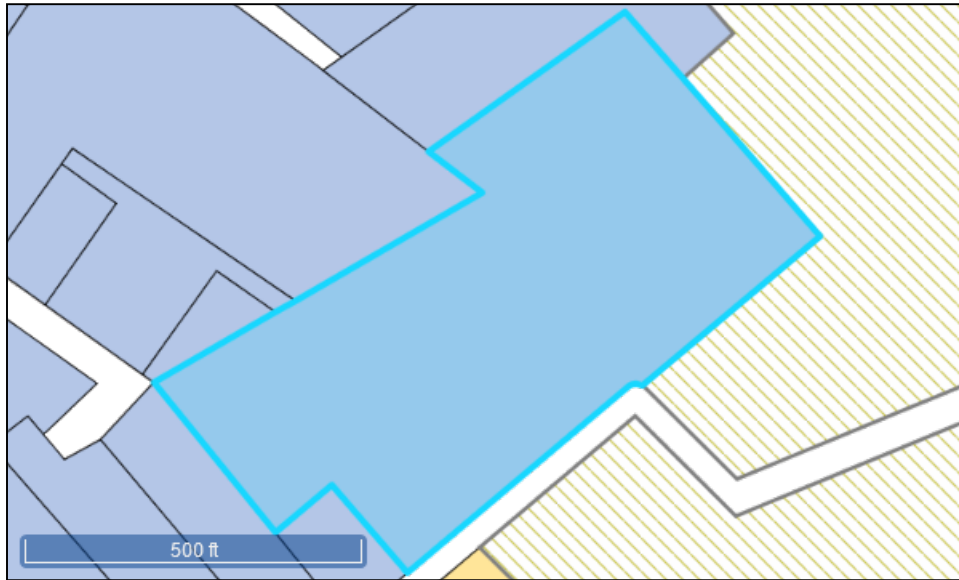
Print Name of Notary: Tracie L. Hopkins

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

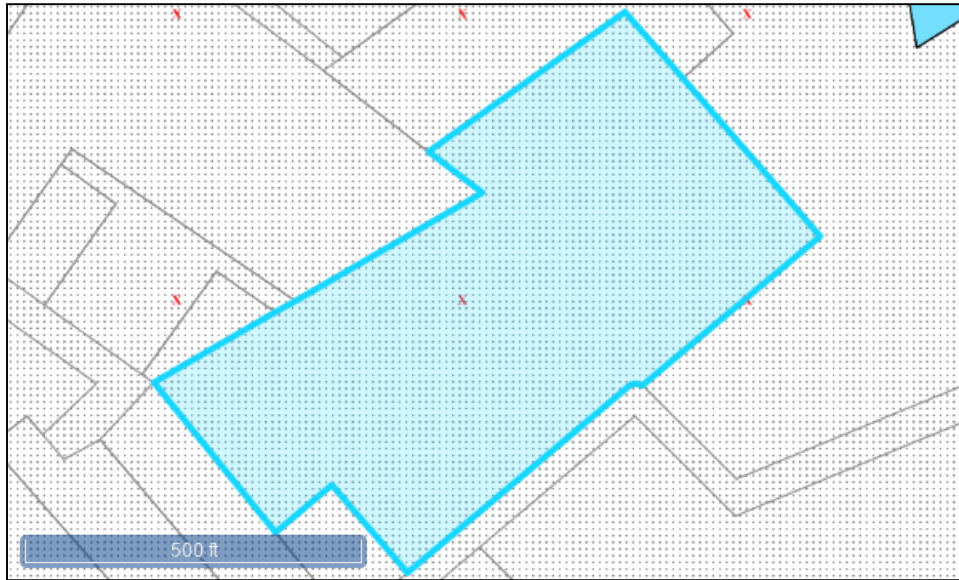
### Zoning

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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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 0796 03  
10/18/2023

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

or Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

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

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Louisville, KY 40223

**OFFICIAL USE**

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Extra Services & Fees (check box, add fee as appropriate)	\$7.55
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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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Ironline Metals, LLC.  
1515 Ormsby Station Ct  
Louisville, KY 40223-5032

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Postmark Here 0796 02  
10/19/2023

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

or Instructions



7020 1290 0002 1370 7544

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\$	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	
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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

0796  
03

Postmark  
Here

Postage	\$0.66
\$	

10/18/2023

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

7020 1290 0002 1370 7537

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Beaufort, SC 29902  
**OFFICIAL USE**

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\$	\$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  
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Postage	\$0.66
\$	

10/18/2023

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





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

10/05/2023 10:53 AM

Product Qty Unit Price

First-Class Mail® 1 \$0.66

Letter

Hampton, SC 29924

Weight: 0 lb 0.60 oz

Estimated Delivery Date

Sat 10/07/2023

Certified Mail®

Tracking #:

70201290000213707797

Return Receipt

Tracking #:

9590 9402 6078 0125 7073 42

Total \$8.56

First-Class Mail® 1 \$0.66

Letter

Yemassee, SC 29945

Weight: 0 lb 0.60 oz

Estimated Delivery Date

Sat 10/07/2023

Certified Mail®

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Return Receipt

Tracking #:

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Total \$8.56

First-Class Mail® 1 \$0.66

Letter

Yemassee, SC 29945

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Estimated Delivery Date

Sat 10/07/2023

Certified Mail®

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70201290000213707773

Return Receipt

Tracking #:

9590 9402 6078 0125 7073 28

Total \$8.56

Grand Total: \$25.68

Credit Card Remit \$25.68

Card Name: VISA

**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](http://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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 Charlotte Observer  
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The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
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el Nuevo Herald - Miami  
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 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 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

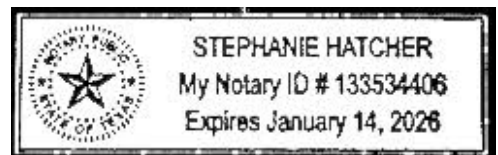
*Tara Pennington*

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!

## Jinks Road Property Zoning

gencopool1@aol.com <gencopool1@aol.com>

Sat 12/2/2023 10:22

To:Matthew Garnes <mgarnes@townofyemassee.org>

 1 attachments (99 KB)

Plant Nursery Concept.pdf;

**Matt**

Please find attached a concept picture of the general format we would use in the development of the site. We expect to have a single permanent structure in the 3,000 sqft range that would double as a warehouse/office area. Plant, shrub and tree inventory would take up the majority of the area on the road side of the pond.

Also, our company history in Simpsonville and Myrtle Beach shows that we have been able to create job opportunities as the result of our growth in those markets. We currently have more than 40 people full time employees and use a large bank of local subcontractors.

Please let me know if there are any questions.

thank you

**Dan Ball**

Disclaimer from Town of Yemassee: This email message (including all attachments) is intended only for the person or entity to which it is addressed. It may contain confidential and/or privileged information and material that may be protected by HIPAA, the Electronic Communications Privacy Act, and other federal and state confidentiality laws. Communications sent to or from the Town of Yemassee are subject to the SC Freedom of Information Act. Any review, retransmission, dissemination, or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is strictly prohibited and punishable to the fullest extent of the law. If you are not the intended recipient, please contact the sender by return email and destroy all copies of the original message.



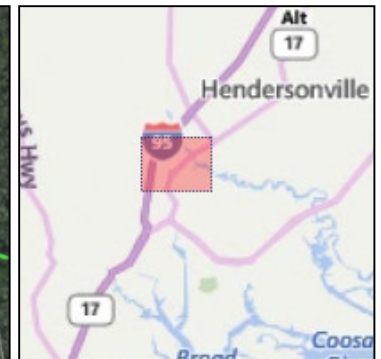
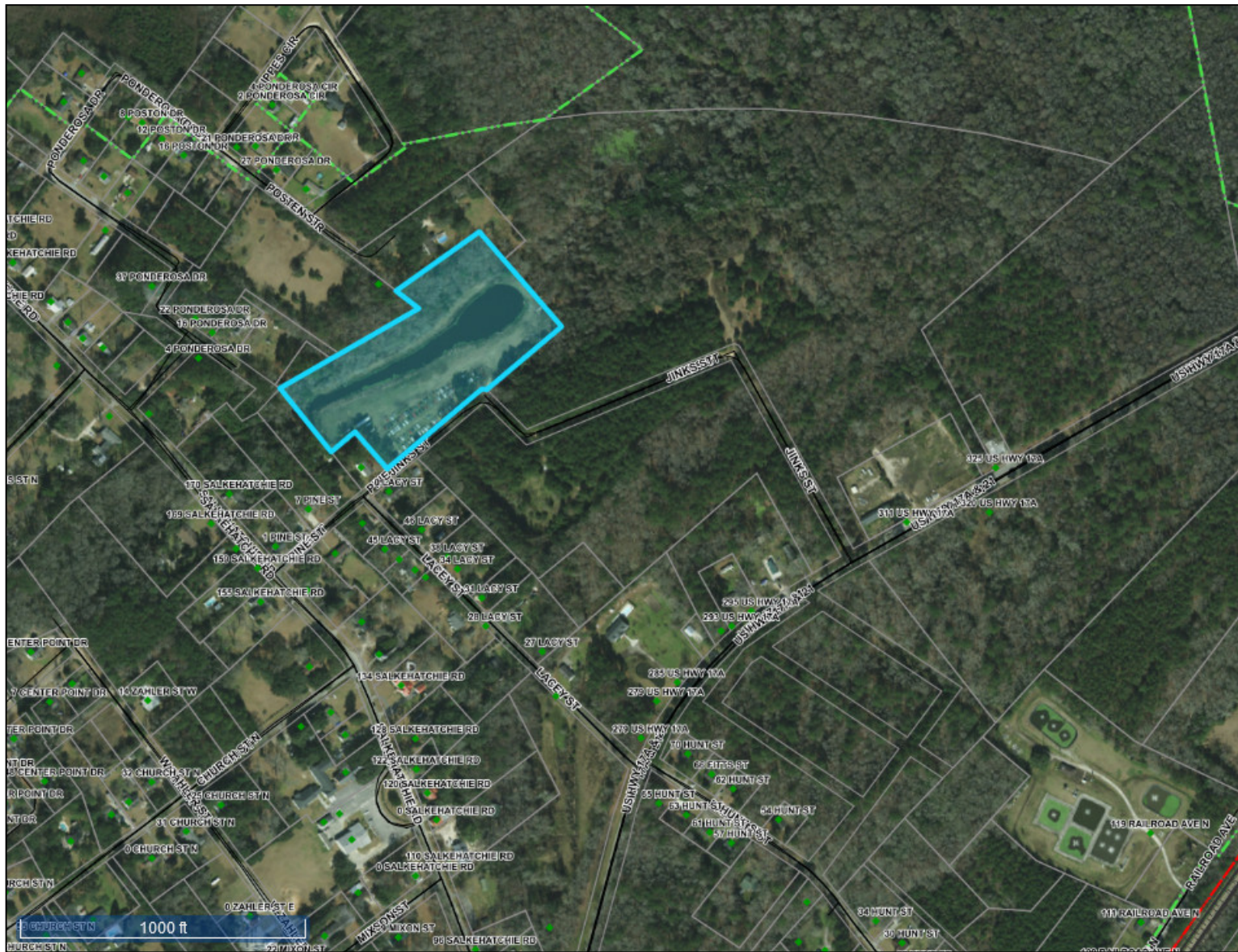
# Plant Nursery Concept







# 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
- / 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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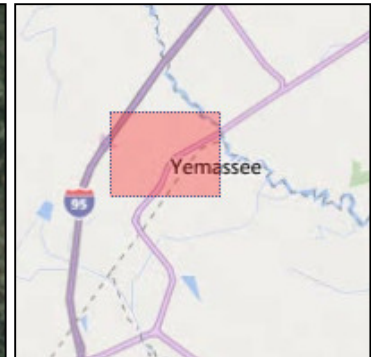
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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

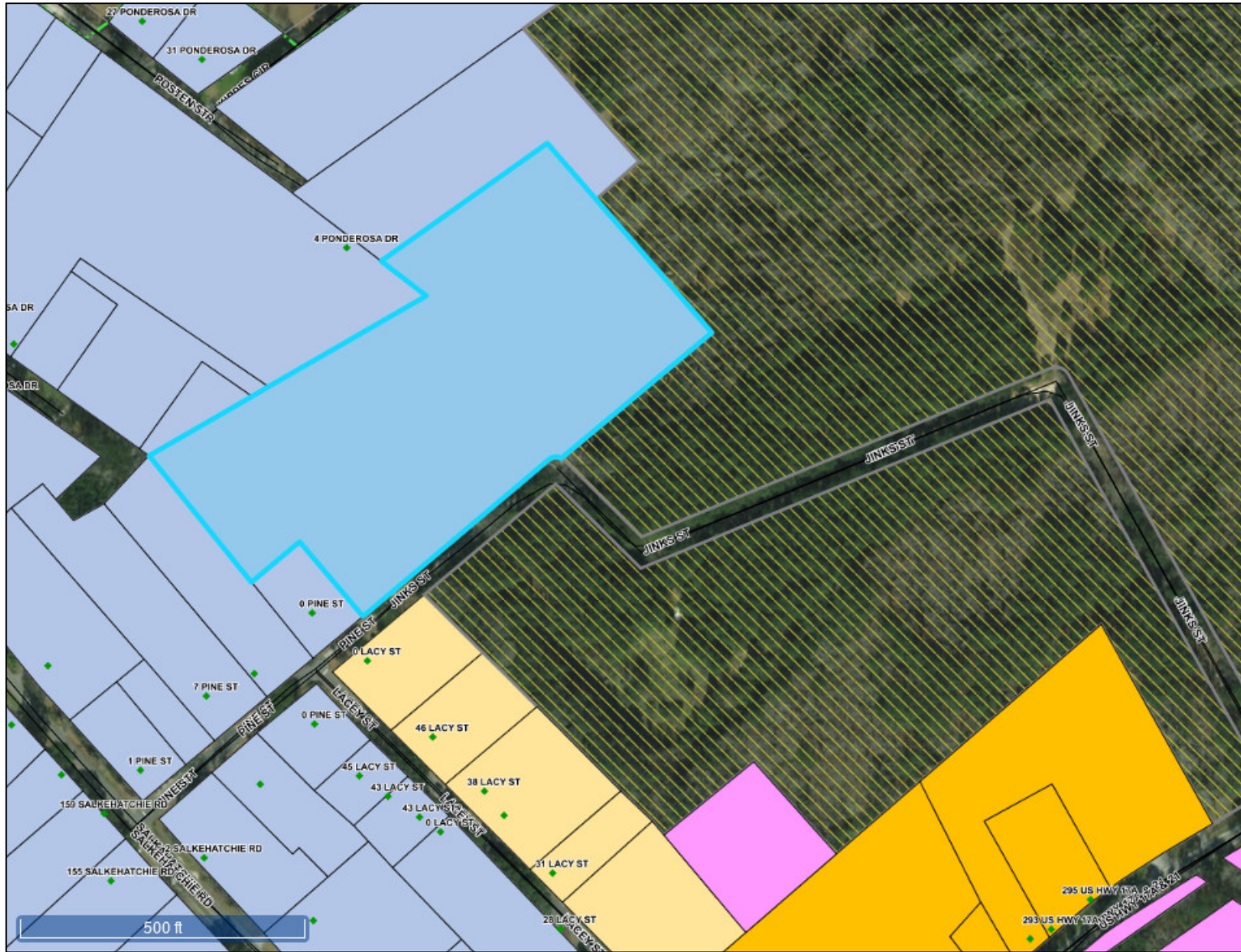
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# 100 Jinks St



## 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
- Yemassee Boundary

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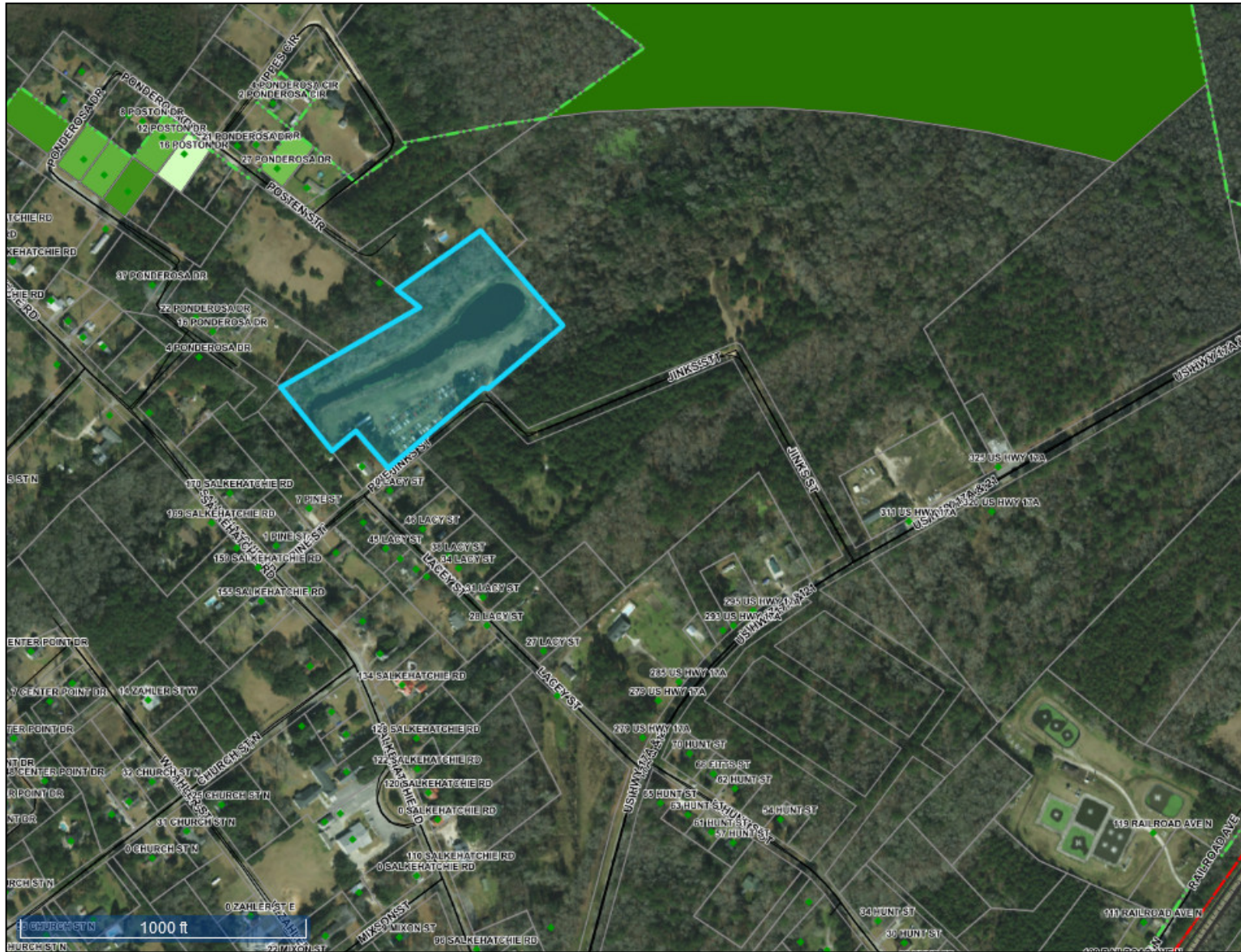
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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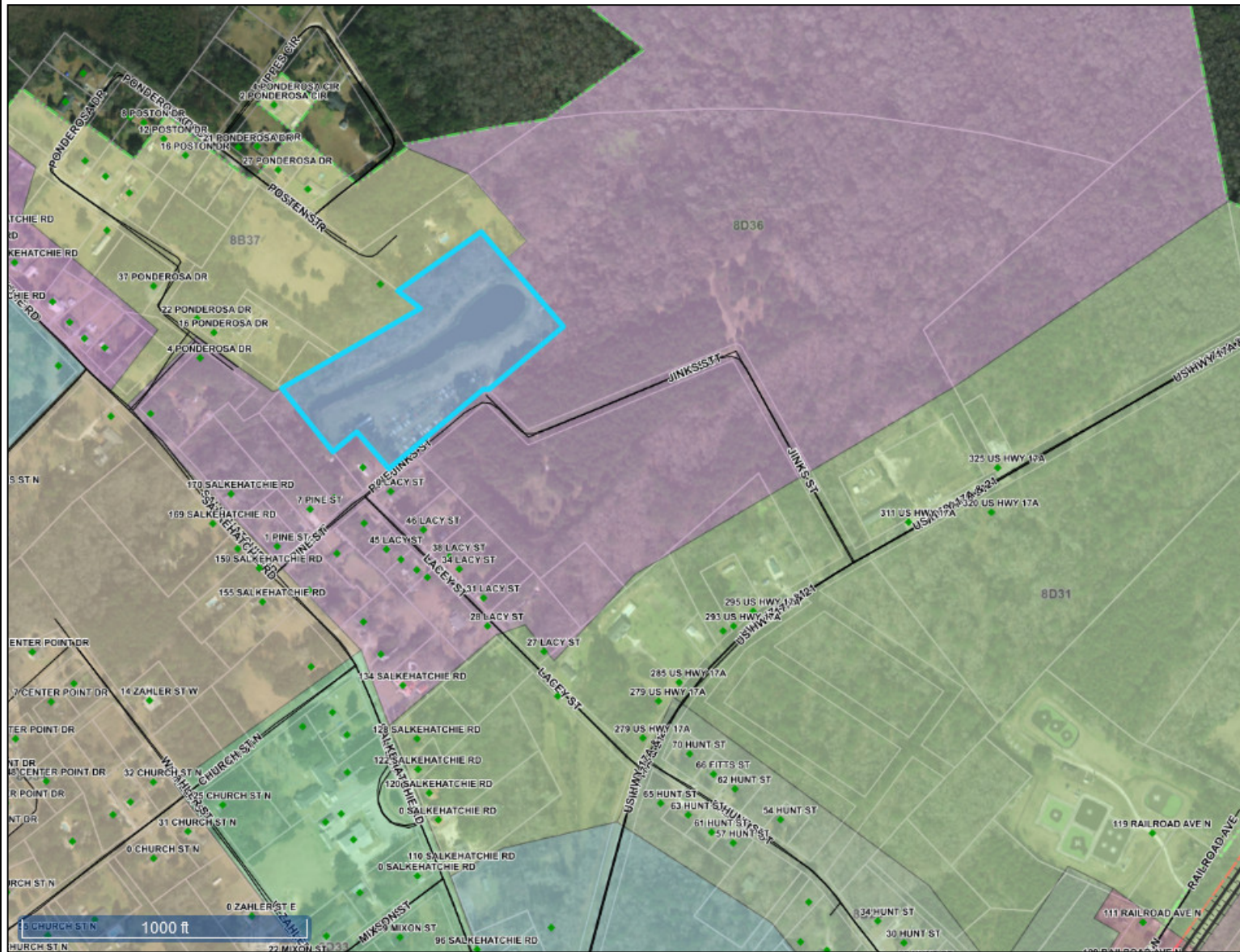
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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
- ...

**Note:**  
Police Patrol Grids

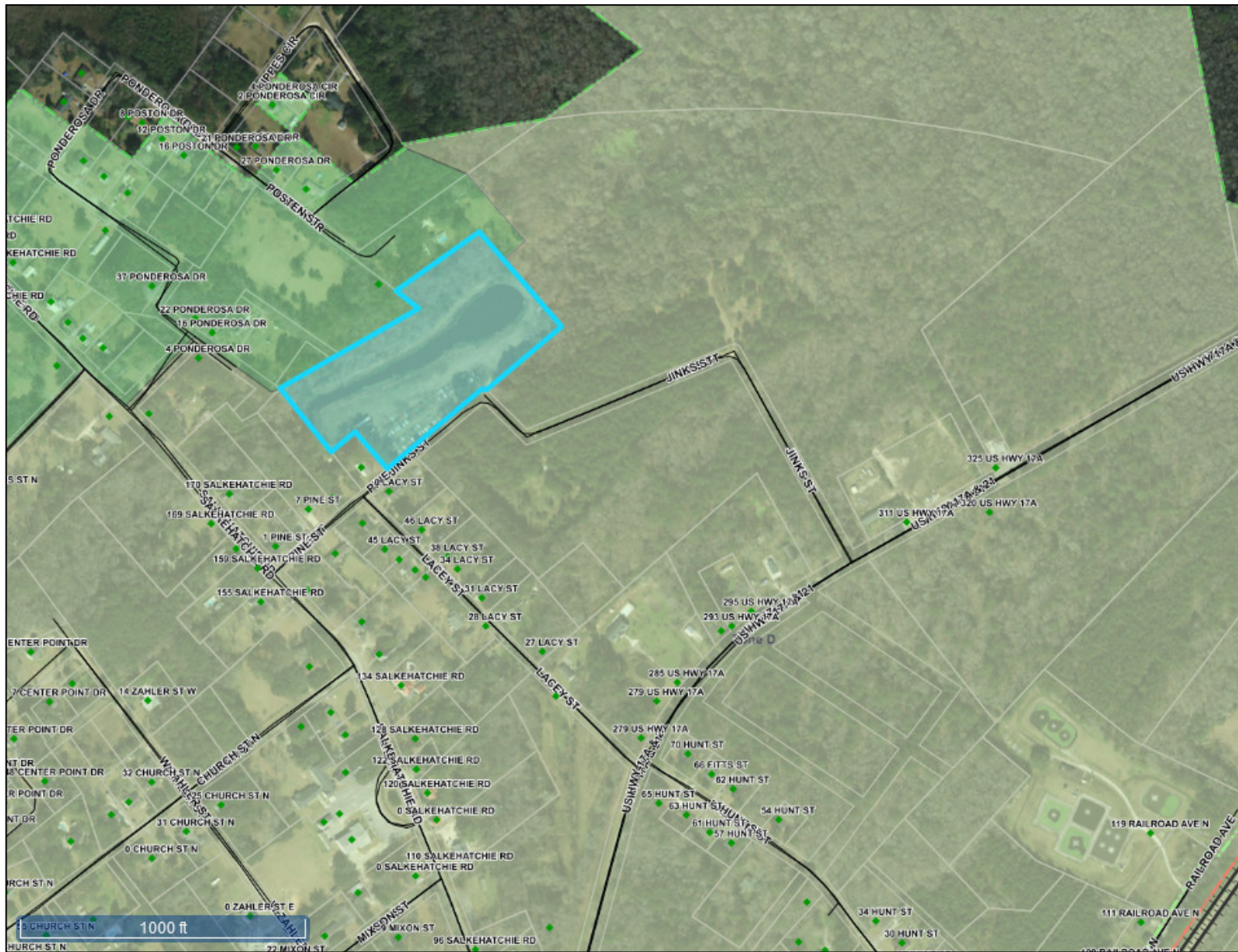
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 22 Sep, 2023





# 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

### Roadways

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

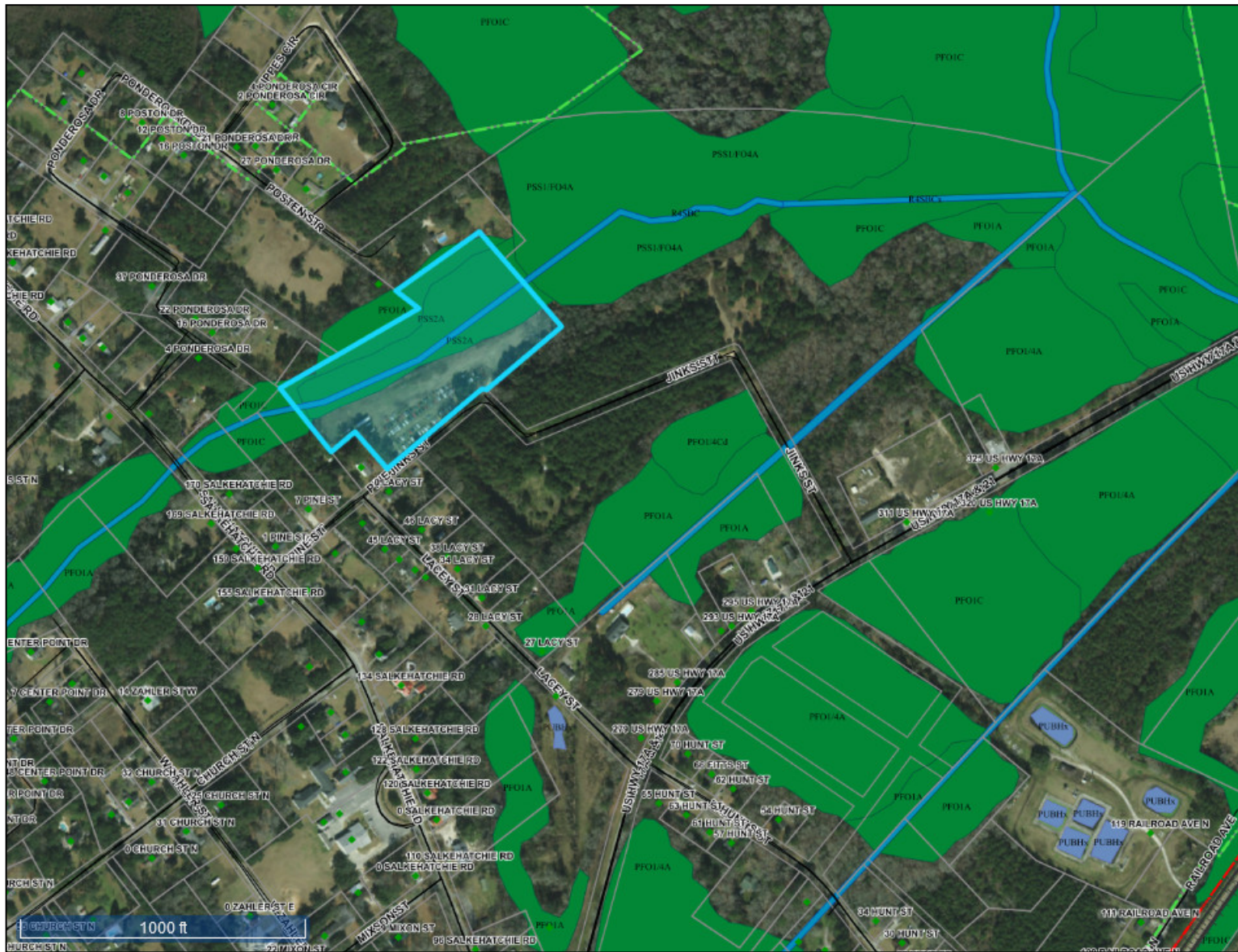
**Note:**  
Police Patrol Zones

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# 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
- 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

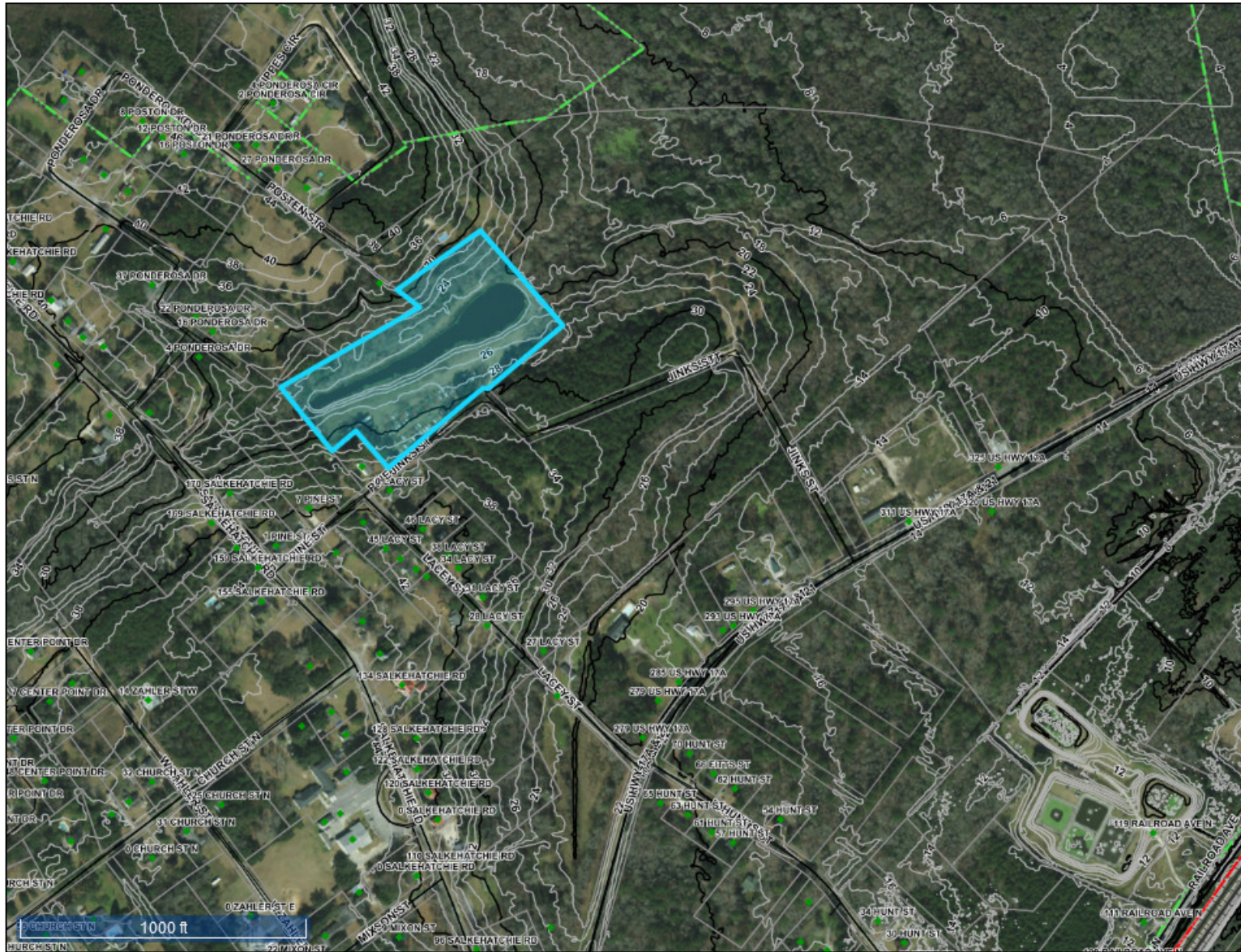
**Note:**  
National Wetland Inventory

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# 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
- Beaufort Contour Labels
- Beaufort Contours**
- Major
- Minor
- Hampton Contour Labels**
- Hampton Contours**
- Major
- Minor
- Jasper Contour Labels**
- Jasper Contours**
- Major
- Minor

**Note:**  
Elevation Contours

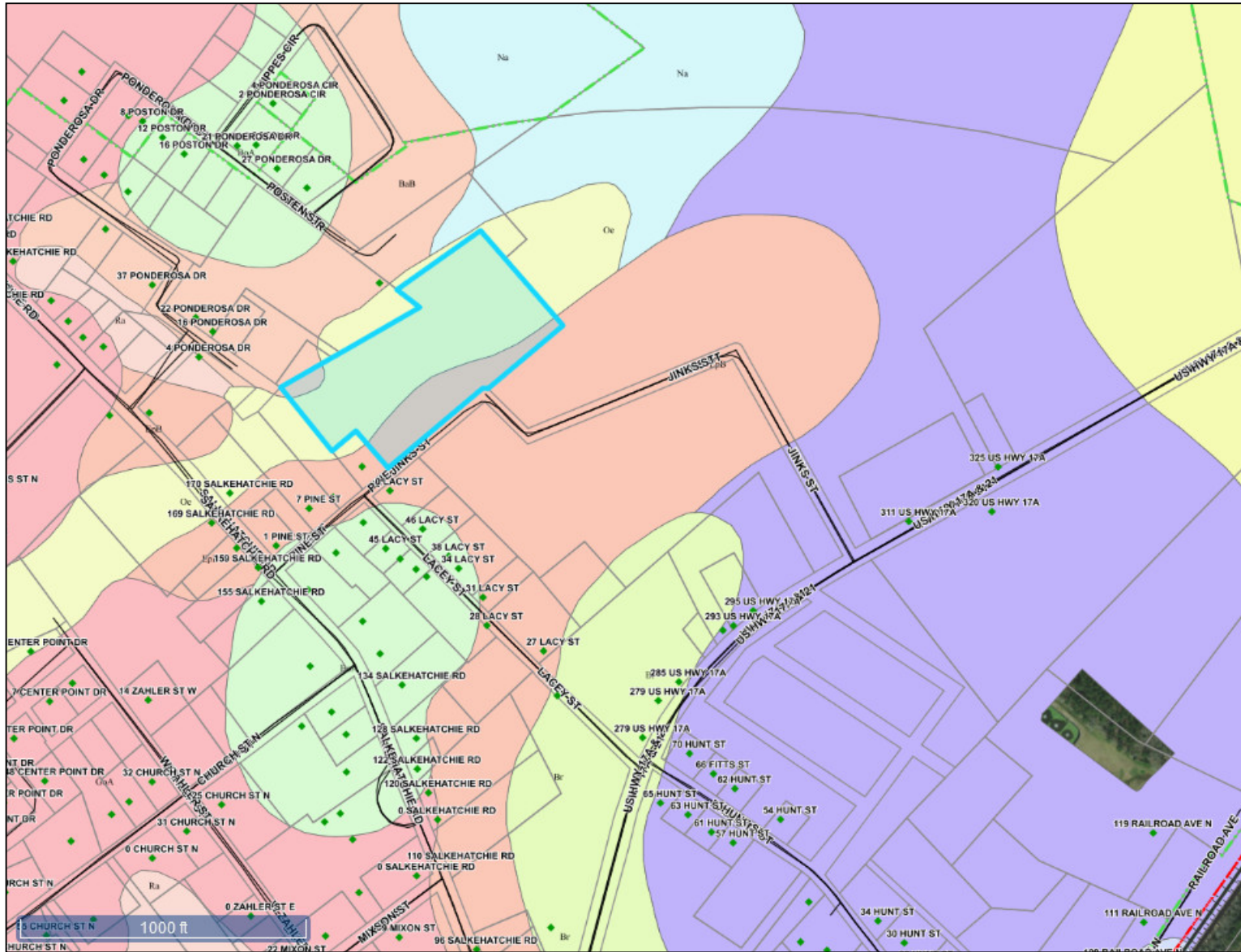
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# 100 Jinks St Zoning Map Amendment



- Legend**
- ◆ 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**
- 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:**  
Soil Classifications

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## **Recommended Motion**

**(Ordinance 23-30)**

***“I make the motion to:***

- Approve first reading of the Ordinance Amending the Zoning Map of the Town of Yemassee for one parcel of land owned by LNC Holdings Co, and located at 100 Jinks St as presented, and to schedule a Public Hearing for the January 2024 Town Council meeting”.***
- Approve first reading of the Ordinance Amending the Zoning Map of the Town of Yemassee for one parcel of land owned by LNC Holdings Co, and located at 100 Jinks St as presented, with the following modifications: \_\_\_\_\_ and to schedule a Public Hearing for the January 2024 Town Council meeting”.***
- Deny first reading of the Ordinance Amending the Zoning Map of the Town of Yemassee for one parcel of land owned by LNC Holdings Co, and located at 100 Jinks St and to direct the Administrator to notify the applicant by USPS Certified Mail of the decision rendered by this body.***
- Table first reading of the Ordinance Amending the Zoning Map of the Town of Yemassee for one parcel of land owned by LNC Holdings Co, and located at 100 Jinks St until: (must specify date)***