



TOWN COUNCIL

MEETING DATE:	December 12, 2017
PROJECT:	An ordinance to Approve an Annexation of certain Real Property owned by the Thomas Bruce Risse & Amparo Ceballos Risse located at 27 Poston Drive. A portion of the property is already within town limits and the property owner is seeking to bring the entire parcel into Yemassee Town Limits

Recommendation: Town Staff recommends that Town Council approve First Reading of an Ordinance for the following application:

17-06: Annexation of approximately 0.41 acres of land located at 27 Poston Drive (Hampton County) into the Town of Yemassee corporate limits. The subject property is identified by Hampton County Tax Map Number 203-00-00-035 which is in the Ponderosa Drive / Poston Drive subdivision off Old Salkehatchie Road.

Introduction: The applicant, Thomas Bruce Risse has submitted an annexation application and petition under the 100% freeholder method. Upon annexation, the subject parcel is to be zoned Residential ½ Acre.

The property is currently used as a single family residential dwelling and is currently owner occupied. There is no intended change of use or marketability as a result of this annexation.

Background: The property is located within the Town's Future Annexation Area and is adjacent to the following zoning districts, current land uses and future land uses:

Direction	Jurisdiction	Zoning District	Current Land Use	Future Land Use
North	Hampton County	General Residential	Single Family Dwelling	General Residential
East	Town of Yemassee	Residential ½ Acre	Single Family Dwelling	Residential ½ Acre
South	Town of Yemassee	Residential ½ Acre	Single Family Dwelling	Residential ½ Acre
West	Hampton County	General Residential	Single Family Dwelling	General Residential



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Hampton County Current Zoning District: The property is currently zoned General Residential per the Hampton County Zoning & Development Standards Ordinance. This zoning designation allows for limited residential and small scale non-residential development and for continuing agriculture and forestry use. The current use of this parcel as a single-family dwelling is permitted within this zoning district.

Hampton County Future Land Use Designation: Hampton County's Future Land Use Map illustrates the subject property as it's currently zoned.

Town Council Actions: Town Council has the authority to take the following actions with respect to this application:

- I. Approve the application as submitted by the applicant
- II. Approve the application with conditions; or
- III. Deny the application as submitted by the applicant.

Review Criteria & Analysis:

- i. Contiguity to the Town of Yemassee Municipal Boundary.
 - a. Finding: The proposed annexation is contiguous to the Town of Yemassee. The property is bound to other parcels in subdivision already within the corporate limits of Yemassee.
- ii. Avoids creating new enclaves (or donut holes) in the Town of Yemassee Municipal Boundary.
 - a. Finding: The proposed annexation area is surrounded on two sides by the Town of Yemassee jurisdiction. By annexing this property, we will work closer on achieving our goal on removing donut holes and enclaves within the current Yemassee area.
- iii. Consideration of the costs, benefits and estimated revenues of a proposed Annexation before action is taken on the petition.
 - a. Finding: Being a single-family dwelling, the property will not see a tax increase from their current millage, since they are already paying dual taxes to Hampton and the town by having half their property in, and half their property out. However, by having this parcel within the corporate limits of the Town of Yemassee and zoned similarly, there are operational efficiencies gained by the Town such as the provision of public safety, zoning, development and facilities management services. Although indirect, these savings are passed along to the taxpayer.

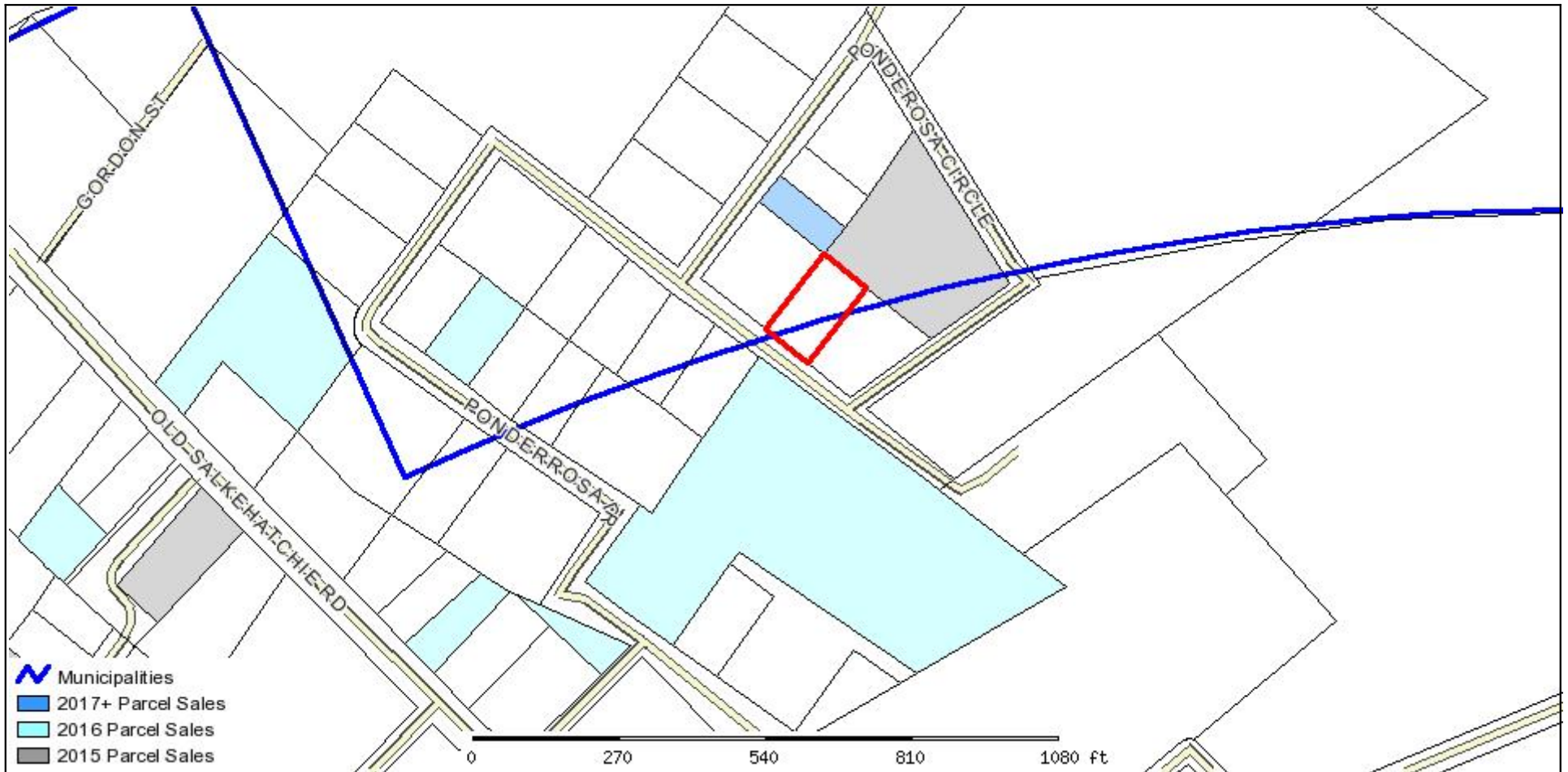


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- iv. Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and the property owners.
 - a. Finding: The residence will not create a tax burden nor the reduction in level of service to residents of Yemassee. It is important to note however; this property has a homestead exemption, that will remain.
- v. Full impact the annexation will have on Law Enforcement
 - a. Chief Alexander has advised this annexation would not have a negative effect on the current level of police protection.
- vi. Availability of Public Services
 - a. The property owner has already connected to Lowcountry Regional Water & Sewer Authority for both sewer and water; which satisfies the town ordinance for having water and sewer connected to all properties upon annexation. This was confirmed with LRWS.

ATTACHMENTS:

1. Location Map
2. Annexation Application
3. Annexation Ordinance



Risse Annexation			
Parcel: 203-00-00-035. Acres: 0			
Name:	RISSE THOMAS BRUCE	Land Value	\$8,600.00
Site:	27 POSTON	Improvement Value	\$50,900.00
Sale:	\$\$50,000 on 10-1988 Vacant= Qual=Q	Accessory Value	\$0.00
Mail:	AMPARO CEBALLOS RISSE PO BOX 603 YEMASSEE SC , 29945	Total Value	\$0.00



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