



TOWN COUNCIL

MEETING DATE:	December 12, 2017
PROJECT:	An ordinance to Approve an Annexation of certain Real Property owned by the Leola Robinson located at 220 Bing St & further identified by Hampton County Tax Map # 198-00-00-123

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

17-07: Annexation of approximately 1.00 acre of land located at 220 Bing St (Hampton County) into the Town of Yemassee corporate limits. The subject property is identified by Hampton County Tax Map Number 198-00-00-123 which is in between Drayton Rd & Williams St.

Introduction: The applicant, Leola Robinson has submitted an annexation application and petition under the 100% freeholder method. Upon annexation, the subject parcel is to be zoned Residential 1 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	Town of Yemassee	Residential ½ Acre	Trailers	Same
East	Hampton County	General Residential	Church	General Residential
South	Hampton County	General Residential	Single Family Dwelling	Same
West	Hampton County	General Residential	Single Family Dwelling	Same



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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 the north to four other parcels on Bing St and Drayton Rd
- ii. Avoids creating new enclaves (or donut holes) in the Town of Yemassee Municipal Boundary.
 - a. Finding: The proposed annexation area is surrounded on one side 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 she is receiving a homestead exemption. 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.
- iv. Annexation will not create a tax burden or measurably reduce the level of service(s) provided to existing citizens and the property owners.

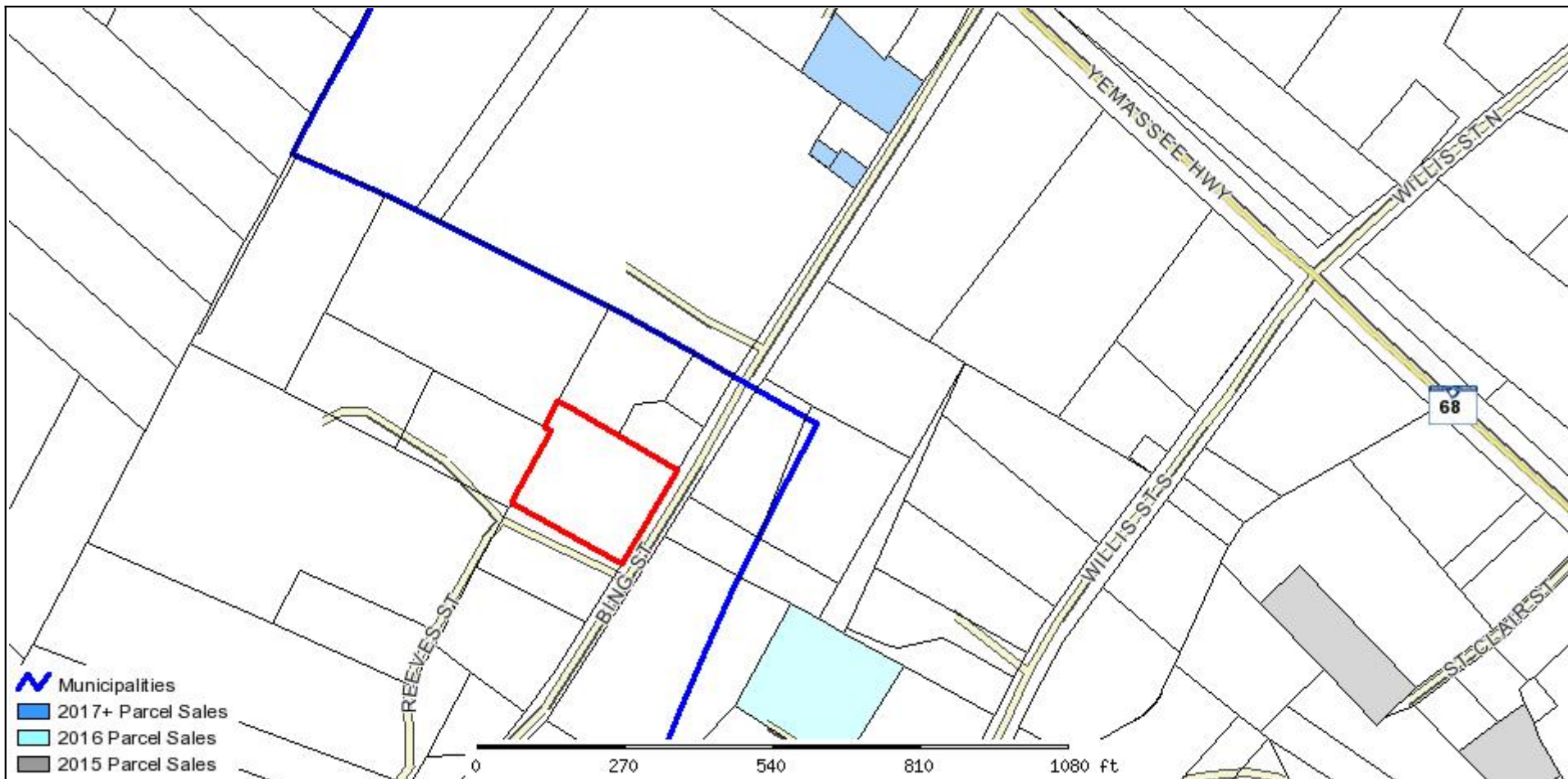


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- a. Finding: The residence will not create a tax burden nor the reduction in level of service to residents of Yemassee. It is important to note however; this property has a homestead exemption, that will remain.
- v. Full impact the annexation will 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 water; which satisfies the town ordinance for having water and sewer connected to all properties upon annexation. Sanitary sewer is not available to this lot. This was confirmed with LRWS. Ms. Robinson currently has a below ground septic tank.
- vii. Annexation of Right of Ways
 - a. At the request of the Police Department, we will contact SCDOT after the annexation is approved and formally request that we annex the ROW in front of 220 Bing St, pursuant to (State Law Section 5-3-10) and a portion of Williams St to the property line of Ms. Robinson. This will also make more properties contiguous to the Town of Yemassee.

ATTACHMENTS:

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



Robinson Property			
Parcel: 198-00-00-123. Acres: 1			
Name:	ROBINSON LEOLA	Land Value	\$10,900.00
Site:	220 BING	Improvement Value	\$37,800.00
Sale:	\$\$5 on 03-1998 Vacant= Qual=U	Accessory Value	\$0.00
Mail:	PO BOX 323 YEMASSEE SC , 29945	Total Value	\$0.00



The Hampton County Assessor's Office 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. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER HAMPTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 01/08/18 : 11:39:46