

PUBLIC NOTICE

Pursuant to Section 6-1-80 of the S.C. Code of Laws, public notice is hereby given that the Campobello Planning Commission will hold a Public Hearing to consider an application for the rezoning of 10796 Hwy 11 from R-1 to C-1. The proposed use of the property would be for a coffee shop and offices. Also, the Campobello Planning Commission will hold a Public Hearing to consider an application for a zoning variance for 10794 Hwy 11 to allow the church property to remain R-1 even though the lot is less than the 2 acre minimum. These Public Hearings will be as follows:

Date: Tuesday, April 8, 2025
Time: 2:30 P.M.
Location: Campobello Fire Department Training Room
50 Broad Street, Campobello, SC 29322

The proposed Rezoning and Zoning Variance documentation is available for inspection at Town Hall located at 406 N. Main Street, Campobello, SC., or can be viewed by visiting our website at <https://www.townofcampobellosc.com/government> Please contact Kim Hyder at khyder@townofcampobellosc.com or (864) 468-4545 with any questions.

TOWN OF CAMPOBELLO

APPLICATION FOR REZONING

This application for rezoning must be completed in full and returned to the Town Clerk, 208 North Main Street, Campobello, SC 29322. The Planning Commission meets the second Tuesday of every month requiring this application to be received for processing no later than three (3) weeks prior to the meeting date.

A deed and property plat must accompany this application and all data and exhibits found herein or appended to this application shall be deemed to be public record. This information must include a written legal description of the property including metes and bounds, deed and plat references.

Additional information may be required by the Campobello Planning Commission.

A non-refundable filing fee is required to process this application and cover advertising costs incurred for public hearings. The fee must accompany this application. (See fee schedule below).

Property Owner

Name Home Line Builders, LLC

Mailing Address 10796 Highway 11 Campobello, SC 29322

Telephone Number (Work) 804-208-7373 (Home) _____

Applicant (if different from owner)

Name _____

Mailing Address _____

Telephone Number (Work) _____ (Home) _____

Property Location

Address 10796 Highway 11 Campobello, SC 29322

TMS Number _____

Property Characteristics

Dark Blue building with Black Metal Tin roof

Property Size _____ feet X _____ feet 1.3 acres

Existing Zoning R-1

Requested Zoning C-1

Current Use of Property Coffee Shop & Business office in the back

Proposed Use of Property Coffee Shop with extension w/ outside deck for customers to enjoy the scenery and weather. Office in back.

Reasons for request/supporting information and justification to be used in staff's report and evaluation

Have an add on deck beside the coffeeshop, so customers can enjoy the beautiful scenery of Campobello all while enjoying the weather while drinking their coffee & eating brunch with family/friends.

The undersigned represents that he/she is owner (owner/authorized agent) in the above application and that no person other than those identified as the owner/applicant has an interest in the property which is the subject of this application.

Signature [Signature] Date 1-7-25

Given under my hand and seal, this 7th day of March, 2025

[Signature] (Seal)
Notary Public for South Carolina

My Commission expires on 7 day of Feb, 2033

Fee Schedule - Rezoning

Single-Family	\$250
Multi-Family	\$250 1 st acre + \$50 each additional acre or fraction; maximum \$500
Commercial/Industrial	<u>\$300</u> 1 st acre + \$50 each additional acre or fraction; maximum \$500
PDD/FRD	\$500

7:50 SEP 25 AM 8:45

DEED 72 - S PG 532

DOCUMENTARY STAMPS
RECEIVED

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

Address of Grantee
Hwy. 11 - P.O. Box 455
Campbellville, SC 29132

KNOW ALL MEN BY THESE PRESENTS that, Maybry (Mabry) Temple Church, acting by and through its present Trustees, in the State and County aforesaid,

in consideration of TEN AND NO/100 (\$10.00) and in order to properly reflect its new corporate name

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto MAYBRY'S TEMPLE BIBLEWAY, INC., its successors and assigns forever: Dollars.

All of those certain pieces, parcel or lots of land, with improvements thereon, lying, situate and being in the State and County aforesaid, fronting on the northwest side of S.C. Hwy. 11, being shown and designated on a plat of a survey prepared for Maybry's Temple Bibleway Church by James V. Gregory, PLS, dated September 3, 1992, and recorded in Plat Book 118 at page 20, Register of Deeds for Spartanburg County, South Carolina, containing 2.94 acres, more or less.

This is the same property conveyed to the Grantor herein by deeds from Walter S. Montgomery, Jr., to the Grantor, recorded in Deed Book 59-G at page 74, and subsequently again recorded in the form of a Corrective Deed, recorded in Deed Book 63-M at page 218, Register of Deeds for Spartanburg County, South Carolina, reference to which deeds and the aforesaid plat is hereby specifically made for a more detailed description of the property conveyed hereby.

BLOCK MAP NO.: 1-21-00-005.01

RECORDED
00 SEP 25 AM 8:51
SPARTANBURG, S.C.

ing, the with all and singular the rights, members, hereditaments and appurtenances to and premises belonging or in anywise incident or appertaining to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs (or successors) and assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs (or successors), executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantor(s)' heirs (or successors) and assigns against the grantor(s) and the grantor(s)' heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any

WITNESS the grantor(s)' hand(s) and seal(s) this 13th day of Sept. 2000.

SIGNED, sealed and delivered in the presence of:

MAYBRY TEMPLE CHURCH (SEAL)

Jana L. Horton

BY: *Jana L. Horton* Trustee (SEAL)

BY: *John Maxwell Jr* Trustee (SEAL)

BY: *Sharon Hillmer* Trustee (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)' act and deed deliver the within written deed and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me on the 13th day of Sept. 2000.

Notary Public for South Carolina 1118MC 945 92500#006 (SEAL) \$10.00 +

My commission expires 1/1/2002

Jana L. Horton

DEED 72 - SPG 533

State of South Carolina)

Affidavit for Exempt Transfers

County of Spizey

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on the back of this affidavit and I understand such information.
- 2. The property being transferred is located at Hwy. 11 Campobello, SC
 bearing Spizey County Tax Map Number 1-21-00-005.01
 was transferred by Maybry Temple Church
 to Maybry's Temple Bibleway, Inc.
 on 9-13-2000

3. The deed is exempt from the deed recording fee because (see information section of affidavit)
exempt under #1

4. As required by Code Section 12-24-70 of the South Carolina Code of Laws, I state I am a responsible person who was connected with the transaction as: _____

5. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

[Signature]
 (Responsible Person Connected with the Transaction)

M.A. Henderson
 (Printed Name)

Sworn to before me this 13th day of Sept, 2000.

[Signature: Chris L. Horton]

Notary Public for S.C.
 (State of Commission)

(My Commission expires 9-12-10)

INFORMATION

DEE012 - SP534

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantor's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, aunts, uncles, children, grandchildren, great-grandchildren, and the spouse and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings.



TOWN OF CAMPOBELLO
BOARD OF ZONING APPEALS

**APPLICATION
FOR A VARIANCE**

Applicant

Name Home Line Builders, LLC

Mailing Address 10796 Highway 11 Campobello, SC 29322

Telephone Number (Work) 864-908-8556 (Home) _____
864-208-7373

Property Owner (if other than Applicant)

Name _____

Mailing Address _____

Telephone Number (Work) _____ (Home) _____

Property Information

Address 10794 Highway 11 Campobello, SC 29322

TMS Number 1-21-00-005.01

Existing Zoning R-1

Current Use of Property Church

Lot Dimensions _____ Lot Area _____ acres

Adjacent Properties (Attach additional sheets as necessary)

<u>Owner</u>	<u>Mailing Address</u>
_____	_____
_____	_____
_____	_____

I, Homeline Builders, LLC, hereby petition the Board of Zoning Appeals for a variance from the literal provisions of the Town of Campobello Zoning Ordinance because, under the interpretation given to me by the Zoning Enforcement Officer, I am prohibited from using the parcel of land described in this form in a manner shown

I request a variance from the following provisions of the Ordinance (cite paragraph numbers):

Section 1-3

so that the above listed property can be used in a manner indicated by the plot plan and described below:

Subdivided with re-zoning from Coffee Bean Delight |
Homeline Builders, LLC

Factors Relevant to the Request

Reasons for request: Subdivided for business with Coffee Bean
Delight and Home Line Builders, LLC.

Application Fee: \$150

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief.

Signature [Signature] Date 3/17/25

I (We) certify that I (We) are the freeholder(s) of the property involved in this application and further that I (We) designate the person signing as applicant to represent me (us) in this application.

Signature _____ Date _____


Signature _____ Date _____

To whom it may concern,

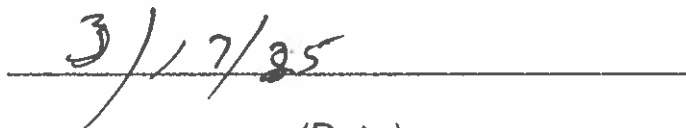
I, Derrall Beason, of Maybry's Temple Bibleway Inc, am formally writing to give Home Line Builders, LLC approval for a variance and to sub-divide the properties at 10794 and 10796 Highway 11, Campobello, SC 29322.

If you have any questions, please contact me at 864-809-0741.

Thanks,

A handwritten signature in black ink, appearing to read 'Derrall Beason', written over a horizontal line.

(Derrall Beason)

A handwritten date '3/17/25' written in black ink over a horizontal line.

(Date)