

Ordinance #24-003

An Ordinance amending Ordinance #23-006-, the Town of Pelzer Zoning Ordinance, as adopted May 9, 2023, by amending the Town of Pelzer Official Zoning Map to amend the I-1 (Industrial District) land consisting of +/- 3.9 acres of property located on Anderson Street and Smythe Street to R-1 Residential Single-family TMS# 243-03-02-001 and is described for PUMD, LLC preliminary boundary survey prepared by Arrow North Surveying, and further described in Deed Book 11231 295 Current Plat CP 097/527 description, Pelzer, South Carolina.

Whereas, the Town of Pelzer, a body politic and corporate and a political subdivision of the State of South Carolina (the "Town"), acting by and through its Town Council (the "Pelzer Council") has previously adopted Town of Pelzer Ordinance #23-006 the Town of Pelzer Zoning Ordinance (the "Ordinance"), which Ordinance contains the Town of Pelzer Official Zoning Map (the "Map"); and,

Whereas, the Ordinance contains provisions providing for the amendment of the Map; and,

Whereas, Town of Pelzer Council desires to amend the Map by adopting a zoning map amendment to the Industrial District for TMS# 243-03-001 described above; and,

Whereas, the Town of Pelzer Planning Commission will hold a duly advertised Public Hearing on June 5, 2024, during which it will review the proposed amendment and residential development plan of sixteen (16) new single-family residential lots created as a summary plat subdivision along the road to the Industrial District for TMS#, 243-03-02-001 described above with the Town of Pelzer Comprehensive Plan, and,

Whereas, the Town of Pelzer Council has duly advertised and held a Public Hearing on May 14, 2024, regarding said amendment of the Town of Pelzer Official Zoning Map:

NOW, THEREFORE, be it ordained by Town of Pelzer Council, in meeting duly assembled, that:


1. The Town of Pelzer Council hereby finds that this proposed rezoning is consistent with the Town of Pelzer Comprehensive Plan and in accord with requirements of the South Carolina Code of Laws Title 6, Chapter 29, Article 5.
2. The Town of Pelzer Council hereby amends the Town of Pelzer Official Zoning Map as previously adopted May 5, 2023, by Town of Pelzer

Ordinance #23-006 to amend the I-1 Industrial District for Scout Realty Development Group, TMS# 243-03-02-001 described above.

3. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable.
4. All orders, resolutions, and enactments of Town of Pelzer Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This ordinance shall take effect and be in full force and effect from and after second reading and enactment by Town of Pelzer Council.

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ATTEST: Ordinance 24-003



Will Ragland, Mayor

Cheryl Bates, Town Clerk

1st Reading: May 14, 2024

2nd Reading: June 11, 2024

Public Hearing: May 14, 2023



Town of Pelzer Rezoning Application

Date Application Received: _____

Project Name: _____

Please check intended use for project

Commercial Industrial Multi-Family Institutional Other

FEE \$ 600.00

Date of 1st Reading/ Public Hearing Town of Pelzer Council: _____

Date 2nd Reading Town Council : _____

Town of Pelzer Planning Commission Public Hearing Date: _____

Owner's Information (Lease Agreement OR Letter of Authorization Required from Property Owner's at the time of submittal)

Name: PUMD, LLC (TMS-2430302001)
Mailing Address: 880 S. Pleasantburg Dr., Suite 2-D, Greenville 29607
Telephone and Fax: 864-505-9556 E-Mail: Chris@SCoastrealtygroup.com

Applicant Information:

Name: Chris Hill
Company Name: Scout Realty Group, LLC
Mailing Address: Same as Above
Telephone and Fax: _____ E-Mail: _____

Project Engineer/Company Information (if Applicable)

Name: _____ Phone Number: _____ Email Address: _____

Project Information:

Type of Business (Use): Residential Single Family
Property Location: along Smythe St and Anderson St.
Parcel Number(s)/TMS: 2430302001
Total Acreage: 3.9 Total Acreage Disturbed: _____
Current Land Use: Vacant Current Zoning: Industrial I-1
Requested Zoning: R-1 New Square Footage Added: _____

Total Building Square Footage: _____

Project Description: Rezoned to R-1, and Gut lots along road

Please note if: New Construction Renovation Addition

E-911 Address: _____



**Town of Pelzer Council Meeting-112 Leiby Street, Pelzer, SC
Industrial Zoning District Rezoning Request to Rezone to R-1 Residential
Single-Family Zoning District
Rezoning Report
May 14, 2024, 6:00PM**

APPLICANT: Chris Hill Scout Realty
CURRENT OWNER: PUMD, LLC
PROPERTY LOCATION: Anderson Street and Smythe Street
TMS #(s): 243-03-02-001

ACREAGE: +/- 3.9 acres total

CURRENT ZONING: I-1(Industrial) VACANT

REQUESTED ZONING: R-1(Residential Single-Family)

SURROUNDING ZONING: North: I-1(Industrial)
South: (Residential)
East: (Residential)
West: (Residential)

COMPREHENSIVE PLAN: 2022-2032 Town of Pelzer Comprehensive Plan calls for Future Redevelopment of site development.

EVALUATION: This request is to rezone this property to create a summary plat subdivision of lots along the road. The intent is to construct 24 individual single family detached homes for

with said property located on Anderson Street and Smythe Street.

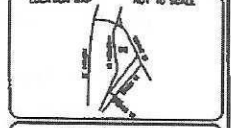
RECOMMENDATION: This application to rezone +/-3.9 acres of property on Anderson Street and Smythe Street calls for Residential Development and is consistent with the Town of Pelzer Comprehensive Plan.

PLANNING COMMISSION: The Town of Pelzer Planning Commission, if approved, will hold a public hearing on June 7, 2024, at 6:00PM to discuss the residential development plan and to vote on the proposed commercial use plan.

THIS SURVEY IS SPONSORED BY THE STATE OF SOUTH CAROLINA. THE SURVEYOR HAS NOT BEEN REQUIRED TO COLLECT ANY OF THE FOLLOWING DATA AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA. THE SURVEYOR HAS NOT BEEN REQUIRED TO COLLECT ANY OF THE FOLLOWING DATA AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA. THE SURVEYOR HAS NOT BEEN REQUIRED TO COLLECT ANY OF THE FOLLOWING DATA AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.

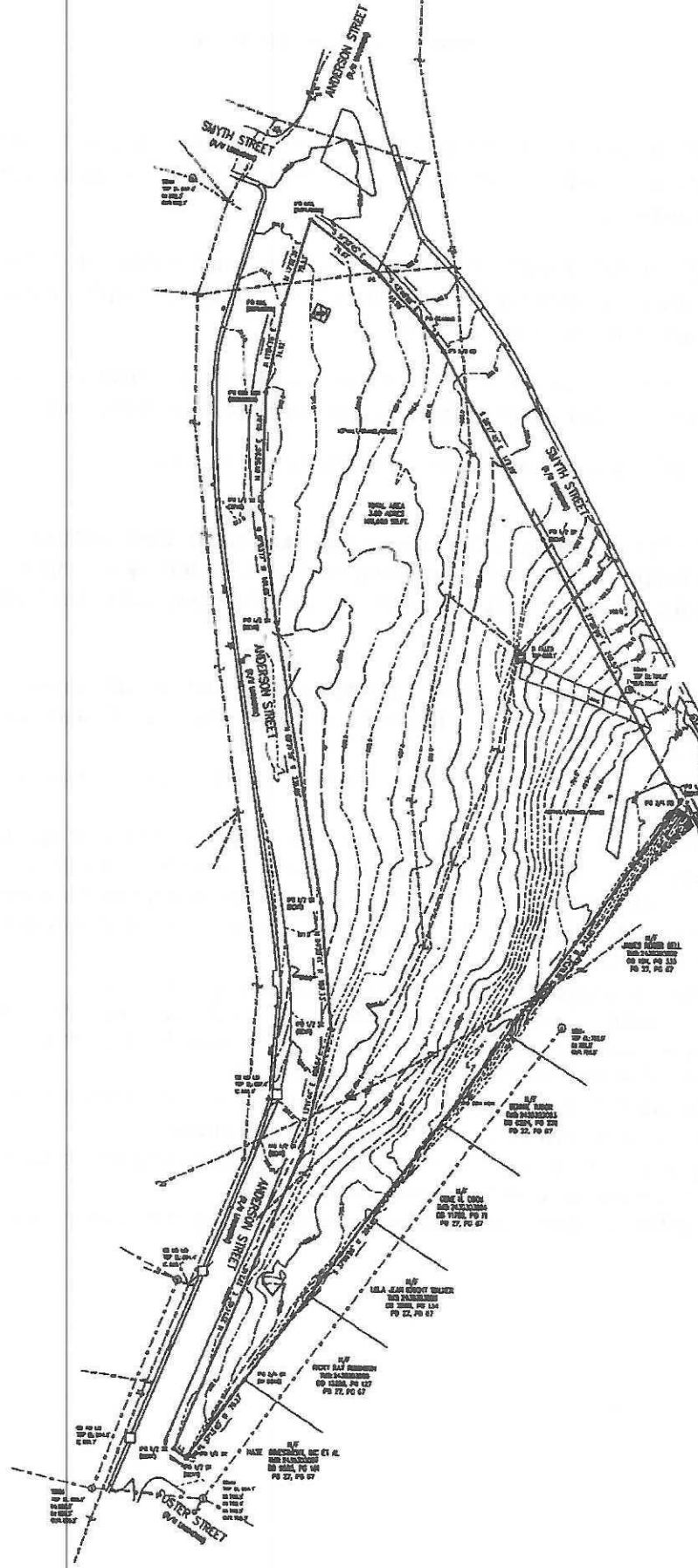
ARROW NORTH SURVEYING, LLC
 LAND SURVEYORS & MAPPERS
 1627 SOUTH PLEASANTBURG DRIVE
 GREENVILLE, SC 29607
 PH (864) 449-1289
 www.ArrowNorthSurveying.com

SURVEY FOR Scout Realty
 TOWN OF PLEASANT, SOUTH CAROLINA
 PROJECT NUMBER: 20 SCOUT REALTY
 DATE: 04/01/2024



BASE OF ELEVATION
 THE ELEVATION OF THE POINTS SHOWN ON THIS MAP IS BASED ON THE MEAN SEA LEVEL DATUM OF 1985.

BASE OF BEARINGS
 THE BEARINGS ON THIS MAP ARE BASED ON THE TRUE MERIDIAN.



LEGEND

Symbol	Description
(Symbol)	Survey Point
(Symbol)	Boundary Line
(Symbol)	Contour Line
(Symbol)	Water Feature
(Symbol)	Structure
(Symbol)	Right-of-Way Line
(Symbol)	Property Line
(Symbol)	Other

THIS SURVEY, AND ALL OTHER SURVEYS, ARE CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED.

ARROW NORTH SURVEYING, LLC
 24588
 GREENVILLE, SOUTH CAROLINA

DATE: 04/01/2024

Triangle Lot Rezoning Narrative

A. PUMD, LLC the owner of the Triangle lot intends to rezone the property to R1 then create a summary plat subdivision of lots along the road. The intent is to then build individual single family detached homes.

B. The Triangle lot is surrounded on two sides by road, and the third side to the Southwest, is the rear property lines of homes fronting on Brock St. There is an existing vegetive buffer along this property line, that will be maintained.

C. The site is 169,884 square feet. Zoned R1, that would allow a maximum of 24 new single-family lots. However, the owner will be asking for no more than 16 new lots.

D. The owner will add deed restriction to the property as follows...

This conveyance is made subject to the following Restrictive Covenants which shall run with the title to this property, and shall be binding on all parties having any right, title, or interest in and to the real property or any portion thereof, and their respective heirs, successors, and assigns:

1. Each residence erected on the real property shall contain a minimum of 1,200 square feet of heated space. No mobile home of any type shall be allowed as a residence or outbuilding on the real property.
2. The lot shall be used for residential purposes only. No industrial or business purposes are allowed on the real property.
3. No animals, livestock, or poultry of any kind shall be bred, raised or kept on any lot except that dogs, cats and any other household pets may be kept provided that they are not bred or maintained for any commercial purpose, and they are kept on the owner's premises.
4. No vehicle which does not have a current license plate on it may remain on the real property for more than thirty (30) days.
5. No noxious or offensive trade shall be carried on or upon any lot.
6. No tractor trailer, transfer trailer or tractor trailer combinations shall be allowed on the real property at any time except for loading and unloading. Boats, travel trailers, and motor homes shall remain behind or beside the residence.
7. Yards, lawns, fencing and outbuildings must be maintained and well kept in a manner that will not diminish the overall appearance of the real property.
8. Fencing at any residence is to be located in rear yards and not to exceed six (6) feet in height. All pools are to be located inside of a fence.
9. Each residence shall be serviced by municipal water, and no wells will be allowed.

Triangle Lot Rezoning Narrative

- A. PUMD, the owner of the Triangle lot intends to rezone the property to R1 then create a summary plat subdivision of lots along the road. The intent is to then build individual single family detached homes.
- B. The Triangle lot is surrounded on two sides by road, and the third side to the Southwest, is the rear property lines of homes fronting on Brock St. There is an existing vegetive buffer along this property line, that will be maintained.

Pelzer Zoning Map

Date: May 9th, 2023



Legend

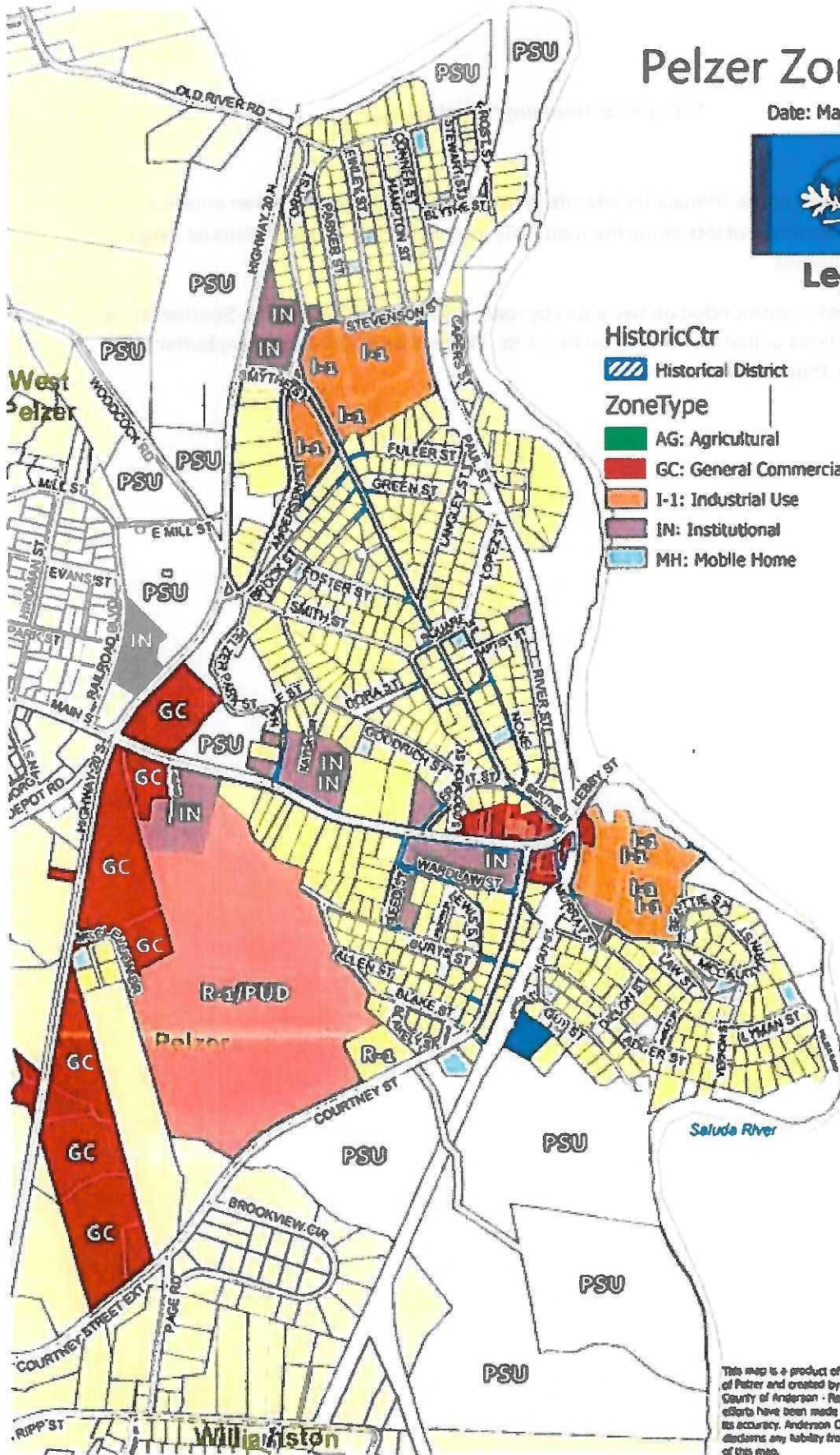
HistoricCtr

Historical District

ZoneType

- AG: Agricultural
- GC: General Commercial
- I-1: Industrial Use
- IN: Institutional
- MH: Mobile Home

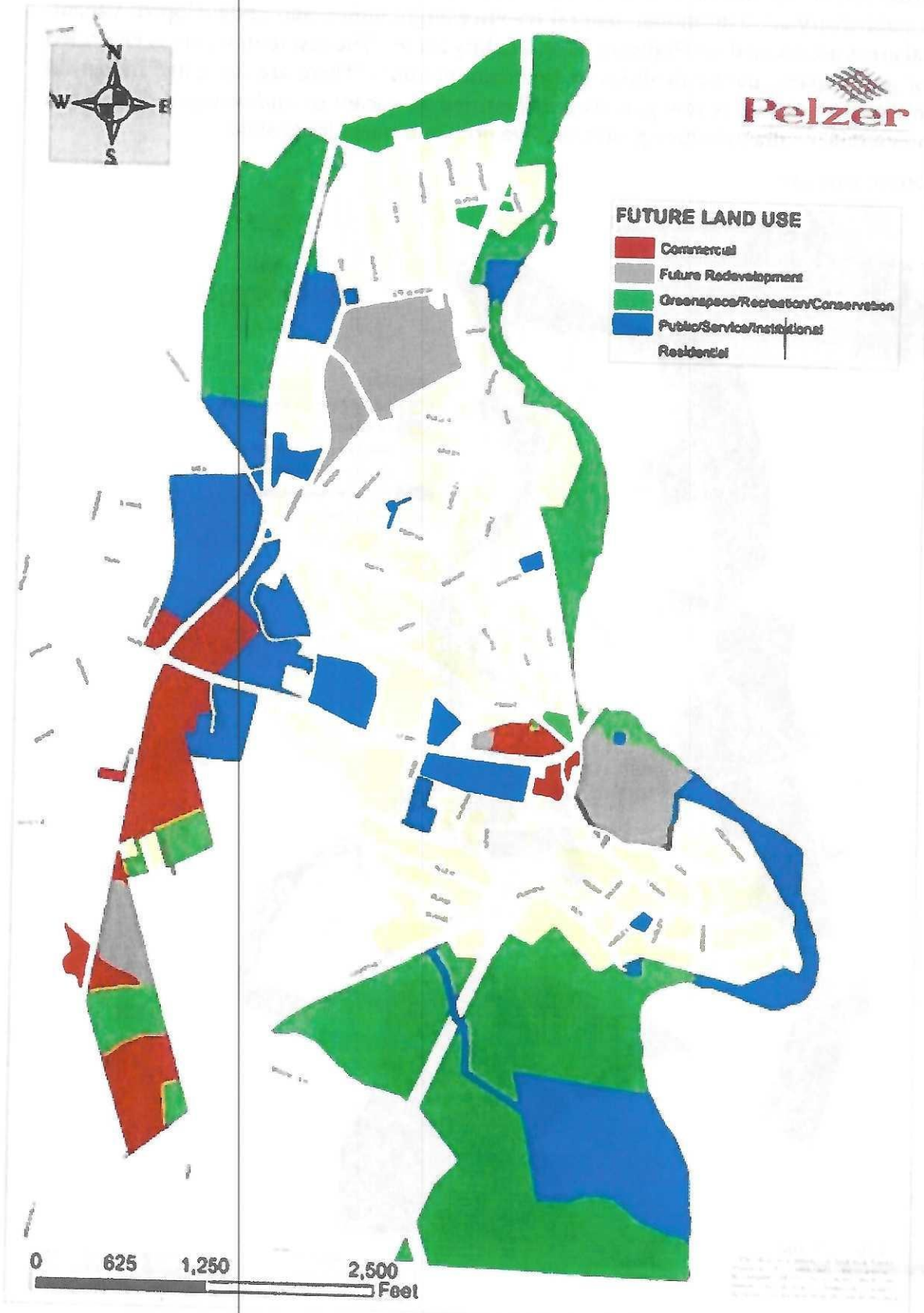
- MHP: Mobile Home Park
- MX: Mixed Use
- PSU: Public Service Use
- R-1: Residential Family/ Single-Family
- R-2: Residential/Duplex
- R-1/PUD: Single Family Residential/ Planned Urban Development



This map is a product of the Town of Pelzer and created by the County of Anderson. Reasonable efforts have been made to ensure its accuracy. Anderson County disclaims any liability from the use of this map.

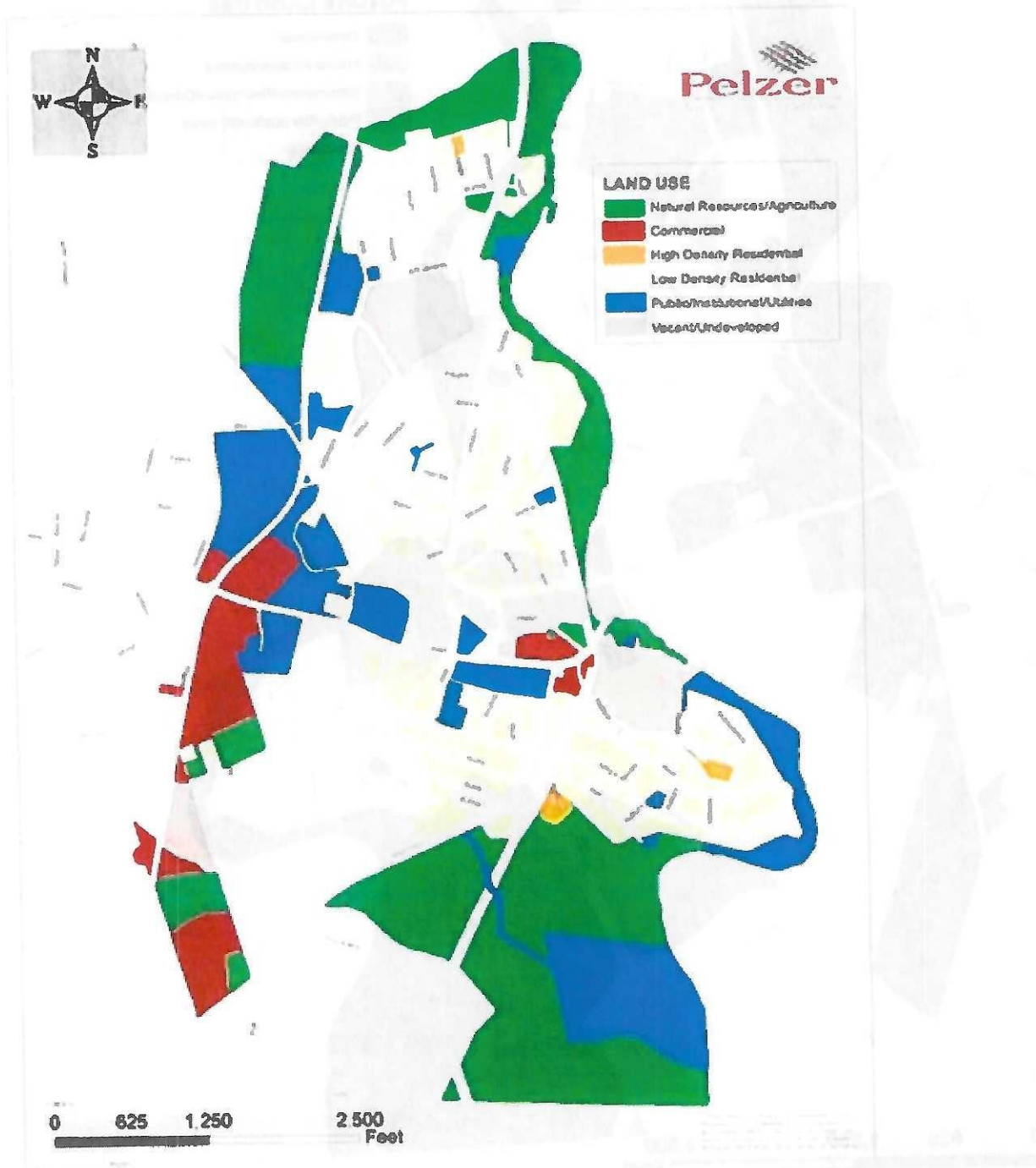


Map 8.3: Future Land Use Map

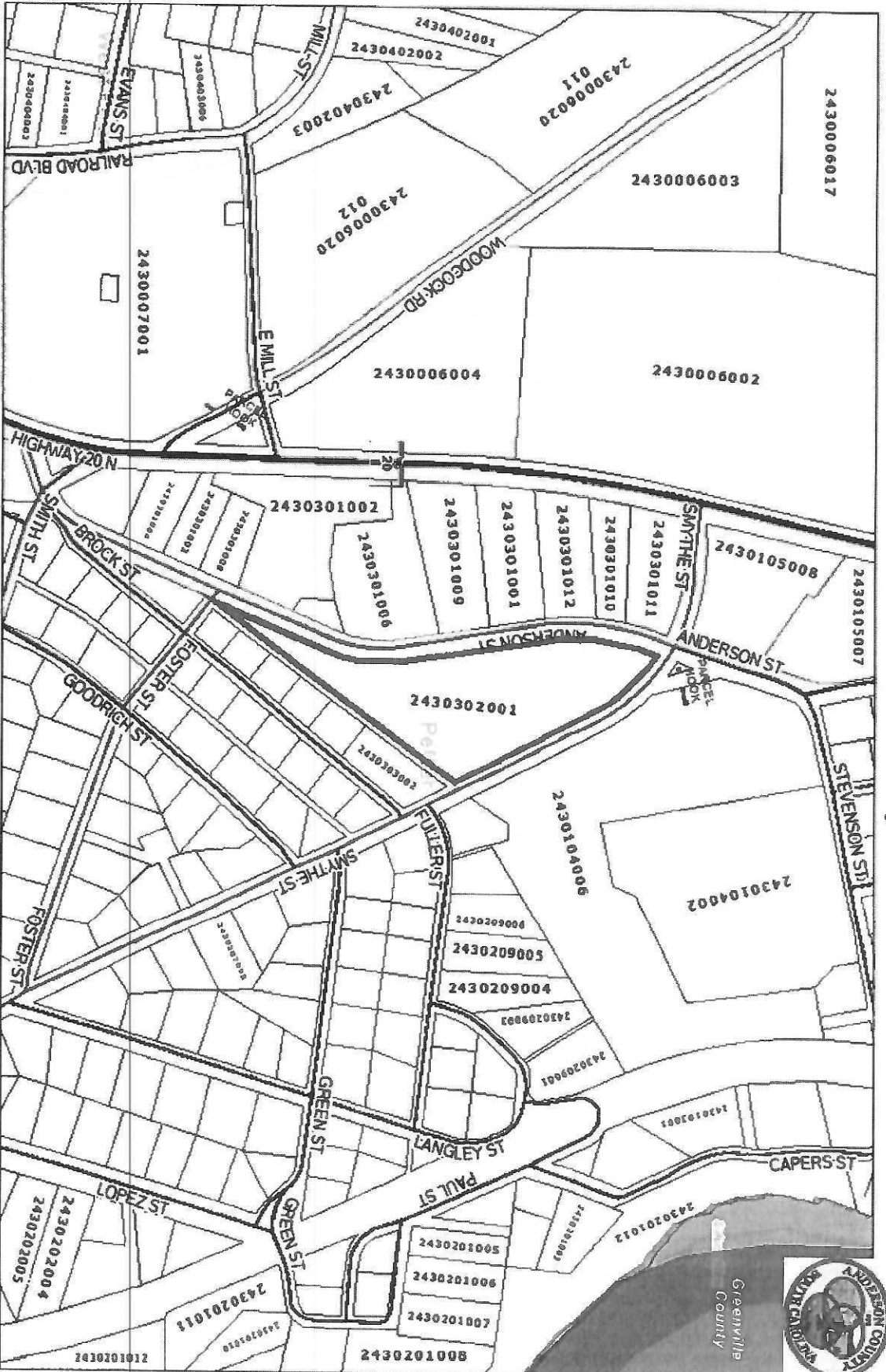


Map 8.1 below presents the spatial arrangement of the various land use types in Pelzer. Land use categories shown on the map include commercial, low density residential, high density residential, public/service/institutional, natural resources/agriculture, and undeveloped/ vacant. Commercial areas are located on Highway 20 and Leppy Street. The residential core is encircled by a ring of green space, public facilities and recreational uses. There are no active industrial uses within the town limits. A few parcels are classified as vacant or undeveloped. These are inactive commercial or manufacturing sites that are now in a transitional state.

Map 8.1: Current land use.



Anderson County



Greenville
County

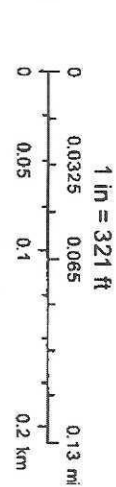
May 13, 2024 Disclaimer accepted.

TMS: 2430302001
 Owner: PELZER HERITAGE COMMISSION
 Address: PO BOX 627
 City/State: PELZER SC
 Deed Book: 11231
 Tax District: 12
 Sale Year: 2013

Zip Code: 29669
 Current Plat: CP 097/15Z7
 Description: PR 20 ANDERSON ST 3.90 AC
 Market Value: \$28,080



Advanced GIS



ESRI, MapInfo, Mapbox, and Anderson County GIS



Town of Pelzer Rezoning Application

Date Application Received: _____

Project Name: _____

Please check intended use for project

Commercial Industrial Multi-Family Institutional Other

FEE \$ 600.00

Date of 1st Reading/ Public Hearing Town of Pelzer Council: _____

Date 2nd Reading Town Council : _____

Town of Pelzer Planning Commission Public Hearing Date: _____

Owner's Information (Lease Agreement OR Letter of Authorization Required from Property Owner's at the time of submittal)

Name: PUMD, LLC (TMS - 2430302001)
 Mailing Address: 880 S. Pleasantburg Dr., Suite 2-D, Greenville 29607
 Telephone and Fax: 864-505-9556 F-Mail: Chris@SCoutrealitygroup.com

Applicant Information:

Name: Chris Hill
 Company Name: Scout Realty Group, LLC
 Mailing Address: Same as Above
 Telephone and Fax: _____ E-Mail: _____

Project Engineer/Company Information (if Applicable)

Name: _____ Phone Number: _____ Email Address: _____

Project Information:

Type of Business (Use): Residential Single Family
 Property Location: along Smythe St and Anderson St.
 Parcel Number(s)/TMS: 2430302001
 Total Acreage: 3.9 Total Acreage Disturbed: _____
 Current Land Use: Vacant Current Zoning: Industrial I-1
 Requested Zoning: R-1 New Square Footage Added: _____

Total Building Square Footage: _____

Project Description: Rezoned to R-1, and build lots along road

Please note if: New Construction Renovation Addition

E-911 Address: _____



**Town of Pelzer Council Meeting-112 Lebbly Street, Pelzer, SC
Industrial Zoning District Rezoning Request to Rezone to R-1 Residential
Single-Family Zoning District
Rezoning Report
May 14, 2024, 6:00PM**

APPLICANT: Chris Hill Scout Realty
CURRENT OWNER: PUMD, LLC
PROPERTY LOCATION: Anderson Street and Smythe Street
TMS #(s): 243-03-02-001

ACREAGE: +/- 3.9 acres total

CURRENT ZONING: I-1(Industrial) VACANT

REQUESTED ZONING: R-1(Residential Single-Family)

SURROUNDING ZONING: North: I-1(Industrial)
South: (Residential)
East: (Residential)
West: (Residential)

COMPREHENSIVE PLAN: 2022-2032 Town of Pelzer Comprehensive Plan calls for Future Redevelopment of site development.

EVALUATION: This request is to rezone this property to create a summary plat subdivision of lots along the road. The intent is to construct 24 individual single family detached homes for

Ordinance 24-003

Page 2 of 2 Rezoning of Anderson Street and Smythe Street

with said property located on Anderson Street and Smythe Street.

RECOMMENDATION: This application to rezone +/-3.9 acres of property on Anderson Street and Smythe Street calls for Residential Development and is consistent with the Town of Pelzer Comprehensive Plan.

PLANNING COMMISSION: The Town of Pelzer Planning Commission, if approved, will hold a public hearing on June 7, 2024, at 6:00PM to discuss the residential development plan and to vote on the proposed commercial use plan.

THIS SURVEY IS LIMITED TO THE AREA SHOWN ON THIS PLAN. THIS SURVEY DOES NOT EXTEND TO ANY OTHER PART OF THE PROPERTY. THE FOLLOWING ARE THE ONLY DATA USED IN THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE DATA IS CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE DATA IS CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE DATA IS CORRECT.

ARROW NORTH SURVEYING, LLC
 LAND SURVEYORS & MAPPERS
 3667 SOUTH PLEASANTBURG DRIVE
 GREENVILLE, SC 29607
 PH: (864) 449-1289
 WWW.ARROWNORTHSURVEYING.COM

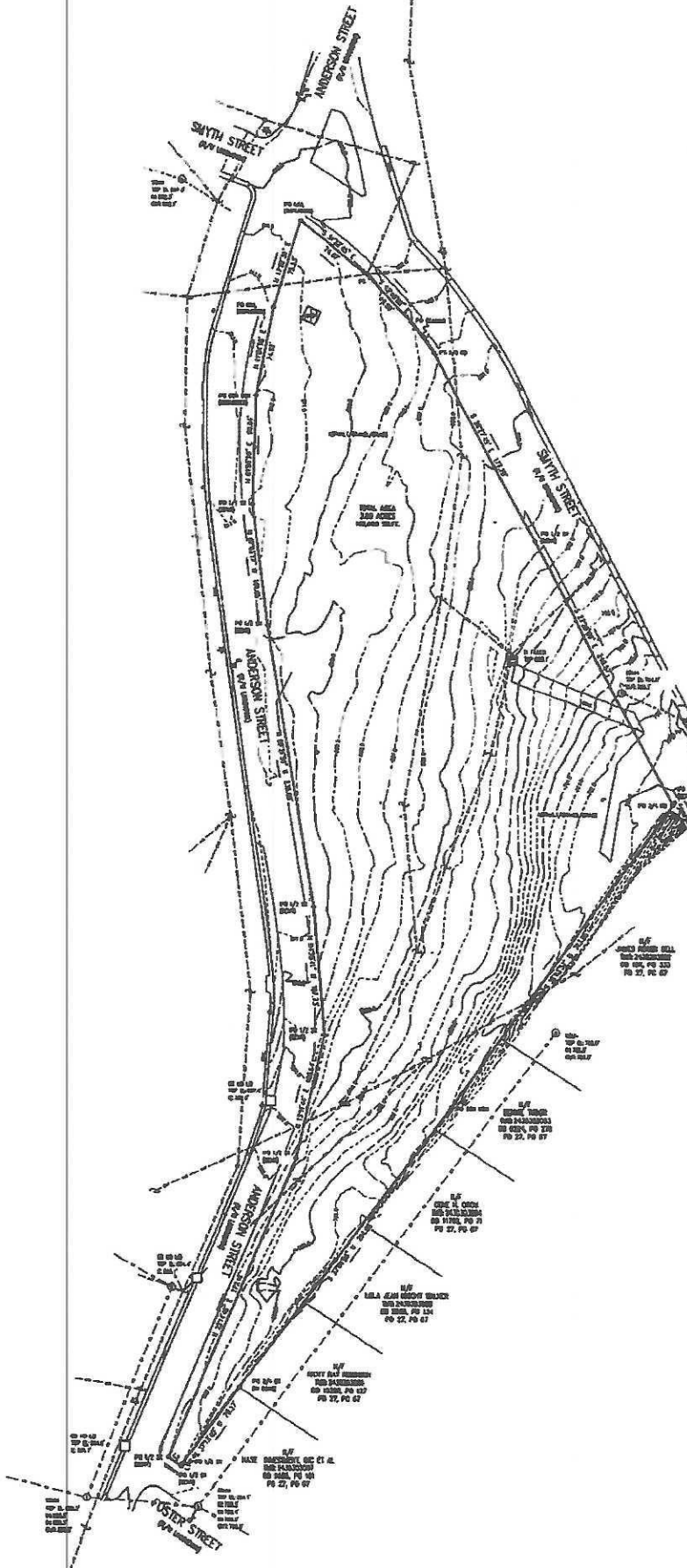
SURVEY FOR Scout Realty
 TOWN OF PELZER, SOUTH CAROLINA
 PROJECT NUMBER: 20 SCOUT SURVEY
 DATE: 04/01/2024
 SHEET NO. 07 OF 07



BASE OF ELEVATION
 THE ELEVATION OF THE SCOUT SURVEY IS BASED UPON THE
 DATUM OF MEANS SEA LEVEL. THE DATUM OF MEANS SEA LEVEL
 IS THE DATUM OF MEANS SEA LEVEL.

BASE OF BEARINGS
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 DATUM OF MEANS SEA LEVEL. THE BEARINGS FOR THE SCOUT SURVEY
 ARE BASED UPON THE DATUM OF MEANS SEA LEVEL.

LINE	BEARING
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100	S 89° 15' 00" E



LEGEND

Symbol	Description
(Circle with cross)	Survey Station
(Circle with dot)	Iron Nail
(Circle with 'X')	Iron Pipe
(Circle with 'S')	Iron Stake
(Circle with 'L')	Iron L-rod
(Circle with 'R')	Iron Rod
(Circle with 'T')	Iron T-rod
(Circle with 'B')	Iron Bolt
(Circle with 'N')	Iron Nut
(Circle with 'W')	Iron Washer
(Circle with 'C')	Iron Cap
(Circle with 'H')	Iron Head
(Circle with 'F')	Iron Foot
(Circle with 'K')	Iron Key
(Circle with 'P')	Iron Pin
(Circle with 'Q')	Iron Quill
(Circle with 'R')	Iron Ring
(Circle with 'S')	Iron Screw
(Circle with 'T')	Iron Thread
(Circle with 'U')	Iron Union
(Circle with 'V')	Iron Valve
(Circle with 'W')	Iron Wheel
(Circle with 'X')	Iron X-rod
(Circle with 'Y')	Iron Y-rod
(Circle with 'Z')	Iron Z-rod



THIS SURVEY AND ALL OTHER SURVEYS ARE MADE
 IN ACCORDANCE WITH THE SURVEYING ACT OF
 1962 AND THE SURVEYING ACT OF 1964.
 I HEREBY CERTIFY THAT I AM A LICENSED
 PROFESSIONAL SURVEYOR AND THAT I AM
 THE AUTHOR OF THIS SURVEY AND THAT I
 AM NOT PROVIDING ANY OTHER SERVICE
 TO ANY PARTY OTHER THAN THE CLIENT.
 I AM NOT PROVIDING ANY OTHER SERVICE
 TO ANY PARTY OTHER THAN THE CLIENT.

Triangle Lot Rezoning Narrative

- A. PUMD, LLC the owner of the Triangle lot intends to rezone the property to R1 then create a summary plat subdivision of lots along the road. The intent is to then build individual single family detached homes.
- B. The Triangle lot is surrounded on two sides by road, and the third side to the Southwest, is the rear property lines of homes fronting on Brock St. There is an existing vegetive buffer along this property line, that will be maintained.
- C. The site is 169,884 square feet. Zoned R1, that would allow a maximum of 24 new single-family lots. However, the owner will be asking for no more than 16 new lots.
- D. The owner will add deed restriction to the property as follows...

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Pelzer Zoning Map

Date: May 9th, 2023



Legend

HistoricCtr

Historical District

ZoneType

AG: Agricultural

GC: General Commercial

I-1: Industrial Use

IN: Institutional

MH: Mobile Home

MHP: Mobile Home Park

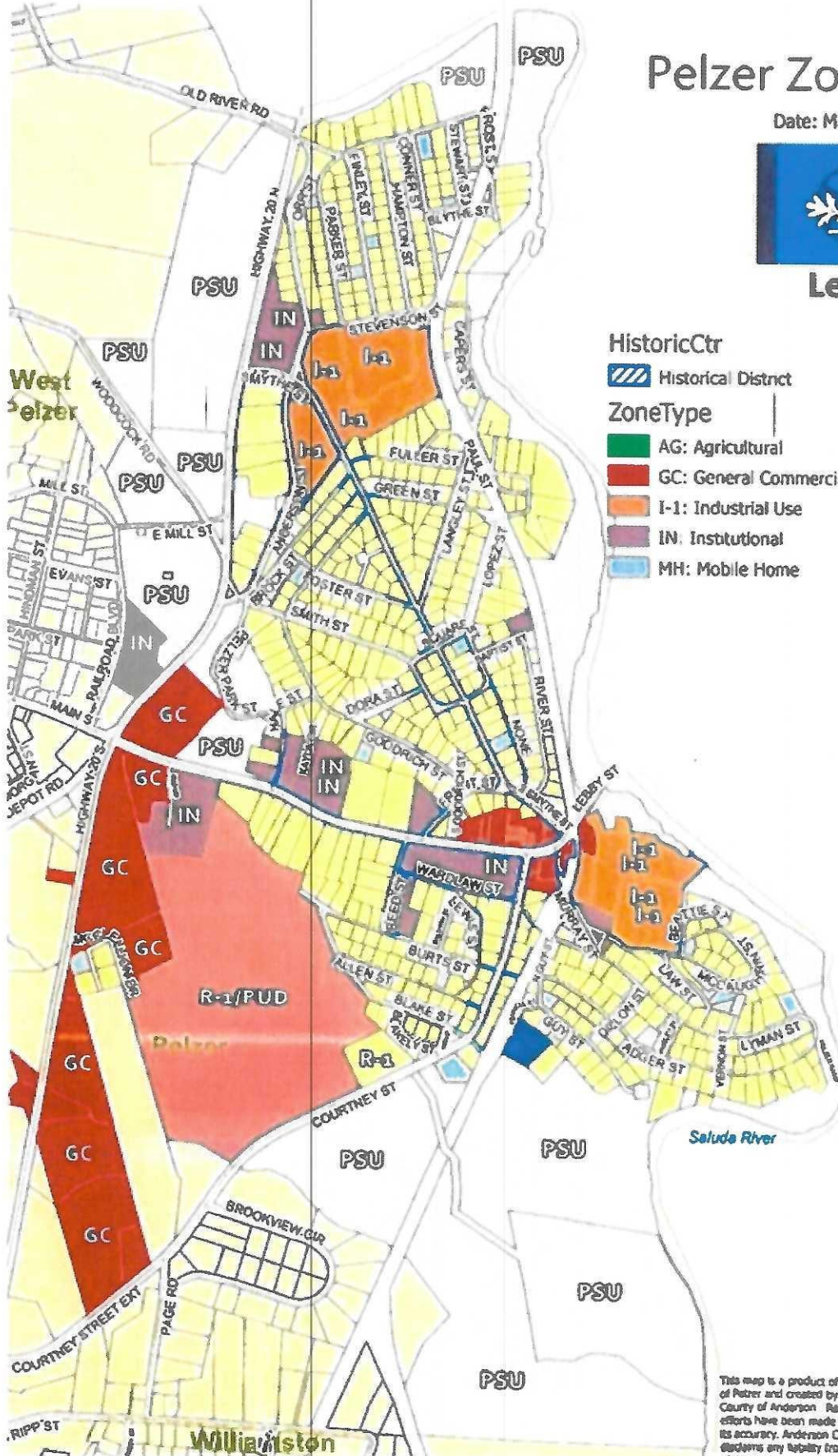
MX: Mixed Use

PSU: Public Service Use

R-1: Residential Family/Single-Family

R-2: Residential/Duplex

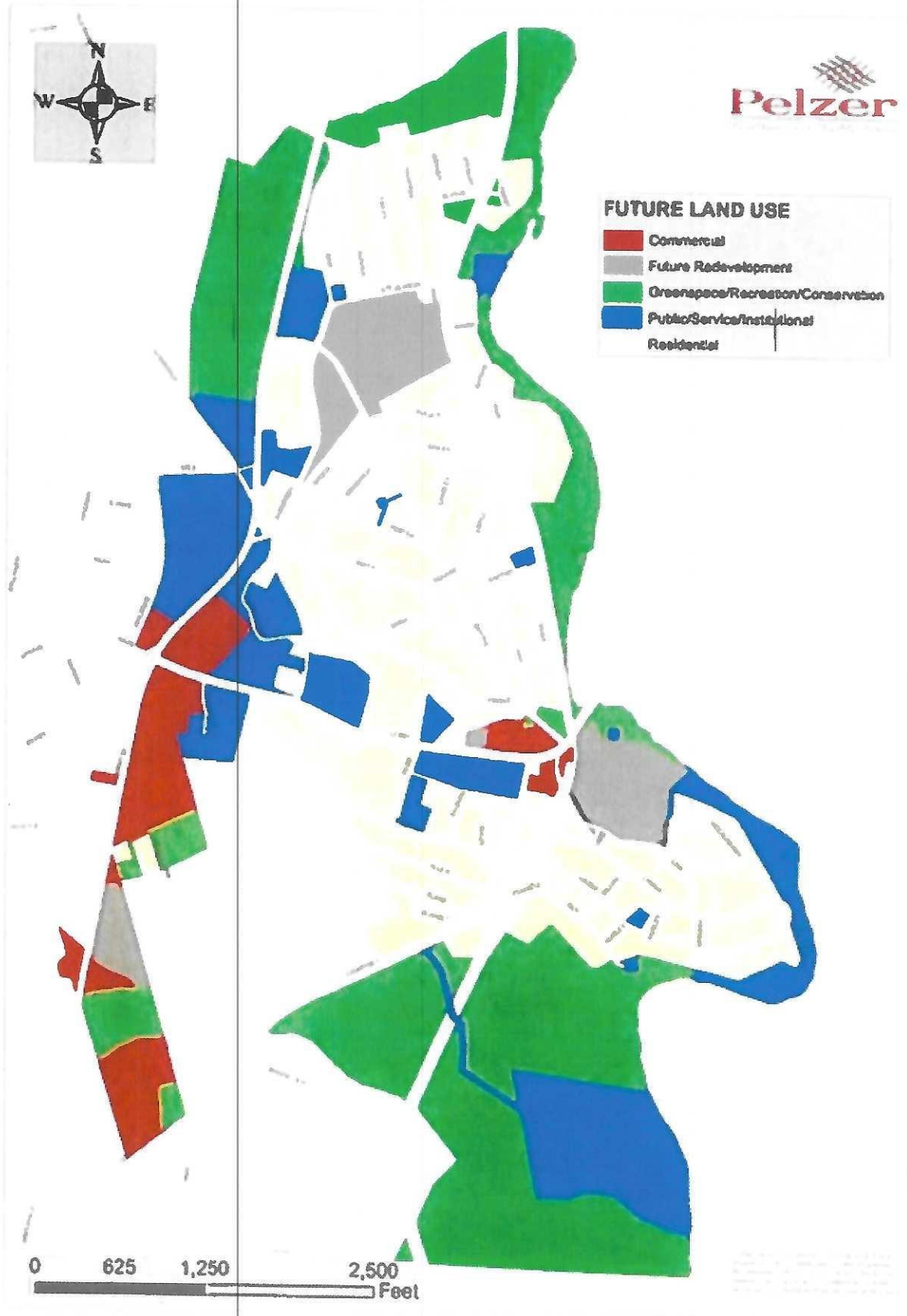
R-1/PUD: Single Family Residential/Planned Urban Development



This map is a product of the Town of Pelzer and created by the County of Anderson. Reasonable efforts have been made to ensure its accuracy. Anderson County disclaims any liability from the use of this map.

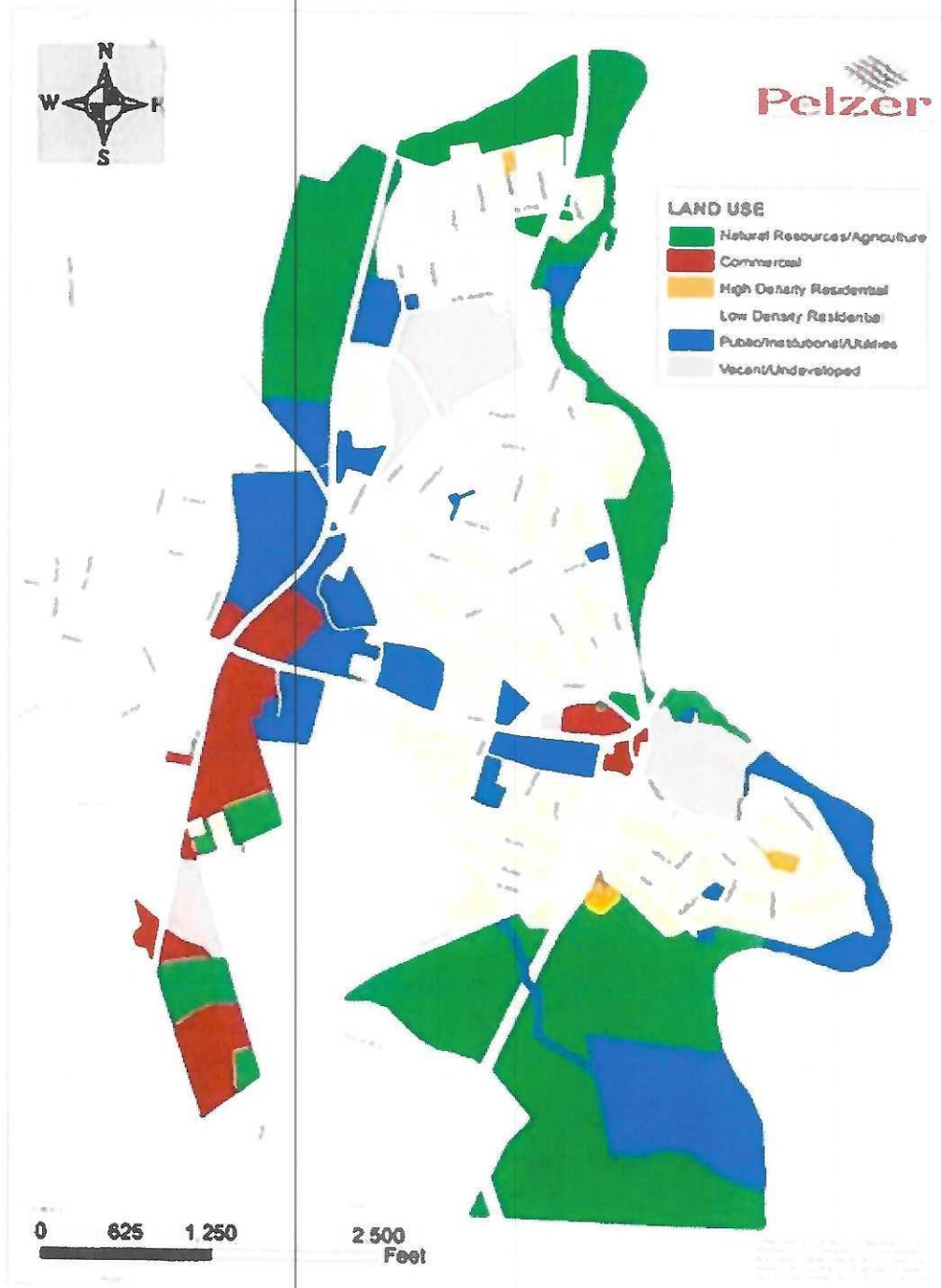


Map 8.3: Future Land Use Map

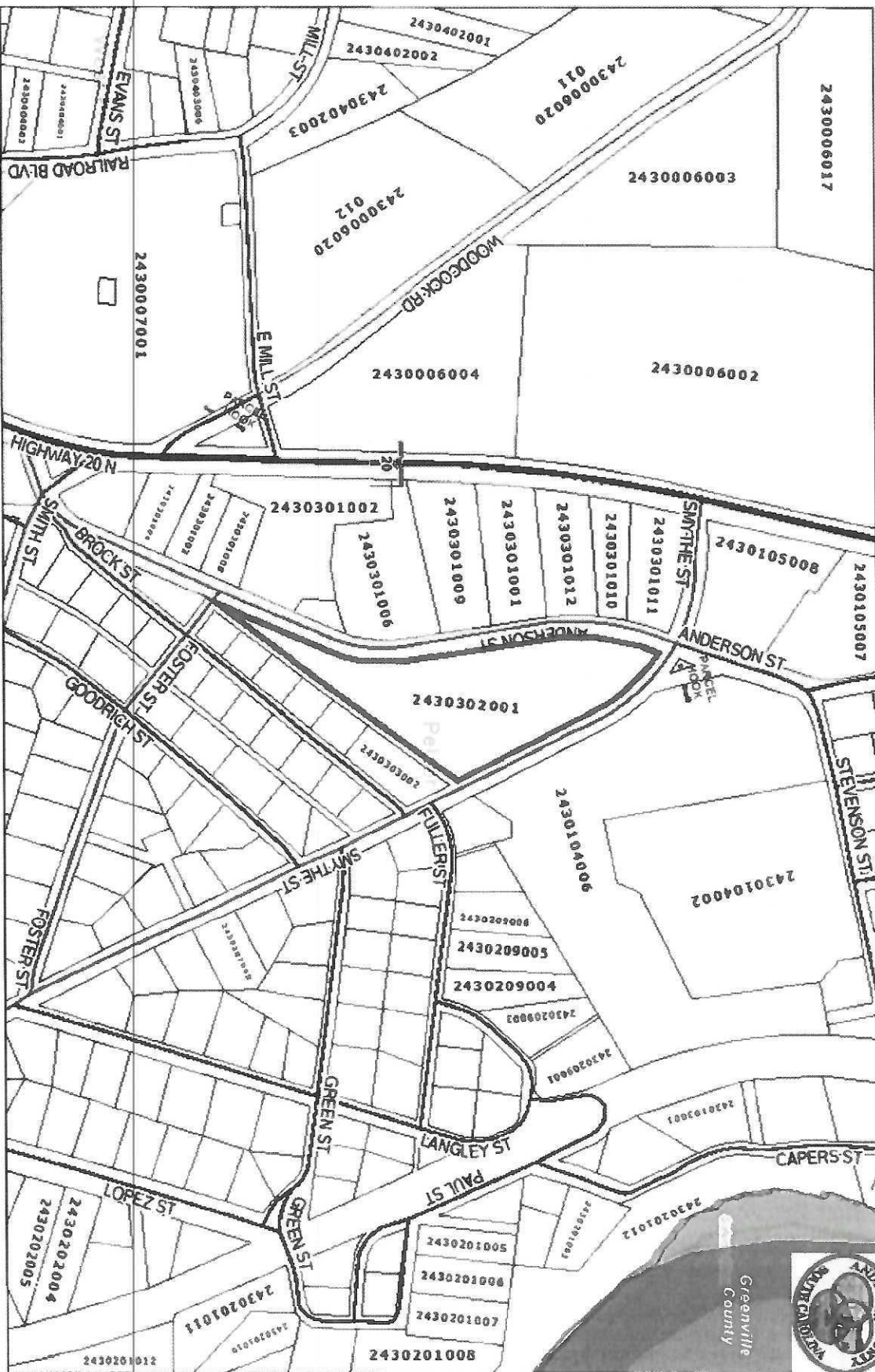


Map 8.1 below presents the spatial arrangement of the various land use types in Pelzer. Land use categories shown on the map include commercial, low density residential, high density residential, public/service/institutional, natural resources/agriculture, and undeveloped/ vacant. Commercial areas are located on Highway 20 and Lebbby Street. The residential core is encircled by a ring of green space, public facilities and recreational uses. There are no active industrial uses within the town limits. A few parcels are classified as vacant or undeveloped. These are inactive commercial or manufacturing sites that are now in a transitional state.

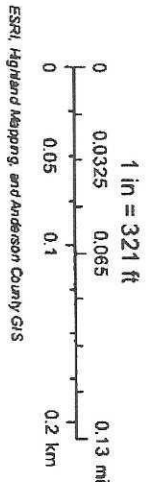
Map 8 1: Current land use.



Anderson County



May 13, 2024 Disclaimer accepted.
 TMS: 2430302001
 Owner: PELZER HERITAGE COMMISSION
 Owner Address: PO BOX 627
 City/State: PELZER SC
 Deed Book: 11231
 Tax District: 12
 Sale Year: 2013
 Zip Code: 29669
 Current Plat: CP 097/527
 Description: PR 20 ANDERSON ST 3.90 AC
 Market Value: \$28,080
 Deed Page: 295
 Sale Price: \$5



Greenville
 County

QUITCLAIM DEED

No Title Search Requested or Performed

Prepared by:
Sallé Galloway, LLC
9 Caledon Court, Suite A
Greenville, SC 29615

**STATE OF SOUTH CAROLINA)
) **TITLE TO REAL ESTATE**
COUNTY OF ANDERSON)**

KNOW ALL MEN BY THESE PRESENTS, that **Pelzer Heritage Commission, a South Carolina non-profit organization** in consideration of **Ten and xx/100 (\$10.00) Dollars**, the receipt of which is hereby acknowledged, have granted, bargained, sold, quitclaimed and released, and by these presents do hereby grant, bargain, sell, quitclaim and release, subject to the easements, restrictions, reservations and conditions set forth below ("Exceptions"), unto **PUMD, LLC, a South Carolina limited liability company** its successors and assigns, forever:

SEE LEGAL DESCRIPTION ATTACHED HERETO:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and rights-of-ways affecting the property.

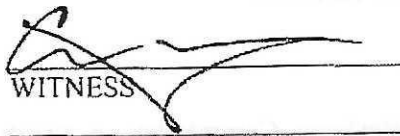
Tax Map #: 243-03-02-001

**Grantee's Address: 805 Crescent Ave.
Greenville, SC 29601**

Together with, subject to the above exceptions, all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining. To have and to hold, subject to the above exceptions, all and singular the premises before mentioned unto the grantee(s) as joint tenants with right of survivorship and not as tenants in common, and the grantee's(s') heirs or successors and assigns, forever.

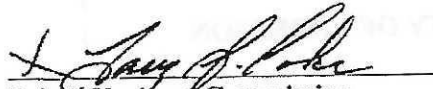
WITNESS the grantor's hand and seal this 30 day of April, 2024

SIGNED, sealed and delivered
in the presence of:



WITNESS

WITNESS



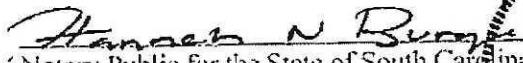
Pelzer Heritage Commission
By: Larry Coker
Its: Vice President

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, the undersigned notary for the State of South Carolina, do hereby certify that the above referenced Grantor(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30 day of April, 2024.



Notary Public for the State of South Carolina
My Commission Expires: February



EXHIBIT A

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Anderson, Town of Pelzer, being shown and designated as Parcel 20, 3.891 acres on plat entitled "Soft Care Apparel, Inc., dated July 1986, prepared by Dalton & Neves Co., Inc., and recorded in the Office of the Register of Deeds for Anderson County, SC in Plat Book 97, Page 527. Reference to said plat is hereby made for a more complete description thereof.

This being the same property conveyed unto Pelzer Heritage Commission by deed of Brickyard Trucking, Inc, dated December 27, 2013 and recorded December 30, 2013 in the Office of the Register of Deeds for Anderson County, South Carolina in Book 11231, Page 295. This is also the same property transferred to PUMD, LLC by corrective deed recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located in Pelzer, South Carolina, bearing ^{Anderson} Greenville County Tax Map No. 243-03-02-001 was transferred by Pelzer Heritage Commission to PUMD, LLC on April 30, 2024.
3. Check one of the following: The deed is
 - a. SUBJECT to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth the amount of \$ _____.
 - b. SUBJECT to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - c. EXEMPT from the deed recording fee because (See Exemptions): # 1. (If exempt, please skip items 4-7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - a. The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - b. The fee is computed on the fair market value of the realty which is _____.
 - c. The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes or No to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in item 4 above here: \$ _____
 - b. Place the amount listed in item 5 above here: \$ _____
(If no amount is listed, place zero here)
 - c. Subtract line 6(b) from line 6(a) and place result here: \$ _____
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is \$15.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.
9. 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.

SWORN to before me this
30 day of April, 2024

Larry Coker
Pelzer Heritage Commission, Inc
By: Larry Coker
Its: Vice President



INFORMATION

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; (Gift)
- (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; (Pts. Converting to an LLC also deeds transferring realty under Chapter 11);
- (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); (transfers that are the result of a Divorce or Separation agreement);
- (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 grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners 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, sisters, brothers, children, stepchildren, grandchildren, and the spouses 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;
- (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; and
- (13) Deeds in lieu of foreclosure and deeds executed pursuant to foreclosure proceedings are exempt if the mortgagor is deeding to the mortgage.

240010452 05/02/2024 09:04:41 AM
 FILED, RECORDED, INDEXED
 Bk: 17344 Pg: 66 Pages: 5
 Rec Fee: 15.00 St Fee: 0.00
 Co Fee: 0.00
 REGISTER OF DEEDS, ANDERSON CO, SC
 Cynthia D. Radford