

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 Jed Aho Jaymarc Holdings LLC

Mailing Address 16 W. McElhenny Rd Taylors SC 29687

Telephone Number (Work) 864-444-1148 (Home) Jed maho@gmail.com
email

Applicant (if different from owner)

Name _____

Mailing Address _____

Telephone Number (Work) _____ (Home) _____

Property Location

Address 305 N main St Campobello SC 29322

TMS Number 1-26-04-019.00

Property Characteristics

1.2 Acre with house and detached
building behind

Property Size 400 feet X 160 feet 1.2 acres

Existing Zoning R1

Requested Zoning C2

Current Use of Property Residence and vacant

small commercial building

Proposed Use of Property Residence and small business

use of building, internet or artisan type business.

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

the property is large with separation

between the house and garage building.

we want to rent the house separately from

the garage building. currently R1 does not allow
separate business.

The undersigned represents that he/she is Jal Aho (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  Date 2-14-24

Given under my hand and seal, this 14th day of Feb, 2024

 (Seal)
Notary Public for South Carolina

My Commission expires on 2-7-2033 day of Feb, 2033

Fee Schedule – Rezoning

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

WITNESS the Hand and Seal of the Grantor this 3 day of August 2023

Signed, Sealed and Delivered
in the presence of:

Grantor:

Clearleaf Short Alternative Fund LP

[Signature]
Witness #1

By: [Signature]

[Signature]
Witness #2 (NOTARY)

Its: General Partner

STATE OF Kentucky)
COUNTY OF Jefferson)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 3 Aug 2023 (date) by Louis Kelmanson (name of officer or agent, title of officer or agent) of Clearleaf Short Alternative Fund, LP (name of corporation acknowledging) a Kentucky (state or place of incorporation) corporation, on behalf of the corporation). Further, I have verified that pursuant to SC Code Section 26-1-120(E), "The subscribing witness identified above who witnessed the principal sign the instrument or witnessed the principal acknowledge his/her signature on the instrument is not a party to or beneficiary of the transaction."

[Signature]

Notary Public of the State of Kentucky

My Commission expires: 8-17-25
(Place Notary Seal Below)

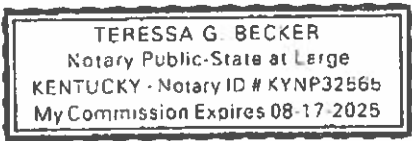


EXHIBIT "A"

All that certain piece, parcel, or lot of land lying, situate, and being on U.S. Highway 176, in the Town of Campobello, County of Spartanburg, State of South Carolina, containing 1.27 acres, more or less, as shown on a Plat entitled "Survey for Leon B. Gosnell", dated November 12, 1968 and recorded December 4, 1968 in Plat Book 58, at Page 221 in the Office of the Register of Deeds for Spartanburg County, South Carolina. For a more complete and accurate description, reference is hereby made to the aforesaid plat. The property conveyed by this Tax Deed is further identified as Spartanburg County Tax Map# 1-26-04-019.00 as of the date of this Tax Deed.

For Informational Purposes Only:

Being that parcel of land conveyed to Clearleaf Short Alternative Fund LP from Tax Collector for Spartanburg County by that Deed dated 2/27/2023 and recorded 3/1/2023 in Official Records Book 140-Z, at Page 361 of the Public Records of Spartanburg County, SC.

TMS: 1-26-04-019.00

Property Address: 305 N Main Street, Campobello, SC 29322

STATE OF SOUTH CAROLINA)
COUNTY OF SPARTANBURG) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 at **305 N Main Street, Campobello, SC 29322**, bearing County Tax Map Number **1-26-04-019.00**, was transferred by **Clearleaf Short Alternative Fund, LP** to **Jaymare Holdings LLC** on 8-3-2023.
- 3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (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 Information section of affidavit):

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes _____ or No _____

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 **\$161,000.00**

(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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: **\$161,000.00**

(b) Place the amount listed in item 5 above here: _____ 0.00 (If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: **\$161,000.00**

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$595.70

8. As required by Code Section 12-24-10, I state that I am a responsible person who was connected with the transaction as: [Check the correct title]: _____ Seller _____ Buyer _____ Closing Attorney

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.

[Signature]
Responsible Person Connected with the Transaction
SWORN to and subscribed before me this

Louis Kelmanson
Print or Type Name Here
[AFFIX NOTARY SEAL IN BLANK SPACE BELOW]

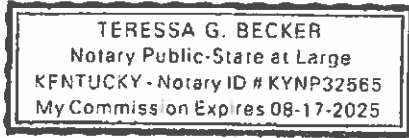
3 day of August 2023

Notary Public for Kentucky

My Commission Expires: 8-17-25

Notary (L.S.): [Signature]

Notary (printed name): Teressa G Becker



INFORMATION

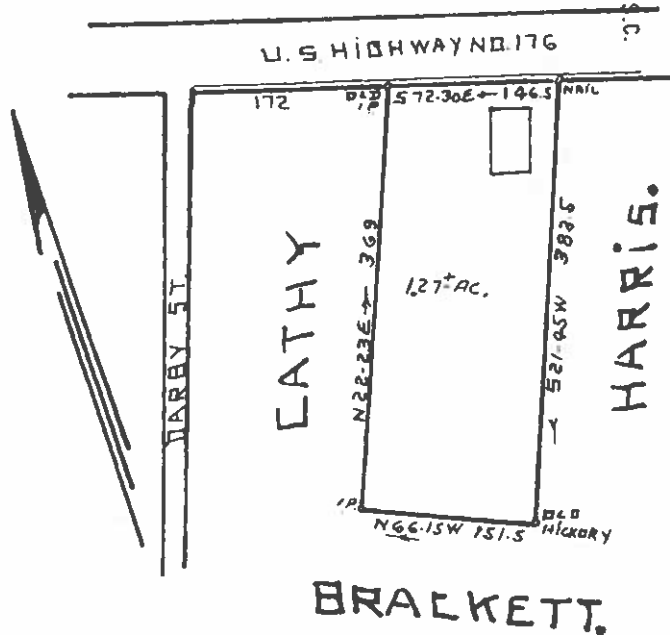
Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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 constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as 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 the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, 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. 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, 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 constitutes 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 pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

B-24

RECORDED
1968 DEC -4 PM 12: 07
SPARTANBURG, S.C.



SURVEY FOR
LEON B. GOSNELL.
 SPARTANBURG CO S.C.
 IN TOWN OF CAMPBELL O.T. 100' 11-12-1968
 Field, S.O. ATKINS W.W. WILLIS, Engrs.
 Spartanburg S.C.



Overview



Legend

- Parcels
- Address Numbers
- Flood Zones**
- A,
- AE,
- AE,FLOODWAY
- AREA NOT INCLUDED,
- X,0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X,0.2 PCT ANNUAL CHANCE FLOOD HAZARD CONTAINED IN CHANNEL
- <all other values>

Parcel ID	1-26-04-019.00	Alternate ID	7941	Owner Address	JAYMARC HOLDINGS LLC
Sec/Twp/Rng	n/a	Class	Non-Qualified Regular Residential Improved		16 W MCELHANEY RD
Property Address	305 N MAIN ST CAMPOBELLO	Acreage	1.27		TAYLORS, SC 29687
District	n/a				
Brief Tax Description	S SIDE U S 176 E OF DARBYS ST (Note: Not to be used on legal documents)				

Date created: 2/15/2024
 Last Data Uploaded: 2/15/2024 3:41:39 AM

Developed by **Schneider**
 GEOSPATIAL