

# 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 AYD Partners LLC

Mailing Address 638 Spartanburg Hwy, Ste 70-338

Telephone Number (Work) 310-750-7117 (Home) \_\_\_\_\_

### Applicant (if different from owner)

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone Number (Work) \_\_\_\_\_ (Home) \_\_\_\_\_

### Property Location

Address 203 W Main St.

TMS Number 1-26-04-021.00

### Property Characteristics

Single family residence

Property Size 143' L feet X \_\_\_\_\_ feet .16 acres

Existing Zoning R-1

Requested Zoning C-3

Current Use of Property SFR

Proposed Use of Property Parking and <sup>septic</sup> drain field for 105 N. Main

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

To provide parking and septic drain field for redevelopment of 105 N. Main St.

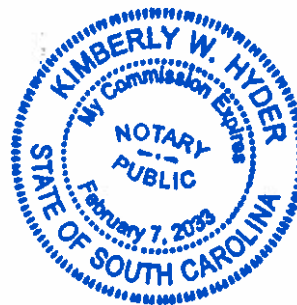
The undersigned represents that he/she is \_\_\_\_\_ (owner authorized agent) in the above application and that no person other than those identified as the owner/applicant has an interest in the property which is the subject of this application.

Signature [Signature] Date 5/14/24

Given under my hand and seal, this 14<sup>th</sup> day of May, 2021

Kimberly W. Hyder (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 <sup>st</sup> acre + \$50 each additional acre or fraction; maximum \$500
Commercial/Industrial	\$300 1 <sup>st</sup> acre + \$50 each additional acre or fraction; maximum \$500
PDD/FRD	\$500

Grantees Address: 638 Spartanburg Hwy, Ste 70-338  
Hendersonville, NC 28792

DEED ONLY - NO TITLE SEARCH

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

**KNOW ALL MEN BY THESE PRESENTS**, that, I, **ERMINIA ROMERO**, in the State and County aforesaid, in consideration of **TWO THOUSAND FIVE HUNDRED AND NO/100 (\$2,500.00) DOLLARS**, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto:


**AYD PARTNERS LLC, A DELAWARE CORPORATION**, its successors and assigns, all my right, title and interest, if any, in and to the following property:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, Town of Campobello, fronting on U. S. Highway 176 (N. Main Street) shown and designated upon a plat of a survey entitled "Survey for Goforth Auction Co., J. A. Medley Est." dated April 17, 1975 and recorded in Plat 76 at page 231, Office of the Register of Deeds for Spartanburg County, South Carolina.

This is the same property conveyed to the Grantor herein by deed of distribution from the Estate of Carlos Martinez, dated January 29, 2020 and recorded February 4, 2020 in Deed Book 126-V at page 832, Office of the Register of Deeds for Spartanburg County, South Carolina, reference to which deed of distribution and the aforesaid plat is hereby specifically made for a more detailed description of the property conveyed hereby.

**PROPERTY ADDRESS: 203 North Main Street, Campobello, SC 29322**

**BLOCK MAP NO.:1-26-04-021.00**

DEE-2023-33293   
DEE BK 143-E PG 562-563  
Recorded 2 Pages on 08/28/2023 02:35:01 PM  
Recording Fee: \$15.00 County Taxes: \$2.75 State Taxes: \$6.50  
Office of REGISTER OF DEEDS, SPARTANBURG, S. C.  
Ashley B. Williams, Register Of Deeds

Together with all and singular the rights, members, hereditaments and appurtenances to said 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(s') heirs (or successors) and assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs (or successors), executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs (or successors) and assigns against the grantor(s) and the grantor's(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(s') hand(s) and seal(s) this 28<sup>th</sup> day of August, 2023.

SIGNED, sealed and delivered  
in the presence of:

(SEAL)

ERMINIA ROMERO

STATE OF SOUTH CAROLINA )

)

ACKNOWLEDGMENT

COUNTY OF SPARTANBURG )

)

I, Matthew A. Henderson, a Notary Public for the State of South Carolina, do hereby certify that the Grantors herein personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

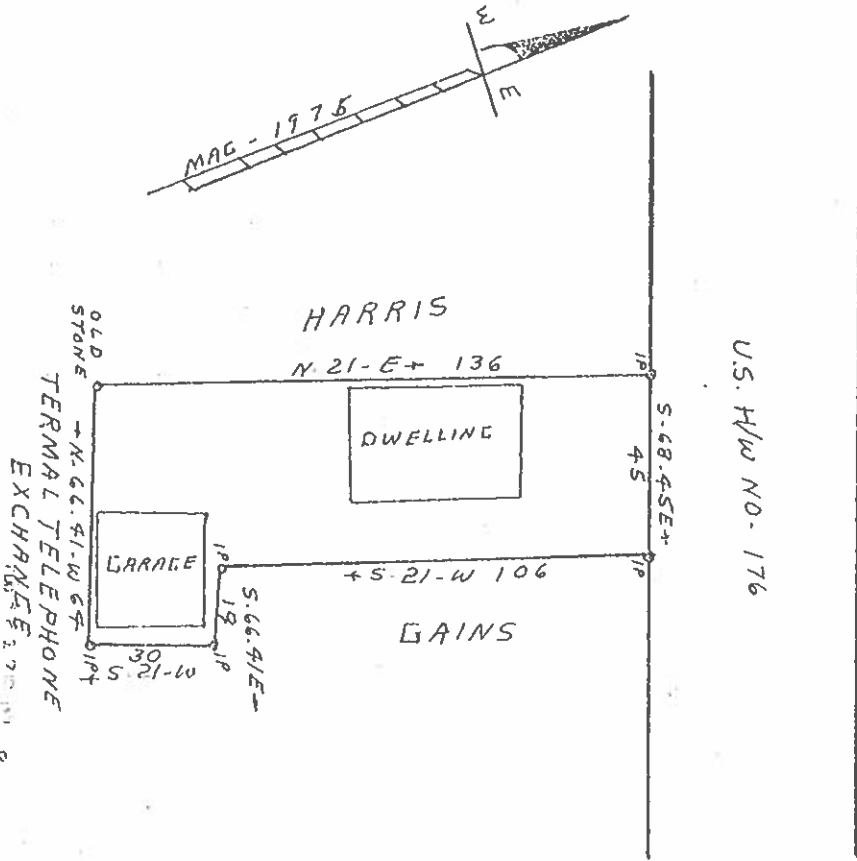
SWORN to and subscribed before me  
this 28<sup>th</sup> day of August, 2023.

(SEAL)

Notary Public for South Carolina  
My Commission Expires: 2-2-32

C-124

RECORDED  
1975 OCT -8 AM 11: 25  
R.M.C.  
SPARTANBURG, S.C



SURVEY FOR  
GOFORTH AUCTION CO.

SCALE - 1" = 60' - OF - 4. 17. 1975

J. A. MEDLEY EST.

SPARTANBURG CO. S.C.

IN TOWN OF CAMPOBELLO SC

SEE VOL. 20. L. PG. 499 - VOL. 16. T. PG. 89.

VOL. 39. A - PG. 32 - VOL. 16. S. PG. 359



CAROLINA SURVEYING CO. 112 MAIN ST. GREENVILLE, S.C.

R. B. BRUCE #1452



- 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>

<b>Parcel ID</b>	1-26-04-021.00	<b>Alternate ID</b>	7943	<b>Owner Address</b>	AYD PARTNERS LLC 638 SPARTANBURG HWY STE 70-338 HENDERSONVILLE, NC 28792
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Non-Qualified Regular Residential		
<b>Property Address</b>	203 N MAIN ST CAMPOBELLO	<b>Acres</b>	Improved n/a		
<b>District</b>	n/a				
<b>Brief Tax Description</b>	S SIDE U S 176 W OF S C 357 PB 76-231 ALSO D/R 49U 793 796 799 AND 805 <i>(Note: Not to be used on legal documents)</i>				

Date created: 5/14/2024  
Last Data Uploaded: 5/14/2024 10:10:35 AM

