

MINUTES
WESTMINSTER CITY COUNCIL
Regular Scheduled Meeting
Tuesday, December 9, 2025

The City Council of the City of Westminster met in a regularly scheduled meeting on Tuesday, December 9, 2025, at 6:00 pm at the Westminster Fire Department with Mayor Brian Ramey presiding. Those in attendance were:

Brian Ramey
Jimmy Powell

Daby Snipes
Dale Glymph

Adam Dunn

City Administrator, Kevin Bronson
Assistant City Administrator, Reagan Osbon
City Clerk, Kiley Carter
City Attorney, Keith Denny
Police Chief, Fred Miller
Utility Director, Scott Parris
Fire Chief, Michael Smith
Members of the public and press

Notice of the meeting and the agenda was posted on a window at the Fire Department and at westminstersc.org twenty-four hours prior to the meeting and all persons, organizations and local media requesting notification and the agenda were notified by email.

Call to Order

Mayor Ramey called the meeting to order at 6:00 pm.

Certification of Quorum

Kiley Carter certified a quorum. The City Clerk noted the absence of Ruth May.

Invocation and Pledge of Allegiance

Mr. Dale Glymph led the Council in the invocation and the Pledge of Allegiance.

1. Presentation of a Proclamation Celebrating the State Champion 12U Westminster Volleyball All-Stars

Mayor Ramey presented the 12U Westminster Volleyball All-Stars with a proclamation from the city.

Public Comments

Bruce Wambach, Allan Stone, and Rudy Still spoke against the development in the works on Anderson Avenue.

Judy Caywood spoke about the Senior Center.

Comments from the Mayor and Council

- a. Mayor Ramey commented on the development in the works on Anderson Avenue. He stated that the city cannot stop someone from developing on their private property. He explained how more people in the city brings more things like restaurants. Growth is happening all around us and all infrastructure issues are being addressed. Mayor Ramey addressed everyone's concerns from public comments. He also thanked everyone who attended the planning commission meeting in November addressing this.
- b. Mayor Ramey thanked Ruth May for serving on City Council
- c. Mr. Dunn spoke on growth within the city and that the city cannot tell someone what to do with their own private property. He also thanked police for their presence within the town.
- d. Mrs. Snipes stated that she was at the last planning commission meeting in November, and she appreciated the city staff trying to accommodate everyone at the meeting. She appreciated everyone who came to this meeting and also thanked the city for Arbor Day.

Special Presentations

2. Presentation of Financial Statements, Year End June 30, 2025 by Will Walls, CPA of Love Bailey Certified Public Accountants

Please see attached for this presentation.

Routine Business

3. Comments from Utility Director

- a. Mr. Parris informed the council that phase I of the SCIIP project is wrapping up. The final cleanup is happening.

Phase 2 of the SCIIP project is making good progress.

- b. Mr. Parris stated that a pre-bid meeting for the SCADA upgrade will be this Thursday, December 11th.
- c. Mr. Parris explained that the city is in the process of waiting on the encroachment permits from SCDOT for the Lucky Street/James Street and Highland Avenue water line replacement. The city will be able to go outside asphalt, but that is still SCDOT right of way.
- d. Mr. Parris spoke on the sewer issue that was brought up today for the Anderson Avenue development. Issues that have been found have been taken care of, but overall the sewer system can withstand this development just fine.
- e. Mr. Parris spoke about the sewer lines that would be impacted by the development of Anderson Avenue. The overall impact of this development on the city sewer lines will be fine.

4. Comments from the City Administrator

- a. Mr. Bronson introduced Ben Blackwell as the newly hired Assistant Recreation Director.
- b. Mr. Bronson gave an update on the Horton Outdoor Recreational Fields. The city is still waiting on the DOT permit for the concession stand. The field inspector has been sent out and DOT issued permits for the sidewalk on Hall road. We have also found a solution for the North field that has been holding water- Ben Blackwell was credited with his solution.
- c. Mr. Bronson gave a streetscape update. Bids came in October and a notice of intent was awarded to the lowest contractor. Since then, caps for this funding have increased. Mr. Bronson explained the process with ACOG and the Department of Commerce for trying to get additional funding since the caps have increased.
- d. Mr. Bronson explained the grant that the city received for the unity tank installation. He explains that receiving this grant now frees up almost \$600,000 from the bond money that was approved to move the pumps currently located on HWY 76.
- e. Mr. Bronson explained why we now need to purchase the Unity Tank property. The council has an updated survey for this property that is attached. He explained that Mr. Parris will be doing the negotiating for the city to purchase this.

5. Approval of November 18, 2025 Regular City Council Meeting Minutes

Upon a motion by Mr. Glymph and seconded by Mrs. Snipes, the **motion for the approval of November 18, 2025 Regular City Council Meeting Minutes passed unanimously.**

Member	Motion	Vote
Ramey		Yes
Glymph	Motion	Yes
Powell		Yes
May		Absent
Dunn		Yes
Snipes	Second	Yes

New Business

6. Consideration of Ordinance 01-13-2026-01: AN ORDINANCE TO REZONE A CERTAIN PARCEL IN THE CITY OF WESTMINSTER FROM R-25 (ONE-FAMILY RESIDENTIAL) TO R-20 (ONE-FAMILY RESIDENTIAL).

The City received a zoning amendment request from Jerry Smith (“Owner”) on October 9, 2025, requesting rezoning of his unaddressed property located on Anderson Avenue (16.6 AC, TMS # 530-12-01-010). The property primarily fronts Anderson Avenue and has an additional frontage on Earl Holcombe Dr.

The applicant has indicated the desire to develop 28 new homes on the parcel if approved. The rezoning would allow for approximately 8 additional homes than if left at R-25. At its current zoning (R-25), the applicant can build 20 new homes. The current home renderings and proposed lot layout were provided as a guide, but subject to change based on market conditions and utility access.

Upon a motion by Mrs. Snipes and seconded by Mr. Dunn, the **motion to approve first reading of Ordinance 01-13-2026-01: AN ORDINANCE TO REZONE A CERTAIN PARCEL IN THE CITY OF WESTMINSTER FROM R-25 (ONE-FAMILY RESIDENTIAL) TO R-20 (ONE-FAMILY RESIDENTIAL) passed unanimously.**

Member	Motion	Vote
Ramey		Yes
Glymph		Yes
Powell		Yes
May		Absent
Dunn	Second	Yes
Snipes	Motion	Yes

7. Consideration of Ordinance 1-13-2026-02: AN ORDINANCE TO EXECUTE REAL PROPERTY SALE AGREEMENT FOR PROPERTY LOCATED AT 124 UNITY CHURCH ROAD.

The City of Westminster Utility Department owns a 40,000-gallon water tank located at 124 Unity Church Road that services portions of the Westminster water system in Long Creek area (north of and including Coffee Road). The tank has sat on an easement on the property with a 40-year lease term. That lease expired in 2023.

Mr. Bronson explained that this allows the city to begin negotiating.

Upon a motion by Mr. Dunn and seconded by Mrs. Snipes, the **motion to approve first reading of Ordinance 1-13-2026-02: AN ORDINANCE TO EXECUTE REAL PROPERTY SALE AGREEMENT FOR PROPERTY LOCATED AT 124 UNITY CHURCH ROAD passed unanimously.**

Member	Motion	Vote
Ramey		Yes
Glymph		Yes
Powell		Yes
May		Absent
Dunn	Motion	Yes
Snipes	Second	Yes

8. Nominations and consideration of appointments to the Westminster Planning Commission

The Westminster Planning Commission will have 2 vacancies for the Planning Commission in 2026. To be eligible to serve on the Planning Commission, members of the public must have legal residence in the City of Westminster and not hold another office in the City of Westminster or Oconee County.

- Appointment for term lasting from 2026-2030 (Currently held by Jarrod Brucke)
- Appointment for complete term lasting from 2025-2029 (To be vacated by Councilman-Elect Charles Morgan upon oath of office to Westminster City Council on January 5, 2025)

Mayor Ramey explained that Mr. Brucke is willing to stay on or step down. Mayor Ramey has no nominations at this time.

Mr. Bronson stated that this will be back on the January agenda since Mr. Morgan will have been sworn in to city council by then and vacated his seat on the planning commission. He also explained the requirements for being on the planning commission.

9. Discussion regarding January 2026 City Council Meeting and 2026 Meeting Schedule.

Tuesday, January 13, 2026
Tuesday, February 10, 2026
Tuesday, March 10, 2026
Tuesday, April 14, 2026
Tuesday, May 12, 2026
Tuesday, June 9, 2026
Tuesday, July 14, 2026
Tuesday, August 11, 2026
Tuesday, September 8, 2026
Tuesday, October 13, 2026
Tuesday, November 10, 2026
Tuesday, December 8, 2026

2026 Holiday Schedule

New Year's Day — Thursday, January 1
 Martin Luther King, Jr. Day — Monday, January 19
 George Washington's Birthday / Presidents Day — Monday, February 16
 Good Friday - April 3
 Confederate Memorial Day — Monday, May 11
 National Memorial Day — Monday, May 25
 Independence Day — Friday, July 3
 Labor Day — Monday, September 7
 Veterans Day — Wednesday, November 11
 Thanksgiving Day — Thursday, November 26
 Day after Thanksgiving Day — Friday, November 27
 Christmas Eve — Thursday, December 24
 Christmas Day — Friday, December 25
 Day after Christmas — Monday, December 28

Mr. Bronson spoke about the swearing in ceremony and budget meetings. He stated that he is waiting on new council members for these dates.

Mrs. Snipes mentioned having January 2, 2026 as a day off since January 1, 2026 is a holiday on a Thursday. She proposes that the council accept January 2, 2026, as a holiday also.

Upon a motion by Mrs. Snipes and seconded by Mr. Dunn, the **motion to approve the January 2026 City Council Meeting and 2026 Holiday Schedule, adding January 2, 2026 as a city holiday, passed unanimously.**

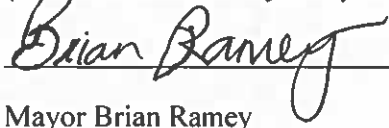
Member	Motion	Vote
Ramey		Yes
Glymph		Yes
Powell		Yes
May		Absent
Dunn	Second	Yes
Snipes	Motion	Yes

Mayor Ramey thanked everyone for attending the meeting and wished everyone a Merry Christmas!

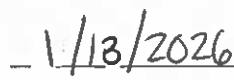
Adjourn

Upon a motion by Mayor Ramey and seconded by Mr. Glymph, the *motion to adjourn the meeting at 7:10 pm* passed unanimously.

(Minutes submitted by Kiley Carter)



Mayor Brian Ramey



Date

CITY OF WESTMINSTER

Sign In Please for Public Comment

Name (please print)

Street Address

BRUCE WAMBACH

214 Anderson Ave

Judy Cameron

Rt 22

ALLAN STONE

300 North Isundega ST

Rudy Still

326 N. Isundega St,

City of Westminster

FY2025 Council Summary and Financial Overview

Highlights and Key Results – General Fund

- Received an unmodified (clean) audit opinion from Love Bailey CPAs. This is the best opinion that the City can receive.
- Total general fund revenues increased steadily over three years, reaching \$3.9 million in FY2025.
- Total general fund expenditures increased \$477 thousand to \$3.3 million, driven primarily by capital outlay and personnel costs.
- Fund Balance: \$4.7 million — a decrease of \$1.9 million from FY2024 mostly due to transfers out of the general fund.

Financial Performance Summary – General Fund

Category	FY2025	FY2024	Change (\$)	Change (%)
Total Revenues	\$3,914,946	\$2,298,331	\$1,616,615	70.3%
Total Expenditures	\$3,347,573	\$2,870,825	\$476,748	16.6%
Operating Income	\$567,373	\$-572,494	\$1,139,867	199.1%
Other Financing Sources (Uses)	\$-2,476,352	\$5,680,186	\$-8,156,538	-143.6%
Change in Fund Balance	\$-1,908,979	\$5,107,692	\$-7,016,671	-137.4%

Highlights and Key Results – Proprietary Fund

- Total proprietary fund revenues decreased to \$8.1 million from \$8.7 million in FY2024.
- Total proprietary fund expenses increased \$65 thousand to \$8.5 million, driven primarily by depreciation expense.
- Net position: \$12.8 million — an increase of \$2.9 million from FY2024 mostly due to Heirloom Farms project capital contribution of \$1.0 million and South Carolina Infrastructure Investment Program grant of \$1.6 million.

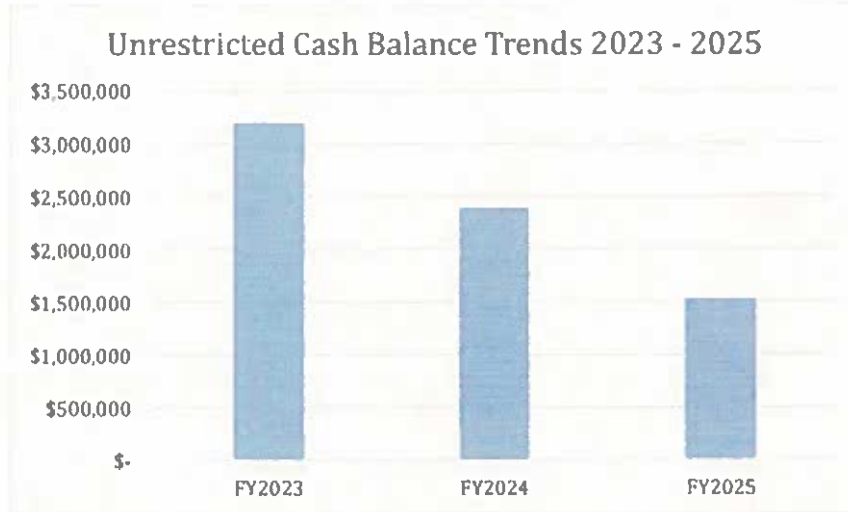
Financial Performance Summary – Proprietary Fund

Category	FY2025	FY2024	Change (\$)	Change (%)
Total Revenues	\$8,146,375	\$8,739,266	\$-592,891	-6.8%
Total Expenses	\$8,521,041	\$8,456,304	\$64,737	0.8%
Operating Income	\$-374,666	\$282,962	\$-657,628	-232.4%
Nonoperating Income	\$2,302,044	\$319,604	\$1,982,440	620.3%
Transfers	\$938,230	\$-1,260,491	\$2,198,721	174.4%
Change in Net Position	\$2,865,608	\$-657,925	\$3,523,533	535.6%

Highlights and Key Results – Government-Wide Balance Sheet

- Total assets: \$45.4 million, an increase from \$33.9 million in FY2024.
- Net position: \$22.8 million — an increase of \$4.4 million from FY2024.
- Unrestricted cash-on-hand decreased from \$2,392,533 in FY2024 to \$1,533,322 in FY2025.

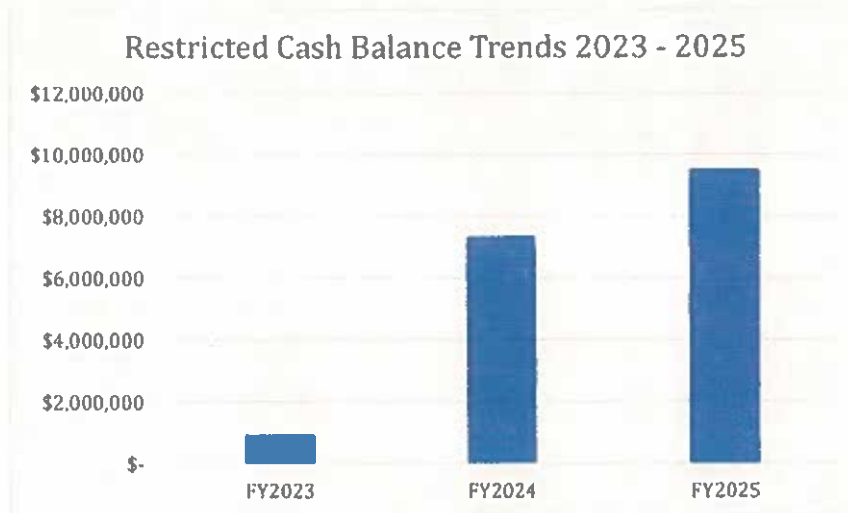
Three-Year Cash Trend (2023–2025)



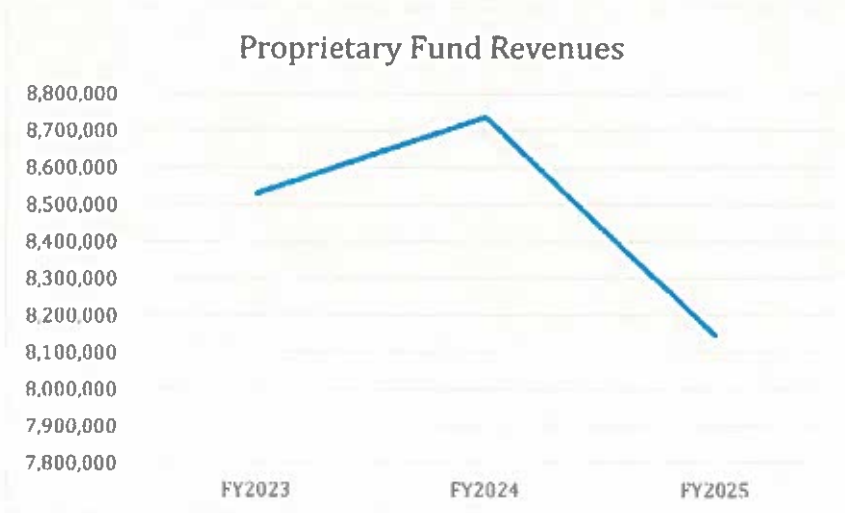
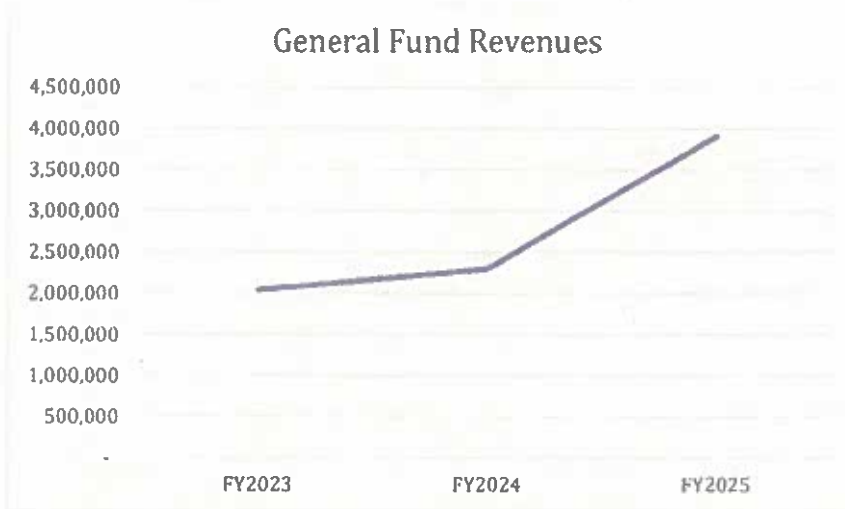
Liquidity Overview

- Cash on Hand (Months): FY2025 – 1.63 months; FY2024 – 2.56 months; FY2023 – 3.35 months.

These ratios measure how many months of operating expenses the organization could cover using only unrestricted cash.



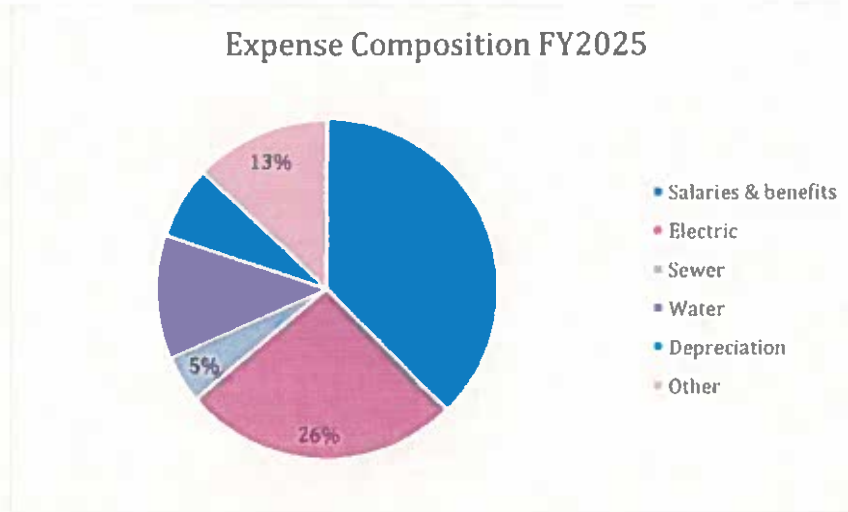
Three-Year Revenue Trend (2023–2025)



Revenue Highlights

- General Fund - \$1.5 million parks & recreation grant received from the state in FY2025 that caused a 70% increase in revenues.
- Proprietary Fund - \$650 thousand less in waterline extension fees in FY2025 compared to FY2024. Mostly due to Spinx and Heirloom farms fees being received during FY2024.

Expense Composition – FY2025



Capital Assets Overview

- Overall \$8.9 million increase in capital assets from the previous year.
 - \$7.2 million of waterline improvement project additions
 - \$303 thousand for Anderson Community Park
 - \$652 thousand of vehicle leases or purchases
 - \$927 thousand for Heirloom Sewer Project
 - \$247 thousand purchases of tractors/equipment
 - \$387 thousand for a trash truck
 - \$1.0 million of depreciation expense

Debt Overview

- 3 new bonds entered into during the year
 - \$900 thousand Hospitality Limited Obligation Bond
 - \$4.8 million 2025 Revenue Bond
 - \$8.7 million 2025 USDA Bond
 - Paid off \$8.3 million Bond Anticipation Note with the USDA bond

	<u>6/30/2025</u>	<u>FY26 P&I</u>
Governmental		
\$174,406 Lease Purchase, 2022B - Fire	101,430	27,961
\$142,500 Lease Purchase, 2022A - Police/Fire Vehicles	25,105	26,719
\$900,000 Limited Obligation Bond	900,000	111,950
\$318,416 Lease Purchase, 2025A - Police/Fire Vehicles	318,416	53,798
\$181,300 Lease Purchase, 2024 - Vehicles	181,300	66,012
	<u>1,526,251</u>	<u>286,440</u>
Proprietary Funds		
\$272,500 Lease Purchase, 2022A - Electric Truck	211,105	39,527
\$168,700 Lease Purchase, 2024 - Vehicles	168,700	62,018
Conserfund Loan	300,297	40,115
\$310,000 Lease Purchase, 2023 - Garbage Truck	241,388	46,063
\$535,000 Lease Purchase, 2023B - Various Equipment	437,167	121,801
\$387,074 Lease Purchase, 2025A - Trash Loader	387,074	65,399
2025 Revenue Bond	4,839,000	441,826
2024 USDA Revenue Bond	8,642,584	352,032
	<u>15,227,315</u>	<u>1,168,781</u>
	Total	\$ 1,455,221

Summary and Outlook

The City of Westminster received an unmodified (clean) audit opinion, confirming that the financial statements are presented fairly in accordance with generally accepted accounting principles. FY2025 results reflect significant investment in capital projects and infrastructure, supported by state grants and utility system funding.

General Fund revenues grew substantially due to grant activity, while planned transfers for capital improvements drove the decrease in fund balance. In the Proprietary Fund, major capital contributions and grants strengthened the City's net position despite a decline in operating results.

Overall, the City increased its total assets and net position, demonstrating continued progress in long-term infrastructure development. While liquidity declined, Westminster remains financially stable and positioned to maintain services while focusing on rebuilding reserves and managing future growth.

CITY OF WESTMINSTER
 STATE OF REVENUE/EXPENSES COMPARISON SUMMARY
 GENERAL FUND

	General Fund FY2023	General Fund FY2024	General Fund FY2025	Change\$	Change%
REVENUES					
Property taxes	716,549	724,751	753,886	29,135	4%
Intergovernmental revenues	357,469	713,531	2,138,067	1,424,536	200%
Licenses, permits and fees	346,795	464,998	445,153	(19,845)	-4%
Fines and forfeitures	86,952	63,019	26,435	(36,584)	-58%
Miscellaneous and other	459,632	65,358	216,349	150,991	231%
Payments in lieu of taxes and franchise fees	58,535	51,086	77,697	26,611	52%
Interest income	15,097	215,588	257,359	41,771	19%
Total Revenues	2,042,029	2,298,331	3,934,946	1,636,615	70.3%
EXPENSES					
Current					
General Government	555,608	628,233	696,574	68,341	11%
Public Safety	1,492,545	1,795,709	2,012,054	216,345	12%
Public Works	139,285	90,646	98,040	7,394	8%
Recreation and tourism	48,095	26,721	16,966	(9,755)	-37%
Capital Outlay	561,555	226,955	445,319	218,364	96%
Debt service:					
Principal	27,961	91,975	70,435	(21,540)	-23%
Interest	-	10,586	8,185	(2,401)	-23%
Total Expenditures	2,825,049	2,870,825	3,347,573	476,748	16.6%
Excess of revenues over (under) expenditures	(783,020)	427,506	587,373	1,139,867	199.1%
OTHER FINANCING (USES) SOURCES					
Proceeds from Capital Leases	316,906	-	499,716	499,716	100%
Capital Contributions	-	-	2,000,040	2,000,040	100%
Sale of assets	-	3,037	7,615	4,578	151%
Interfund transfers in	587,481	5,677,149	-	(5,677,149)	-100%
Interfund transfers out	-	-	(4,983,723)	(4,983,723)	-100%
Total other financing (uses) sources	904,387	5,680,186	(2,476,352)	(8,156,538)	-143.6%
Net change in fund balances	121,367	5,107,692	(1,908,979)	(7,016,671)	-137.4%
FUND BALANCES					
Beginning of year (restated)	1,365,612	1,405,979	6,594,671	5,107,692	343%
End of year	1,486,979	6,594,671	4,685,692	(1,908,979)	-29%
Unrestricted Cash & LGR Balances	1,415,009	1,589,072	366,353	(1,222,719)	-77%

\$1.5m Parks & Recreation grant received from the State in FY2025 - was not present in the PY.

Increase mostly due to more \$280k more in salaries and benefits in FY2025. 16 more employees in FY2025 compared to FY2024 - we will look at further on the next page.

More capital outlay in FY2025 compared to FY2024. Largest capital outlay purchases in 2025:
 1. \$315k six police vehicles
 2. \$57k truck for public works
 3. \$65k street scape project

\$2m Horton Gift - Outdoor Recreation Center - Hill Street Park Fund.

**CITY OF WESTMINSTER
EXPENSE BREAKDOWN**

	FY2024	FY2025	\$ Change	% Change
Salaries				
Fulltime	2,529,083	3,129,133	600,050	23.7%
Overtime	135,470	218,415	82,945	61.2%
Annual Bonus	12,740	12,282	(458)	-3.6%
Salaries	2,677,293	3,359,830	682,537	25.5%
Tax/Benefits				
FICA	194,405	238,715	44,310	22.8%
Retirement	522,111	370,363	(151,748)	-29.1%
Health	324,892	405,676	80,784	24.9%
Work Comp	196,014	170,987	(25,027)	-12.8%
Benefits	1,237,422	1,185,742	(51,680)	-4.2%
Total	3,914,715	4,545,572	630,857	16.1%
Expenses				
Salaries & benefits	33.1%	37.5%		
Electric	26.7%	26.2%		
Sewer	6.6%	4.6%		
Water	13.8%	11.7%		
Depreciation	5.4%	6.9%		
	85.6%	87.0%		
Total Expenses	11,834,414.00	12,126,406.00		
Total City Salaries	2,677,293	3,359,830		
# of fulltime employee (over \$20k salaries)	34	38		
Avg. Salary Per Employee \$	78,743.91	\$ 88,416.58		

Increase in wages is a result of more full time employees in 2025 (38) compared to 2024 (34). Additionally, there was a 3% cost of living raise provided to all employees and \$83k more overtime than in PY.

CITY OF WESTMINSTER
 STATE OF REVENUE/EXPENSES COMPARISON SUMMARY
 PROPRIETARY FUNDS

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	Proprietary Fund FY2023	Proprietary Fund FY2024	Proprietary Fund FY2025	Change\$	Change%
OPERATING REVENUES					
Utility billings	8,353,814	8,354,105	7,822,345	(531,760)	-6.37%
Other customer fees	60,705	324,720	137,000	(187,720)	-30.91%
Other	115,599	60,441	187,030	126,589	209.44%
Total Operating Revenues	8,530,118	8,739,266	8,146,375	(592,891)	-6.78%
OPERATING EXPENSES					
Electric	3,426,665	3,485,674	3,564,177	78,503	2.25%
Sewer	1,066,075	982,865	795,902	(186,963)	-19.02%
Water	2,926,192	1,968,292	1,797,976	(1,703,16)	-58.21%
Solid waste	347,995	431,191	475,360	44,169	10.24%
Administrative	833,572	947,037	1,045,889	98,862	10.39%
Depreciation	566,625	641,255	842,237	200,982	35.46%
Total Operating Expenses	9,167,474	8,438,304	8,521,041	64,737	0.77%
OPERATING INCOME	(637,356)	282,962	(374,666)	(657,628)	-232.41%
NONOPERATING REVENUES (EXPENSES)					
Interest income	1,566	265,011	16,519	(248,492)	-15.87%
Interest expense	(21,845)	(422,542)	(370,700)	51,842	-2.27%
Sale of capital assets	-	15,500	1,551	(13,949)	-89.99%
Capital Contributions	-	-	1,085,481	1,085,481	100.00%
Grants	-	-	1,569,193	1,569,193	100.00%
Intergovernmental	-	461,635	-	(461,635)	100.00%
Total Nonoperating Income	(20,279)	319,004	2,302,044	1,982,440	830.28%
INCOME (LOSS) BEFORE OTHER FINANCING SOURCES (USES)	(657,635)	602,566	1,927,378	1,324,812	219.86%
CAPITAL GRANTS AND CONTRIBUTIONS					
Grant award	9,750	-	-	-	NDV/DI
Sale of capital assets	1,417	-	-	-	NDV/DI
Interfund transfers in (out)	777,882	(1,260,491)	938,230	2,198,721	174.43%
	789,049	(1,260,491)	938,230	2,198,721	174.43%
CHANGE IN NET POSITION	131,414	(657,925)	2,865,608	3,523,533	585.55%
NET POSITION					
Beginning of year (restated)	10,470,320	10,601,734	9,943,809	(657,925)	-6.21%
End of year	10,601,734	9,943,809	12,809,417	2,865,608	28.82%
Unrestricted Cash & LCP balances	1,071,418	765,945	934,235	168,290	21.97%

Decrease in waterline extension fees in FY2025 compared to FY2024. Mostly due to Spinex and Heirloom farms being built during FY2024.

Decrease due to tap fees from Spinex (\$95K) and a new neighborhood Heirloom Farms (\$1,98K) being built during FY2024. No such large tap fees in FY2025.

Decrease County sewer authority changed their billing structure during FY2025 - the billing is now based off water meter consumption data rather than a pro rata share which caused a \$100K decrease in costs. Changed in July 1, 2024. Additionally, the City hired contract services to address utility upgrades in FY2024 for \$75K - not present in FY2025.

\$317K decrease in utilities purchase as the City updated water meters that led to capital improvements in water system. Much of the capital improvements have added in less leaks. Better tracking of water pipe conditions (leak detection).

Over \$4m in capital asset additions put into service in FY2024 and FY2025 has caused a large increase in depreciation expense.

Decrease mostly related to smaller investment balances in the GBP in FY2025 (\$3.5m) compared to FY2024 (\$5.7m). Additionally, the average rate of return in FY2024 was 5.57% compared to 4.85% in FY2025.

Heirloom Farms project - SK buildings reimbursement.

South Carolina Infrastructure Investment Program (SCIP Grant).

The City recognized \$462K of ARPA funding (from Oconee County) during for the Utilities fund in FY2024.

LEGEND:

- Iron Pin, New
- Iron Pin, Old
- PK Nail, new unless noted.
- Computed Point
- Above Grade (A.G.)
- Below Grade (B.G.)
- Power Pole
- Overhead Power
- Underground Power
- Underground Telephone
- Telephone MH
- Telephone Pedestal
- Existing Gas Main
- Existing Water Main
- Existing Fire Hydrant
- Existing Water Meter
- San. Sewer MH
- Metal Light Pole
- Chain Link Fence



Location Map - No Scale



0.345 ACRES
(15,014.53 SQ. FT.)

N/F PH&S E. Gilman &
Mark Gillespie
TMS #186-00-04-008
Deed Book 2932, Page 180
Plat Book P-47, Page 406

Line #	Direction	Length
L-1	N77° 13' 58"W	8.82
L-2	S77° 13' 58"E	10.13
L-3	S27° 01' 49"E	42.85

U.S. Department of Agriculture
-Sumter National Forest-
TMS #343-00-01-002



I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than those shown.

Samuel B. Glenn Jr.
P.L.S. No. 24277

This survey is subject to any rights of way and easements of record, and any facts which may be disclosed by a full and accurate title search.

Job No: 2022.114A



UNITY CHURCH ROAD
(8-23-00) (33' R/W)

COUNTY APPROVAL

South Carolina
Oconee County

Boundary Survey & Subdivision of 0.345 Acre
Located on Unity Church Road
Surveyed at the Request of
-The City of Westminster-

References:
TMS No. Portion of 186-00-04-008
Deed Book 1650, Pg. 47 &
Deed Book 14-R, Pg. 147

Date: 5 December 2025

Scale: 1" = 40'



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