

**City of Westminster Board of Zoning Appeals
September 17, 2026 at 5:00pm
Westminster City Hall
100 E. Windsor St**

I. Call to order

II. Consideration of July 13, 2026 Meeting Minutes

III. Open Public Hearing

The Public Hearing is for anyone who wishes to speak for or against the requested action.

IV. Close Public Hearing

V. Consideration of Variance Request for 106 Pump House Road (TMS # 530-16-02-013)

The applicant requests the following:

1. Applicant hereby appeals to the Board of Zoning Appeals (BZA} from the following action of the Planning Director/Zoning Administrator affecting the subject property on the grounds that the: *denial* of a zoning application was and contrary to provisions of the zoning ordinance or other action or decision of the Planning Director/Zoning Administrator was erroneous as detailed in its application.
2. The applicant contends that the interpretation of the zoning ordinance is applied to the property is *Erroneous, contrary to s.c. law, and an incorrect application of nonconforming use principles. Under established South Carolina common law (See Purdy v. Moise, 223 s.c. 298, 75 S.E.2d 605 (S.C. 1953)), a vested nonconforming use runs with the land and is not forfeited or abandoned by temporary utility disconnections during tenant defaults or property transitions. Historical Google Earth satellite imagery confirms continuous placement and residential development on this parcel since at least 2000.*
3. The applicant requests the following relief:
 - a. *Vacate and set aside the Notice of Violation and Order to Remove dated July 8, 2026.*
 - b. *Formalize and confirm the pre-existing, vested nonconforming status of the residential structure at 106 Pump House Rd.*
 - c. *Direct the Zoning Department to issue necessary zoning compliance approval to allow immediate reconnection of municipal utilities.*

Staff contends its interpretation of the International Property Maintenance Code and Westminster Zoning Ordinance is correctly applied to 106 Pump House Road as stated on the attached Notice of Violation and requests the Board of Zoning Appeals to:

- a. Uphold the Notice of Violation dated July 8, 2026 as written.
- b. Deny the requests for maintenance of non-conforming status.
- c. Deny the request for utility reconnection which is inappropriately requested.
City utility service provision not within the preview of the BZA.

VI. Member Comments

VII. Adjourn

City of Westminster
MINUTES OF THE BOARD OF ZONING APPEALS
July 13, 2026 at 5:00 pm
Westminster City Hall Conference Room

The meeting was called to order at 5:00pm. In attendance were Boyce Snipes, Krysta Kokay, Lucas Snedigar, Jonathan Cheek, and Garrett Dunn.

City Administrator, Kevin Bronson
Assistant City Administrator, Presley Morello
City Clerk, Kiley Carter
Fire Marshal, Jeff Klaren

Swearing in New Members

The City Clerk swore in all new members with the oath along with reinstating Mr. Boyce Snipes.

Election of Officers

Mr. Bronson explained how this usually works or that anyone could volunteer to be an officer.

Krysta Kokay volunteered to be the chair. Jonathan Cheek volunteered to be the Vice chair.

Upon a motion by Mr. Snedigar and seconded by Mr. Snipes, the motion to approve the chair and vice-chair volunteers passed unanimously.

Consideration of Variance Request for 1109 E Main Street (TMS # 530-22-08-007)- Public Hearing

Mr. Bronson and Mr. Morello informed the Board that Waffle House is seeking a variance to allow for construction of a commercial building with the standard Waffle House dimensions. They are requesting a 15 foot setback due to the space of this lot and not wanting to build over storm drains. The old building will be demolished with a new one put in its place.

There were no public comments.

Upon a motion by Mr. Dunn and seconded by Mrs. Kokay, the motion to approve the variance request for 1109 E Main Street passed unanimously.

Training

Mr. Bronson explained that this group will need training since they are all mostly new and then must be completed yearly. He stated that Mr. Morello will work on scheduling this.

Adjourn

Without Objection, the meeting adjourned at 5:37 pm by Mrs. Kokay.

(Minutes prepared by Kiley Carter)



Together We Grow

CITY OF WESTMINSTER

CODES AND ZONING DEPARTMENT

Westminster, South Carolina

NOTICE OF VIOLATION AND ORDER TO REMOVE UNLAWFUL MOBILE HOME

Date: July 8, 2026

Parcel ID: 530-16-02-013

Property Address:

106 Pump House Rd.

Westminster, SC 29693

Owner of Record:

DHP Real Estate LLC

2123 Old Spartanburg Rd., Suite 184

Greer, SC 29650

RE: Unlawful Mobile Home Located Within the R-15 Residential Zoning District

Dear Property Owner:

An inspection of the above-referenced property has determined that the mobile home located at 106 Pump House Road is no longer a lawful residential use.

The property is located within the R-15 Residential Zoning District. The dwelling has had both electrical and water service disconnected and is no longer a legally occupied residence. As a result, the mobile home no longer qualifies as a lawful residential use on this property and is not permitted to remain on the lot under the current zoning regulations governing the R-15 Residential District.

The continued placement of the mobile home on the property constitutes a violation of the City of Westminster Zoning Ordinance governing permitted uses within the R-15 Residential District and is subject to enforcement.

ORDER TO CORRECT

You are hereby ordered to correct this violation by completing the following action:

The mobile home shall be permanently removed from the property within thirty (30) days of your receipt of this Notice of Violation.



Together We Grow

Removal shall include all associated appurtenances, steps, skirting, utility connections, debris, and any materials associated with the placement of the mobile home, leaving the property in a clean and safe condition.

RIGHT TO APPEAL

You have the right to appeal this Notice of Violation and request a hearing before the appropriate board or authority as provided by the City of Westminster Code of Ordinances. Any request for appeal must be submitted in accordance with the City's established procedures and within the applicable time limits.

The filing of an appeal or request for a variance or rezoning does not automatically stay or extend this Order to Remove.

Should you seek a variance, rezoning, or other zoning relief, it is your responsibility to obtain all necessary approvals before the required compliance date established by this Notice.

If no approval authorizing the continued placement of the mobile home has been granted by the compliance deadline, the mobile home shall nevertheless be removed from the property as ordered herein.

Failure to comply with this Order may result in enforcement through Municipal Court, the assessment of applicable fines and penalties, and any other remedies authorized by the City of Westminster Code of Ordinances and the laws of the State of South Carolina.

If you have questions regarding this Notice or the procedures for requesting zoning relief, you may contact the City of Westminster Codes and Zoning Department.

Respectfully,

Richard Klaren
Fire Marshal / Code Enforcement Officer
City of Westminster Codes and Zoning
Cell: 864-873-8680
Email: jklaren@westminstersc.org

David W. Gantt, Esquire
106 Burdock Way
Simpsonville, SC 29681
(864) 608-7526

August 5, 2026

City of Westminster
Code Compliance and Development
100 E Windsor St
Westminster, SC 29693-0399

VIA U.S. Mail

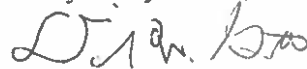
Re: Parcel ID: 530-16-02-013
Notice Of Violation
Appeal of Violation Application

To Whom It May Concern:

Enclosed please find the original Application of Appeal of the Notice of Violation dated July 8, 2026. Also enclosed please find my trust account check in the amount of \$75.00 for the appeal application fee. Please file and forward to the Zoning Board of Appeals at your earliest convenience. Please return to me a filed copy of the application and the date and time of the appeal hearing.

If you have any questions or require additional information, please do not hesitate to contact me. I very much appreciate your assistance in this matter. With kind regards, I am

Very Truly Yours,



David W. Gantt

Enclosures: Zoning Violation Notice of Appeal Form



ZONING APPEAL APPLICATION

Code Compliance and Development
100 E Windsor St
Westminster, SC 29693-0399
864-647-3200 X 105

APPLICATION DATE: 08/05/2026

APPLICATION TYPE:

- ☐ Appeal from decision of Planning Director/
Zoning Administrator
- ☐ Appeal for Variance from the strict application
of the Zoning Ordinance

APPLICANT(S) NAME: David W. Gantt, Esq. Counsel for Philip Klinck, Trustee of 106 Pump House Land Trust

APPLICANT(S)
ADDRESS: 106 Burdock Way
Simpsonville, SC 29681

PHONE: MOBILE: 864-608-7526 WORK:

EMAIL ADDRESS: ganttlawfirm@gmail.com

OWNER(S) OF
RECORD: Philip Klinck, Trustee of 106 Pump House Land Trust

OWNER(S) ADDRESS: 2123 Old Spartanburg Rd
Suite 184
Greer, SC 29650

PHONE: MOBILE: WORK:

EMAIL ADDRESS: philip@upstatelandtrust.com

SUBJECT PROPERTY
ADDRESS: 106 Pump House Road
Westminster, SC

TMS/PIN #: 530-16-02-013

ZONING DISTRICT: R-15 One-Family Resid

PARCEL AREA (SQ FT)
& DIMENSIONS: 16,117 sq ft

LAND USE

Residential

LAND USE
TYPE:

Non-Conforming Building and/or Use

CHANGE OF USE:

Re-established or re-occupied after discontinuance of utilities or sale of real property

NARRATIVE - APPEAL FROM DECISION OF PLANNING DIRECTOR/ZONING ADMINISTRATOR

Instructions - Answer each of the following questions:

1. Applicant hereby appeals to the Board of Zoning Appeals (BZA) from the following action of the Planning Director/Zoning Administrator affecting the subject property on the grounds that the:

(choose one)

denial

of a zoning application was erroneous and contrary to provisions of the zoning ordinance or other action or decision of the Planning Director/Zoning Administrator was erroneous as follows:

(describe date and action or decision taken)

See attached Notice of Appeal and Supporting Memorandum incorporated herein by reference.

2. The applicant contends that the interpretation of the zoning ordinance is applied to the property is...

Answer:

Erroneous, contrary to S.C. law, and an incorrect application of nonconforming use principles. Under established South Carolina common law (See Purdy v. Moise, 223 S.C. 298, 75 S.E.2d 605 (S.C. 1953)), a vested nonconforming use runs with the land and is not forfeited or abandoned by temporary utility disconnections during tenant defaults or property transitions. Historical Google Earth satellite imagery confirms continuous placement and residential development on this parcel since at least 2000.

3. The applicant requests the following relief...

Answer:

A. Vacate and set aside the Notice of Violation and Order to Remove dated July 8, 2026.
B. Formalize and confirm the pre-existing, vested nonconforming status of the residential structure at 106 Pump House Rd.
C. Direct the Zoning Department to issue necessary zoning compliance approval to allow immediate reconnection of municipal utilities.

**NARRATIVE - APPEAL FOR VARIANCE FROM THE
STRICT APPLICATION OF THE ZONING
ORDINANCE**

Instructions - Answer each of the following questions:

1. The applicant hereby appeals to the Board of Zoning Appeals (BZA) for a variance from the strict application of the following provisions of the Zoning Code Ordinance:

Answer:

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance as set by South Carolina Code of Laws and the Westminster Code of Ordinance are met by the following facts:

(a) there are extraordinary and exceptional conditions pertaining to the particular piece of property as follows;

Answer:

(b) these conditions do not generally apply to other property in the vicinity as shown by;

Answer:

(c) because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

Answer:

(d) the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance as explained below:

Answer:

A copy of the plat map of record, recorded survey, plot plan, and the following documents are submitted in support of this application:

- Copies and documents:
- ☒ Plat Map of Record
 - ☒ Recorded Survey
 - ☒ Plot Plan _
 - ☒ Notice of Appeal and Supporting Memorandum_____
 - ☐ _____

BY MY SIGNATURE, I AFFIRM THAT: the information provided on this form is true and accurate; the subject property is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application pursuant South Carolina Code of Laws Section 6-29-1145.

Date:

8/5/2006

Applicant Signature:



ABBREVIATIONS

- LAND LOT LINE
- RIGHT OF WAY
- PROPERTY LINE
- IRON PIN FOUND
- IRON PIN SET
- FOUND
- CENTERLINE
- OPEN TOP PIPE
- DEED BOOK
- PLAT BOOK
- NOW OR FORMERLY
- EDGE OF PAVEMENT
- WATER METER
- POWER BOX
- TELEPHONE BOX

FILED OCTOBER 1958
SALLIE C. SMITH
CLERK OF COURT

2008 JUN 14 P 2:07

LEGEND

- Existing Concrete Right-of-Way Monument
- Iron Pin Found (with material & type)
- Iron Pin Set (with material & type)
- Fence line (with material & type)
- Power/Telephone Pole & Type Line
- Break in Property Line or Right-of-Way

N/F ROGERS THURFT
DB 479/282, PB P-34/124

N/F ROGERS THURFT
DB 479/282, PB P-34/124

N/F HANCOCK HARTMAN/III
DB 804/207, PB P-41/825

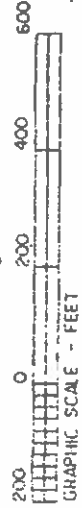
COURSE	IN FEET	DISTANCE
1-1	N 27°01'12" W	40.87'
1-2	N 38°31'12" W	11.21'
1-3	N 38°31'12" W	67.71'
1-4	N 38°31'12" W	44.36'
1-5	N 25°02'30" W	41.09'
1-6	N 16°35'08" W	86.36'
1-7	N 23°00'32" W	148.31'
1-8	N 57°00'15" W	42.21'
1-9	N 70°14'11" W	36.99'
1-10	N 68°18'44" W	60.72'
1-11	N 94°32'10" W	72.85'
1-12	N 51°17'38" W	81.49'
1-13	N 43°29'39" W	31.26'

AREA - 2.686 ACRES

11005732

10.00 Ret. McDonald Title Agency
PO Box 277 Anderson, SC

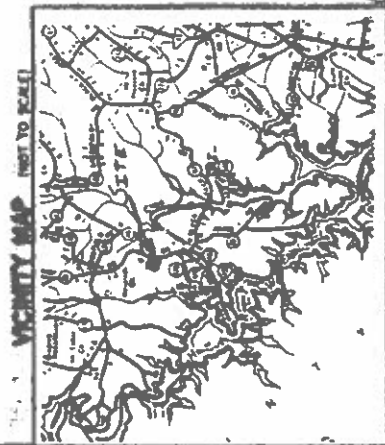
-SURVEYOR-
E. J. Davidson
115 Gibson Road
Clemensville, Ga. 30523
Ph. (706) 754-4988
Ga. #27586
S.C. #16127 N.C. #L-5746
Tenn. #1877 Ala. #20350



BOUNDARY SURVEY FOR:
ROGER THURFT-aka
Roger Barman Thurt
LOCATED IN:
LOCAL 00 TOWNSHIP
OCONEE COUNTY, SOUTH CAROLINA
SCALE: 1" = 200'
JANUARY 31, 2000

THE SAME BEING A PORTION OF THE LAND DESCRIBED IN DEED BOOK 475, PAGE 282 RECORDED IN THE REC. OFFICE FOR OCONEE COUNTY.

I HEREBY STATE 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 A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



FILED OCONEE
SALLIE C. SMITH
CLERK OF COURT

2000 JUN 14 P 12:18

LINE	BEARING	LENGTH
A	N 32 10 20 E	34.08

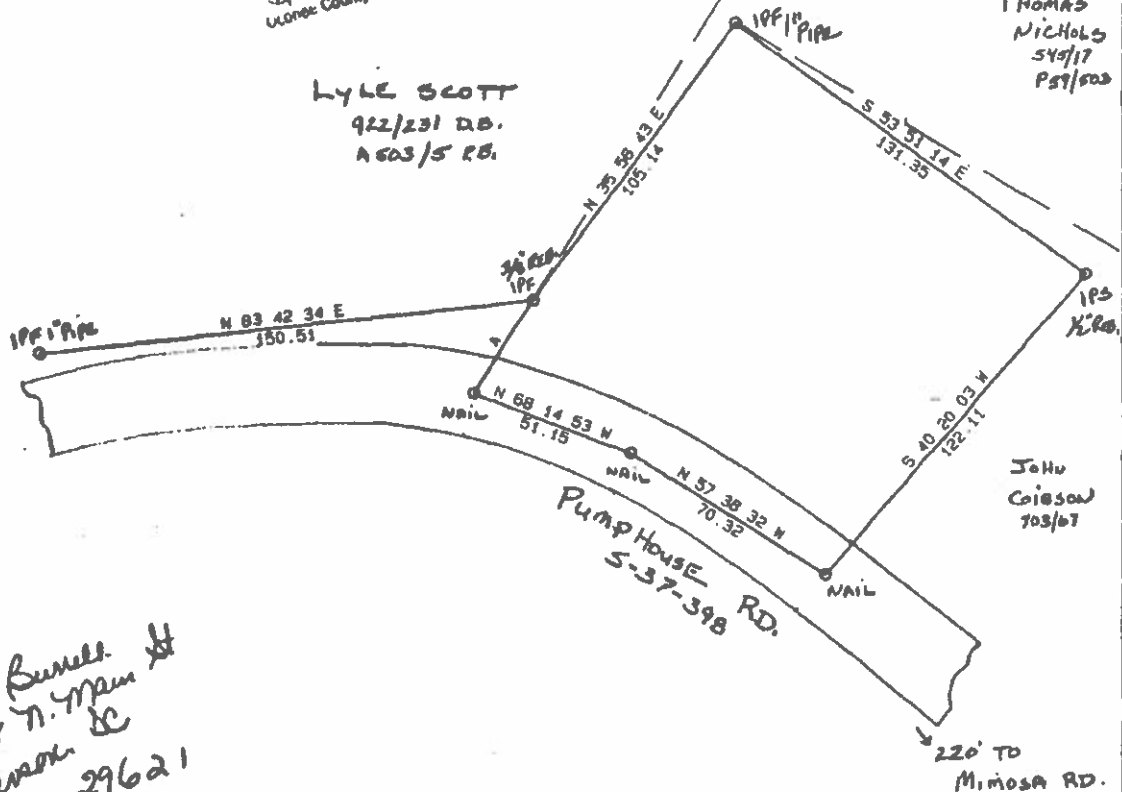


REF. DATA

Recorded this 14 day of June
A.D. 1999 in Vol. 4258
Page 3 and Certified:
Sallie C. Smith, C.C.O.P.S.
Oconee County, S.C.

LYLE SCOTT
922/231 D.B.
A 603/5 R.B.

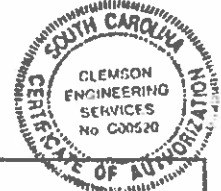
THOMAS
NICHOLS
549/17
P 59/600



1005743
our
Ret: River a Runnel
2708 N. Main St
D.O. Anderson SC
29621

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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.

Dec 1092 P 342



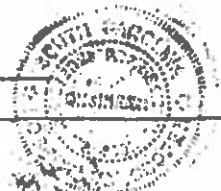
CLEMSON ENGINEERING SERVICES

ACREAGE - .370 (DMD)
PLAT OF UNBALANCED TRAVERSE
PRECISION OF FIELD SURVEY - 1:10000
SCALE 1 IN. = 40 FT.

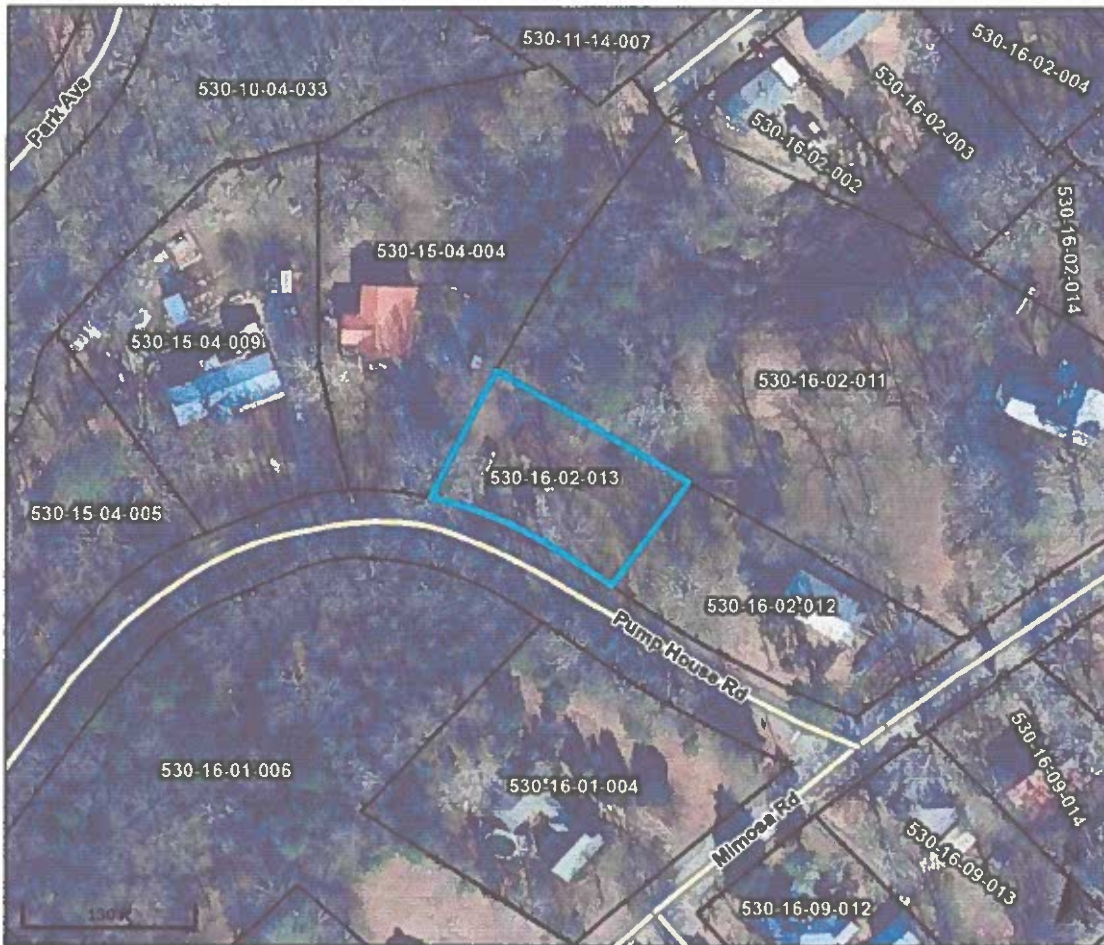
DATE: DECEMBER 15, 1999
STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
TOWNSHIP OF TUGALOO
ON PUMPHOUSE ROAD (TU-398)
PLOT M. 530-16-02-012

PLAT PREPARED FOR *John C. + Bonnie F. Gibson*
BENJAMIN H. GIBSON

AREA WAS CALCULATED
BY THE DMD METHOD
A. J. Cooper
A. JAY COOPER P.E. S.L.S. 4682
PHONE 884-634-2573



PROPERTY SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, OR RESTRICTIONS OF RECORD.
REF. PLAT BK: P-50 PG. 306
" " " " A 603/5
FIELD WORK BY CARTEE-COOPER



Overview



Legend

- Parcels
- 530-16-02-013 Parcel Numbers
- Landhook
- Roads

Parcel ID	530-16-02-013	Alternate ID	60488	Owner Address	BREWER ANTHONY & KRISTENS %106 PUMP HOUSE LAND TST 106 PUMP HOUSE RD WESTMINSTER, SC 29693	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	120 MHome with land			Date	Price	Reason	Qual
Property Address	106 PUDDLES RD	Acreage	0.37			4/8/2024	\$169000	8	U
						8/16/2022	\$45000	n/a	Q
District	40								
Brief	n/a								
Tax Description	(Note: Not to be used on legal documents)								

Date created: 8/3/2026
Last Data Uploaded: 8/3/2026 5:15:15 PM

)

IN RE: Zoning Violation Notice and Order to Remove dated July 8, 2026
PROPERTY ADDRESS: 106 Pump House Rd., Westminster, SC 29693
PARCEL ID / TMS NO.: 530-16-02-013
APPELLANT / OWNER OF RECORD: Philip Klinck, Trustee of the 106 Pump House Land Trust

NOTICE OF APPEAL OF ADMINISTRATIVE DECISION AND DEMAND FOR IMMEDIATE STAY OF ENFORCEMENT

TO: City of Westminster Board of Zoning Appeals
c/o: Richard Klaren, Fire Marshal / Code Enforcement Officer
City of Westminster Codes and Zoning Department
P.O. Box 399, Westminster, SC 29693

(Delivered via Certified Mail & Hand Delivery)

PLEASE TAKE NOTICE that Philip Klinck, Trustee of the 106 Pump House Land Trust, ("Appellant"), owner of record for Oconee County Tax Parcel ID 530-16-02-013, commonly known as 106 Pump House Road, Westminster, SC 29693 ("the Property"), hereby submits this Notice of Appeal to the City of Westminster Board of Zoning Appeals pursuant to S.C. Code Ann. § 6-29-800 and the City of Westminster Code of Ordinances. This appeal challenges the administrative determination, Notice of Violation, and Order to Remove issued by Code Enforcement Officer Richard Klaren dated July 8, 2026.

GROUND'S FOR APPEAL & SUPPORTING FACTS

Vested Pre-Existing Nonconforming Structure and Use: The subject structure (a 2000 Horton mobile home, VIN H210098GL&R) was lawfully established on the property long before the enactment or restriction of the current R-15 zoning classification. Historical aerial imagery maintained by Google Earth confirms continuous placement and residential development on this exact parcel since at least March 4, 1994, which establishes a continuous 32-year historical record of residential use.

Absence of Intent to Abandon Rights: The temporary disconnection of utilities occurred involuntarily during an interim tenancy transition involving defaulting purchasers under a Bond for Title who vacated the parcel without notice. Under South Carolina law, temporary utility disconnection or vacancy during real estate transitions does not constitute a legal abandonment or forfeiture of vested nonconforming rights absent a demonstrated affirmative intent by the owner to abandon the use. The Appellant attempted to reconnect the utilities to the Property shortly after the purchasers vacated. However, the utility companies refused to reconnect the utilities because they had been instructed by agents of the City of Westminster to deny service to the Property.

Administrative Error in Disconnection Standard: The Code Enforcement Officer erred in asserting that the simple disconnection of water and electrical services automatically strips a residential structure of its grandfathered status or transforms a lawful residential home into an unlawful use per se.

Lack of Prior Administrative Notice: Appellant purchased the property in 2022 and has leased or financed the Property to tenants or purchases for the past four years. It has never received prior notice, citation, or administrative warnings regarding zoning or land use non-compliance.

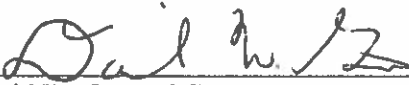
Mandatory Statutory Stay of All Enforcement Proceedings: Pursuant to S.C. Code Ann. § 6-29-800(B), the filing of this Notice of Appeal operates as an automatic stay of all proceedings, enforcement actions, fine accruals, and removal deadlines until final adjudication by the Board of Zoning Appeals.

RELIEF REQUESTED

Appellant respectfully requests that the Board of Zoning Appeals:

- A. Vacate and set aside the Notice of Violation and Order to Remove dated July 8, 2026.
- B. Formalize and confirm the pre-existing, vested nonconforming status of the residential structure at 106 Pump House Rd.
- C. Direct the Zoning Department to issue necessary zoning compliance approval to allow immediate reconnection of municipal utilities.

Respectfully submitted,



David W. Gantt, SC Bar No. 8624
Gantt Law Firm, LLC
106 Burdock Way
Simpsonville, SC 29681

Counsel for Appellant

Date: August 4, 2026

Simpsonville, SC

Schedule of Exhibits

1. Exhibit A Appellant's Deed of Purchase of Property
2. Exhibit B Current Roadside Photograph of Property and Mobile Home
3. Exhibit C Google Satellite Image of Property dated November 29, 2025
4. Exhibit D Google Satellite Image of Property dated October 14, 2024
5. Exhibit E Google Satellite Image of Property dated October 21, 2015
6. Exhibit F Google Satellite Image of Property dated September 2, 2005
7. Exhibit G Google Satellite Image of Property dated March 4, 1994
8. Exhibit H Notice of Violation Letter dated July 8, 2026

Chris

AUG 17 2022

Exhibit A

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
AP 530 SUB 16 BLK 02 PARC 013
ON OCONEE COUNTY TAX MAPS

13. 12

GRANTEE'S ADDRESS: Auditor, Oconee County SC 203 Bridlewood Lane, Piedmont SC 29673

STATE OF SOUTH CAROLINA) TITLE TO REAL ESTATE
COUNTY OF OCONEE)

KNOW ALL MEN BY THESE PRESENTS, that Allen A. White (hereinafter "Grantor"), in consideration of Forty-Five Thousand Dollars (\$45,000.00) the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Philip Klinck, as Trustee of 106 Pump House Land Trust, its successors and assigns forever, (hereinafter "Grantee") to-wit:

All that certain piece, parcel or lot of land, lying and being situate in the State of South Carolina, County of Oconee, Tugaloo Township and within the City of Westminster, being shown and designated as having Thirty-Seven One Hundredths (0.370) of an acre, more or less, and located on the Northerly side of Pumphouse Road on that certain plat made by Clemson Engineering Services, R. Jay Cooper, RLS, dated December 15, 1999 and of record in the Office of the Register of Deeds for Oconee County, South Carolina in Plat Book A758 at Page 3, and having the metes and bounds, courses and distances as upon said plat will appear, being incorporated herein and made a part of this description by reference thereto.

Together with a 2000, Horton mobile/manufactured home, bearing VIN H210098GL&R and it is the intention of the parties that the mobile home is also conveyed herewith.

TMS No. 530-16-02-013

This being the identical property conveyed to Allen A. White by Deed of CitiFinancial, Inc., dated February 19, 2013 and recorded March 1, 2013 in the Register of Deeds Office for Oconee County in Deed Book 1948 at page 248.

THIS conveyance is subject to all easements, conditions, covenants, restrictions, zoning ordinances, encumbrances and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above-described property.

TOGETHER with 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 all and singular the premises before mentioned unto Grantee, and Grantee's heirs or successors and assigns, forever. And, Grantor does hereby bind Grantor and Grantor's heirs, successors, assigns, executors and administrators to warrant and forever defend all and singular said premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.



05:10:50 16 AUG 2022

Barcode ID: 2262698 Type: DEE
Recorded: 08/16/2022 at 10:50:00 AM
Fee Amt: \$181.50 Tax: \$166.50
Oconee, South Carolina, Register Of Deeds
Anna Davison - Register Of Deeds
Page 1 of 4

FILED OCONEE COUNTY SC
ANNA K. DAVISON
REGISTER OF DEEDS

OCONEE COUNTY

STATE TAX 117.00
COUNTY TAX 49.50
EXEMPT

BK 2845 PG 201-204

Enl M. Lee Daniels Jr
\$150 1200 Woodruff Rd. Ste A-3
Gmvl SC 29607
002506

WITNESS Grantors' hands and seals this 17th day of May, 2022.

SIGNED, sealed and delivered in the presence of:

[Signature]
Witness - M. Lee Daniels Jr.

[Signature] (SEAL)
Allen A. White - Grantor

[Signature]
Witness - Debra J. Kady

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that she is not a party to or beneficiary of this transaction and that she saw the within-named Grantor, sign, seal and as his act and deed, deliver the within written instrument and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 17th day
of May, 2022.

[Signature] (SEAL)
Notary Public for South Carolina
M. Lee Daniels, Jr.
My commission expires: 8-15-24

[Signature]
Witness Printed Name -
Debra J. Kady



FILED OCONEE COUNTY, SC
ANNA K. DAVISON
CLERK OF DEEDS

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE)

Affidavit

2022 AUG 16 AM 10:50

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 106 Pumphouse Road,
bearing Oconee County Tax Map Number 530-16-02-013, was transferred
by Allen A White
to Phillip Klinck, as Trustee of the 106 Pumphouse Road Land Trust on May 17, 2022.
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.
(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.)
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 \$45,000.00.
(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. 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: \$45,000.00
(b) Place the amount listed in item 5 above here: 0
(If no amount is listed, place zero here)
(c) Subtract line 6(b) from line 6(a) and place result here: \$45,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is :
\$166.50 + \$15.00 Deed & Rec. Fee.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
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.


Responsible Person Connected with the Transaction

M Lee Daniels Jr
Print or Type Name Here

SWORN to before me this 417h
day of May, 2022
Vickie M. Daniels
Notary Public for South Carolina
My Commission Expires: 8-15-24

Vickie M. Daniels



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;
- (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 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; 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;
- (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.



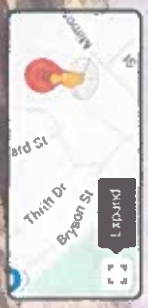
← 106 Pump House Rd

106 Pump House Rd

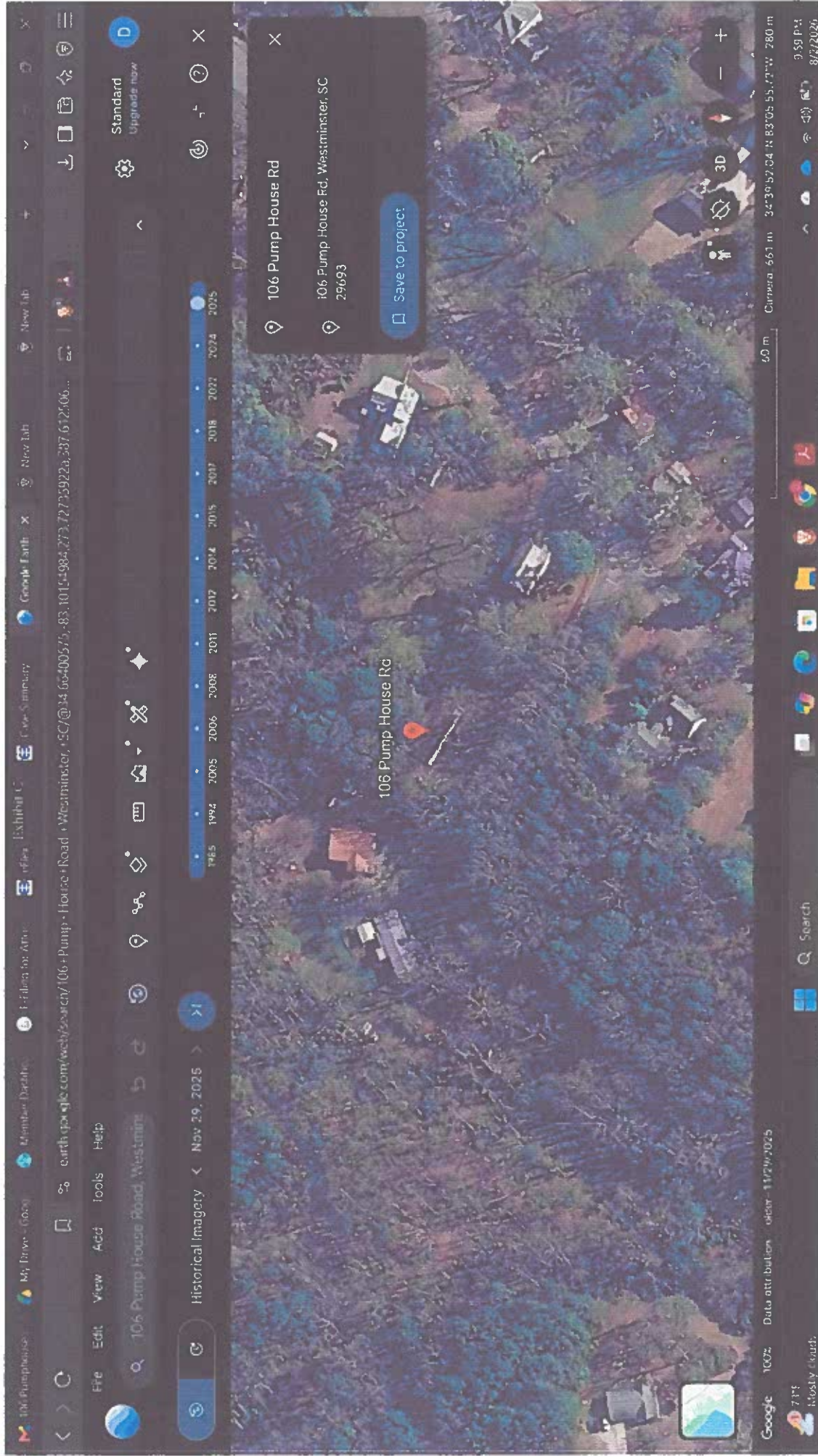
Wilmington, North Carolina

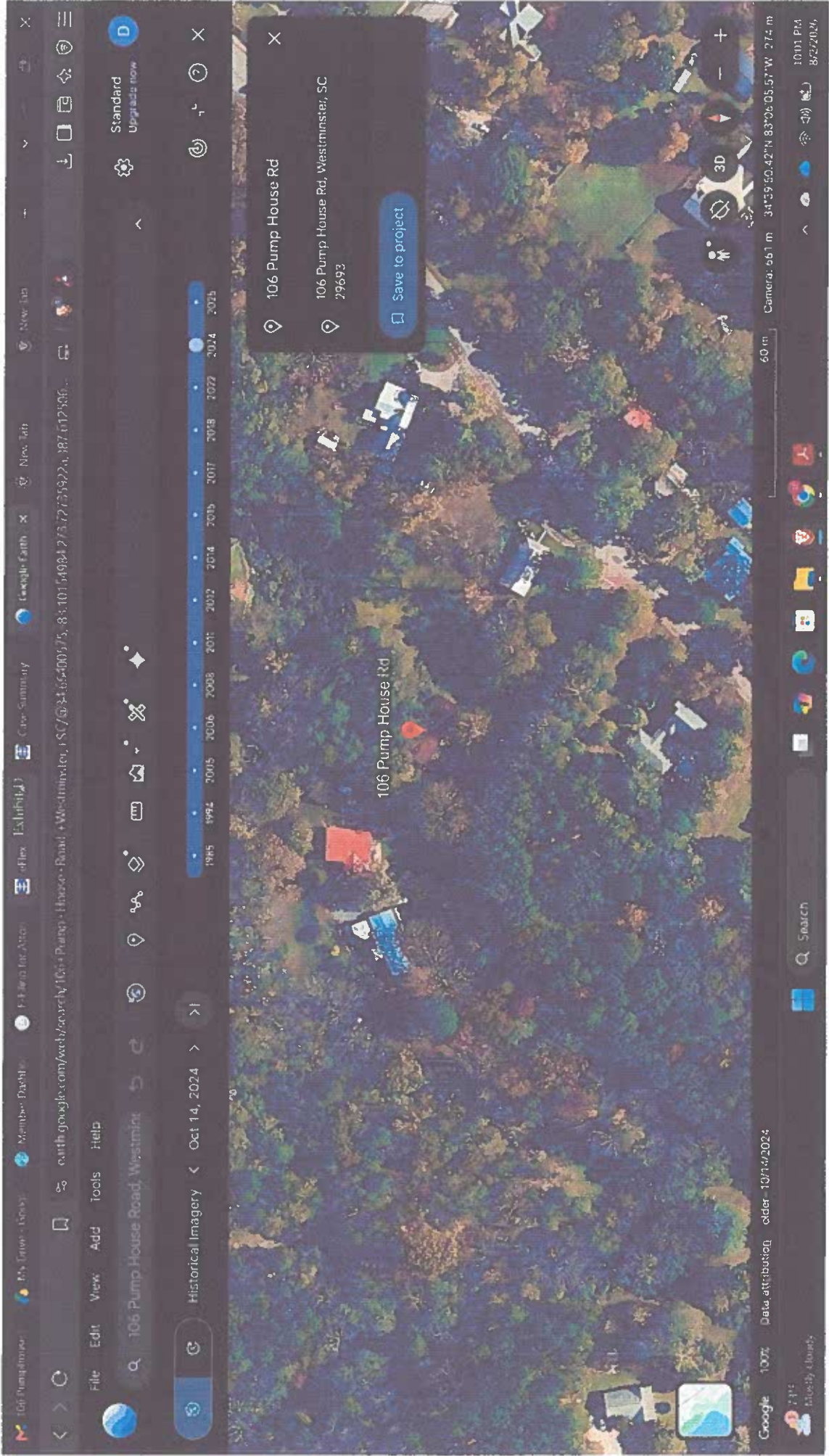
Google Street View

May 2015 See more dates



Google Maps





106 Pump House Rd

File Edit View Add Tools Help

106 Pump House Rd, Westminster, SC 29693

Historical Imagery < Mar 3, 2022 >

Standard Upgrade now

106 Pump House Rd

106 Pump House Rd, Westminster, SC 29693

Save to project

60 m

Camera: 66.1 m 34°39'51.77"N 83°05'01.75"W 276 m

Google 100% Data attribution cldw-3/3/2022

73° Mostly cloudy

10:03 PM 6/22/2023







Exhibit H

Together We Grow

Removal shall include all associated appurtenances, steps, skirting, utility connections, debris, and any materials associated with the placement of the mobile home, leaving the property in a clean and safe condition.

RIGHT TO APPEAL

You have the right to appeal this Notice of Violation and request a hearing before the appropriate board or authority as provided by the City of Westminster Code of Ordinances. Any request for appeal must be submitted in accordance with the City's established procedures and within the applicable time limits.

The filing of an appeal or request for a variance or rezoning does not automatically stay or extend this Order to Remove.

Should you seek a variance, rezoning, or other zoning relief, it is your responsibility to obtain all necessary approvals before the required compliance date established by this Notice.

If no approval authorizing the continued placement of the mobile home has been granted by the compliance deadline, the mobile home shall nevertheless be removed from the property as ordered herein.

Failure to comply with this Order may result in enforcement through Municipal Court, the assessment of applicable fines and penalties, and any other remedies authorized by the City of Westminster Code of Ordinances and the laws of the State of South Carolina.

If you have questions regarding this Notice or the procedures for requesting zoning relief, you may contact the City of Westminster Codes and Zoning Department.

Respectfully,

A handwritten signature in blue ink, appearing to read "Richard Klaren", is written over a horizontal line.

Richard Klaren
Fire Marshal / Code Enforcement Officer
City of Westminster Codes and Zoning
Cell: 864-873-8680
Email: ijklaren@westminstersc.org



Together We Grow

CITY OF WESTMINSTER

CODES AND ZONING DEPARTMENT

Westminster, South Carolina

NOTICE OF VIOLATION AND ORDER TO REMOVE UNLAWFUL MOBILE HOME

Date: July 8, 2026

Parcel ID: 530-16-02-013

Property Address:

106 Pump House Rd.

Westminster, SC 29693

Owner of Record:

DHP Real Estate LLC

2123 Old Spartanburg Rd., Suite 184

Greer, SC 29650

RE: Unlawful Mobile Home Located Within the R-15 Residential Zoning District

Dear Property Owner:

An inspection of the above-referenced property has determined that the mobile home located at 106 Pump House Road is no longer a lawful residential use.

The property is located within the R-15 Residential Zoning District. The dwelling has had both electrical and water service disconnected and is no longer a legally occupied residence. As a result, the mobile home no longer qualifies as a lawful residential use on this property and is not permitted to remain on the lot under the current zoning regulations governing the R-15 Residential District.

The continued placement of the mobile home on the property constitutes a violation of the City of Westminster Zoning Ordinance governing permitted uses within the R-15 Residential District and is subject to enforcement.

ORDER TO CORRECT

You are hereby ordered to correct this violation by completing the following action:

The mobile home shall be permanently removed from the property within thirty (30) days of your receipt of this Notice of Violation.

PUBLIC NOTICE

CITY OF WESTMINSTER, SOUTH CAROLINA BOARD OF ZONING APPEALS HEARING

Notice is hereby given that the **City of Westminster Board of Zoning Appeals** will hold a public hearing on:

Date: September 17, 2026

Time: 5:00 PM

Location: Westminster City Hall, 100 E Windsor St, Westminster, SC 29693

The purpose of this hearing is to consider an **appeal** concerning the following property:

Property Address: 106 Pump House Rd, Westminster, SC 29693

Parcel ID: 530-16-02-013

The property owner, **DHP Real Estate LLC**, is appealing the determination and enforcement action of the City of Westminster Codes and Zoning Department requiring the removal of the existing mobile home from the property. The property is located within the **R-15 Residential Zoning District**, where the continued placement of the mobile home has been determined to be noncompliant with the applicable zoning requirements.

The applicant is requesting that the **Board of Zoning Appeals review the determination requiring removal of the mobile home and consider the applicant's appeal regarding its continued placement on the property.**

All interested parties are invited to attend and be heard. Written comments may be submitted prior to the hearing to the City of Westminster Codes and Zoning Department.

jklaren@westminstersc.org

This notice is published in accordance with the requirements of the City of Westminster Zoning Ordinance and applicable South Carolina law.

