

**WINNSBORO TOWN COUNCIL
REGULAR MEETING AGENDA
WINNSBORO WOMEN'S CLUB BUILDING
102 SOUTH VANDERHORST STREET
WINNSBORO, SOUTH CAROLINA
TUESDAY, JANUARY 2, 2024
6:15 P.M.**

- 1. CALL TO ORDER** Mayor McMeekin
- 2. INVOCATION** Council Member Burroughs
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES** Regular Meeting December 5, 2023
- 5. SPECIAL REPORTS/PRESENTATIONS** **None**
- 6. PUBLIC COMMENT:** Each speaker is allocated three (3) minutes for comment. The total time allocated for the public comment portion of the meeting is thirty (30) minutes. Those wishing to make public comment must sign to do so 10 minutes prior (6:05 p.m.) to the meeting being called to order. The Town Clerk will make a public comment sign-up sheet available prior to the scheduled start time of the meeting.
- 7. PUBLIC HEARINGS** **None**
- 8. ORDINANCES AND RESOLUTIONS**
 - A.** Second and Final Reading Ordinance No. 95: An Ordinance Annexing into the Town of Winnsboro a 0.46 Acre Tract of Land, Located at 252 Hunstanton Drive, Winnsboro, SC, Owned by Anthony and Fayedonia Boyd, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No. 145-01-23-004-000.
 - B.** First Reading Ordinance No. 96: An Ordinance Annexing into the Town of Winnsboro a 0.18 Acre Tract of Land, Located at 202 Patton St, Winnsboro, SC, Owned by Kristen Kruger and Devin Fowler, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No. 126-02-03-006-000.
 - C.** First Reading Ordinance No. 97: An Ordinance Annexing into the Town of Winnsboro a 0.31 Acre Tract of Land, Located at 604 ½ Hudson Street, Winnsboro, SC, Owned by Edna Rabb, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No. 126-02-09-039-000.
 - D.** First Ordinance No. 98: An Ordinance Annexing into the Town of Winnsboro a 0.73 Acre Tract of Land, Located at on West 11th Street, Winnsboro, SC, Owned by the Gordon Memorial United Methodist Church, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No. 145-01-30-006-000.

9. MANAGER'S REPORT

A. Ongoing Projects

- Code Enforcement
- Utilities
- Redevelopment Efforts
- Fairfield Joint Water & Sewer Service
- Grants Update

B. 2023-2024 Audit

10. OLD BUSINESS None

11. NEW BUSINESS None

12. EXECUTIVE SESSION: (The following statement is provided in compliance with the South Carolina Freedom of Information Act: Subsequent to Executive Session, Council may take action on matters discussed in Executive Session.)

A. Economic Development/Contractual Matter – Discussion Concerning Downtown Revitalization Pursuant to S.C. Code §30-4-70(a)(2).

B. Receipt of Legal Advice – Discussion Concerning Trash Dispute Pursuant to S.C. Code §30-4-70(a)(2).

13. ADJOURN

**MINUTES
REGULAR MEETING
WINNSBORO TOWN COUNCIL
DECEMBER 5, 2023**

Present: Mayor John McMeekin; Mayor Pro-Tem Demetrius Chatman; Janice Bartell-Prather, Jae Burroughs, Council Members; Jason Taylor, Town Manager (by phone due to sickness); Chris Clauson, Kathy Belton, Assistant Town Managers; Scott Elliott, Town Attorney; Patti Davis, Town Clerk.

Absent: Danny Miller.

The Winnsboro Town Council met in regular session on December 5, 2023, at the Winnsboro Town Hall. In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80 (e), as amended, the following persons and/or organizations have been notified of the time, date and location of this meeting: The Voice of Blythewood and Fairfield, The Country Chronicle and other individuals associated with the distribution list of the Town of Winnsboro.

1. CALL TO ORDER

Mayor McMeekin called the Regular Meeting to order at 6:15 p.m.

2. INVOCATION

Council Member Bartell-Prather led the invocation.

3. APPROVAL OF AGENDA

Council Member Burroughs made a motion, seconded by Council Member Bartrell-Prather, to approve the agenda. ***The motion carried 3-0.***

4. APPROVAL OF MINUTES

Council Member Bartell-Prather made a motion, seconded by Council Member Burroughs, to approve the Regular Meeting minutes from November 21, 2023, and the Finance Committee minutes from November 21, 2023. ***The motion carried 3-0.***

5. SPECIAL REPORTS/PRESENTATIONS

None.

Mayor Pro-Tem Chatman arrived at 6:17 p.m.

6. PUBLIC COMMENT (3 MINUTES): THE TOTAL TIME ALLOCATED TO THIS PUBLIC COMMENT SEGMENT IS 30 MINUTES.

- Yvette Howard – Location of Meeting

- Raymond Howard – Code Enforcement

7. PUBLIC HEARINGS

None.

8. ORDINANCES AND RESOLUTIONS

- A. First Reading Ordinance No. 95: An Ordinance Annexing into the Town of Winnsboro a 0.46 Acre Tract of Land, Located at 252 Hunstanton Drive, Winnsboro, SC, Owned by Anthony and Fayedonia Boyd, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No. 145-01-23-004-000. Motion made by Council Member Bartell-Prather, seconded by Council Member Burroughs, to approve First Reading Ordinance No. 95. ***The motion carried 4-0.***

9. MANAGER'S REPORT

- A. Ongoing Projects:

Mr. Taylor, joining by phone, stated there are not a lot of updates at this point, but there is some growth potential under NDA. Mr. Clauson stated concerning the bid for the generator for the wastewater plant, there were two qualified bidders for the install. The generator itself came in at \$180,000, and so this second piece will bring the Town well under the \$600,000 received from grant funds. Mayor Pro-Tem Chatman inquired if the bids were sealed, and Mr. Clauson stated they were sealed bids. This was managed by Central Midlands COG. Mr. Taylor stated the bid will need to be qualified with the engineer and brought back to Council to accept. Mayor Pro-Tem Chatman inquired why the meeting was being held at Town Hall tonight. The Clerk stated the Women's Club had been rented to the Lions' Club. Mayor McMeekin stated this is less than ideal. Mayor Pro-Tem Chatman stated if the Town has its meetings at the Women's Club, they should not be able to book those dates held for the Council meetings, and Mayor McMeekin agrees. Concerning Code Enforcement, Mayor Pro-Tem Chatman stated he is getting complaints from citizens about properties and inquired what is going on with Code Enforcement. Mr. Clauson stated the main issue is there has been a lot of turnover in Public Safety, and if the Town is going the route of ticketing, a consistent person is needed. Also, the County pushed back on putting liens on the tax rolls. Mayor Pro-Tem Chatman inquired if Code Enforcement is a part of Public Safety, and Mr. Clauson stated it is no longer like this, and instead, this is an individual who goes out and interacts with the public. Mayor McMeekin stated he thought

it was going to be looked into that the County was pushing back on the tax liens, and Mayor Pro-Tem Chatman stated possibly the Code Enforcement person needs to be housed in Public Safety. Mr. Elliott stated the ordinance is valid, and the County would not have the discretion to challenge it. Mayor Pro-Tem Chatman stated a lot of time was put into the ordinance update, and the constituents were assured the ordinance was in place and had teeth. It appears that the issue is there is not a certified officer as the Code Enforcer. The citizens are doing their part to report these issues, and the Town needs to move forward.

Utilities – No new updates, and Mrs. Belton states the bills are being paid.

Redevelopment Efforts – This will be discussed in executive session. Mr. Clauson stated there are a number of projects that are moving forward, including the Charter School, teacher housing, etc.

Fairfield Joint Water & Sewer Service – Mayor McMeekin stated a meeting was held last Tuesday, and progress is being made. The 208 plan is being worked on so the Joint System will have territory. According to what the attorneys are saying, the Joint System is ahead of others in the process.

Grants – Mayor Pro-Tem Chatman inquired if the Fortune Springs grant is still progressing. Mr. Clauson stated monthly updates are being held, and they are going back and forth with the State. This is a project that the State is managing. Attempts are being made to try to keep the engineering costs as low as possible so as to maximize the funds to actually use for the project.

- B. 2023-2024 Audit** – Mayor McMeekin stated the auditing firm has stated the Town needs to do some reconciliation. The Town Attorney along with the Municipal Association were consulted to make sure we are moving in the right direction. The reconciliation needs to be done as quickly as possible with also keeping the cost down. The auditing company will be used for this task, and this will be different next year. This was brought down to the manager's decision to make sure this gets done, and his decision is to use the auditing company, Mauldin and Jenkins. Mayor Pro-Tem Chatman inquired if there will be an additional cost, and Mayor McMeekin stated there will be some additional money. The audit will take about a week; however, the reconciliation will take a little time. The problem would be trying to get another firm to do this at this time of year. Mr. Clauson stated Mauldin and Jenkins will charge an hourly rate in order to get this done. It is a part of the service agreement, but it was not anticipated on their end. Mayor McMeekin stated staff will do this next year as it is preferable to have it

done in-house. If it cannot be done in-house, then it will be outsourced. Mayor Pro-Tem Chatman inquired if this was known before the bid was done. Mr. Elliott stated this amount of detail would not have been known, and they found this as they dug down into the books. His guess is the previous auditor was familiar enough with the way the Town does business, and he did the reconciliation. Mrs. Belton stated these are closing entries that have to be made. Some of those entries are made by the auditor, and according to Mauldin and Jenkins, there are some entries that are supposed to be made by the actual Finance Department. Over the years, the Finance Department never made these entries. The auditor made some of the entries for the Town. So, she was never made aware of the fact that she needed to make these entries, and both entries being made are auditor's entries and are reclassifying certain accounts, which is what all auditors do. They are reclassifying funds and closing out certain funds in the audit itself, so it is not an oversight on the Town's part at all. Some of those entries will have to be made by the Finance Department. Mayor Pro-Tem Chatman stated it appears the Finance Department will have additional duties. He also feels that this additional charge needs to be reasonable. Mayor McMeekin stated the other options did not seem feasible, and the firm was told to make this as reasonable as possible.

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. EXECUTIVE SESSION: (The following statement is provided in compliance with the South Carolina Freedom of Information Act: Subsequent to Executive Session, Council may take action on matters discussed in Executive Session.)

- A.** Economic Development/Contractual Matter - Discussion Concerning Downtown Revitalization Pursuant to S.C. Code §30-4-70(a)(2).
- B.** Receipt of Legal Advice – Discussion Concerning Trash Dispute Pursuant to S.C. Code §30-4-70(a)(2).
- C.** Receipt of Legal Advice – Discussion Concerning Participation in 3M and DuPont Class Action Settlements Pursuant to S.C. Code §30-4-70(a)(2).

At 6:40 p.m., motion made by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to exit regular session and enter into executive session for the above listed items. ***The motion carried 4-0.***

At 7:03 p.m., motion made by Council Member Burroughs, seconded by Council Member Bartell-Prather, to exit executive session and return to regular session. ***The motion carried 4-0.***

Mayor McMeekin stated updates on Items A and B were received as information. Concerning Item C, motion made by Mayor McMeekin, seconded by Council Member Burroughs, for the Town to participate in the 3M and DuPont Class Action Settlements. ***The motion carried 4-0.***

13. ADJOURN

At 7:04 p.m., Mayor Pro-Tem Chatman made a motion, seconded by Council Member Burroughs, to adjourn. ***The motion carried 4-0.***

PATTI L. DAVIS
TOWN CLERK

JOHN MCMEEKIN
MAYOR

**TOWN OF WINNSBORO
SOUTH CAROLINA**

ANNEXATION ORDINANCE NO. 95

AN ORDINANCE ANNEXING INTO THE TOWN OF WINNSBORO A 0.46 ACRE TRACT OF LAND, LOCATED AT 252 HUNSTANTON DRIVE, WINNSBORO, SC, OWNED BY ANTHONY AND FAYEDONIA BOYD, IN FAIRFIELD COUNTY, NOT ALREADY WITHIN THE WINNSBORO TOWN LIMITS, AND INCLUDING ALL ADJACENT AND ABUTTING RIGHTS-OF-WAY. TAX MAP NO. 145-01-23-004-000.

WHEREAS, a proper petition has been filed with the Town Council by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the Town under the provisions of S. C. Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owners and the Town; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Winnsboro, South Carolina, that the property herein described, and the adjacent and abutting rights-of-way, are hereby annexed to and become a part of the Town of Winnsboro effective _____, 2024.

A 0.46 acre tract of land, TMS #145-01-23-004-000, as shown in the Office of the Clerk of Court for Fairfield County in Record Book 983 at page 162.

The property shall be zoned R-1 pending confirmation or rezoning pursuant to the Zoning Ordinance.

This ordinance shall become effective _____, 2024.

John McMeekin, Mayor
Town of Winnsboro

ATTEST:

Patti Davis, Town Clerk

First Reading: December 5, 2023
Second/Final Reading: January 2, 2024

252 Hunstanton Dr
Anthony & Fayedonia Sampson
Boyd

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF WINNSBORO:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

A .46 acre tract as described in a deed recorded in the Fairfield County Office of the Clerk of Court in Record Book 983 at Page 162.

The property is designated as follows on the County tax maps: 145-01-23-004-000

Anthony C Boyd 252 Hunstanton Rd 11-22-23
Owner Signature Street Address, City Date

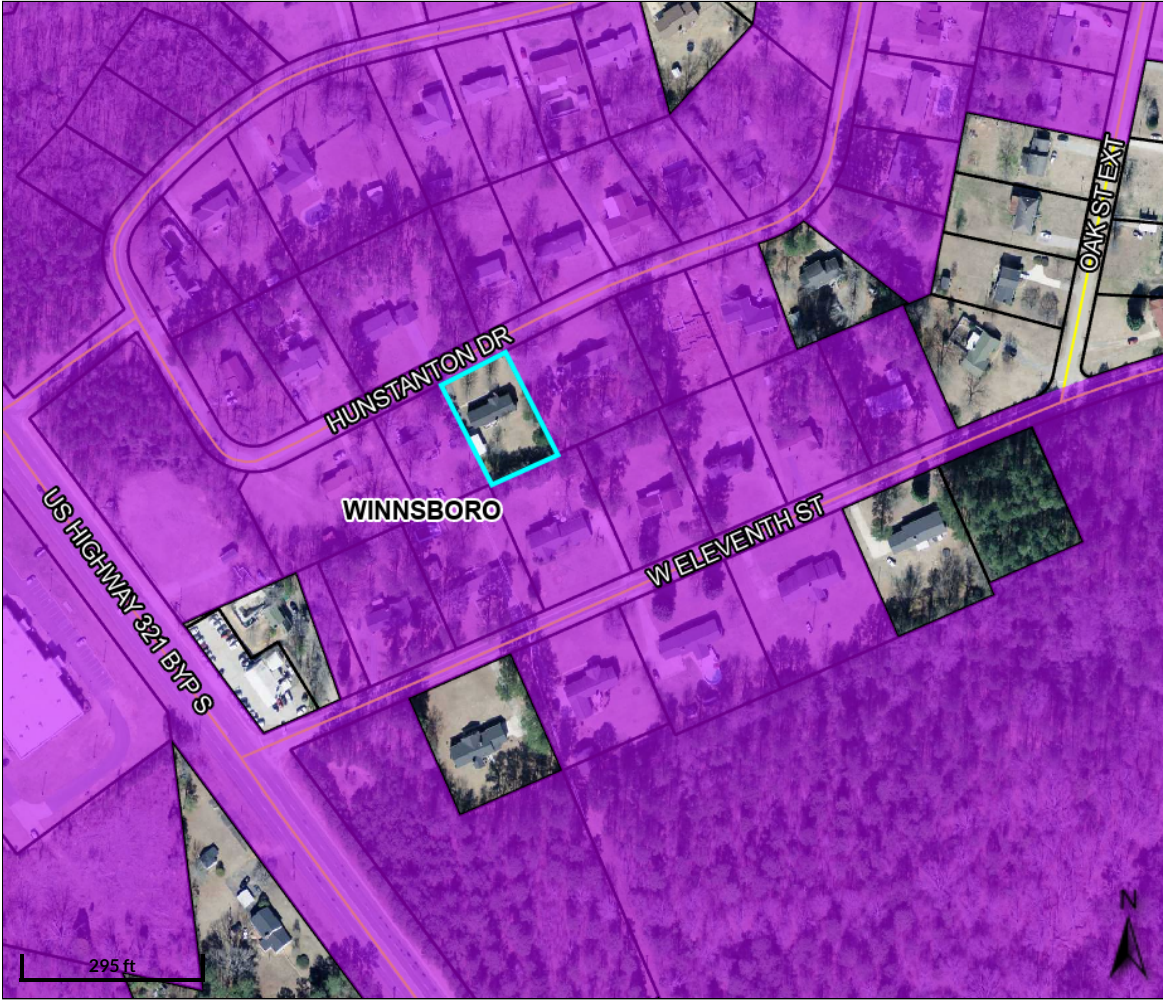
Fayedonia S Boyd 252 Hunstanton Rd 11-22-23
Owner Signature (If Required) Street Address, City Date

For Municipal Use:
Petition received by [Signature], Date 11/22/23

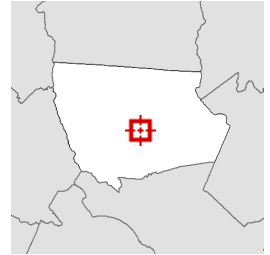
Description and Ownership verified by [Signature], Date 11/22/23

Recommendation Annex

By: [Signature], Date 11/22/23



Overview



Legend

-  Parcels
-  Roads
-  Towns

| | | | | | |
|------------------------------|--|---------------------|------|----------------------|---------------------|
| Parcel ID | 145-01-23-004-000 | Alternate ID | 9408 | Owner Address | SINCLAIR MICHAEL M |
| Sec/Twp/Rng | // | Class | 4RQ | | 252 HUNSTANTON DR |
| Property Address | 252 HUNSTANTON DR | Acres/Lot | 1.0 | | WINNSBORO, SC 29180 |
| | WS-Jackson | | | | |
| District | 7 | | | | |
| Brief Tax Description | 252 HUNSTANTON DR | | | | |
| | HUNT | | | | |
| | PLAT: 8 - 72 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 12/4/2023
 Last Data Uploaded: 12/1/2023 5:31:02 PM

Developed by 

Fairfield County, SC

Summary

Parcel ID 145-01-23-004-000
Account Number 9408
Property Address 252 HUNSTANTON DR
Legal Description 252 HUNSTANTON DR HUNT PLAT: 8 - 72
 (Note: Not to be used on legal documents.)
Acres/Lot 1.000
Land Use 4RQ (4RQ)
Millage Group 1 - School - School District
Neighborhood HUNT
Zoning RD-1 : Zone: RD-1



Owners

SINCLAIR MICHAEL M
 252 HUNSTANTON DR
 WINNSBORO SC 29180

Valuation

| | 2023 | 2022 | 2021 | 2020 |
|-------------------------------|-------------------|-------------------|-------------------|-------------------|
| Market Land Value | \$14,000 | \$14,000 | \$14,000 | \$14,000 |
| + Market Improvement Value | \$96,200 | \$96,300 | \$96,300 | \$96,300 |
| + Market Misc Value | \$0 | \$0 | \$0 | \$0 |
| = Total Market Value | \$110,200 | \$110,300 | \$110,300 | \$110,300 |
| - Ag Credit Value | \$0 | \$0 | \$0 | \$0 |
| = Total Taxable Value | *\$110,200 | *\$110,300 | *\$110,300 | *\$110,300 |
| Capped Taxable Value | *\$110,200 | *\$110,300 | *\$110,300 | *\$110,300 |
| = Total Assessed Value | \$4,408 | \$4,412 | \$4,412 | \$4,412 |

*This parcel is subject to the value cap

Land Information

| Land Use | Number of Units | Unit Type | Land Type | Frontage | Depth | Notes |
|----------------|-----------------|-----------|-----------|----------|-------|-------|
| Res Qual (4RQ) | 1.00 | Lot | SITE | 0 | 0 | |

Buildings

| | | | |
|-----------------------------|---------------|------------------------------|------------|
| Card | 1 | Finished Area | 1388 |
| Building Type | Single-Family | Total Area | 2042 |
| Year Built | 0 | Primary Exterior Wall | Face Brick |
| Effective Year Built | 0 | Primary Interior Wall | |
| Stories | 1 STORY | | |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Vacant or Improved | Grantor | Grantee |
|------------|------------|------------|-------------------|-----------|-----------|--------------------|------------------------------|--------------------|
| 2/12/2010 | \$114,000 | | 8-72 | 983 | 162 | Improved | COOK BERNARD L, | SINCLAIR MICHAEL M |
| 12/1/1986 | \$53,000 | | 8-72 | IZ | 63 | Improved | KENNETH RAY ATKERSON ETAL | |
| 8/12/1977 | \$1 | | 8-72 | EM | 349 | Improved | JAMES H. & PAULETTE B. FLOOD | |
| 10/29/1976 | \$33,500 | | 8-72 | ES | 905 | Improved | EUGENE E. MIKELL JR. ETAL | |

Sales in Area

Sale date range:

From: 11/21/2020 To: 11/21/2023

Sales by Neighborhood

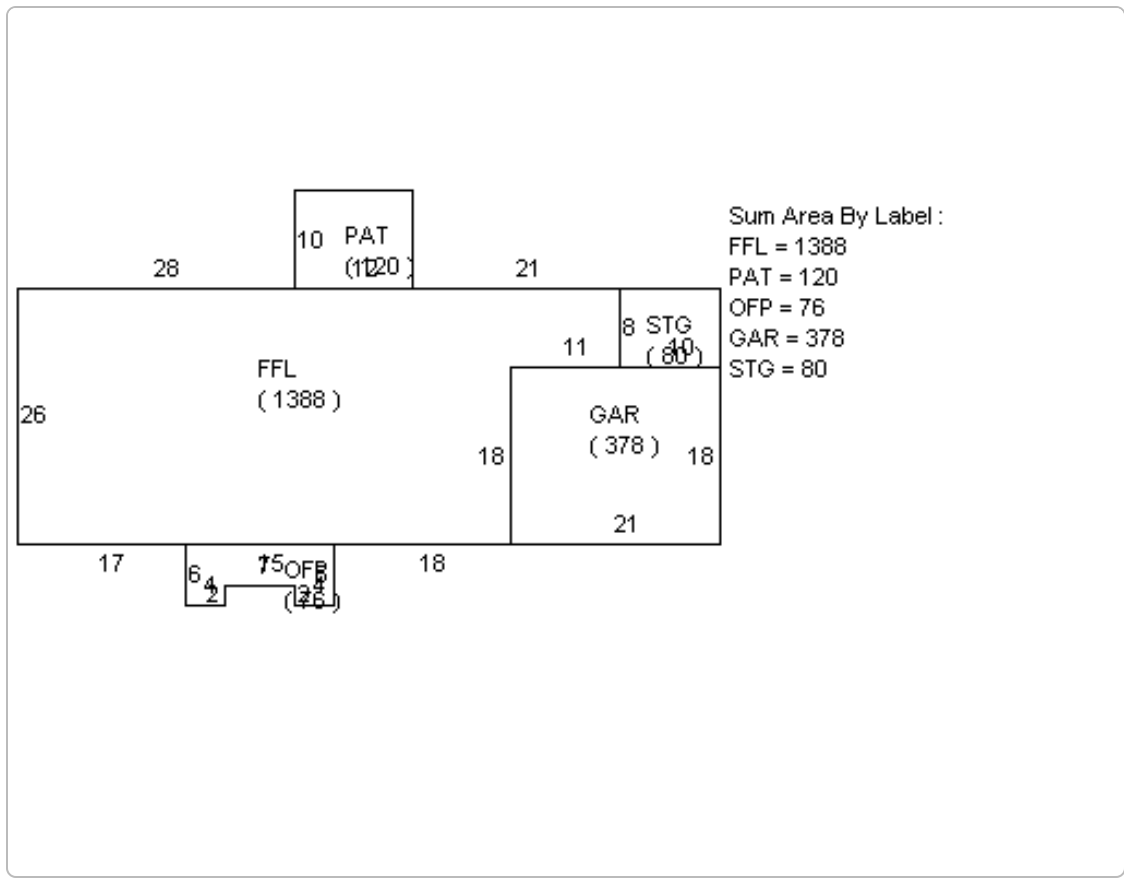
Sales by Parcel Group

1500 Feet Sales by Distance

Photos



Sketches



**TOWN OF WINNSBORO
SOUTH CAROLINA**

ANNEXATION ORDINANCE NO. 96

AN ORDINANCE ANNEXING INTO THE TOWN OF WINNSBORO A 0.18 ACRE TRACT OF LAND, LOCATED AT 202 PATTON STREET, WINNSBORO, SC, OWNED BY KRISTEN KRUGER AND DEVIN FOWLER, IN FAIRFIELD COUNTY, NOT ALREADY WITHIN THE WINNSBORO TOWN LIMITS, AND INCLUDING ALL ADJACENT AND ABUTTING RIGHTS-OF-WAY. TAX MAP NO. 126-02-03-006-000.

WHEREAS, a proper petition has been filed with the Town Council by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the Town under the provisions of S. C. Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owners and the Town; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Winnsboro, South Carolina, that the property herein described, and the adjacent and abutting rights-of-way, are hereby annexed to and become a part of the Town of Winnsboro effective _____, 2024.

A 0.18 acre tract of land, TMS #126-02-03-006-000, as shown in the Office of the Clerk of Court for Fairfield County in Record Book 1532 at page 261.

The property shall be zoned R-1 pending confirmation or rezoning pursuant to the Zoning Ordinance.

This ordinance shall become effective _____, 2024.

John McMeekin, Mayor
Town of Winnsboro

ATTEST:

Patti Davis, Town Clerk

First Reading: January 2, 2024
Second/Final Reading: January 16, 2024

202 Patton St
Kristen Kruger & Devin Fowler

100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF WINNSBORO:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

A 0.18 acre tract as described in a deed recorded in the Fairfield County Office of the Clerk of Court in Record Book 1532 at Page 261.

The property is designated as follows on the County tax maps: 126-02-03-006-000

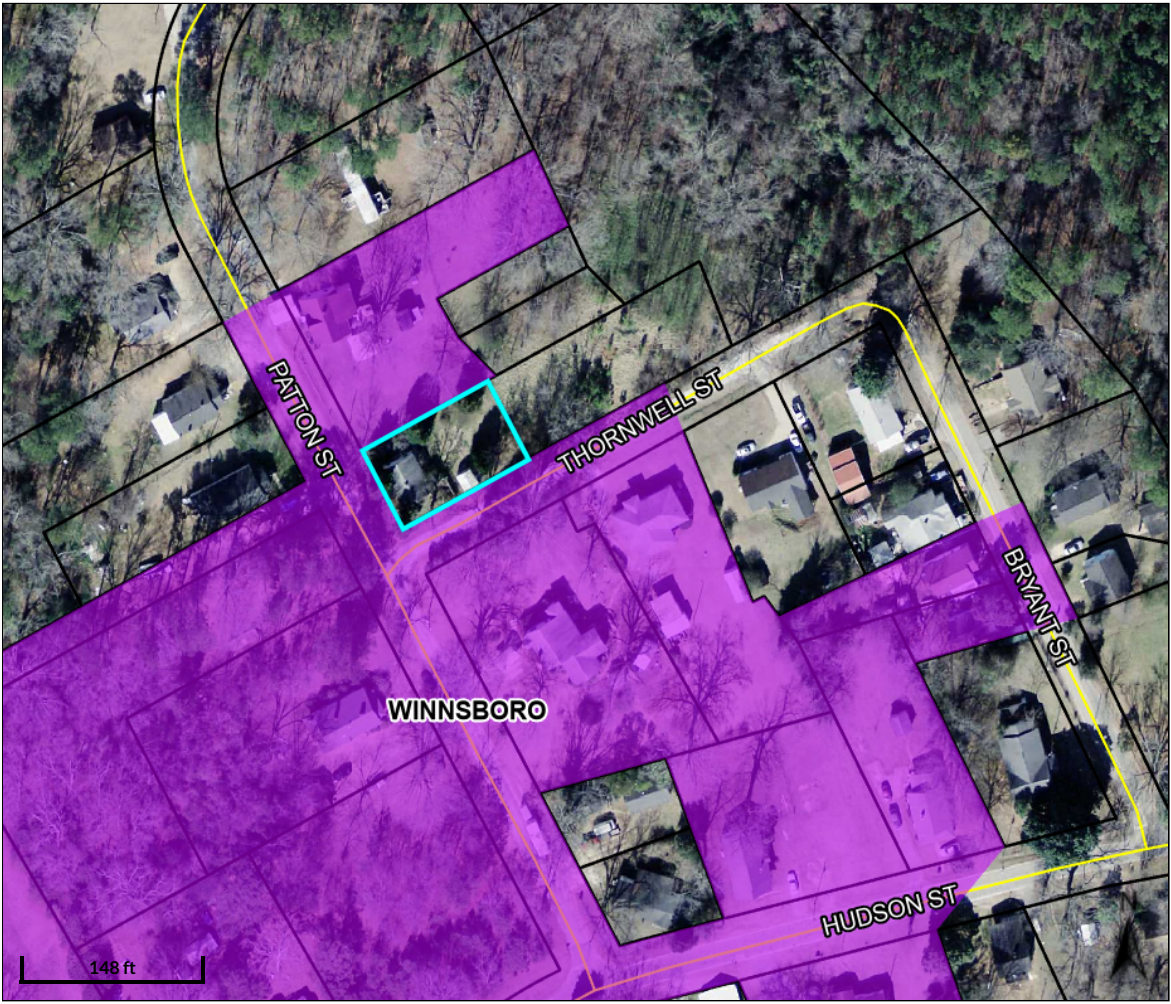
| | | |
|-------------------------------|-----------------------------------|---------------------------------|
| <u>Devin Fowler</u> | <u>202 Patton St Winnsboro SC</u> | <u>29/80</u> <u>11/30/23</u> |
| Owner Signature | Street Address, City | Date |
| <u>Kristen Fowler</u> | <u>202 Patton St Winnsboro SC</u> | <u>29/80</u> <u>11/30/23</u> |
| Owner Signature (If Required) | Street Address, City | Date |

For Municipal Use:
Petition received by [Signature], Date 12/6/2023

Description and Ownership verified by [Signature], Date 12/6/2023

Recommendation Annex

By: [Signature], Date 12/6/2023



- Legend**
- Parcels
 - Roads
 - Towns

| | | | | | |
|------------------------------|---|---------------------|------|----------------------|-------------------------------------|
| Parcel ID | 126-02-03-006-000 | Alternate ID | 6786 | Owner Address | KRUGER KRISTEN & DEVIN FOWLER JTROS |
| Sec/Twp/Rng | // | Class | 6RN | | 202 PATTON STREET |
| Property Address | 202 PATTON ST | Acres/Lot | 1.0 | | WINNSBORO, SC 29180 |
| | Fairfield | | | | |
| District | 5 | | | | |
| Brief Tax Description | 202 PATTON ST | | | | |
| | PLAT: 4 - 289, BQ - 188 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 12/29/2023
 Last Data Uploaded: 12/28/2023 5:33:32 PM



Fairfield County, SC

Summary

Parcel ID 126-02-03-006-000
Account Number 6786
Property Address 202 PATTON ST
Legal Description 202 PATTON ST PLAT: 4 - 289, BQ - 188
 (Note: Not to be used on legal documents.)
Acres/Lot 1.000
Land Use 6RN (6RN)
Millage Group -
Neighborhood UNKNOWN
Zoning R2 : Zone: R2



Owners

KRUGER KRISTEN & DEVIN FOWLER JTROS
 202 PATTON STREET
 WINNSBORO SC 29180

Valuation

| | 2023 | 2022 | 2021 | 2020 |
|-------------------------------|-----------------|------------------|------------------|------------------|
| Market Land Value | \$5,000 | \$5,000 | \$5,000 | \$5,000 |
| + Market Improvement Value | \$22,700 | \$22,700 | \$22,700 | \$22,700 |
| + Market Misc Value | \$0 | \$0 | \$0 | \$0 |
| = Total Market Value | \$27,700 | \$27,700 | \$27,700 | \$27,700 |
| - Ag Credit Value | \$0 | \$0 | \$0 | \$0 |
| = Total Taxable Value | \$27,700 | *\$27,700 | *\$27,700 | *\$27,700 |
| Capped Taxable Value | N/A | *\$27,700 | *\$27,700 | *\$27,700 |
| = Total Assessed Value | \$1,662 | \$1,662 | \$1,662 | \$1,662 |

*This parcel is subject to the value cap

Land Information

| Land Use | Number of Units | Unit Type | Land Type | Frontage | Depth | Notes |
|----------------|-----------------|-----------|-----------|----------|-------|-------|
| Res NonQ (6RN) | 1.00 | Lot | SITE | 0 | 0 | |

Buildings

| | | | |
|-----------------------------|---------------|------------------------------|--------|
| Card | 1 | Finished Area | 754 |
| Building Type | Single-Family | Total Area | 1051 |
| Year Built | 0 | Primary Exterior Wall | Siding |
| Effective Year Built | 0 | Primary Interior Wall | |
| Stories | 1 STORY | | |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Vacant or Improved | Grantor | Grantee |
|-----------|------------|------------|-------------------|-----------|-----------|--------------------|------------------------------|-------------------------------------|
| 6/6/2022 | \$18,000 | | 4-289 | 1532 | 261 | Improved | AMICK MELISSA P | KRUGER KRISTEN & DEVIN FOWLER JTROS |
| 11/7/2006 | \$1 | | PLAT: 4 - 289 | 810 | 111 | Improved | PAULINE BARBEE PARKER ESTATE | AMICK MELISSA P |
| 11/7/2006 | \$1 | | BQ-188 | 810 | 109 | Improved | JAMES R. PARKER ESTATE | |
| 7/17/1953 | \$5,200 | | BQ-188 | CI | 524 | Improved | LESLIE B. DOUGLAS | |

Sales in Area

Sale date range:

From:

11/15/2020

To:

11/15/2023

Sales by Neighborhood

Sales by Parcel Group

1500

Feet

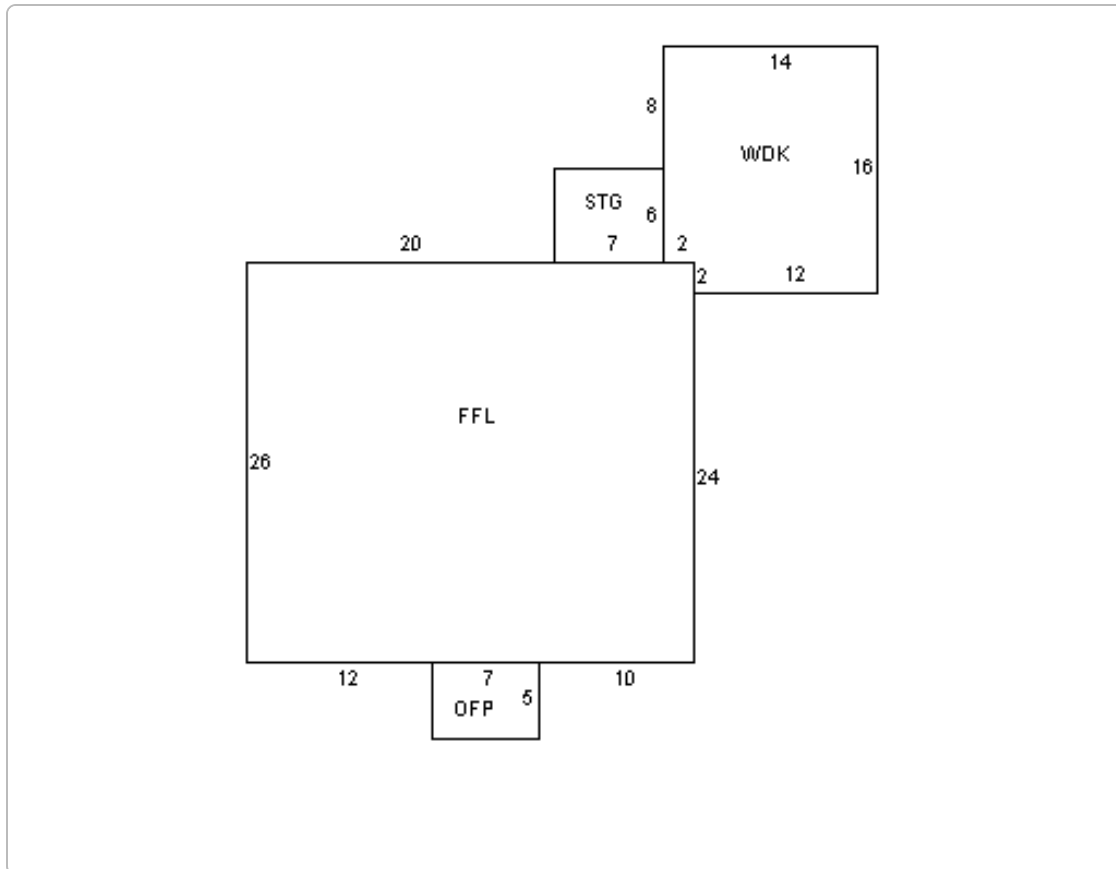


Sales by Distance

Photos



Sketches



**TOWN OF WINNSBORO
SOUTH CAROLINA**

ANNEXATION ORDINANCE NO. 97

AN ORDINANCE ANNEXING INTO THE TOWN OF WINNSBORO A 0.31 ACRE TRACT OF LAND, LOCATED AT 604 1/2 HUDSON STREET, WINNSBORO, SC, OWNED BY EDNA RABB, IN FAIRFIELD COUNTY, NOT ALREADY WITHIN THE WINNSBORO TOWN LIMITS, AND INCLUDING ALL ADJACENT AND ABUTTING RIGHTS-OF-WAY. TAX MAP NO. 126-02-09-039-000.

WHEREAS, a proper petition has been filed with the Town Council by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the Town under the provisions of S. C. Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owners and the Town; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Winnsboro, South Carolina, that the property herein described, and the adjacent and abutting rights-of-way, are hereby annexed to and become a part of the Town of Winnsboro effective _____, 2024.

A 0.31 acre tract of land, TMS #126-02-09-039-000, as shown in the Office of the Clerk of Court for Fairfield County in Record Book 753 at page 82.

The property shall be zoned R-1 pending confirmation or rezoning pursuant to the Zoning Ordinance.

This ordinance shall become effective _____, 2024.

John McMeekin, Mayor
Town of Winnsboro

ATTEST:

Patti Davis, Town Clerk

First Reading: January 2, 2024
Second/Final Reading: January 16, 2024

100 Percent Petition Form


TO THE MAYOR AND COUNCIL OF THE TOWN OF WINNSBORO:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

A 0.31 acre tract as described in a deed recorded in the Fairfield County Office of the Clerk of Court in Record Book 753 at Page 82.

The property is designated as follows on the County tax maps: 126-02-09-039-000

| | | |
|---|--------------------------|----------------|
|  | <u>604 1/2 HUDSON ST</u> | <u>12-8-23</u> |
| Owner Signature | Street Address, City | Date |

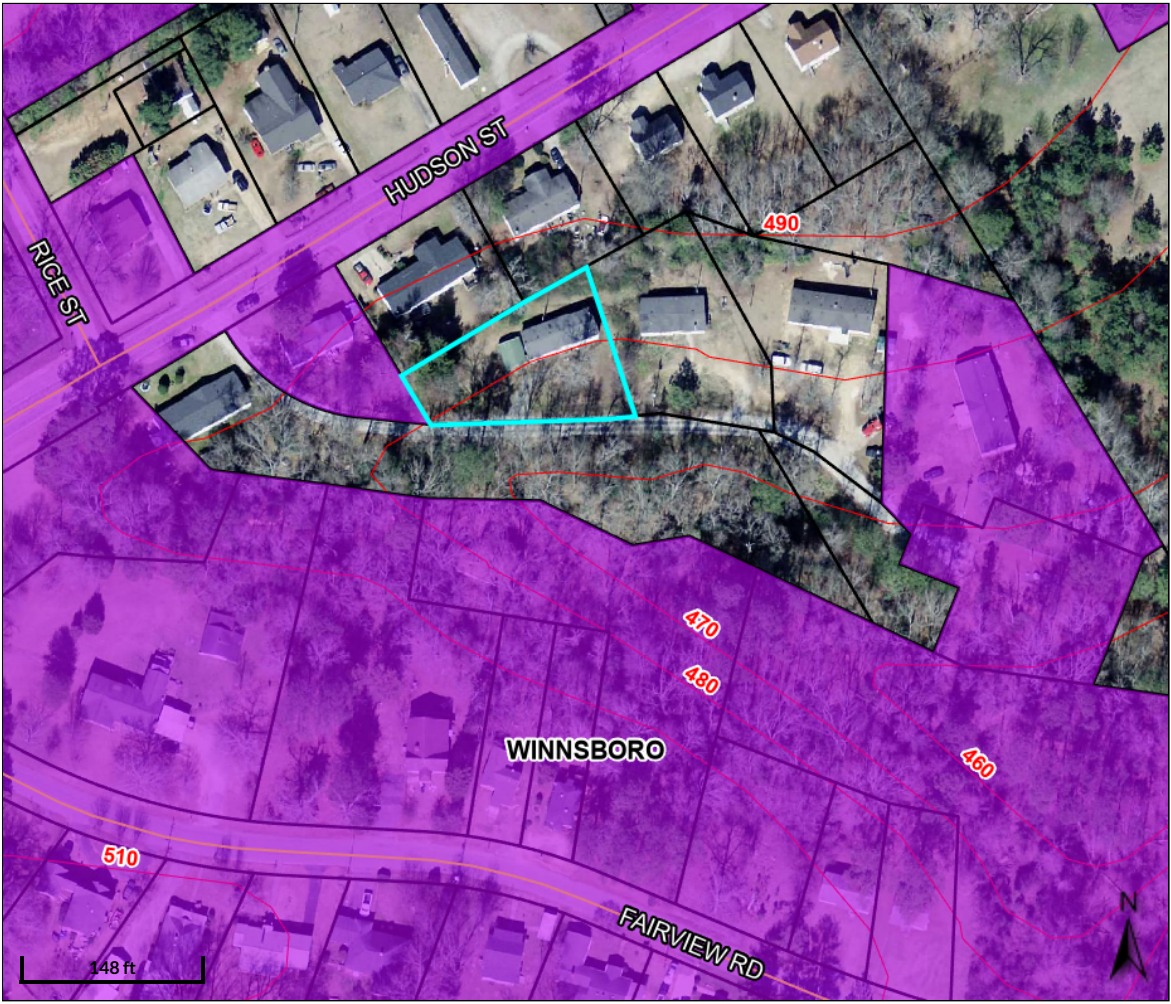
| | | |
|-------------------------------|----------------------|------|
| Owner Signature (If Required) | Street Address, City | Date |
|-------------------------------|----------------------|------|

For Municipal Use: Petition received by , Date 12/8/23

Description and Ownership verified by , Date 12/8/23

Recommendation Annex

By: , Date 12/8/23



- Legend**
- Parcels
 - Roads
 - Elevation (ft)
 - Towns

| | | | | | |
|------------------------------|--|---------------------|------|----------------------|---------------------|
| Parcel ID | 126-02-09-039-000 | Alternate ID | 6751 | Owner Address | RABB EDNA M |
| Sec/Twp/Rng | // | Class | 4RQ | | 604 1/2 HUDSON ST |
| Property Address | 604 1/2 HUDSON ST | Acres/Lot | 1.0 | | WINNSBORO, SC 29180 |
| | Fairfield | | | | |
| District | 1 | | | | |
| Brief Tax Description | 604 1/2 HUDSON ST | | | | |
| | WE | | | | |
| | Plat: 605 - 1066 | | | | |
| | <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 12/8/2023
 Last Data Uploaded: 12/7/2023 5:33:20 PM

Fairfield County, SC

Summary

Parcel ID 126-02-09-039-000
Account Number 6751
Property Address 604 1/2 HUDSON ST
Legal Description 604 1/2 HUDSON ST WE Plat: 605 - 1066
 (Note: Not to be used on legal documents.)
Acres/Lot 1.000
Land Use 4RQ (4RQ)
Millage Group 01 - County - Fairfield County
Neighborhood WE WATERS EDGE
Zoning R2 : Zone: R2



Owners

RABB EDNA M
 604 1/2 HUDSON ST
 WINNSBORO SC 29180

Valuation

| | 2023 | 2022 | 2021 | 2020 |
|-------------------------------|------------------|------------------|------------------|------------------|
| Market Land Value | \$10,000 | \$10,000 | \$10,000 | \$10,000 |
| + Market Improvement Value | \$30,000 | \$30,000 | \$30,000 | \$30,000 |
| + Market Misc Value | \$0 | \$0 | \$0 | \$0 |
| = Total Market Value | \$40,000 | \$40,000 | \$40,000 | \$40,000 |
| - Ag Credit Value | \$0 | \$0 | \$0 | \$0 |
| = Total Taxable Value | *\$40,000 | *\$40,000 | *\$40,000 | *\$40,000 |
| Capped Taxable Value | *\$40,000 | *\$40,000 | *\$40,000 | *\$40,000 |
| = Total Assessed Value | \$1,600 | \$1,600 | \$1,600 | \$1,600 |

*This parcel is subject to the value cap

Land Information

| Land Use | Number of Units | Unit Type | Land Type | Frontage | Depth | Notes |
|----------------|-----------------|-----------|-----------|----------|-------|-------|
| Res Qual (4RQ) | 1.00 | Lot | SITE | 0 | 0 | |

Buildings

| | | | |
|-----------------------------|---------------|------------------------------|--------------|
| Card | 1 | Finished Area | 1288 |
| Building Type | Single-Family | Total Area | 1288 |
| Year Built | 1999 | Primary Exterior Wall | Vinyl Siding |
| Effective Year Built | 1999 | Primary Interior Wall | |
| Stories | 1 STORY | | |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Vacant or Improved | Grantor | Grantee |
|-----------|------------|------------|-------------------|-----------|-----------|--------------------|-------------|-------------|
| 4/8/2005 | \$6,500 | | Plat: 605 - 1066 | 753 | 82 | Vacant | DOUGLAS J R | RABB EDNA M |

Sales in Area

Sale date range:

From: 12/08/2020 To: 12/08/2023

Sales by Neighborhood

Sales by Parcel Group

1500

Feet

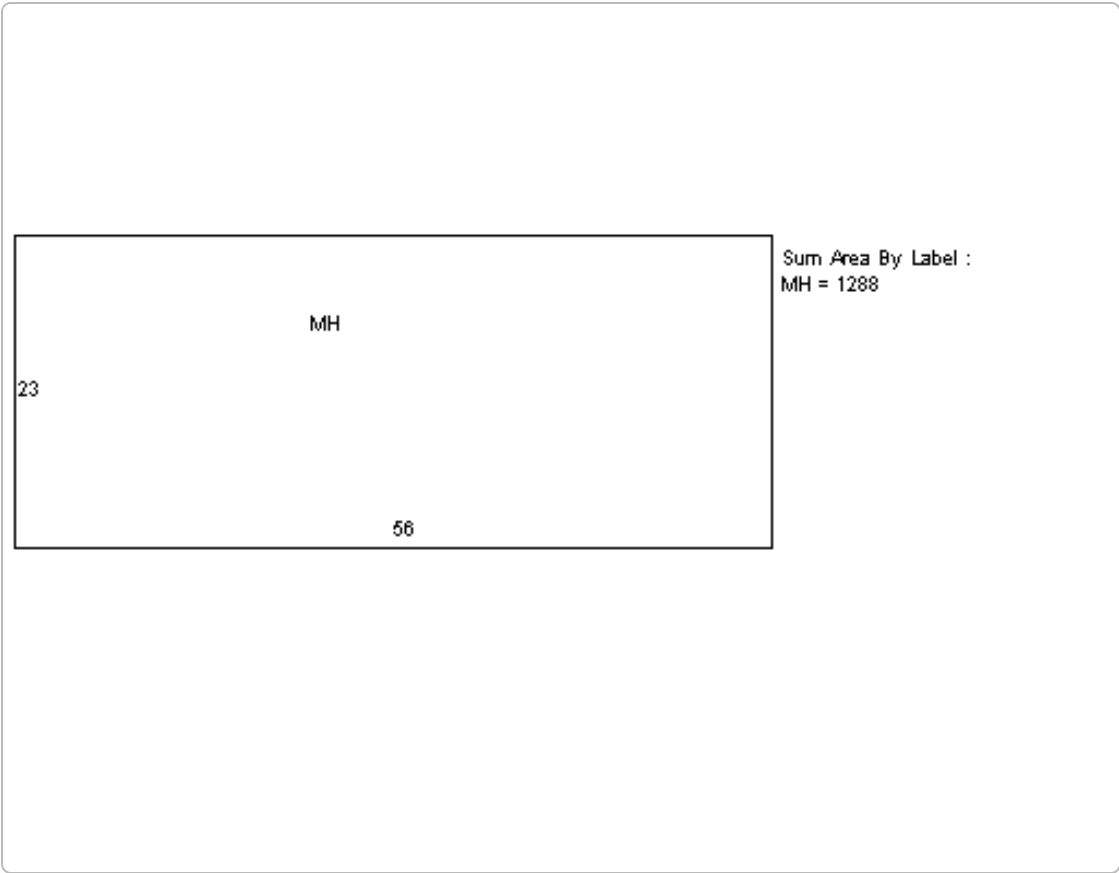


Sales by Distance

Photos



Sketches



Fairfield County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 12/7/2023, 5:33:20 PM

Contact Us



**TOWN OF WINNSBORO
SOUTH CAROLINA**

ANNEXATION ORDINANCE NO. 98

AN ORDINANCE ANNEXING INTO THE TOWN OF WINNSBORO A 0.73 ACRE TRACT OF LAND, LOCATED ON WEST 11th STREET, WINNSBORO, SC, OWNED BY THE GORDON MEMORIAL UNITED METHODIST CHURCH, IN FAIRFIELD COUNTY, NOT ALREADY WITHIN THE WINNSBORO TOWN LIMITS, AND INCLUDING ALL ADJACENT AND ABUTTING RIGHTS-OF-WAY. TAX MAP NO. 145-01-30-006-000.

WHEREAS, a proper petition has been filed with the Town Council by an affirmative voted of the Church Board owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the Town under the provisions of S. C. Code Section 5-3-260; and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owners and the Town; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Winnsboro, South Carolina, that the property herein described, and the adjacent and abutting rights-of-way, are hereby annexed to and become a part of the Town of Winnsboro effective _____, 2024.

A 0.73 acre tract of land, TMS #145-01-30-006-000, as shown in the Office of the Clerk of Court for Fairfield County in Record Book 773 at page 297.

The property shall be zoned R-1 pending confirmation or rezoning pursuant to the Zoning Ordinance.

This ordinance shall become effective _____, 2024.

John McMeekin, Mayor
Town of Winnsboro

ATTEST:

Patti Davis, Town Clerk

First Reading: January 2, 2024
Second/Final Reading: January 16, 2024

100 Percent Petition Form


TO THE MAYOR AND COUNCIL OF THE TOWN OF WINNSBORO:


The undersigned, being appointed by agreement of an established church council owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-260.

The territory to be annexed is described as follows:

A 0.73 acre tract as described in a deed recorded in the Fairfield County Office of the Clerk of Court in Record Book 773 at Page 297.

The property is designated as follows on the County tax maps: 145-01-30-006-000

 P.O. 115 Winnsboro 12-17-2023
Owner Signature Danny Odom Street Address, City Date

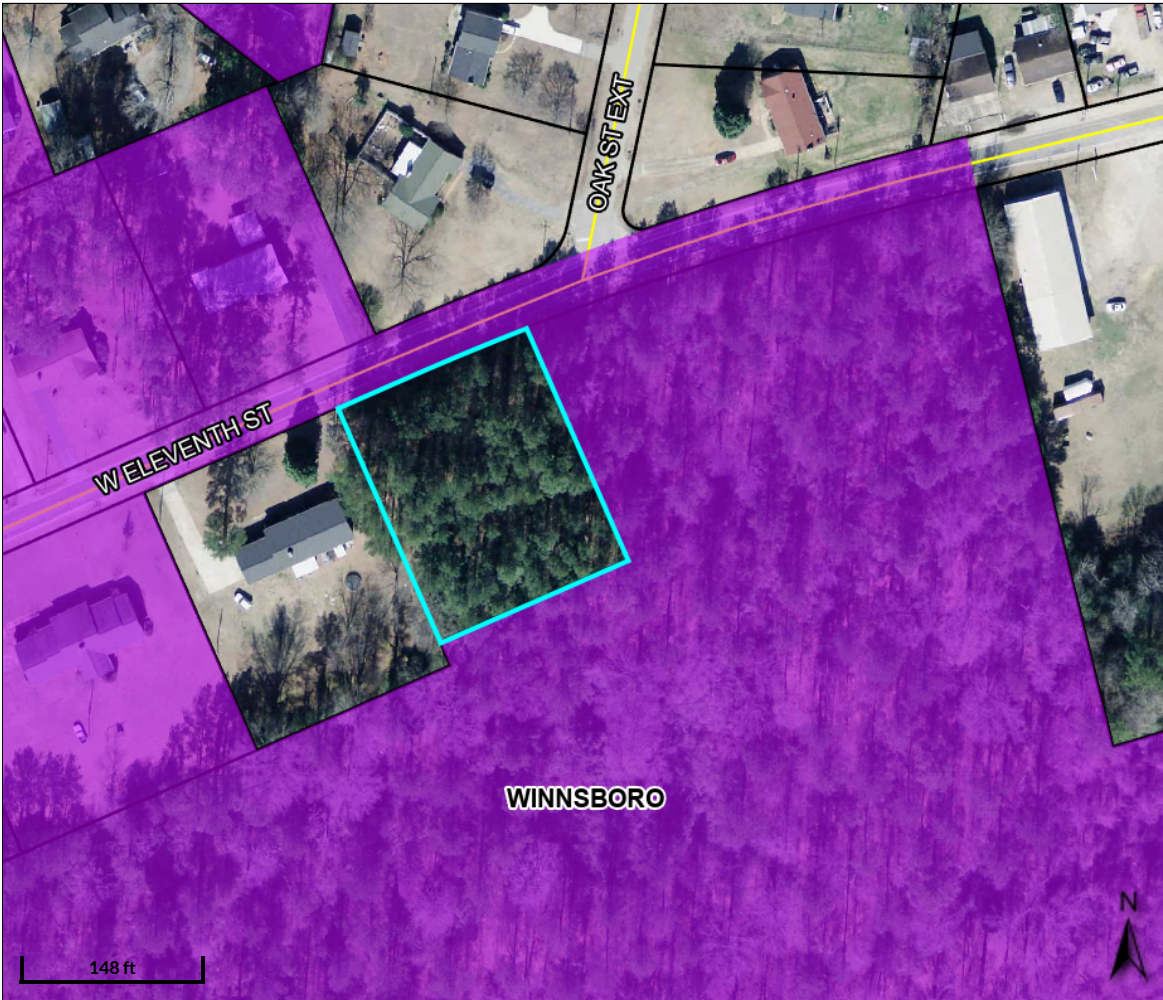
 P.O. 115 Winnsboro 12-17-23
Owner Signature (If Required) J.H. MATTOX Street Address, City Date

For Municipal Use:
Petition received by , Date 12/17/23

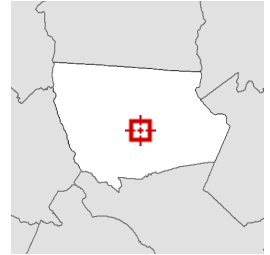
Description and Ownership verified by , Date 12/17/23

Recommendation Annex

By: , Date 12/17/23



Overview



Legend

- Parcels
- Roads
- Towns

| | | | | | |
|------------------------------|--|---------------------|------|----------------------|--|
| Parcel ID | 145-01-30-006-000 | Alternate ID | 9475 | Owner Address | CHURCH GORDON MEMORIAL UNITED METHODIST INC P O BOX 115 WINNSBORO, SC 29180 |
| Sec/Twp/Rng | // | Class | EX | | |
| Property Address | W ELEVENTH STREET (RENTAL WS-Jackson | Acres/Lot | 1.0 | | |
| District | 7 | | | | |
| Brief Tax Description | W ELEVENTH STREET HUNT PLAT: DN - 193, DM-34 (Note: Not to be used on legal documents) | | | | |

Date created: 11/13/2023
Last Data Uploaded: 11/10/2023 5:32:39 PM

Fairfield County, SC

Summary

Parcel ID 145-01-30-006-000
Account Number 9475
Property Address W ELEVENTH STREET (RENTAL
Legal Description W ELEVENTH STREET HUNT PLAT: DN - 193, DM-34
(Note: Not to be used on legal documents.)
Acres/Lot 1.000
Land Use EX (EX)
Millage Group 1 - School - School District
Neighborhood HUNT
Zoning R1 : Zone: R1

Owners

[CHURCH GORDON MEMORIAL](#)
UNITED METHODIST INC
P O BOX 115
WINNSBORO SC 29180

Valuation

| | 2023 | 2022 | 2021 | 2020 |
|----------------------------|-----------|-----------|-----------|-----------|
| Market Land Value | \$20,000 | \$20,000 | \$20,000 | \$20,000 |
| + Market Improvement Value | \$0 | \$0 | \$0 | \$0 |
| + Market Misc Value | \$0 | \$0 | \$0 | \$0 |
| = Total Market Value | \$20,000 | \$20,000 | \$20,000 | \$20,000 |
| - Ag Credit Value | \$0 | \$0 | \$0 | \$0 |
| = Total Taxable Value | *\$20,000 | *\$20,000 | *\$20,000 | *\$20,000 |
| Capped Taxable Value | *\$20,000 | *\$20,000 | *\$20,000 | *\$20,000 |
| = Total Assessed Value | \$0 | \$0 | \$0 | \$0 |

*This parcel is subject to the value cap

Land Information

| Land Use | Number of Units | Unit Type | Land Type | Frontage | Depth | Notes |
|-------------|-----------------|-----------|-----------|----------|-------|-------|
| Exempt (EX) | 1.00 | Lot | SITE | 0 | 0 | |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Vacant or Improved | Grantor | Grantee |
|------------|------------|------------|-------------------|-----------|-----------|--------------------|-------------------------------|------------------------|
| 3/16/2006 | \$5 | | PLAT: DN - 193 | 773 | 297 | Improved | TRUSTEES GORDON MEMORIAL | CHURCH GORDON MEMORIAL |
| 3/6/2003 | \$1 | | Plat: DM - 34 | SC | 85 | Improved | JUMPER ROBIN P PER REP | CHURCH GORDON MEMORIAL |
| 9/10/1992 | \$5 | | DM-34 | MC | 337 | Improved | PEARL P. BROWN PER REP | |
| 6/10/1967 | \$333 | | DN-193 | DN | 194 | Improved | C.E STRANGE & REBA S. STRANGE | |
| 12/23/1966 | \$2,000 | | DM-34 | DM | 35 | Improved | C.E & REBA STRANGE | |

Sales in Area

Sale date range:

From: 11/13/2020 To: 11/13/2023

Sales by Neighborhood

Sales by Parcel Group

1500

Feet



Sales by Distance

No data available for the following modules: Buildings, Photos, Sketches.

To: Jason Taylor Town Manager

From: Calvin Johnson Streets , Sanitation & Parks

Subject: Monthly Report December 2023

Streets – Sanitation - Parks

Streets & Sanitation

Sanitation: No major problems.

Streets: No major problems.

Parks: No major problems. We are having a problem with vandalism in all our parks.

Comments: We are continuing to monitor the streets and parks for areas of improvement.

**STREETS & SANITATION
MONTHLY MILEAGE REPORT**

MONTH December 2023

| Vehicle # | START | END | TOTAL | FUEL |
|--------------------------|-------------------|------------------|--------------|-------------|
| 20- 05 PU | 47458 | 48285 | 827 | 68 |
| 23S Bucket | 23791 | 23791 | 0 | 0 |
| 25-S 15 Crew | 27583 | 27715 | 132 | 29 |
| 26-s 14 PU | 152617 | 153604 | 987 | 82 |
| 27S 18 Garbage | 22474 | 22650 | 176 | 61 |
| 28 02Garbage | 77268 | 77285 | 17 | 27 |
| 29S 14 Garbage | 31852 | 32171 | 319 | 151 |
| 56S 99 Chipper | 193853 | 194118 | 265 | 102 |
| 59-S Case Tractor | 1643 (HRS) | 1677(Hrs) | 34 | 31 |
| 60-S 18 Dump | 77283 | 78516 | 1233 | 188 |
| 61-S 18 Dump | 62995 | 64423 | 1428 | 180 |
| 66-S 98 Chipper | 54563 | 54621 | 58 | 52 |
| 73 11 Sweep | 17473 | 17517 | 44 | 43 |

Lawn Equipment Fuel 11 Non Ethanol 0

Blowers, Weed eaters, Chain Saws, Mowers, Chipper, Leaf Machine, and Power Washers

To: Jason Taylor, Town Manager

From: Jeffery Mincey, Director of Town Maintenance Shop

Month: December
12/28/2023

The shop performed a total of 23 repair jobs for the following departments:

| | | | | | |
|---------------|-------------------|------------------|-------------------|------------------|-------------------|
| Electric | <u>4</u> | Street | <u>3</u> | Utilities | <u> </u> |
| Shop | <u>2</u> | Meter Reader | <u> </u> | Comm. Develop. | <u> </u> |
| Public Safety | <u>11</u> | Town Mgr. | <u> </u> | Water Dept. | <u>3</u> |
| Water Plant | <u> </u> | Wastewater plant | <u> </u> | Wastewater Dept. | <u> </u> |

The following is a total of expenses of repairs of Vehicles & equipment for each department:

| Dept. # | Department | Repairs | Heavy Equip. | Peak Shaving | Lawn Equip. | Parts Purchased From Vender | Total |
|--------------|---------------|------------|--------------|----------------|----------------|-----------------------------|----------------|
| | | <u>222</u> | <u>223</u> | <u>400-228</u> | <u>700-725</u> | | |
| 40 | Electric | | | | | 128.78 | \$128.78 |
| 17 | Shop | 0 | | | | \$112.51 | \$112.51 |
| 20 | Public Safety | | | | | 2,157.42 | 2,157.42 |
| 70.00 | Streets | \$0.00 | | | | 233.86 | 233.86 |
| 32 | Utilities | | | | | | |
| 93 | Comm. Devel. | | | | | | |
| 50 | Water Dept. | | | | | \$4,035.05 | \$4,035.05 |
| 52 | Water Plant | | | | | | |
| 60 | Sewer Dept. | | | | | | |
| 62 | Sewer Plant | | | | | | |
| 11 | Town Manager | | | | | | |
| Total | | | | | | | \$6,668 |
| | Meter Readers | 0 | | | | 18.49 | |

MTD Total:

The Amount of Usage

| Dept. # | Department | Qts. Oil | Qts. Transmission Fluid | Gals. Antifreeze | Gals. Hydraulic Oil | Grease-217-mis. | |
|--------------|------------------|------------|-------------------------|------------------|---------------------|-----------------|---------------|
| | | <u>217</u> | <u>217</u> | <u>217</u> | <u>217</u> | | |
| 40 | Electric | | | | | | \$0.00 |
| 17 | Shop | | | | | | 0.00 |
| 20 | Public Safety | | | | | | \$0.00 |
| 70 | Streets | | | | | | \$0.00 |
| 32 | Utilities | | | | | | |
| 93 | Comm. Devel. | | | | | | |
| 11 | Town Manager | | | | | | |
| 50 | Water, Gas Dept. | | | | | | \$0.00 |
| 52 | Water Plant | | | | | | |
| 60 | Sewer Dept. | | | | | | |
| 62 | Sewer Plant | | | | | | |
| Total | | | | | | | \$0.00 |
| | Meter Readers | | | | | | \$0.00 |

Balance on Hand:

Qts. Of Transmission Fluid: 4
10W -30 Motor Oil 1

Qts. Of 30wt. Motor Oil: 2
15W40 3

Mileage on Vehicle #50: 30,098.06
Gasoline Gallons: 0

Milage on Vehicle # 52 132,559.00
Gasoline Gallons: 0

Mileage on Vehicle #49 32,377
Gasoline Gallor 22.546

Milage on vehicl 51 202,126
Gasoline gallons 5.29

Parts Purchase from Venders:

Maintenance Clerk: Vivian Evans

