

Sumter City-County Zoning Board of Appeals

June 25, 2025

BOA-25-20, 5560 Catchall Rd. (County)

The applicant (Andrea E. Loney) is requesting the following variances from the *Sumter County Zoning & Development Standards Ordinance* requirements: 1) minimum lot size requirements found in *Article 3.n.5.a. (AC District) Minimum Lot Requirements*; 2) minimum public street frontage requirements found in *Article 8.e.13.a. and Article 8.e.13.c.*; 3) minimum AC district supplemental lot width requirements found in *Article 8.e.13.g.*, & 4) maximum square footage of residential accessory structures based on gross acreage found in *Article 4, Exhibit 8A* to subdivide the property to create 2 new lots that do not meet minimum lot size requirements, and do not have public road frontage. The property is located at 5560 Catchall Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 135-00-01-024.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

June 25, 2025

BOA-25-20, 5560 Catchall Rd. (County)

I. THE REQUEST

Applicant: Andrea Loney

Status of the Applicant: Property Owner

Request: Variances from minimum lot size requirement, minimum public street frontage requirement, minimum AC district supplemental lot width requirement, and maximum square footage of residential accessory structures to create 2 new lots that do not meet minimum lot size requirements, and that do not have public road frontage.

County Council District: District 1

Location: 5560 Catchall Rd.

Present Use/Zoning: Residential / Agricultural Conservation (AC)

Tax Map Reference: 135-00-01-024

II. BACKGROUND

The applicant is requesting variances from minimum lot size, minimum public street frontage, minimum Agricultural Conservation (AC) district supplemental lot width requirements and maximum square footage of residential accessory structures to create 2 new lots that do not meet minimum lot size requirements and do not have public road frontage. The subject property is +/- 4.72 acres in size, is shown in red on the location map to the right, and is located on the south side of



Catchall Rd. +/- 2,700 ft. west of the intersection of Catchall Rd. and Peach Orchard Rd.

Based on the deed history and disposition of heirs' property rights provided by the applicant and included as *Exhibit 1* to this staff report, the applicant (Andrea Loney, sister to Bernadette Barno and Jerome Loney) owns a 3.4 acre portion of the tract at 5560 Catchall Rd., Bernadette Barno owns a 0.61 acre portion of the tract, and the 3 heirs of Jerome Loney together own a 0.61 acre portion of the tract.

The applicant has submitted a proposed subdivision plat that establishes the three separate parcels as outlined above (3.4 acres to Andrea Loney, 0.61 acres to Bernadette Barno, and 0.61 acres to the heirs of Jerome Loney). The submitted subdivision plat would create 2 lots (A and B as shown on the draft plat prepared by Davis Mitchum Surveying) that do not meet the Ordinance minimum standard for lot size or public road frontage.

The property currently contains a +/- 3,526 sq. ft. single-family residence and two accessory structures (+/-1,675 sq. ft. and +/-1,540 sq. ft.). Both the residence and one of the accessory structures appear to encroach onto adjacent parcels, and the structure locations on the property preclude subdivision while maintaining minimum building setbacks from property lines. *Figure 1* (below) illustrates the locations of the property's structures and location of proposed new lots.

Because the subject site is less than 5 acres, the current accessory structures on the property are considered non-conforming, not subject to discontinuance with regard to total size. Reduction of the parent parcel's size to establish the two new 0.61 acre lots would reduce the parent parcel to 3.5 acres, thereby reducing the maximum square footage of combined accessory structures allowed to 2,125 sq. ft. The property already contains two accessory structures totaling 3,215 sq. ft. Thus, a variance of 1,090 sq. ft. would be required as part of the proposal to subdivide the tract into three parcels.



Figure 1 - Aerial image depicting approximate locations of existing structures and location of proposed new lots

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Ordinance Requirements:

Article 3.n.5.a: (AC District) Minimum Lot Requirements

Width: 60 ft.

Depth: N/A

Lot Area: 1.0 acre

Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage

Acreage	0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9
**<0.5	See note 1									
0.5	1100	1150	1250	1350	1450	-	-	-	-	-
1.0	1500	1525	1550	1575	1600	1625	1650	1675	1700	1725
2.0	1750	1775	1800	1825	1850	1875	1900	1925	1950	1975
3.0	2000	2025	2050	2075	2100	2125	2150	2175	2200	2225
4.0	2250	2275	2300	2325	2350	2375	2400	2425	2450	2475
≥ 5.0	Exempt, see note 2 & 3									

NOTES:

1. Maximum size for accessory structures on all parcels less than 0.5 acres in size is 1,000 sq. ft.

2. All parcels over 5 acres in size are exempt from maximum square footage requirements, however, each zoned parcel shall not exceed the maximum impervious surface ratio for the given zoning district.

3. Agricultural Conservation (AC Zoning District ONLY) with 5 acres or more are exempt from requirement of having a principal structure on the property in order to build an accessory building on a person's property. These structures will be treated as principal structures meeting principal setbacks, distance between buildings, maximum height of 35 feet and maximum of 2 structures per parcel. Access to the structure shall be provided by paved road, gravel or dirt road as long as it provides reasonable access from off a public ROW with approved driveway encroachment permit. Lot shall meet the minimum lot width at the street as set forth in this Ordinance for all other lots of at least 60 feet.

Article 8.e.13. Lots:

- a. All lots shall be accessible by a public street, a private street only as provided for in a Planned Development (PD), or a rural community drive as defined in *Article 8.e.1.c.2*. Exception: Multi-space or building commercial sites may make the driveway and parking area a common, jointly maintained area and have individual properties access that area. "Accessible" shall be construed as meeting the minimum frontage requirements for the zoning district on a public street.
- c. All lots shall have no less than 60 ft. of street frontage unless a lesser standard is allowed elsewhere in the ordinance. These standards may vary in a cul-de-sac only upon approval of the Sumter City-County Planning Commission.
- g. In the Agricultural Conservation (AC) District, all lots shall have no less than 60 ft. of lot width throughout the parcel.

The Request:

The applicant (Andrea E. Loney) is requesting the following variances from the *Sumter County Zoning & Development Standards Ordinance* requirements: 1) minimum lot size requirements found in *Article 3.n.5.a. (AC District) Minimum Lot Requirements*; 2) minimum public street frontage requirements found in *Article 8.e.13.a.* and *Article 8.e.13.c.*; 3) minimum AC district supplemental lot width requirements found in *Article 8.e.13.g.1* & 4) maximum square footage of residential accessory structures based on gross acreage found in *Article 4, Exhibit 8A* to subdivide the property to create 2 new lots that do not meet minimum lot size requirements, do not have public road frontage, and result in widths of less than 60 ft. in certain areas of the parent parcel.

III. FOUR PART TEST

In order to grant the requested variance, the request must meet all parts of a State-mandated four-part test. When reviewing a variance request, the Board may not grant a variance that would do the following:

- Allow the establishment of a use not otherwise permitted in a zoning district;
- Extend physically a nonconforming use of land;
- Change zoning district boundaries shown on the Sumter City-County Official Zoning Map.

The fact a property may be utilized more profitably should a variance be granted shall not be considered grounds for approving a variance request. In granting a variance, the Board may attach to it such conditions regarding location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Staff Review:

1) There are extraordinary and exceptional conditions pertaining to the particular piece of property.

The property currently conforms to AC district minimum lot size requirements. A condition that applies to this property that could be considered exceptional and extraordinary is the deed history associated with the ownership of the property by the Loney family between 2002 and present, as described by the applicant in *Exhibit 1* of this report.

2) These conditions do not generally apply to other property in the vicinity.

While the subject tract (5560 Catchall Rd.) is generally consistent in terms of size and layout with other lots of record in the immediate vicinity, there are 21 lots within a 0.5 mile radius that are non-conforming lots of record smaller than 1.0 acre. However, none of these nonconforming lots of record lack sufficient public road frontage.

- 3) *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.*

The ordinance prevents the applicant from dividing the property such that the family members who each own a share of the property have clear title to their inherited portion.

- 4) *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.*

The purpose of regulating minimum lot size and street frontage is to control the density/intensity of development within a respective zoning district to meet the expressed goals and purposes of that zoning district.

As stated previously, there are approximately 21 lots in the vicinity of the property (within a 0.5 mi. radius) which are nonconforming lots of record. The area's character already includes single-family residential uses on lots smaller than 1.0 acre.

The placement of the existing structures on the tract which are proposed to remain with the applicant's portion of the property preclude a division of the tract in a manner that could utilize the site's +/- 157 ft. of frontage on Catchall Rd. Additionally, the current width of the lot would allow only subdivision of the tract into two ordinance compliant parcels, assuming the house and accessory structures were not present.

IV. STAFF RECOMMENDATION

No additional approval conditions are recommended *if* the BOA makes all the necessary findings to approve this request.

V. DRAFT MOTIONS FOR BOA-25-20

1. I move the Zoning Board of Appeals **approved** BOA-25-20, subject to the findings of fact and conclusions developed by the BZA and so stated:
2. I move the Zoning Board of Appeals **deny** BOA-25-20, subject to the following findings of fact and conclusions:
3. I move the Zoning Board of Appeals enter an alternative motion for BOA-25-20.

VI. BOARD OF APPEALS – June 25, 2025

Kyle B. Kelly, AICP
Senior Planner
City of Sumter/Sumter County
12 W. Liberty Street
Sumter, SC 29150

RE: Exemption to minimum lot requirement of one acre under Article 3 of Zoning and Development District Regulations

Dear Mr. Kelly:

I am requesting that deeds to specific sections of the property located at 5560 Catchall Road; Dalzell, SC, be approved by the City of Sumter/Sumter County Zoning and Development Board as outlined in the attached Deeds of Distribution and the subsequent plat surveys.

I have attached deeds and property surveys that outline the ownership history. Listed below is an explanation of the history:

1) Benjamin Loney deeded one-third of the property to his wife Sylvia Loney and one-third to his daughter Andrea Loney. See attached deed. Based on the current survey, which is already on file in your office, the total acreage is 4.72 acres. This means that each of the three listed above owned deeded 1.57 acres each. [Attachment 1](#)

2) Both Benjamin and Sylvia died without a will.

3) Benjamin and Sylvia Loney had a son, Jerome Loney who died prior to them. Jerome had no will at the time of his death. He was survived by three children, Ana, Anise and Alicia Loney.

4) Sylvia died prior to Benjamin. Her heirs were her spouse, Benjamin, four children Bernadine Barno, Andrea, Rudolph, John Loney and the heirs of a fifth son (Jerome Loney) as listed in 3 above. See the attached deed of distribution for Sylvia. According to SC Probate law for those dying with no will, her spouse (Benjamin Loney would have received $\frac{1}{2}$ (.78 acres) of her 1.57 acres for a total of 2.3 acres. The 4 children and the heirs of the 5th child would receive the other .78 acres divided equally, which is .15 acres each.

[Attachment 2](#)

5) Benjamin Loney's heirs were the children listed in 4 above and the children of son Jerome as listed in 3 above. See the attached deed of distribution for Benjamin. According to SC Probate law for those dying with no will, his 4 children and the heirs of the 5th child would even divide the 2.3 acres that he owned. This would be .46 acres each. This added to the .15 acres that they received from Sylvia Loney gives each of the heirs .61 acres additionally. Andrea Loney maintains her original 1.57 acres in addition to the .61 acres inherited from the parents' estates. **Attachment 3**


6) Rudolph (.61 acres) and John Loney (.61 acres) deeded their interest in the property to Andrea Loney in March 2024. Based on this, Andrea Loney owns 3.4 acres at 5560 Catchall Road.

7) The interest for Bernadine Barno (.61 acres) and the joint interest for the three heirs of Jerome (.61 acres) has been surveyed and requires your approval. A specific plat of land needs to be given to Bernadine Barno and a joint plat of land needs to be given to the three heirs of Jerome Loney. The names of these heirs are listed on the deeds of distribution. **Attachment 4**

I have enclosed a proposed survey that designates the specific plat of land that should be given to the heirs in the items listed above. In addition, to approving the survey plat the heirs are also requesting that they be granted an exemption to the minimum lot requirement of one acre under Article 3 of the Zoning and Development District Regulation. Attachment 4

Should you have questions or need additional information about this request, I am available for an in-person meeting. You may email me at andrealoney@sc.rr.com or call me at 803-446-2081.

Regards,


Andrea E. Loney
Attorney at Law

Attachments

Attachment 1

RECORDED

PG 585

STATE OF SOUTH CAROLINA) SUMTER COUNTY, S.C.
JAMES H. HARRIS, JR.,)
REGISTERED DEEDS)
SUMTER, S.C.)
COUNTY OF SUMTER)
TITLE TO REAL ESTATE

All that piece, parcel or tract of land, together with any improvements thereon, situate, lying and being in Sumter County, South Carolina, Statesburg Township, containing 5.2 acres, more or less, being more fully shown on a plat of F. H. Murray, C.E., dated April 12, 1950, and recorded in the Office of the Register of Deeds for Sumter County in Plat Book Z-9, at page 42, and being bounded according to said plat as follows: On the Northeast by lands of Howard or others, On the Southeast by lands of Marcus Loney; On the Southwest by lands of Murray; and On the Northwest by lands of Shannon Woods or others, and having such metes and measurements as appears on said plat.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND AND TO HOLD, all and singular the premises before mentioned unto the Grantees, **Benjamin F. Loney, Sylvia A. Loney, and Andrea E. Loney**, as joint tenants in common, their Heirs, Successors and Assigns forever.

\$ 10.00
 \$ 10.00
 \$ 10.00
 \$ 10.00

RECORDED
VOL. 832 PG. 584

And the Grantor does hereby bind himself and his heirs, to warrant and forever defend all and singular the premises unto the Grantee, his Heirs, Successors, and Assigns against himself and his heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor has herunto set his hand and seal on this 8th day of February, 2002.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Heidi M. Sumter
WITNESS

Benjamin F. Loney
Benjamin F. Loney

Heidi M. Sumter
WITNESS

STATE OF SOUTH CAROLINA
)
COUNTY OF SUMTER)

PROBATE

PERSONALLY appeared before me the undersigned witness, who, being duly sworn, says that (s)he saw the within-named Grantor, Benjamin F. Loney, sign, seal and deliver the within Deed; and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me on the
8th day of February, 2002

Heidi M. Sumter
WITNESS #1

Heidi M. Sumter
(Seal)

NOTARY PUBLIC STATE OF SC
My Commission Expires: August 20, 2003

TITLE NOT EXAMINED BY ERNEST A. FINNEY, III, ATTORNEY
AT LAW. (Please return to Law Office of Ernest A. Finney, III, PO Box
836, Sumter, South Carolina, 29151-0836).

RECORDED
VOL. 832 Pg. 587
SUMTER COUNTY, S.C.

Grantees Address:

Benjamin F. Loney, Sylvia A. Loney, and
Andrea E. Loney
5560 Catchall Road
Dalzell, South Carolina 29040

THIS DOCUMENT WAS FILED ON:

Feb. 11, 2002 At 3:00pm

RECORDED: VOL. 832 Pg. 585
JANICE M. REARDEN
REGISTER OF DEEDS
SUMTER COUNTY, S.C.

STATE OF SOUTH CAROLINA)

COUNTY OF: SUMTER)

IN THE MATTER OF: Sylvia A. Loney, dec.)

IN THE PROBATE COURT

DEED OF DISTRIBUTION

CASE NUMBER: 2009ES4300322

WHEREAS, the decedent died on April 19, 2009; and,WHEREAS, the estate of the decedent is being administered in the Probate Court for Sumter County, South Carolina in File #2009ES4300322; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: Benjamin F. Loney 1/2 of decedent's interestAddress: 5560 Catchall Rd.

Dalzell SC 29040

Please see attached sheet of paper listing other heirs at law.

* See Tax Notice to John F. Loney at the above address.
the following described property:

All that piece, parcel or tract of land, together with any improvements thereon, situate lying and being in Sumter County, South Carolina, Statesburg Township, containing 5.2 acres, more or less, being more fully shown on a plat of F.H. Murray, C.E., dated April 12, 1950, and recorded in the Office of the Register of Deeds for Sumter County in Plat Book Z-9, at page 42, and being bounded according to said plat as follows: On the northeast by lands of Howard or others; on the southeast by lands of Marcus Loney; on the southwest by lands of Murray; and on the northwest by lands of Shannon Woods or others, and having such metes and measurements as appears on said plat.

This being the same property conveyed unto the decedent by deed of Benjamin F. Loney dated February 8, 2002, and recorded on February 11, 2001 at Deed Book 832, Page 585 at the Register of Deeds for Sumter County, South Carolina. Tax Map #135-00-01-024.

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STATE FEE:	.00
PAGES:	3
TOTAL FEES: 10.00	
VICKI M. MCCARTHY - REGISTER OF DEEDS	
SUMTER COUNTY BY: K. McLeod	

Auditor's Endorsement
Sandra A. McLeod

Auditor's Endorsement

Auditor's Endorsement
R. Paul H. Hines

Assessor's Endorsement

Heirs At Law for Sylvia A. Loney

(In addition to Benjamin F. Loney on face of deed of distribution)

Andrea E. Loney 3/30 of decedent's interest

5560 Catchall Rd.

Dalzell, SC 29040

John Franklin Loney 3/30 of decedent's interest

5560 Catchall Rd.

Dalzell SC 29040

Rudolph M. Loney 3/30 of decedent's interest

5245 Beecham Ct.

Suwanee GA 30024

Bernadine L. Barno 3/30 of decedent's interest

8415 Timber Flower

San Antonio TX 78250

Ana M. Dawes 1/30 of decedent's interest

10510 Fire Oak Ct.

Riverview FL 33578

Anise Walker 1/30 of decedent's interest

10510 Fire Oak Ct.

Riverview FL 33578

Alicia Loney 1/30 of decedent's interest

10510 Fire Oak Ct.

Riverview FL 33578

TOGETHER with all and singular the Rights Members Hereditaments and Appurtenances to the said Premises/Property belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said grantees their heirs and assigns forever.

IN WITNESS WHERE OF the undersigned as Personal Representative of the estate of the decedent has executed this Deed, on this 6th day of Jan, 20 11.

SIGNED, SEALED AND DELIVERED

Estate of: Sylvia A. Loney

IN THE PRESENCE OF

by Signature:

Andrea E. Loney
Andrea E. Loney

Witness:

Teirra Bell

Witness:

Pat Muller

STATE OF SOUTH CAROLINA

) PROBATE

COUNTY OF SUMTER

)

)

PERSONALLY appeared before me Pat Muller and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with Teirra Bell witnessed the execution thereof.

SWORN to before me this 6th day of

Witness Signature:

January, 20 11

Pat Muller

Shirley B. Henry

Notary Public for South Carolina

My Commission Expires:

5/4/19

STATE OF SOUTH CAROLINA

COUNTY OF SUMTER

IN THE MATTER OF:
BENJAMIN F. LONEY
(Decedent)

IN THE PROBATE COURT

DEED OF DISTRIBUTION
(Real Property Only)
NOT A WARRANTY DEED

CASE NUMBER: 2011ES4300587-2

Assessor's Endorsement
07/28/2017 09:04:51 AM*Jason H. Bayfield*

The undersigned states as follows:

Decedent died on DECEMBER 25, 2010; and probate of the Estate is being administered in the Probate Court for SUMTER County, South Carolina, in File #2011ES4300587-2.I/We was/were appointed Personal Representative (s) on 12/05/16.Auditor's Endorsement
08/01/2017 01:36:29 PM*Laurie A. Helton*

Decedent owned real property described as follows:

Tax Map Number: 135 0001023

Street/Property Address: CATCHALL ROAD, DALZELL, SOUTH CAROLINA

Legal Description:

ALL THAT CERTAIN PICE, PARCEL OR TRACT OF LAND, CONTAINING THIRTY (30) ACRES, MORE OR LESS, AND BOUNDED AND DESCRIBED AS FOLLOWS: NORTH BY LANDS OF THE ESTATE OF R.J. BROWN; EAST BY LANDS OF E.E. LEE; SOUTH BY LANDS OF J.W. ALLEN; AND WEST BY LANDS OF RENA TIMMONS, REFERENCE BEING HAD TO A PLAT OF THE SAME MADE BY R. M. CANTEY ON THE 7TH DAY OF JANUARY, 1913, THE SAME WILL MORE FULLY APPEAR; LESS THAT PORTION OF PROPERTY CONVEYED UNTO BENJAMIN F. LONEY, BY DEED OF MARCUS LONEY, SR., DATED APRIL 14, 1950, CONTAINING 5.2 ACRES, AND SHOWN ON A PLAT PREPARED BY H.D. MOISE, DATED APRIL 2, 1934, AND SHOWN ON A MORE RECENT PLAT PREPARED BY F.H. MURRAY, C.E., DATED APRIL 12, 1950, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SUMTER COUNTY IN PLAT BOOK Z-9 AT PAGE 42 ON AUGUST 14, 1950; LESS THAT PORTION OF PROPERTY CONVEYED UNTO THOMAS LONEY BY DEED OF MARCUS LONEY, SR., CONTAINING TWO (2) ACRES, DATED OCTOBER 22, 1956, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SUMTER COUNTY IN DEED BOOK V7, AT PAGE 327 ON NOVEMBER 1, 1956. THE CURRENT TOTAL ACREAGE IS 23.30 ACRES. TAX MAP PARCEL #135-00-01-023.

THIS IS THE SAME PROPERTY PURSUANT TO PETITION ORDER SIGNED BY LINWOOD S. EVANS, JR., MASTER-IN-EQUITY FOR SUMTER COUNTY DATED APRIL 12, 1999, AND RECORDED IN OFFICE OF THE CLERK OF COURT FOR SUMTER COUNTY IN JUDGMENT ROLL NO. 69356 WHEREIN SAID BENJAMIN F. LONEY WAS GRANTED AN UNDIVIDED SHARE COMPUTED AS 14.285.

BOOK: 1235
PGS: 1966 - 1969
DD July 25, 2017 04:31:24 PM
Rec: \$10.00 Total: \$10.00
VICKI M. MCCARTHY - REGISTER OF DEEDS SUMTER COUNTY
BY: RBC

☒ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

- ☐ Decedent's Will
- ☒ Intestacy Statute: SCPC 62-2-103
- ☐ Private Family Agreement: SCPC 62-3-912
- ☐ Disclaimer by: _____
- ☐ Probate Court Order issued on _____
- ☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: 1/5 TO ANDREA E. LONEY
Address: 5560 CATCHALL RD.
DALZELL SC 29040

Tax bill

Name: 1/5 TO RULDOLPH M. LONEY
Address: 5245 BEECHAM CT.
SUWANEE GA 30024

Name: 1/5 TO JOHN F. LONEY
Address: 5560 CATCHALL RD.
DALZELL SC 29040

Name: 1/5 TO BERNADINE L. BARNO
Address: 5560 CATCHALL RD.
DALZELL SC 29040

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 24th day of July, 2017.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: Eunice M. Franklin

Print Name: EUNICE M. FRANKLIN

Witness: [Signature]

Print Name: PAT MULLER

Estate of: BENJAMIN F. LONEY

Signature of Personal

Representative: [Signature]

Print Name: ANDREA E. LONEY

If applicable,

Signature of Co-Personal

Representative: _____

Print Name: _____

STATE OF SOUTH CAROLINA)
)
)

ACKNOWLEDGMENT

COUNTY OF SUMTER

I, EUNICE M. FRANKLIN, Notary Public, a notary for the State of South Carolina do hereby certify that ANDREA E. LONEY, as Personal Representative(s) of the Estate of BENJAMIN F. LONEY, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 24 day of JULY, 2017.

Eunice M. Franklin (SEAL)
(Signature of Notary Public)
EUNICE M. FRANKLIN
(Print name of Notary Public)
Notary Public for State of SOUTH CAROLINA
My Commission Expires: 07-18-2018

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

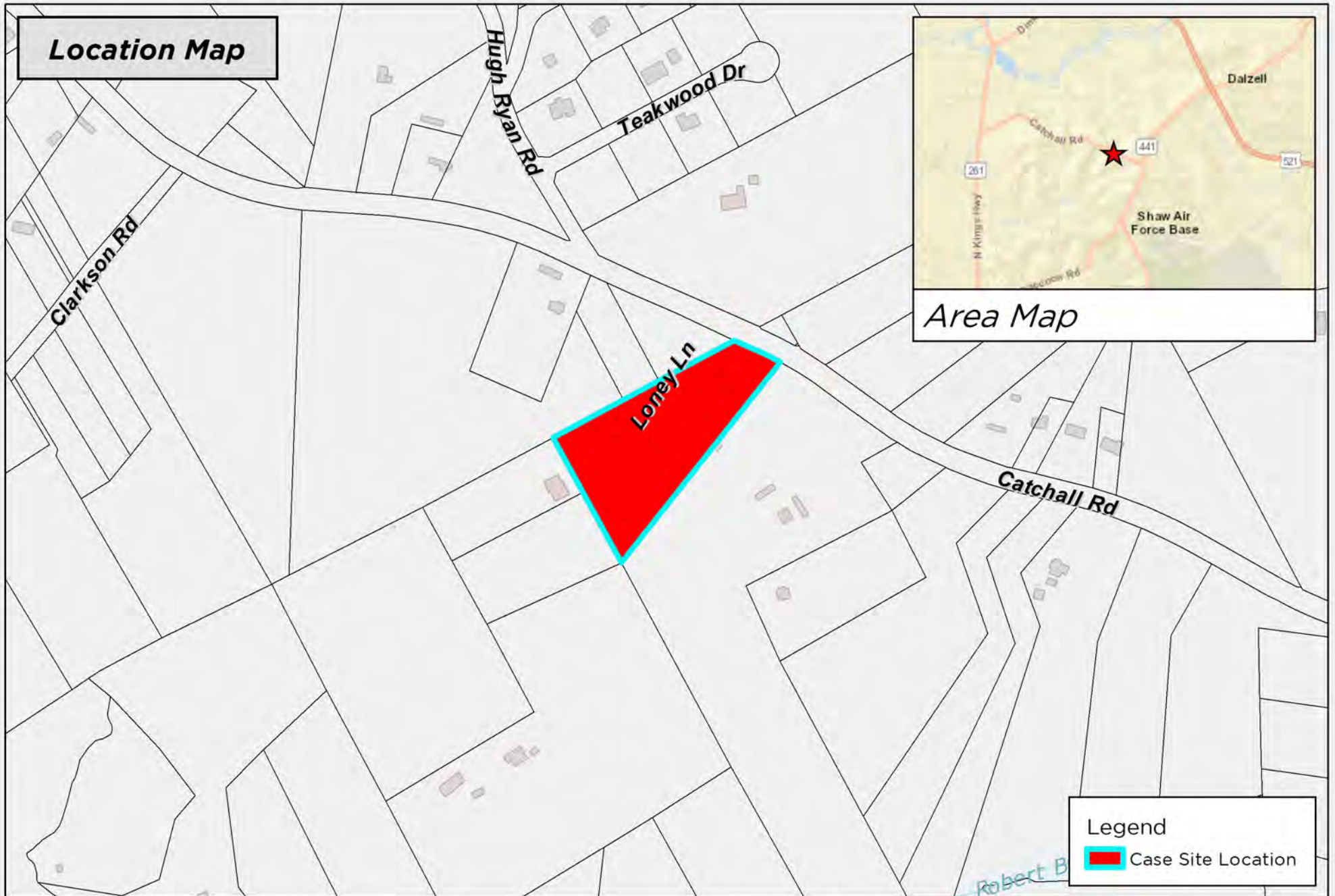
HEIRS AT LAW IN ADDITION TO THOSE LISTED ON FACE OF DEED OF DISTRIBUTION:

Ana M. Dawes	
10510 Fire Oak Ct.	1/15 of Decedent's Interest
Riverview FL 33578	

Anise Walker	
10510 Fire Oak Ct.	1/15 of Decedent's Interest
Riverview FL 33578	

Alicia Loney	
10510 Fire Oak Ct.	1/15 of Decedent's Interest
Riverview FL 33578	

Location Map




Area Map

Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

0 200 400 Feet
1 inch = 400 feet



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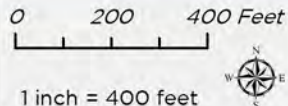
BOA-25-20
5560 Catchall Rd, Dalzell, SC 29040
Tax Map # 135-00-01-024

2040 Land Use Map



- Legend**
- Case Site Location
 - Land Use**
 - Rural Development Area

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


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Tax Map # 135-00-01-024

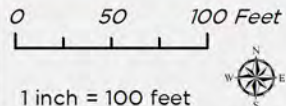
2025 Aerial Photography Map



Legend

 Case Site Location

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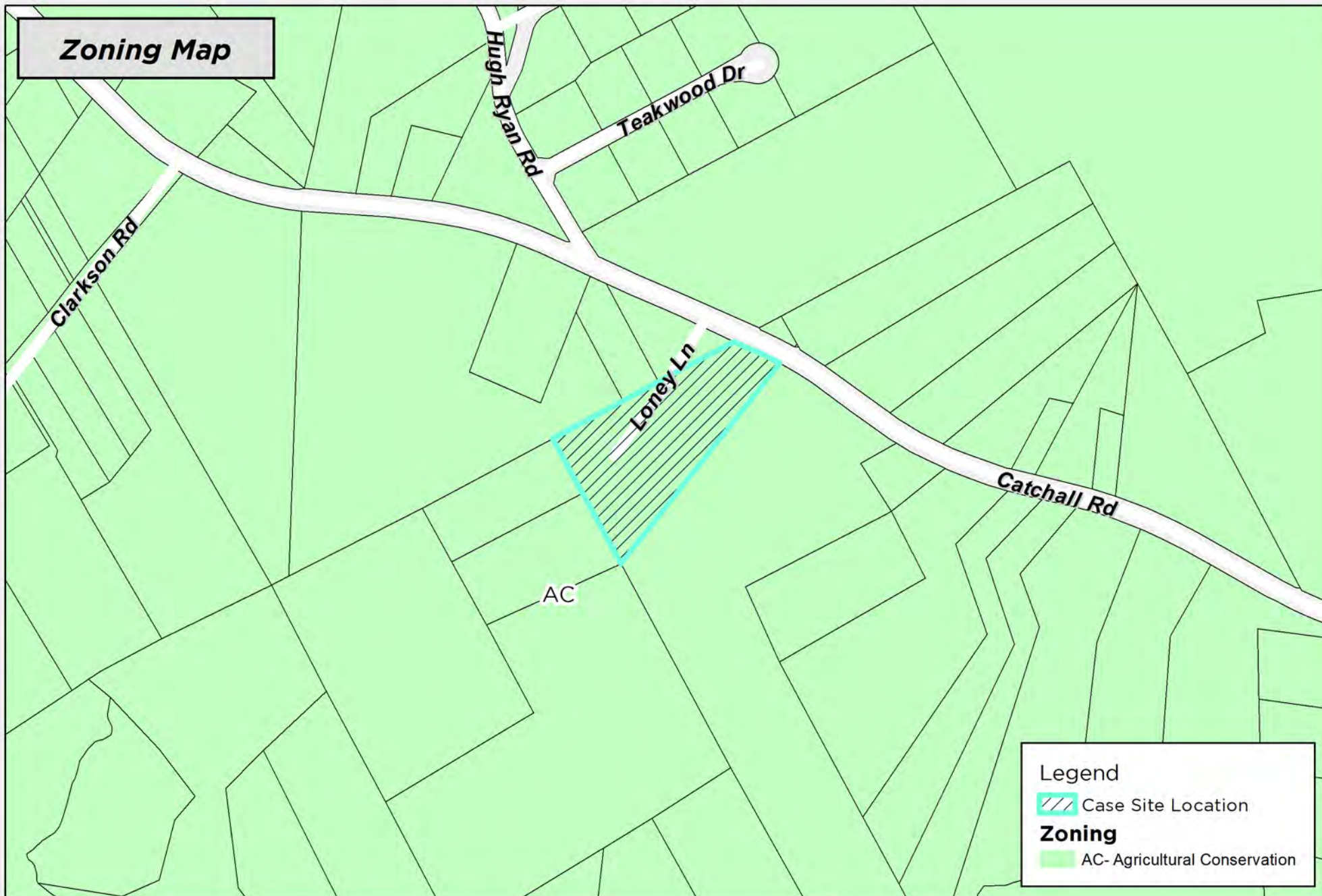


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


BOA-25-20
5560 Catchall Rd, Dalzell, SC 29040
Tax Map # 135-00-01-024


Zoning Map



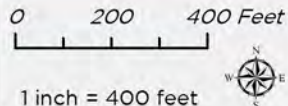
Legend

 Case Site Location

Zoning

 AC- Agricultural Conservation

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