

RB BK 4856 PG 446  
**GEORGETOWN COUNTY**  
**NON-CONVERSION AGREEMENT**  
**FOR CERTAIN STRUCTURES IN THE FLOODPLAIN**

Whereas, Permit# \_\_\_\_\_ has been issued to construct, improve, or repair the property at \_\_\_\_\_ on TMS# 02-0205-023-00-00 in Georgetown County, SC, and whereas, the permitted building has the lowest floor elevated and/or the lowest horizontal structural member above the [design flood elevation/base flood elevation **plus one (1) foot**] and the design and construction of the building meets current building code and flood damage prevention ordinance requirements, and

Whereas, as a condition of a Certificate of Occupancy, the owner must agree to not alter the building at a later date so as to violate the building code or flood damage prevention ordinance requirements,

Now, therefore, the undersigned owner of said property hereby agrees to the following:

1. That the enclosed area below the lowest floor shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the flood damage prevention ordinance in effect at the time of conversion.
2. That all interior walls, ceilings, and floors below the [design flood elevation/base flood elevation **plus one (1) foot**] shall be unfinished and constructed of flood-resistant materials.
3. That mechanical, electrical, or plumbing devices that service the building shall not be installed below the [design flood elevation/base flood elevation **plus one (1) foot**].
4. That the openings in the walls of the enclosed area below the lowest floor shall not be blocked, obstructed, or otherwise altered to reduce the size of the openings or restrict the automatic entry and exit of floodwater.
5. That any variation in construction beyond what is permitted shall constitute a violation of this agreement and Article IV, Section B of Ordinance # 2023-11.
6. That the owner and subsequent owners understand that Georgetown County has a right to inspect inside the premises at any time to verify compliance with this agreement.
7. That this Agreement shall be recorded with the deed to the above property so that subsequent owners are made aware of these restrictions.

Brian K. Welch

Signature of Property Owner (1)

BRIAN K. WELCH

Print name

7-9-25

Date

Allen Odum

Witness #1 Signature

Allen Odum

Print name

7-9-25

Date

Susan B. Welch

Signature of Property Owner (2)

SUSAN B. WELCH

Print Name

7-9-25

Date

Kareen Odum

Witness # 2 Signature

Kareen Odum

Print name

7-9-25

Date

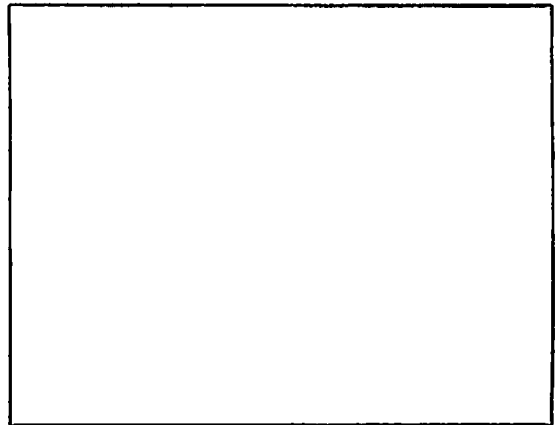
The foregoing instrument was acknowledged before me by BRIAN K. WELCH & Susan B Welch, who is personally known to me or has produced \_\_\_\_\_ as identification and signed this document in my presence.

WITNESSED my hand and official seal this 14th day of July, 2025.

[Signature]  
Notary Public Signature

My commission expires: May 17, 2028

Please affix seal or stamp.



**2025006677**  
 AGREEMENTS  
 RECORDING FEES \$25.00  
 PRESENTED & RECORDED:  
**07-14-2025 11:20 AM**  
**MARLENE MCCONNELL**  
REGISTER OF DEEDS  
 GEORGETOWN COUNTY, SC  
 BY: JENNIFER RADER CLERK  
**BK: RB 4856**  
**PG: 446 - 447**



Allen D Odum

