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Jun 25 2026

SC Court of Appeals

STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS

APPEAL FROM KERSHAW COUNTY
ALISON RENEE LEE, CIRCUIT COURT JUDGE

Appellate Case No. 2023-001193

Charles Ives,.....Appellant,

v.

Charles E. Campbell, Vivian C. Gardner, T. Clayter Campbell,
Thomas Clayter Campbell, and Eddie Harold Goff, Trustees of the
Colbert H. Campbell United Trust, Sonja C. Parker, Barry Campbell,
and Randy Bowers, Defendants,

of Whom Charles E. Campbell, Vivian C. Gardner,
T. Clayter Campbell, Jr, as Personal Representative and Trustee
for the Estate and Testamentary Trust of Thomas Clayter Campbell,
and Eddie Harold Goff, Trustees of the Colbert H. Campbell United Trust,
Sonja C. Parker, Barry Campbell, are the Respondents,

PETITION FOR REHEARING

Pursuant to Rule 221(a), SCACR, Appellant Charles Ives hereby petitions the Court for rehearing of its Opinion filed June 10, 2026.

1. The Court of Appeals erred in finding that Appellant failed to challenge the trial court's rulings concerning inadmissible hearsay. In his Initial Brief, Appellant specifically asserts that the trial court erred in sustaining the hearsay objections raised by defense counsel and cites page and line of the transcript where the issue was preserved each time it arose. (Brief of Appellant, page 14 (citing to Tr. P. 40, line 3), page 15 (citing to Tr. P. 61, line 17 and to Tr. P. 151 line 25 – p. 152, line 1).

2. The Court of Appeals erred in determining that Appellant failed to show a right to relief on Appellant's claims for equitable lien, unjust enrichment, and promissory estoppel. Proof of each claim is discussed in the Brief of Appellant, p. 8 (equitable lien), pp. 9-11 (unjust enrichment) and pp.11-13 (promissory estoppel).
3. The Court of Appeals erred in holding that Appellant failed to establish entitlement to an equitable lien over the property because he did not allege there was any intent for the property to serve as a security for any debt. This finding is in error because Appellant established, and the record demonstrates that there was an implied intent for the property to serve as a security for the improvements Appellant made to the property. *See* Brief of Appellant, pp. 9 ("The Car City property improvements were based on their trusted relationship that Ives would get reimbursed. . . based on the conduct of Ives and Claude. . . .")
4. The Court of Appeals erred in determining that Appellant failed to demonstrate that Respondents were unjustly enriched by his improvements to the property because testimony indicated the improvements did not add value to the property, and Appellant failed to present evidence of the value of any benefit conferred. The record before the Court reflects that multiple witnesses testified that Ives made improvements to the property that he paid for personally. (Brief of Appellant pp. 4-5, discussing improvements to the 3.4 acres, adding a mobile home to the lot, paving to a portion of the lot at Ives' own expense, and remodeling an existing building, and spent approximately \$200,000 in improvements to the lot and acreage).

5. The Court of Appeals erred in finding that the circuit court properly dismissed Appellant's claim for promissory estoppel because there was no evidence presented of an unambiguous promise. Ives presented evidence, through witness testimony, which demonstrated the pattern and practice of his relationship with Claude Campbell for over forty years, and how the vast majority of Ives' and Claude's business deals were handshake agreements, including the agreement that the money Ives invested into the property would be reimbursed to him by Claude if the property was ever sold. (Brief of Appellant, p. 12: "The promise Claude and Ives made – "Let's put a car lot up there. . I'll put the improvements on it if you'll pay me back when – if you ever sell it" . . . Ives relied on the promise because he spent \$190,000 in improvements on the property in reliance on Claude reimbursing him when the property sold."

For the reasons set forth above, Appellant Charles Ives respectfully requests that this Court grant this Petition for Rehearing and reverse the decision of the trial court.

Respectfully submitted,

s/ Haley Hubbard

Desa Ballard (S.C. Bar No.498)

Harvey M. Watson III (S.C. Bar No. 74053)

Haley Hubbard (S.C. Bar No. 103195)

BALLARD & WATSON

226 State Street

West Columbia, SC 29169

Telephone 803.796.9299

Facsimile 803.796.1066

desab@desaballard.com

harvey@desaballard.com

haley@desaballard.com

ATTORNEYS FOR APPELLANT

June 25, 2026

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and Eddie Harold Goff, Trustees of the Colbert H. Campbell United Trust,
Sonja C. Parker, Barry Campbell, are the Respondents,

PROOF OF SERVICE

I, Beth Cogan, an employee with Ballard & Watson, Attorneys at Law, do hereby certify that on June 25, 2026, I served a copy of the **Petition for Rehearing** in the above-captioned case on the following individuals by electronic mail using their email address listed in the Attorney Information System, addressed as follows:

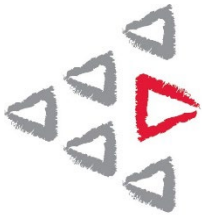
Elizabeth Marie Bowen, Esquire
Cromer Babb & Porter, LLC
beth@cromerbabb.com

J. Paul Porter, Esquire
Cromer Babb & Porter, LLC
paul@cromerbabb.com

Harper Lee Hutson, Esquire
Cromer Babb & Porter, LLC
harper@cromerbabb.com


Beth Cogan, Paralegal

June 25, 2026
West Columbia, South Carolina



Ballard & Watson
Attorneys at Law
PERSISTENT. UNWAVERING.

Desa Ballard
Harvey M Watson III
Haley Hubbard

226 State Street West Columbia, SC 29169
ph 803.796.9299 | fx 803.796.1066 | desaballard.com

June 25, 2026

Via Electronic Mail (ctappfilings@sccourts.org)

Honorable Jenny Abbott Kitchings
South Carolina Court of Appeals
Post Office Box 11629
Columbia, South Carolina 29211

RECEIVED
Jun 25 2026
SC Court of Appeals

Re: *Charles Ives v. Charles E. Campbell, et al.*
Appellate Case No.: 2023-001193

Dear Ms. Kitchings:

Please find enclosed for filing a **Petition for Rehearing** in the above-referenced matter. Pursuant to paragraph (c) of the Supreme Court's administrative order dated May 6, 2022 ("Methods of Electronic Filing and Service Under Rule 262 of the South Carolina Appellate Court Rules") a check for the filing fee is being forwarded separately via US mail.

By copy of this letter and as evidenced by the Proof of Service, this filing has been served upon counsel for the Respondents in this action. If you have any questions, please do not hesitate to contact my office.

With warm personal regards, I am,

Sincerely yours,

Haley A. Hubbard

Haley Hubbard
haley@desaballard.com

Enclosures

cc: Via Email
J. Paul Porter, Esquire
Elizabeth Marie Bowen, Esquire
Harper Lee Hutson, Esquire
Brian Dumas, Esquire
Charles Ives