



**ORDINANCE NUMBER 7-2021**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY LINDA CASON LOCATED AT 210 CAMPBELL AVENUE FROM R-12 (RESIDENTIAL SINGLE FAMILY DISTRICT) TO R-10 (RESIDENTIAL SINGLE FAMILY DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Linda Cason located at 210 Campbell Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G002000304200 containing approximately 0.46 +/- acres marked as Exhibit A, and the Deed marked at Exhibit B.

1. The owner desires to change the zoning classification of her property and has shown the need for such use to the Greer Planning Commission at a public hearing held on January 25, 2021.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to R-10 (Residential Single Family District).

3. The proposed use is in keeping with the general character of the surrounding property.


**NOW, THEREFORE,** be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 210 Campbell Avenue more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G002000304200 containing approximately 0.46 +/- acres attached

hereto marked as Exhibit A shall be changed from R-12 (Residential Single Family District) to R-10 (Residential Single Family District).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

  
Richard W. Danner, Mayor

**ATTEST:**

  
Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Lee Dumas

First Reading: February 9, 2021

Second and  
Final Reading: February 23, 2021

Approved as to Form:

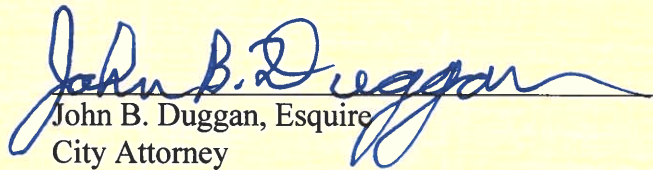
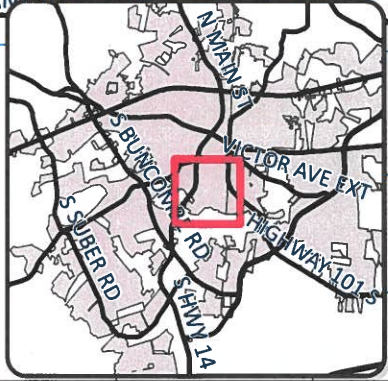
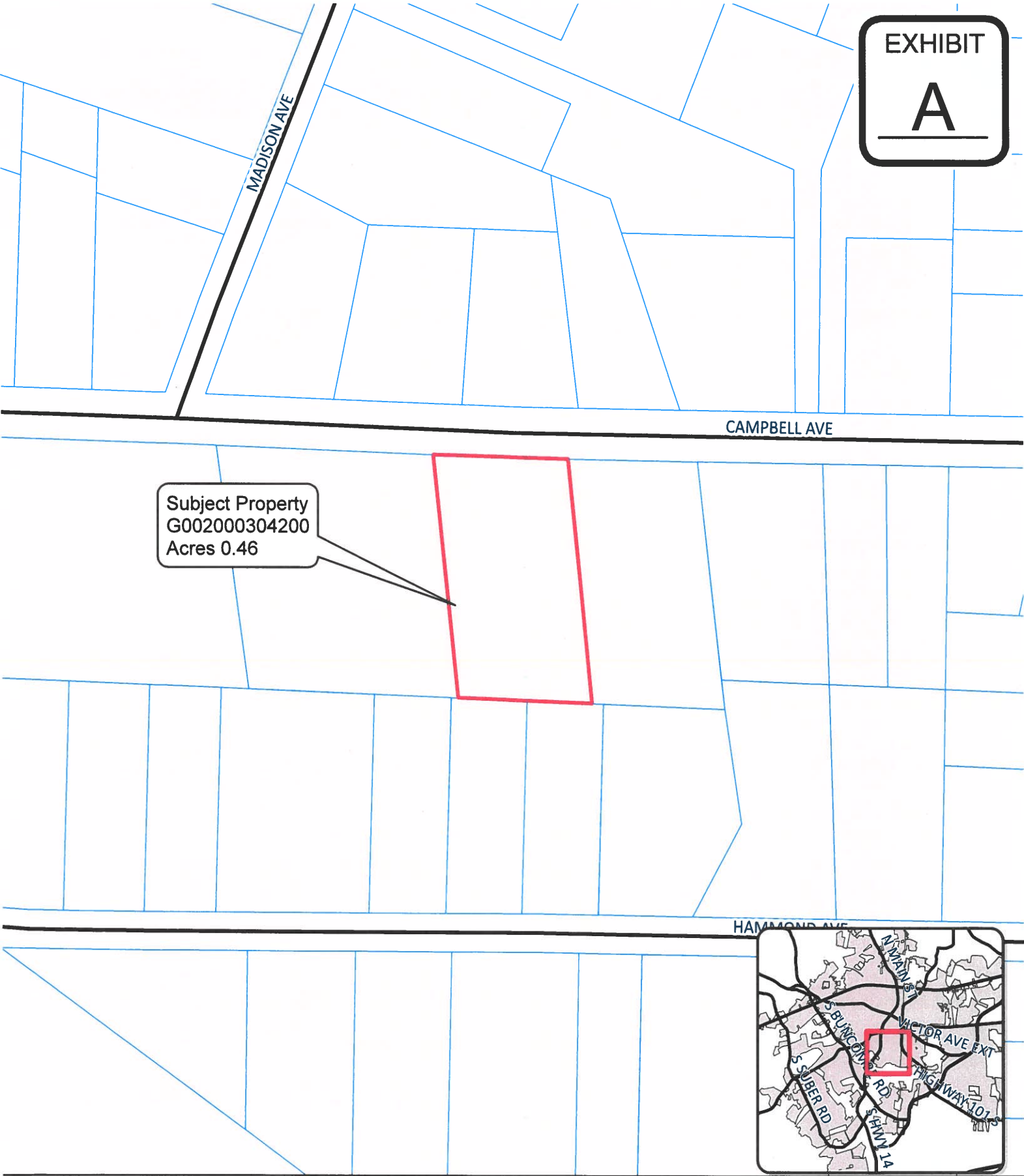
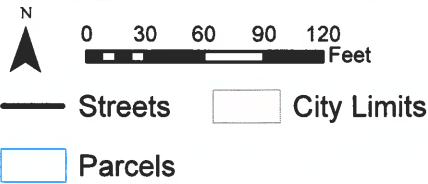
  
John B. Duggan, Esquire  
City Attorney

EXHIBIT  
**A**



# Ordinance 7-2021



The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.



2013106852

DEED  
2 PGS

Book DE 2437

Page:

December 30, 2013 08 43 09 AM Cons \$1 00  
Rec \$10 00 Cnty Tax \$0 00 State Tax \$0 00

FILED IN GREENVILLE COUNTY, SC

CX

EXHIBIT

B

After Recording Return To:  
Evelyn Terry  
210 Campbell Avenue  
Greer, SC 29651

[Space Above This Line For Recording Data]

**NO TITLE EXAMINATION**

**TITLE TO REAL ESTATE  
(JOINT TENANCY WITH RIGHT OF SURVIVORSHIP)**

STATE OF SOUTH CAROLINA ) Grantee's address:  
 ) 210 Campbell Ave.  
COUNTY OF GREENVILLE ) Greer, SC 29651

KNOW ALL MEN BY THESE PRESENTS, that **EVELYN C. TERRY, formerly known as Evelyn Cagle**, ("Grantor"), in consideration of One and no/100 Dollar (\$1.00), love and affection, and no other consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **EVELYN C. TERRY and LINDA FAYE CASON** (collectively "Grantee") *as joint tenants with rights of survivorship and not as tenants in common*, their heirs and assigns forever, all her right, title, and interest in and to the following described property:

ALL that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located in Greer, S.C., on the southern side of Campbell Street and being the western one-half of lot conveyed to Earnest Cagle and Ida Cagle by Mrs. Maude Hargrove by deed recorded in deed book 437, page 473, Greenville County R.M.C. Office and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Campbell Street, at corner now or formerly of Alex Boyter, and running thence with his line S. 6 E. 195 feet to old corner; thence S. 89 E. 105 feet to new corner, corner of lot now or formerly of Imajean Cagle Pitts; thence a new line N. 6 W. 195 feet to new corner on the southern side of Campbell Street; thence with Campbell Street, N. 89 W. 105 feet to the beginning corner.

THIS is the same property conveyed to Evelyn C. Terry and Yvonne Lawless by deed dated March 31, 2010 and recorded in the RMC Office for Greenville County on April 6, 2010 in Deed Book 2370 at Page 3243. Yvonne Lawless passed away on December 11, 2013.

**TAX MAP NO. G002000304200**

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining thereto; **TO HAVE AND TO HOLD** all and singular the premises before mentioned unto the Grantee, *as joint tenants with rights of survivorship and not as tenants in common*, their heirs and assigns forever, and Grantor does hereby bind Grantor and Grantor's heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs, successors and assigns against the Grantor and the Grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand this 23 day of December, 2013.

SIGNED, sealed and delivered  
in the presence of:

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
EVELYN C. TERRY

STATE OF SOUTH CAROLINA   )  
  )  
COUNTY OF GREENVILLE    )

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public in and for the State of South Carolina, do hereby certify that **EVELYN C. TERRY** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 23<sup>rd</sup> day of December, 2013.

*[Handwritten signature]*  
Notary Public for South Carolina  
Pickens County  
My Commission Expires: 9-25-2022

Prepared by  
DUGGAN & HUGHES, LLC  
P O Box 449  
457-B Pennsylvania Ave  
Greer, SC 29652-0449  
Attention Daniel Hughes  
File No GR10 1017

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD  
2013106852   Book: DE 2437   Page: 341-342  
December 30, 2013 08 43 09 AM  
*[Handwritten signature]*



**ZONING MAP AMENDMENT APPLICATION  
(ZONING & REZONING)**

Date 12/29/20

**(Fees for this application are based on a sliding scale - See Fee Schedule)**

Tax Map Number(s) G002.00-03-042.00

Property Address(s) 210 Campbell Ave, Greer SC 29651

Acreage of Properties \_\_\_\_\_ County Greenville

**Applicant Information**

Name Renew Properties, LLC  
 Address 471 Tramrod Trail  
Travelers Rest SC 29690  
 Contact Number 325-9941  
 Email micky@montgomeryrealtysc.com

**Property Owner Information**  
*(If multiple owners, see back of sheet)*

Name Linda Cason  
 Address 213 Buncombe Street  
Greer S.C. 29650  
 Contact Number 864-918-6441  
 Email none

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes \_\_\_\_\_ No

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from R12 to R10.

Existing Use: Residential Proposed Use: Residential

Signature(s) Linda Cason

All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)

**OFFICE USE ONLY**

Date Filed \_\_\_\_\_ Case No. \_\_\_\_\_  
 Meeting Date \_\_\_\_\_

**Complete the section below if multiple property owners**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

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Contact Number \_\_\_\_\_  
Signature \_\_\_\_\_

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, JANUARY 25, 2021**

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**DOCKET:** RZ 20-61

**APPLICANT:** Renew Properties

**PROPERTY LOCATION:** 210 Campbell Ave

**TAX MAP NUMBER:** G002000304200

**EXISTING ZONING:** R-12, Single-family Residential

**REQUEST:** R-10, Single-family Residential

**SIZE:** 0.47 Acres

**COMPREHENSIVE PLAN:** Traditional Neighborhood Community

**ANALYSIS:** **RZ 20-61**

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**RZ 20-61** is a request to rezone a parcel located 210 Campbell Ave from R-12, Single-family Residential to R-10, Single-family Residential. The applicant is requesting the zoning with the intention of subdividing the parcel into two lots.

Surrounding land uses and zoning include:

North: R-12, Single Family Residential – Occupied residences  
East: R-12, Single Family Residential – Occupied residences  
South: R-12, Single Family Residential – Occupied residences  
West: R-12, Single Family Residential – Occupied residences

The land use map in the Comprehensive Plan identifies the area as a Traditional Neighborhood Community. These communities are surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, fourplexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

**Primary uses:** Single-family attached and detached residential, multiplexes, townhomes, parks

**Secondary uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses.

With the proximity to new Cultural Arts Center and Downtown, staff feel the requested zoning is appropriate for this area.

In accordance with the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, staff supports the proposed request.

**STAFF RECOMMENDATION: Approval**

**ACTION:** Mr. Kriese made a motion to approve RZ 20-61. Mr. Wright seconded the motion. The motion carried with a vote of 7 to 0.