



**ORDINANCE NUMBER 49-2021**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY BUTCH SIMS, JR. LOCATED AT 200 BROADUS STREET FROM C-2 (COMMERCIAL DISTRICT) TO R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Butch Sim, Jr. located at 200 Broadus Street and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-14-228.00 containing approximately 0.282 +/- acres attached hereto marked as Exhibit A, the Quitclaim Deed attached hereto marked as Exhibit B, and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of his property and has shown the need for such use to the Greer Planning Commission at a public hearing held on September 20, 2021.

2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to R-5 (Garden Court or Patio House District).

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

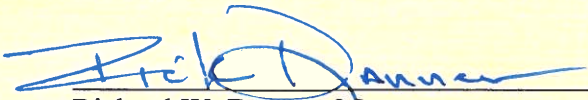
**NOW, THEREFORE,** be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 200 Broadus Street more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-14-228.00 containing approximately 0.282 +/- acres

attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to R-5 (Garden Court or Patio House 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 Wayne Griffin

First Reading: September 28, 2021

Second and  
Final Reading: October 12, 2021

Approved as to Form:

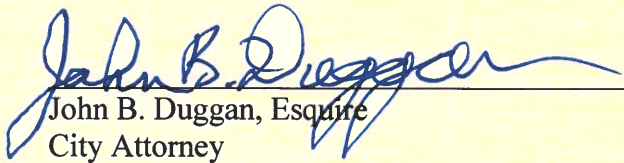
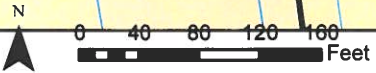
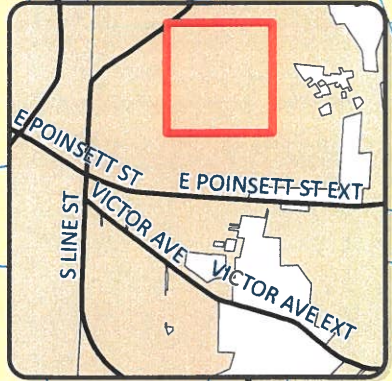
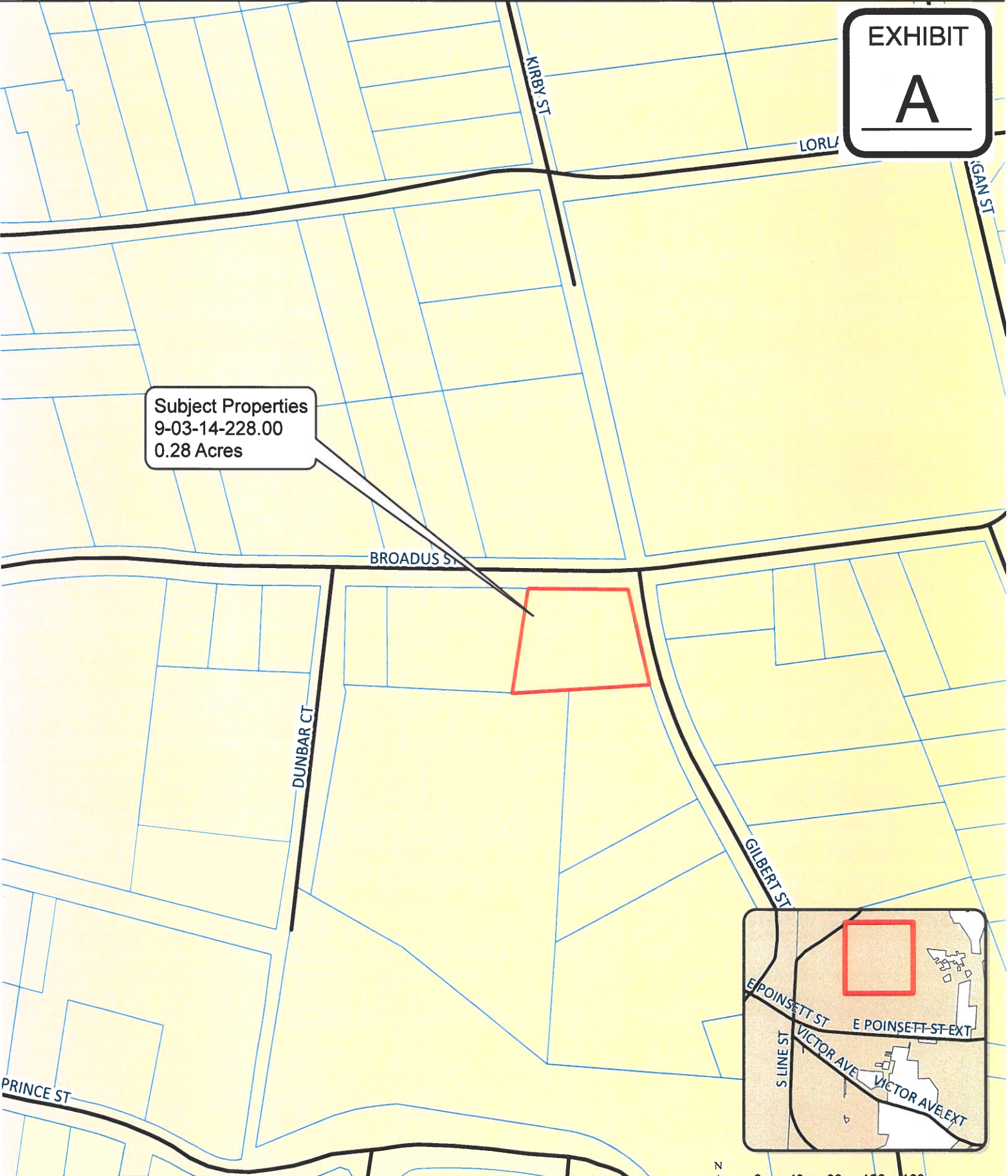
  
John B. Duggan, Esquire  
City Attorney

EXHIBIT  
**A**

Subject Properties  
9-03-14-228.00  
0.28 Acres



# Ordinance 49-2021

- Streets
- City Limits
- Parcels

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.

STATE OF SOUTH CAROLINA    )  
COUNTY OF SPARTANBURG    )

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, THAT **The Forfeited Land Commission of Spartanburg County**, (hereinafter called "Grantor"), in consideration of the sum of Four Thousand Twenty Five and 00/100 (\$4,025.00) Dollars to the Grantor in hand paid at and before the sealing of these presents, by **Butch Sims, Jr.**, (hereinafter called "Grantee"), in the State aforesaid, County of Spartanburg, (the receipt of which is hereby acknowledged) has remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim unto:

**Butch Sims, Jr.**

All that certain piece, parcel or lot of land, in Beech Springs Township, in the County of Spartanburg, State of South Carolina, lying about one-half mile East of the incorporate limits of the City of Greer, lying on the South side of Broadus Street and on the West side of Gilbert Street and lying at the Southwestern intersection of said two streets, bounded on the North and East by said streets and on the South by lands now or formerly of L. C. Norris. Said property is further identified as being Spartanburg County Tax Map Parcel # 9-03-14-228.00.

This being the same property conveyed to The Forfeited Land Commission of Spartanburg County by Tax Deed from Robert E. Metts, Jr., Delinquent Tax Collector for Spartanburg County dated June 12, 2019, and recorded June 21, 2019, in Deed Book 124-G, Page 162, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

**Grantee's Address:**                    **107 Stokes Street, Greer, S.C. 29651**

**Tax Map Reference No.:**           **9-03-14-228.00**

**TOGETHER** with all singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident or appertaining.

**TO HAVE AND TO HOLD**, all and singular the premises hereby granted, with the appurtenances, unto the said Grantee, and the Grantee's heirs, successors and assigns forever.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

DEE-2019-59591

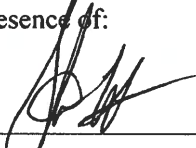


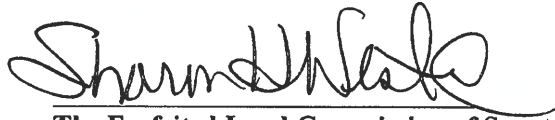
DEE BK 126-H PG 690-691

Recorded 2 Pages on 12/17/2019 02:46:10 PM  
Recording Fee: \$15.00 County Taxes: \$4.95 State Taxes: \$11.70  
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.  
Dorothy Earle, Register Of Deeds

IN WITNESS WHEREOF, the Grantor's hand(s) and seal(s) this 17<sup>th</sup> day of December, 2019.

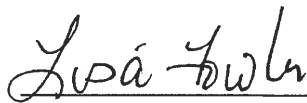
Signed, Sealed and Delivered  
in Presence of:

  
\_\_\_\_\_

  
\_\_\_\_\_

**The Forfeited Land Commission of Spartanburg  
County**

By: Sharon West, Chairman

  
\_\_\_\_\_

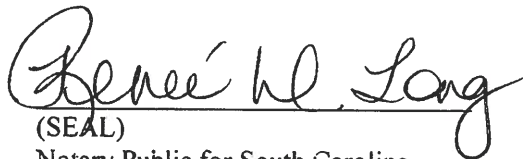
STATE OF SOUTH CAROLINA    )

**ACKNOWLEDGEMENT**

COUNTY OF SPARTANBURG    )

I, Renee' D. Long, a Notary Public for the County and State aforesaid, certify that the Forfeited Land Commission of Spartanburg County, by and through Sharon West, its duly authorized officer, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 17 day of December, 2019.

  
\_\_\_\_\_

(SEAL)

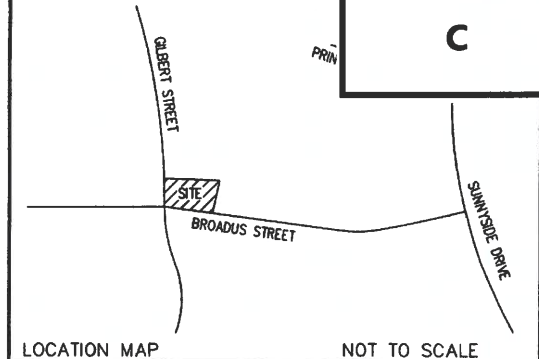
Notary Public for South Carolina

My Commission Expires: July 17, 2024

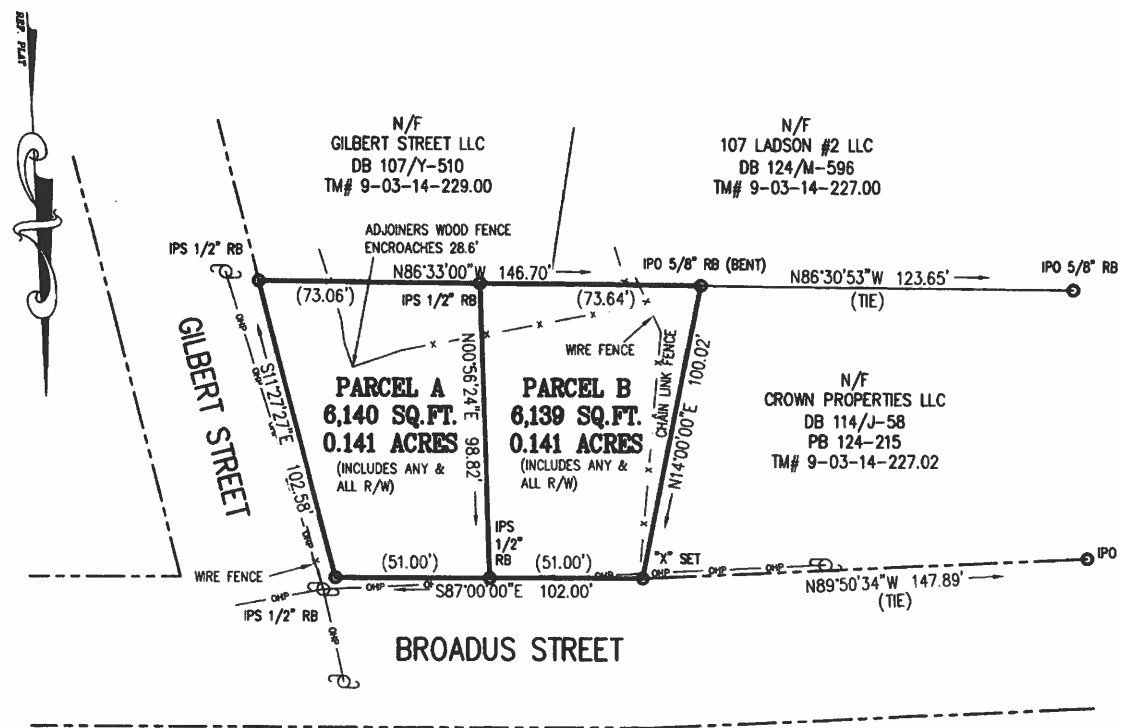
**EXHIBIT**

**C**

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



LOCATION MAP NOT TO SCALE



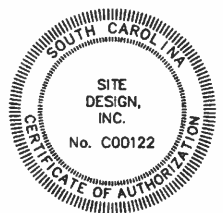
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

- REFERENCE:  
1) DEED BOOK 124/G, PAGE 162  
2) PLAT BOOK 65, PAGE 605

**LEGEND**

- BL BUILDING LINE
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAYMENT
- IPO IRON PIN OLD
- IPS IRON PIN SET
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- RCP REINFORCED CONC PIPE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- SSE SS EASEMENT
- VCP VITRIFIED CLAY PIPE
- CO CLEAN OUT
- CB CATCH BASIN
- DI DROP INLET
- ELEC TRANS
- ELEVATION
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- LIGHT POLE
- POWER POLE
- MANHOLE (SD)
- MANHOLE (SS)
- MANHOLE (TELEPHONE)
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- WATER METER
- WATER VALVE
- GUY ANCHOR
- ELECTRIC METER
- CABLE TV
- FENCE LINE
- FIBER OPTIC CABLE
- GAS LINE
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- STORM DRAIN
- SANITARY SEWER
- UNDERGROUND POWER
- UNDERGROUND TEL
- WATER LINE

*[Signature]*  
MACK L. CHAPMAN, JR., R.I.S.  
S.C. REG. NO. 10034



**SURVEY FOR BUTCH SIMS**  
SPARTANBURG COUNTY, SOUTH CAROLINA

SCALE 1"=40'	PROPERTY ADDRESS 200 BROADUS STREET	TAX PIN 9-03-14-228.00
DATE 11-20-19	FIELD CREW MK	DRAWN BY JG

**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615  
PH: (864)271-0496  
www.sitedesign-inc.com



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

Date 8-20-21

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

Tax Map Number(s) 9-03-14-228

Property Address(s) 200 Broadus St. Greer, SC 29651

Acreege of Properties 0.29 County Spartanburg

<u>Applicant Information</u>	
Name	<u>Butch Sims</u>
Address	<u>107 Stokes St Greer, SC 29651</u>
Contact Number	<u>864-<del>333</del> 354-3300</u>
Email	<u>butchsims28@gmail.com</u>

<u>Property Owner Information</u> <i>(If multiple owners, see back of sheet)</i>	
Name	<u>Butch Sims</u>
Address	<u>107 Stokes St Greer, SC 29651</u>
Contact Number	<u>864-354-3300</u>
Email	<u>butchsims28@gmail.com</u>

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 R-M1 to R5.

Existing Use: NA Proposed Use: build two house

Signature(s) Butch Sims

*If not the property owner, an Acting Agent Authorization from will be required at the time of submittal.*

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

<u>OFFICE USE ONLY</u>	
Date Filed _____	Case No. _____
Meeting Date _____	

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, September 20, 2021**

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**DOCKET:** RZ 21-25

**APPLICANT:** Butch Sims

**PROPERTY LOCATION:** 200 Broadus St

**TAX MAP NUMBER:** 9-03-14-228.00

**EXISTING ZONING:** C-2, Commercial

**REQUEST:** Rezone to R-5, Garden Court or Patio Home

**SIZE:** 0.28 acres

**COMPREHENSIVE PLAN:** Traditional Neighborhood

**ANALYSIS:** **RZ 21-25**

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**RZ 21-25** is a rezoning request to rezone one parcel located at 200 Broadus St that consist of 0.28 acres from C-2, Commercial to R-5, Garden/Patio Home to allow for the creation of two lots for future single-family homes.

Surrounding land uses and zoning include:

- North: R-M1, Residential Multi-family and C-2, Commercial – Single-family Residences and Dunbar Child Development Center
- East: R-M1, Residential Multi-family – Single-family Residences
- South: R-M1, Residential Multi-Family – Single-family and Multi-Family Residences
- West: R-M1, Residential Multi-Family – Single-family Residences

The land use map in the Comprehensive Plan identifies the area as a Traditional Neighborhood, which 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

The surrounding area is mainly made up of multi-family zoning and single-family lots in varying sizes, with several having multiple single-family structures (nonconforming). This is an area where smaller lots and higher density housing is appropriate. In accordance with the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, staff recommends approval of the R-5, Garden/Patio Home zoning request.

**STAFF RECOMMENDATION: Approval**

**ACTION – Mr. Lavender made a motion to approve RZ 21-25. Mr. Jones seconded the motion. The motion carried with a vote of 6 to 0. The motion passed.**