



ORDINANCE NUMBER 55-2021

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY WILLIAM KIM BURNETT, KAREN ROBERTSON AND CHERYL GENOBLE LOCATED AT 908 SOUTH BUNCOMBE ROAD FROM C-2 (COMMERCIAL DISTRICT) TO R-15 (SINGLE-FAMILY RESIDENTIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by William Kim Burnett, Karen Robertson and Cheryl Genoble located at 908 South Buncombe Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number 0535010107500 containing approximately 0.50 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Plat attached hereto marked as Exhibit C.

1. The owners desire to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on October 18, 2021.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to R-15 (Single-Family Residential 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 908 South Buncombe Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number 0535010107500 containing approximately 0.50 +/- acres attached hereto marked as Exhibit A shall be changed from C-2 (Commercial District) to R-15 (Single-Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA



Richard W. Danner, Mayor

ATTEST:



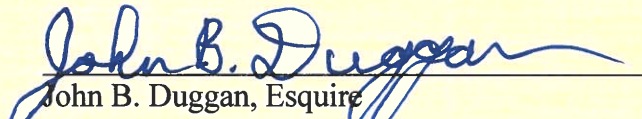
Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: October 26, 2021

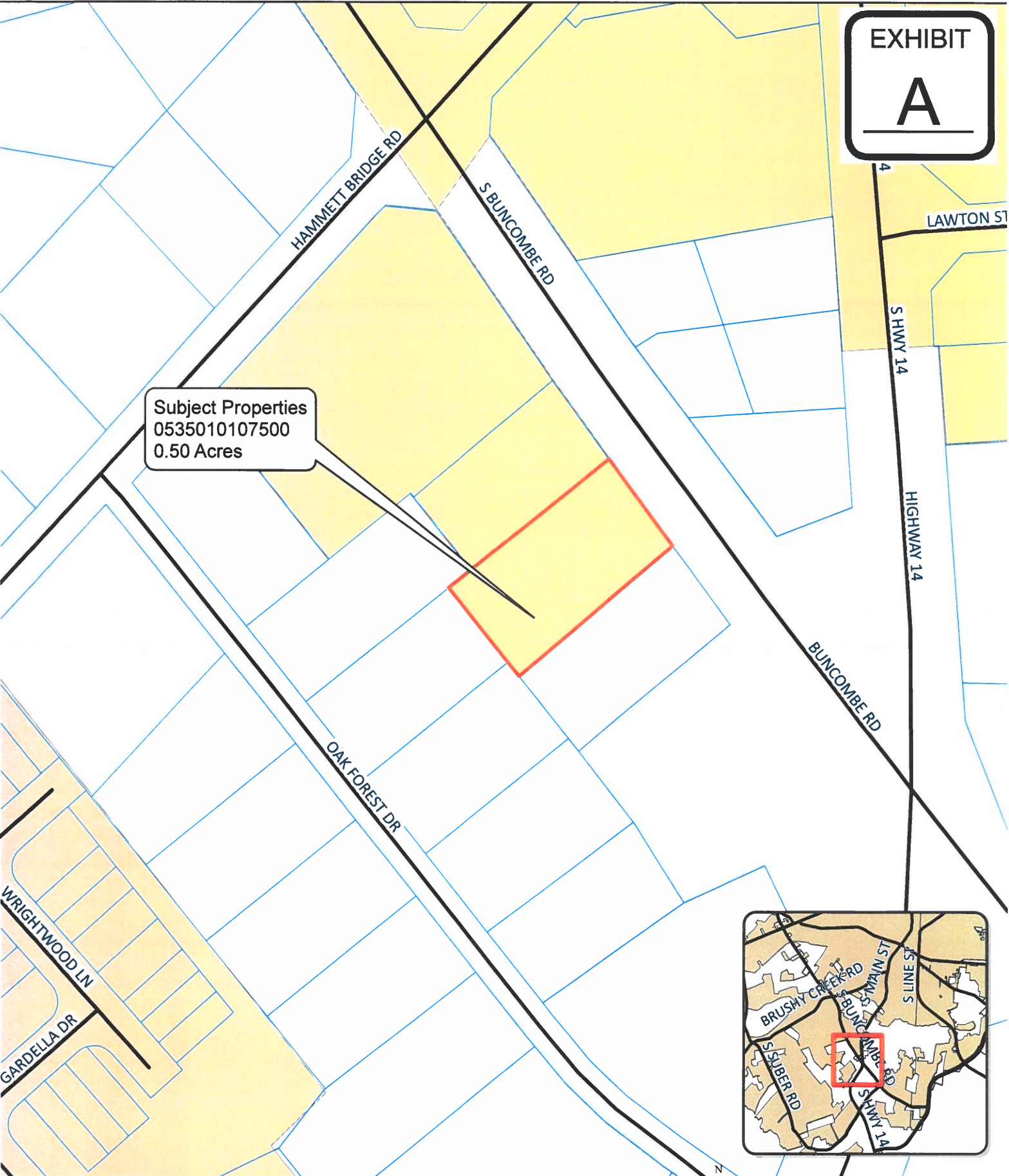
Second and
Final Reading: November 9, 2021

Approved as to Form:

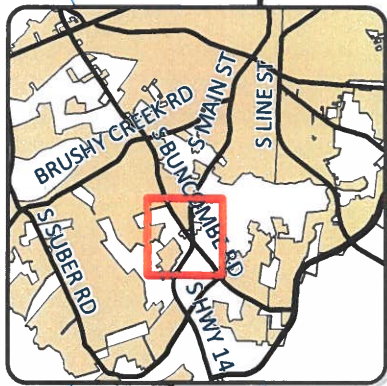


John B. Duggan, Esquire
City Attorney

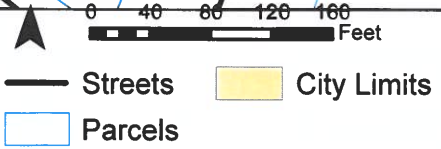
EXHIBIT
A



Subject Properties
0535010107500
0.50 Acres



Ordinance 55-2021



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.

EXHIBIT

B

BOOK 2003 PAGE 950 ✓

**DEED PREPARED BY E. PERRY EDWARDS
245 E. BROAD STREET, SUITE C
GREENVILLE, SC 29601**

FILED
GREENVILLE, SC

2002 JUL 26 P 2:32

Title searched () Title NOT searched (X)

**GRANTEE ADDRESS: Karen B. Robertson
Cheryl Y. Genoble
William Kim Burnett
88 Robertson Circle, Travelers Rest, SC 29690**

JUDY G. HIX
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
) **TITLE TO REAL ESTATE**
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that **RUBY HELEN BURNETT a/k/a HELEN L. BURNETT**, for and in consideration of the sum of **TEN AND NO/100THS (\$10.00) DOLLARS**, love and affection, the receipt of which is hereby acknowledged, have/has granted, bargained, sold, and released, and by these presents do/does grant, bargain, sell, and release unto **Cheryl Y. Genoble, Karen B. Robertson, and William Kim Burnett**, their heirs and assigns forever:

All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located near Pleasant Grove Baptist Church, and being shown as all of the property on a plat of property made for W.H. and Helen L. Burnett by John A. Simmons, surveyor, date June 16, 1961, and has the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwest side of Highway No. S-136 at the corner of property of the within grantor and runs thence S. 55-03 W., 212.1 feet along property of within grantor to an old iron pin; thence S. 51-00 W., 27.8 feet still with property of the within grantor to an old iron pin at the corner of lot number 21 on plat of John H. Greer property; thence S. 38-45 E., 117.5 feet along the line of lots 20 and 19 of the said property to an iron pin at the corner of lot No. 14 of said plat of said property; thence N. 52-40 E., 234.4 feet along the line of lot number 14 to an iron pin on Southwest side of said highway, iron pin set off 2.2 feet on bank; thence N. 36-05 W., 110 feet along the said highway to the beginning corner.

-291-535.1-1-75
Subject to any and all restrictions, easements, covenants, and rights-of-way, if any, affecting said property.

This being the same property conveyed unto Ruby Helen Burnett a/k/a Helen L. Burnett, by deed of Cheryl Y. Genoble, Co-Personal Representative of the Estate of William Henry Burnett and Karen B. Robertson, Co-Personal Representative of the Estate of William Henry Burnett dated July 25, 2002, recorded in Deed Book 2003, Page 947, on July 26, 2002.

69040

7-26 1614



3


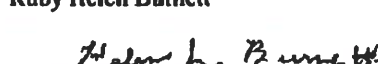
1000

Together with all and singular the rights, members, hereditaments, and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s') heirs or successors, executors, and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 25th day of July, 2002.

SIGNED, sealed, and delivered
in the presence of:


E. Perry Edwards

Sheila H. Davis


Ruby Helen Burnett

a/k/a Helen L. Burnett

COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Ruby Helen Burnett a/k/a Helen L. Burnett sign, seal, and as her act and deed, deliver the within written Deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Sheila H. Davis

Sheila H. Davis

SWORN to before me this
25th day of July, 2002.

E. Perry Edwards (SEAL)

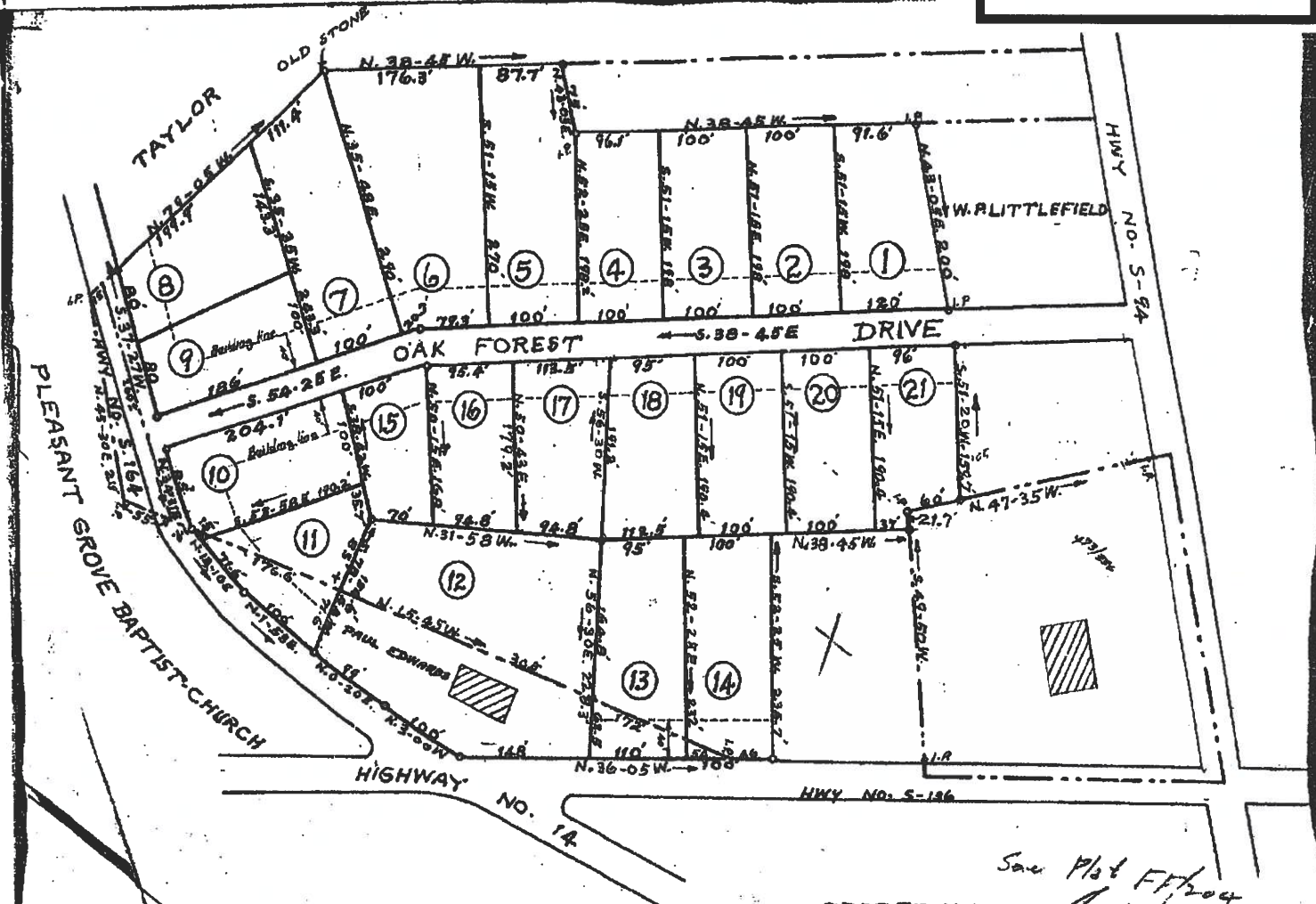
Notary Public for South Carolina
E. Perry Edwards
My Commission Expires: 5/26/04

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 02:32 PM
07 26 02 RECORDED IN DEED
BOOK 2003 PAGE 0850 THRU 0952
DOC # 2002068040
Judy A. Hill

EXHIBIT

C

PLAT BOOK P.P. Page 121



See Plat F-1204
 PROPERTY OF *John H. Greer #1*
JOHN · H · GREER ·

LOCATED NEAR PLEASANT GROVE BAPTIST CHURCH
 CHICK SPRINGS · TOWNSHIP · GREENVILLE · COUNTY ·

SOUTH CAROLINA

SCALE: 1" = 100 FEET · JULY 16 1957

SUBDIVIDED JUN 1957

H · S · BROCKMAN, REG. Surveyor # 959
 GREER, S · C ·

FILED
 GREENVILLE CO. S. C.
 MAY 27 4 19 PM 1958
 OLLIE FARMGORTH
 R. H. C.

MAY 27 1958
 12648

PP-121 100

12648 Filed Feb 27 1958 of May 19 58
 and Recorded in Vol. P.P. Page 121 of 121
Oliver Farmgorth



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

Date 9/2/2021

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

Tax Map Number(s) 0535.01-01-075.00

Property Address(s) 908 S. Buncombe Road, Greer, SC 29650

Acreage of Properties 0.500 County Greenville

Applicant Information

Name Steven Rogers

Address 206 Hammett Bridge Rd
Greer, SC 29650

Contact Number (864)423-9446

Email snafu1968@gmail.com

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

Name William Kim Burnett

Address 1012 Still Hollow Ln
Taylors, SC 29687

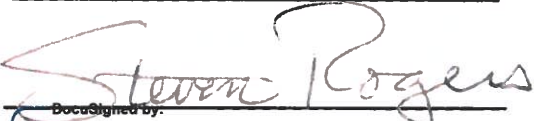
Contact Number (864) 414-1833

Email donnab1012@att.net

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 C-2 to R-15.

Existing Use: Residential Proposed Use: Residential

Signature(s) 

DocuSigned by: William Kim Burnett 9/4/2021 | 11:41 EDT

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All zoning classifications, permitted uses and fees are available at www.cityofgreer.org


OFFICE USE ONLY


Date Filed _____ Case No. _____

Meeting Date _____

See Reverse

Complete the section below if multiple property owners

Name Karen B. Robertson
Address 88 Robertson Circle, Travelers Rest, SC 29690
Contact Number (864) 901-7562
Signature 
DocuSigned by:
9/3/2021 11:22:13 EDT

Name Cheryl B. Genoble
Address 108 Pleasant Meadow Ct., Greer, SC 29651
Contact Number (864) 918-9605
Signature 
DocuSigned by:
9/3/2021 11:16:21 EDT

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

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Address _____
Contact Number _____
Signature _____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, October 18, 2021

DOCKET: RZ 21-26

APPLICANT: Steven Rogers

PROPERTY LOCATION: 908 S Buncombe Rd

TAX MAP NUMBER: 0535010107500

EXISTING ZONING: C-2, Commercial

REQUEST: Rezone to R-15, Single-family Residential

SIZE: 0.50 acres

COMPREHENSIVE PLAN: Traditional Neighborhood, along a Transitional Corridor within a Neighborhood Center

ANALYSIS: **RZ 21-26**

RZ 21-26 is a request to rezone one parcel located at 908 S. Buncombe Rd that consists of 0.50 acres from C-2, Commercial to R-15, Single-family Residential. The property is near the intersection of S. Buncombe Rd and Hwy 14; S. Buncombe Rd is a Transitional Corridor, with the intersection being classified as a Neighborhood Center

Surrounding land uses and zoning include:

- North: C-1, Commercial and R-15, Single Family (Greenville County) S. Buncombe Rd – Dress Shop and residence
- East: R-15, Single Family Residential (Greenville County), S. Buncombe and Hwy 14. – Residence
- South: R-15, Single Family Residential (Greenville County) - Residential
- West: C-2, Commercial (City of Greer) – Bojangles, residence

The land use map in the Comprehensive Plan identifies the area as a Traditional Neighborhood, along a Transitional Corridor near a Neighborhood Center. These corridors are general older corridors with a wide range of land uses and development patterns with large portions of them are currently outside of the city limits. The Neighborhood Centers are within roughly 1/8 mile radius of identified crossroads / nodes where non-residential neighborhood-serving uses should be clustered. These occur predominantly in close proximity to residential areas. Primary uses within Neighborhood Commercial are Neighborhood retail, office, upper floor residential, multi-family apartments/condominiums, greens and plaza. Secondary uses call for small scale apartments building civic and institutional facilities.

The primary uses within the Transitional Corridor call for office, retail, mixed-uses, advanced manufacturing, civic/institutional facilities. Secondary uses allow for townhomes, single-family residential, multi-family residential, neighborhood commercial, and open space.

With the property fronting S. Buncombe Rd and being along a Transitional Corridor and within a Neighbor Center and located near Mixed Employment near the intersection of Hammett Bridge Rd, staff does not recommend approval of the R-15, Single-family zoning request.

STAFF RECOMMENDATION: Denial

ACTION – Ms. Jones made a motion to approve RZ 21-26. Mr. Acierno seconded the motion. The motion carried with a vote of 4 to 1. The motion passed.