



**ORDINANCE NUMBER 64-2021**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY BUTCH SIMS LOCATED AT 224 NORTH LINE STREET EXTENSION FROM RM-1 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO R-5 (GARDEN COURT OR PATIO HOME DISTRICT).**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Butch Sims located at 224 North Line Street Extension and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 9-03-09-035.00 containing approximately 0.23 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate 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 November 15, 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 Home District).
3. The proposed use is in keeping with the general character of the surrounding property.

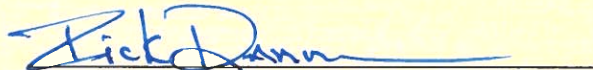
**NOW, THEREFORE,** be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 224 North Line Street Extension more particularly identified by the attached City of Greer Map specifying Spartanburg

County Parcel Number 9-03-09-035.00 containing approximately 0.23 +/- acres attached hereto marked as Exhibit A shall be changed from RM-1 (Multi-Family Residential District) to R-5 (Garden Court or Patio Home 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 Jay Arrowood

First Reading: November 23, 2021

Second and  
Final Reading: December 14, 2021

Approved as to Form:

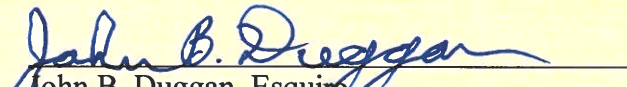
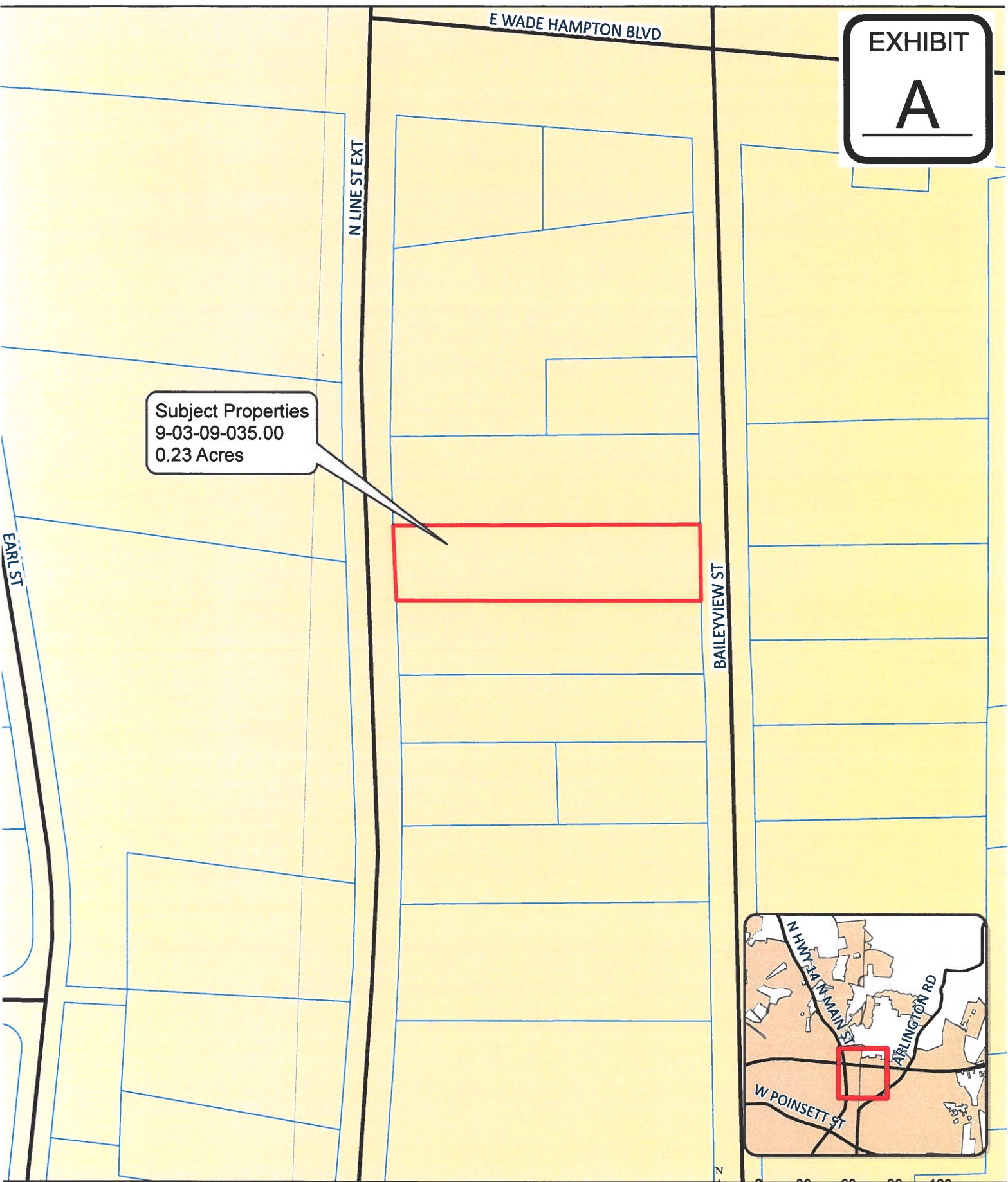
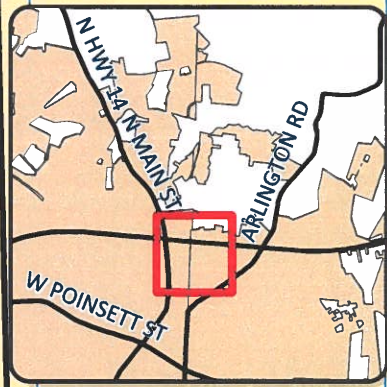
  
John B. Duggan, Esquire  
City Attorney

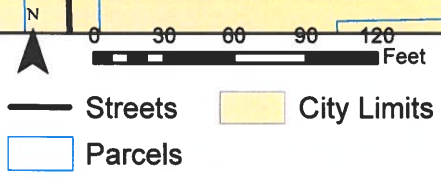
EXHIBIT  
**A**



Subject Properties  
9-03-09-035.00  
0.23 Acres



# Ordinance 64-2021



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.



Grantee Mailing address: 107 STOKES ST., GREER SC 29651  
Tax Map # 9-03-09-035.00

STATE OF SOUTH CAROLINA )

TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG )

KNOW ALL MEN BY THESE PRESENTS, that CHARLES BARTON, LORIN BARTON, JEREMY BARTON, FREDDY E. BARTON in consideration of THIRTY TWO THOUSAND DOLLARS AND NO/100, (\$32,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do grant, bargain, sell and release unto,

BUTCH SIMS

ALL THAT PIECE, PARCEL OR LOT OF LAND, WITH IMPROVEMENTS THEREON OR TO BE CONSTRUCTED THEREON, IN BEECH SPRINGS TOWNSHIP, STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG COUNTY, LOCATED IN THE NEW CITY LIMITS OF GREER, SC, AND BEING SHOWN AS LOT NUMBER FOUR (4) ON PLAT OF PROPERTY MADE FOR R. W. BRIDWELL BY H. S. BROCKMAN, SURVEYOR, DATED 2-23-45 AND RECORDED IN PLAT BOOK 18 AT PAGE 411 IN THE RMC OFFICE FOR SPARTANBURG COUNTY AND HAVING THE METES AND BOUNDS, COURSES AND DISTANCES, AS SHOWN THEREON.

This being a portion of the same property as conveyed to Charles Barton, Lorin Barton, Jeremy Barton and Freddy E. Barton by deed of distribution from the Estate of Freddy Barton recorded December 12, 2017 in the ROD Office for Spartanburg County in Deed Book 117-Y at Page 405 and by deed of distribution from the Estate of Annette Barton recorded May 6, 2014 in Deed Book 105-Z at Page 253.

This property is conveyed subject to all restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat(s) or on the premises.

Together with all and singular the rights, members, hereditament 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 Grantors(s') successors or assigns to warrant and forever defend all and singular said premises unto the Grantee(s) and the Grantee(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the Grantors' Hands and Seals this 28 day of FEBRUARY, 2019

[Signature]  
Witness (to all)  
[Signature]  
Witness (to all)

[Signature]  
FREDDY E. BARTON  
[Signature]  
CHARLES BARTON  
[Signature]  
LORIN BARTON  
[Signature]  
JEREMY BARTON

State of South Carolina )  
County of Greenville )

Acknowledgement

I, Tami J. Cothran, a Notary Public for the State of South Carolina, do hereby certify that Lorin Barton, Jeremy Barton, Charles Barton and Freddy E. Barton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

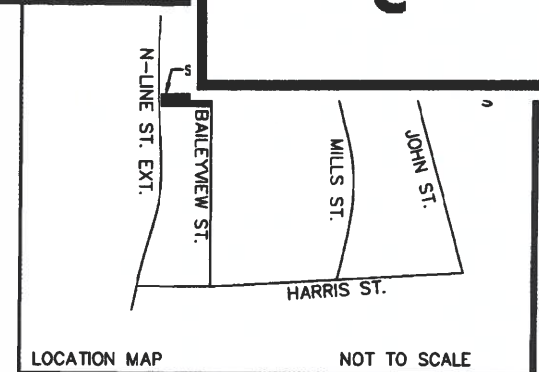
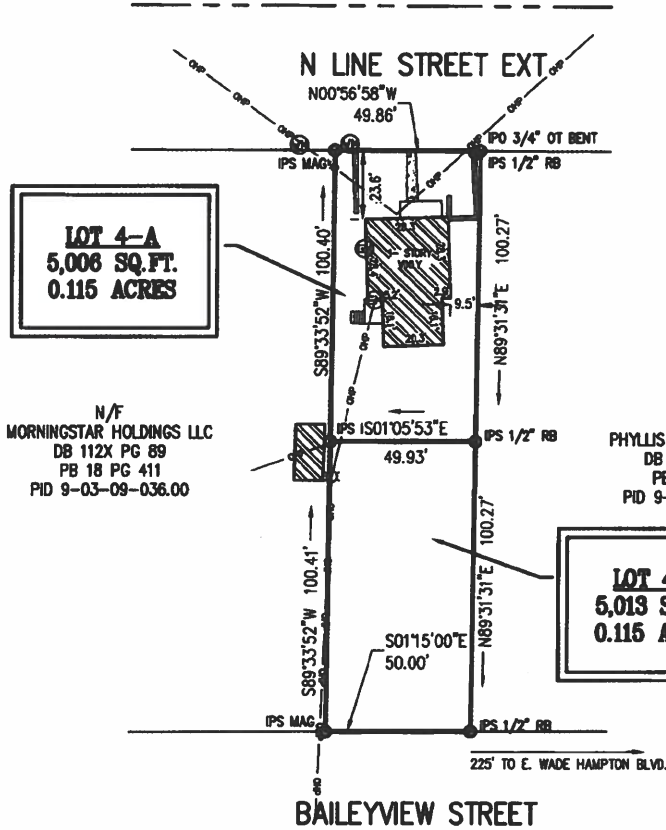
Witness my hand and seal this 28 day of February 2019.

[Signature]  
Notary Public for South Carolina- Tami J. Cothran  
My Commission expires: 4/15/24

# 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.



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. THIS PROPERTY IS KNOWN AS LOT 4 OF R.W. BRIDWELL PROPERTY.

REF.  
DB 122Z PG 648  
PB 18 PG 411

**LEGEND**

- |                           |                            |
|---------------------------|----------------------------|
| BL BUILDING LINE          | CO CLEAN OUT               |
| CL CENTERLINE             | CB CATCH BASIN             |
| CMP CORRUGATED METAL PIPE | DI DROP INLET              |
| CT CRIMP TOP              | DI ELEC TRANS              |
| DE DRAINAGE EASEMENT      | EL ELEVATION               |
| EP EDGE OF PAVEMENT       | EM ELECTRIC METER          |
| IPO IRON PIN OLD          | GM GAS METER               |
| IPS IRON PIN SET          | GV GAS VALVE               |
| M&C NAIL & CAP            | LP LIGHT POLE              |
| OT OPEN TOP               | PP POWER POLE              |
| RB REBAR                  | SMH MANHOLE (SO)           |
| ROP REINFORCED CONC PIPE  | SSMH MANHOLE (SS)          |
| R/W RIGHT OF WAY          | TMH MANHOLE (TELEPHONE)    |
| SD STORM DRAIN            | TEL PED TELEPHONE PEDESTAL |
| SS SANITARY SEWER         | CAT PED CABLE PEDESTAL     |
| SSE EASEMENT              | WM WATER METER             |
| VCP VITRIFIED CLAY PIPE   | WV WATER VALVE             |

*Mack C. Chapman, Jr.*  
**MACK C. CHAPMAN, JR., P.L.S.**  
S.C. REG. NO. 10034



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

SCALE 1" = 40'	PROPERTY ADDRESS 224 N LINE STREET EXTENSION	TAX PIN 9-03-09-035.00
DATE 9/17/21	40 0 40 80	FIELD CREW RM/NC
		DRAWN BY CBC

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

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615  
PH: (864)271-0488  
www.sitedesign-inc.com



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

Date 11/3/2021

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

Tax Map Number(s) 9-03-09-035.00

Property Address(s) 224 N Line St Ext Greer

Acreage of Properties 0.23 acres County Spartanburg

**Applicant Information**

Name Butch Sims  
 Address 107 Stokes St  
Greer SC 29651  
 Contact Number 864-354-3300  
 Email ButchSims28@Gmail.com

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

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 \_\_\_\_\_  
 Contact Number \_\_\_\_\_  
 Email \_\_\_\_\_

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-M 1 to R-5.

Existing Use: Single Multi Family Proposed Use: \_\_\_\_\_

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)

**OFFICE USE ONLY**

Date Filed 11/3/2021 Case No. 2221-00032  
 Meeting Date 11/15/2021

See Reverse

**ZONING REPORT  
STAFF REPORT TO THE GREER PLANNING COMMISSION  
MONDAY, NOVEMBER 15, 2021**

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**DOCKET:** RZ 21-32

**APPLICANT:** Butch Sims

**PROPERTY LOCATION:** 224 N Line St

**TAX MAP NUMBER:** 9-03-09-035.00

**EXISTING ZONING:** RM-1, Residential Multi-family

**REQUEST:** R-5, Garden Court or Patio House

**SIZE:** .23 acres

**COMPREHENSIVE PLAN:** Suburban Commercial adjacent to Traditional Neighborhood

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**ANALYSIS:** **RZ 21-32**

**RZ 21-32** is a rezoning request for one parcel located at 224 N Line St with frontage also on Baileyview St. The request is to rezone the property from RM-1, Multi-family Residential to R-5, Garden Court or Patio House (small lot single-family residential). The applicant intends to subdivide the property into two lots and build a single-family detached house on the resulting vacant lot.

Surrounding land uses and zoning include:

North:	RM-1, Multi-family Residential
East:	RM-1, Multi-family Residential
South:	RM-1, Multi-family Residential
West:	C-3, Highway Commercial

The Future Land Use Map in the Comprehensive Plan defines this area as Suburban Commercial adjacent to a Traditional Neighborhood Community. Suburban Commercial neighborhoods are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This is also true for large infill sites. Site improvements should emphasize design quality, connectivity, walkability, amenities, and efficient use of infrastructure.

**Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family

**Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities

Traditional Neighborhoods 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, four-plexes, 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

This area is in close proximity to the Wade Hampton Corridor and a variety of high-intensity commercial and retail type uses. The surrounding residential properties are zoned for multi-family, which allows for a variety of housing types including higher density options. Smaller lot sizes are appropriate in this location. In accordance with the guidelines set forth in the Comprehensive Plan and after a detailed study of the area, supports the request.

**STAFF RECOMMENDATION: Approval**

**PLANNING COMMISSION RECOMMENDATION: Approval**

**ACTION: Mr. Wright made a motion to approve the request to rezone the property from RM-1, Multi-Family Residential to R-5, Garden or Patio Home, Mr. Lamb seconded the motion. The motion passed to approve the rezoning request with a vote of 7-0.**