

## Property Details

Owner Name:	GARCIA CIRILO GAZPAR
Assessor's Parcel Number:	5-15-12-015.02 (Parcel ID) / 173081 (Account #)
Property Address:	Burns St, Lyman, SC 29365 (Per Assessor)
County, State:	Spartanburg County, SC
Subdivision:	CARY L PAGE
Lot Number:	10 & 11
Legal Description:	P/O LOTS 10 & 11 CARY L PAGE SUB PB 20-604-605
TRS:	N/A
Parcel Size:	0.17 Acres
Terrain Type:	Wooded
Lot Dimensions:	68.3 feet North 113.31 feet East 68.28 feet South 113.97 feet West
Elevation:	270.2 m or 886.6 feet



Flood Zone / Wetlands:	No
------------------------	----

Notes:	<b>See deed attached for complete legal description.</b>
--------	--

## Property Location & Access

Google Map Link:	<a href="https://maps.app.goo.gl/T2iXfau2nVuumenGA">https://maps.app.goo.gl/T2iXfau2nVuumenGA</a>
------------------	---

GPS Coordinates (Center):	34.951000, -82.108500
---------------------------	-----------------------

GPS Coordinates (4 corners):	34.9512, -82.1086 NE 34.951, -82.1083 SE 34.9508, -82.1085 SW 34.951, -82.1087 NW
------------------------------	--

City or County Limits:	City
------------------------	------

School District:	Spartanburg School District 5
------------------	-------------------------------

Access To Property:	<b>Direct access may be limited. Assessor record shows property address of Burns St, but there does not appear to be physical access from this road. There appears to be a private drive leading to the property off of Cottage St from east, but it is not mapped on GIS. The roadway runs through a privately owned property, see GIS for details. Would recommend confirming legal access with property owner, no easement listed within deed.</b>
---------------------	---

Road Type:	Paved
------------	-------

Who Maintains Roads:	City
----------------------	------

Closest Highways:	Spartanburg Hwy / Rte 29
-------------------	--------------------------



Closest Major City:	Asheville, North Carolina (1 hr 12 min (70.0 miles))
Closest Small Town:	Wellford, South Carolina (2 min (0.5 mile))
Closest Gas Station:	Lyman Citgo, 410 Spartanburg Hwy S, Wellford, SC 29385 (2 min (0.5 mile))
Nearby Attractions:	Shipwreck Cove Town of Duncan, 119 S Spencer St, Duncan, SC 29334 (7 min (2.8 miles)) Hatcher Garden and Woodland Preserve, 832 John B White Sr Blvd, Spartanburg, SC 29306 (19 min (9.9 miles)) Cleveland Park, 141 N Cleveland Park Dr, Spartanburg, SC 29303 (15 min (11 miles))
Notes:	<b>Possible structure visible on property per GIS and Google Maps, although Assessor record has no improvements listed. There also appears to be a utility easement present which may limit development area.</b>

## Property Tax Information

Assessed Taxable Value:	\$9,085
Assessed Actual Value:	\$35,600
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$299.63
Notes:	N/A



**MyBestLandDeals.com**  
FROM DREAMS TO DEEDS

## Zoning & Restriction Information

Zoning / Property Use Code:	R-1, Single-family Low Density Residential District.
What can be built on the property?	Please see the attachment for more details
Time limit to build?	Building permit will be good for 1 year
Is camping allowed?	Per City, Not Allowed
Camping restrictions if any:	N/A
Are RV's allowed?	Per City, Not Allowed
RV restrictions if any:	N/A
Are mobile homes allowed?	Per City, Not Allowed
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per City, Not Allowed
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per City, Not Allowed



Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	City does not possess any information regarding associations and no relevant information could be found online. It does not appear to be part of an association, but it would be advisable to verify with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any
CC&R Information:	N/A
Deed Availability:	Deed is attached
Deed Information:	DEE 124-Z 150
Notes:	<b>This parcel is inside the city of Wellford. Information above is based on city restrictions, unable to locate subdivision CC&amp;Rs, if any</b>

## Utility Information

Water?	Water is available. Contact SJWD Water District (864-439-4423)
Sewer / Septic?	Sewer is available. Contact Town of Lyman (864-439-3453)
Electric?	Contact Duke Energy (800-777-9898)
Gas?	Contact Piedmont Natural Gas (800) 752-7504 or use propane... Freeman Gas Co (864-582-5475), Propane Refill at U-Haul (864-574-2298), etc.



Waste?	Contact Waste Connections (864-801-1436)
Notes:	<b>Per planner water and sewer both are available in the area, contact providers for connection details / fees. Natural gas meters visible at nearby developed properties (Cottage St).</b>

## County Contact Information

County Website:	<a href="https://www.spartanburgcounty.org/">https://www.spartanburgcounty.org/</a>
Assessor Website:	<a href="https://www.spartanburgcounty.org/288/Assessor-Property-Records-Search">https://www.spartanburgcounty.org/288/Assessor-Property-Records-Search</a>
Treasurer Website:	<a href="https://www.spartanburgcounty.org/163/Treasurer">https://www.spartanburgcounty.org/163/Treasurer</a>
Recorder Website:	<a href="https://www.spartanburgcounty.org/160/Register-of-Deeds">https://www.spartanburgcounty.org/160/Register-of-Deeds</a>
GIS Website:	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=857&amp;LayerID=16069&amp;PageTypeID=1&amp;KeyValue=5-15-12-015.02">https://qpublic.schneidercorp.com/Application.aspx?AppID=857&amp;LayerID=16069&amp;PageTypeID=1&amp;KeyValue=5-15-12-015.02</a>
Zoning Link:	<a href="https://www.spartanburgcounty.org/152/Planning-and-Development">https://www.spartanburgcounty.org/152/Planning-and-Development</a>
Phone number for Planning Dept:	(864) 596-3570
Phone number for Recorder:	(850) 983-1966
Phone number for Treasurer:	(864) 596-2603
Phone number for Assessor:	(864) 596-2544



City Website:

<http://www.cityofwellford.com/>

Phone number for City:

864-439-4875

Notes:

N/A

STATE OF SOUTH CAROLINA )  
 COUNTY OF SPARTANBURG )

**CORRECTIVE QUITCLAIM DEED**

WHEREAS, a quitclaim deed was recorded on May 3, 2019, in Deed Book 123-S, Pages 726-727, in the Office of the Register of Deeds for Spartanburg County, South Carolina, which conveyed the herein-described property to "Cirib Gazpar Garcia"; and

WHEREAS, said deed contained a scrivener's error in that it incorrectly named "Cirib Gazpar Garcia" as the grantee whereas the correct name should have been "Cirilo Gazpar Garcia"; and

WHEREAS, this corrective quitclaim deed is being executed to correct this error and to name "Cirilo Gazpar Garcia" as the correct grantee.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT **The Forfeited Land Commission of Spartanburg County**, (hereinafter called "Grantor"), in consideration of the sum of Four Hundred Fourteen and 00/100 (\$414.00) Dollars to the Grantor in hand paid at and before the sealing of these presents, by **Cirilo Gazpar Garcia**, (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:

**Cirilo Gazpar Garcia**

All those pieces, parcels or lots of land in Beech Springs Township, County of Spartanburg, State of South Carolina, being known and designated as Lots Nos. 10 and 11 as shown on plat of property of Cary L. Page, Tract "A" prepared by H. L. Dunahoo, Surveyor, dated November 7, 1946 and recorded in Plat Book 20, at Pages 604-605 in the Office of the Register of Deeds for Spartanburg County, South Carolina. LESS AND EXCEPT: those portions of Lots Nos. 10 and 11 conveyed out in Deed Book 90-L at Page 419 recorded on January 14, 2008 (being a portion with dimensions of 103.66' x 122.63' x 103.66' x 122.63', as further described in the aforesaid deed). ALSO LESS AND EXCEPT that certain 0.187 of an acre, shown on plat of survey for Betty J. Hill recorded in Plat Book 138 at Page 254 with the Register of Deeds for Spartanburg County, South Carolina.

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 May 21, 2018, and recorded May 25, 2018, in Deed Book 119-U, Page 646, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

DEE-2019-38646



DEE BK 124-Z PG 150-153

EXEMPT

Recorded 4 Pages on 08/19/2019 04:02:42 PM

Recording Fee: \$15.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Dorothy Earle, Register Of Deeds



Grantee's Address: 104 Boling Court, Taylors, S.C.  
29687

Tax Map Reference No.: 5-15-12-015.02

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.

IN WITNESS WHEREOF, the Grantor's hand(s) and seal(s) this 6th day of August, 2019.

Signed, Sealed and Delivered  
in Presence of:

Abimifor Abbee  
Cyril Lovingsood

Sharon H. West  
The Forfeited Land Commission of Spartanburg  
County  
By: Sharon West, Chairman

STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

ACKNOWLEDGEMENT

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 6th day of August, 2019.

Renee D. Long  
(SEAL)  
Notary Public for South Carolina  
My Commission Expires: July 17, 2024

SPARTANBURG COUNTY  
NOTARY PUBLIC  
RENEE D. LONG  
7/17/2024

STATE OF SOUTH CAROLINA )  
COUNTY OF SPARTANBURG )

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on the back of this affidavit and I understand such information.
- 2. The property being transferred is located at 5-15-12-015.02 (Burns Street, Wellford) bearing SPARTANBURG County Tax Map Number 5-15-12-015.02, was transferred by SPARTANBURG COUNTY FORFEITED LAND COMMISSION to CIAJO GARCIA GARCIA on \_\_\_\_\_

- 3. The deed is exempt from the deed recording fee because (See Information section of affidavit):  
Corrective Deed

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes  or No

- 4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:  
CHAIRMAN OF FORFEITED LAND COMMISSION

5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sharon H. West  
Responsible Person Connected with the Transaction  
SHARON West - Chairman FLC  
Print or Type Name Here

SWORN to before me this 15<sup>th</sup> day of August 2019

[Signature]  
SIGNATURE OF NOTARY  
Notary Public for 81 South Carolina Stephen Ford

My Commission Expires: 8/2/2021

**INFORMATION**

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

---

## ARTICLE IV. DISTRICT REGULATIONS

### Sec. 401. R-1, Single-family Low Density Residential District.

401.1. The purpose of single-family zoning is to provide a homogeneous and aesthetically harmonious development of single-family dwelling units on a low-density configuration of 15,000 square feet lots or more.

401.2. *Permitted uses.* The following uses shall be permitted in any R-1 Zoning District:

A. Single Family Dwellings that meet International Building Code not to include mobile homes, manufactured homes, or tiny homes. One dwelling per lot.

B. Agriculture and related buildings and structures

C. Community recreational facilities including, but not limited to golf courses, parks, playground, country clubs, wild life reservations, but not including commercial amusement park facilities.

401.3. *Conditional uses.* The following uses shall be permitted in any R-1 Zoning District on a conditional basis, subject to the conditions of this section:

- A. Medical facilities to include hospitals and public health facilities as long as these conditions are met:
  - i. Sites must be located on major thoroughfares to facilities traffic flow and may not be located on residential streets or collectors
  - ii. Sites shall include suitable landscaping to screen the structures from bordering streets and residential property
  - iii. Shall provide a buffer strip of at least twenty-five (25) feet from all surrounding residential lots.
- B. Libraries and other buildings used by the Federal, State, and Local County and City governments provided they are compatible with residential development.
- C. Church, synagogue, temples and other places of worship provided that :
- D. Public and private schools including preschools, kindergartens, day care centers, and instruction of higher learning and usual accessory buildings provided that:
  - i. Such uses meet the minimum standards set forth for such facilities by the state board of health.
  - ii. Such use is located on a lot less than 20,000 square feet in area
  - iii. No structure on the lot is closer that twenty-five (25) feet to any abutting residential property line
- E. Public utility substation including water towers, provided that:
  - i. Such use is enclosed by a painted or chain fence or wall at least six (6) feet in height above finish grade
  - ii. There is neither office nor commercial operation nor storage of vehicles or equipment on the premises
  - iii. Landscaped strip not less than five (5) feet in width and suitability maintained around the facility.
- F. Cemeteries including mausoleums provided that new location confirm to the following:

- 
- i. The site shall be no less than five (5) acres
  - ii. A buffer strip of one hundred feet from the center line of the right of way of bordering streets
  - iii. A buffer strip from abutting residential property lines containing shrubbery is provided
  - iv. The facilities include no crematorium
  - v. The facilities may only include a dwelling unit for the caretaker
- G. A nursing home, congregate care or assisted living facility provider that :
- i. not to include a mix used development of these uses
  - ii. Such uses are housed in a permanent structure
  - iii. Such use is located on a lot not less than 20,000 square feet in area
  - iv. No structure on the lot is closer than twenty-five (25) feet to any abutting residential property line.
- H. Accessory Uses associated with residential uses.
- I. Temporary Uses in compliance with the provisions of Article X, Section 1008.

401.4. *Special exceptions.* The following uses shall be permitted in the R-12 Zoning District as a special exception, subject to the conditions of this article and Article X, Section 1014:

The following uses shall be permitted in the R-1 Zoning District as a special exception, subject to the conditions of this article:

- A. Bed and breakfast inn, provided that it meets the following conditions:
- i. The inn must be operated by members of the household living on the premises.
  - ii. A maximum of one (1) bed and breakfast inn shall be permitted on any parcel.
  - iii. The inn must be operated in a structure constructed prior to the passage of this amendment.
  - iv. The inn shall have no more than eight (8) guest rooms.
  - v. The inn shall not require any alteration or change in the essential residential character of the dwelling.
  - vi. The operation of the inn shall involve no exterior storage of materials or supplies.
  - vii. There shall be no exterior displays or signs, except for one (1) on-site sign no larger than twenty (20) square feet stating the name of the inn.
  - viii. The inn shall provide at least one (1) paved parking space on the property for each guest room. Parking spaces shall be located behind the front line of the structure.
  - ix. The resident operator of the inn shall keep a current guest register, including the names, addresses, and occupancy dates of all guests.
  - x. No guest shall occupy the inn for more than seven (7) consecutive nights.
  - xi. The inn may serve only a breakfast meal.
  - xii. The inn may only serve meals to registered guests.
  - xiii. The Planning Commission must hold a public hearing to determine if the proposed bed and breakfast inn is consistent with a quiet residential neighborhood.
- B. Garage apartment/accessory apartments, provided that such use meets the following conditions:
- i. There may only be (1) apartment per lot.
  - ii. An apartment may only be located on a lot with a single-family residence.
  - iii. A property with an apartment may not have more than two (2) residences on the property.

- iv. The owner must reside in either the primary or accessory dwelling at the time of construction.
- v. As a residential unit, the district setbacks shall apply.
- vi. The proposed apartment will be no larger than eight hundred (800) square feet (decks, patios, and porches without roofs will not be included in the eight hundred (800) square feet) and have no more than two (2) bedrooms.
- vii. The apartment must be a complete living space, with kitchen and bathroom facilities separated from the principal unit, utilizing the same gas, electrical, and water meters as the principal dwelling.
- viii. One (1) space, in addition to any parking requirements for the primary unit, shall be required, in the rear yard or in the garage.
- ix. The property shall retain a single-family appearance from the street.
- x. The accessory dwelling is to be occupied by a person related by blood, marriage or legal adoption to one or more family members living in the other portion of the dwelling.
- xi. No apartment shall be used for income purposes.
- xii. Prior to construction, a scaled site plan must be submitted, which shows, at a minimum, the location and dimensions of the principal structure, propose accessory dwelling unit, and required off street parking spaces; colors and materials for exterior use; and all applicable setbacks.
- xiii. Occupancy of an accessory dwelling unit shall be limited to no more than two (2) persons.
- xiv. Neither the primary residence nor the accessory apartments shall be a manufactured home, mobile home, trailer, temporary building, or utility/storage shed.
- xv. The planning commission shall hold a public hearing to determine if the proposed apartment meets the above conditions and is consistent with neighborhood design.

401.5. *Prohibited uses.* No activity that does not fall within the parameters of Sections 401.2, 401.3 or 401.4 shall be permitted within the R-1 Zoning District. The following uses are expressly prohibited in order to increase ordinance clarity.

- A. Sexually Oriented Businesses
- B. Mobile Homes
- C. Tiny Homes
- D. Campers and RVs as permanent living quarters

401.6. *Dimensional requirements.* Uses permitted in the R-1 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record as of the effective date of this chapter may be subject to the relief provided in Article III, Section 303 of this chapter.

<b>Minimum Lot Square Footage</b>	15,000 square feet
<b>Minimum Front Lot Setback</b>	40 feet
<b>Minimum Side Lot Setback</b>	15 feet
<b>Minimum Rear Setback</b>	40 feet
<b>Maximum Building Height</b>	35 feet
<b>Minimum Lot Width at Front Building Line</b>	75 feet
<b>Minimum House Square Footage</b>	1200 Square feet