



## REQUEST FOR COUNCIL ACTION

### City of Greenville, South Carolina

**TO:** Honorable Mayor and Members of City Council  
**FROM:** John F. McDonough, City Manager

Agenda Item No.

11c

Ordinance/First Reading
  Ordinance/Second & Final Reading
  Resolution/First & Final Reading
  Information Only

**AGENDA DATE REQUESTED:** March 8, 2021

**ORDINANCE/RESOLUTION CAPTION:**

AN ORDINANCE TO ANNEX APPROXIMATELY 12.58 ACRES OF REAL PROPERTY, LOCATED AT 7001 CINELLI STREET AND TO PROVIDE THE ZONING DESIGNATION OF RM-2, SINGLE AND MULTIFAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBER 0543010101808) (AX-1-2021)

**SUMMARY BACKGROUND:**

GrayBul Roper Mountain, Limited Partnership, owner of property consisting of approximately 12.58 acres located at Cinelli Street, Tax Map Number 0543010101808 (the "Property"), applied to the City Planning Commission and City Council to annex and rezone the Property from Greenville County R-MA, Multifamily residential district, to RM-2, Single-family and multifamily residential district.

The City Planning Commission, pursuant to public notice, held a public hearing on January 21, 2021, to consider the proposed annexation and rezoning. The application was recommended for approval by a vote of 6-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Approval by a vote of 6-0

**IMPACT IF DENIED:**

The Property will not be annexed and rezoned.

**FINANCIAL IMPACT:**

The Property annexed by this Ordinance shall be subject to an intergovernmental agreement with Wade Hampton Fire and Sewer District and governed by its terms.

#### REQUIRED SIGNATURES

Department Director

DocuSigned by:

*Jonathan B. Graham*

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City Attorney

DocuSigned by:

*Michael Pitts*

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DocuSigned by:

OMB Director

City Manager

*John McDonough*

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A N O R D I N A N C E

TO ANNEX APPROXIMATELY 12.58 ACRES OF REAL PROPERTY, LOCATED AT 7001 CINELLI STREET AND TO PROVIDE THE ZONING DESIGNATION OF RM-2, SINGLE AND MULTIFAMILY RESIDENTIAL DISTRICT, (TAX MAP NUMBER 0543010101808) (AX-1-2021)

WHEREAS, GrayBul Roper Mountain, LP, as owner of real property consisting of approximately 12.58 acres located on Cinelli Street (the "Property"), applied for annexation of the Property into the city of Greenville and applied for rezoning of the Property from county zoning designation R-MA, Multifamily residential district, to city zoning designation of RM-2, Single and multifamily residential district ; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on January 21, 2021, to consider the annexation and proposed rezoning where it recommended approval of the annexation and the RM-2 zoning designation by a vote of 6-0; and

WHEREAS, City Council reviewed the application of the owner and the recommendations of the Planning Commission and finds the proposed zoning change of RM-2, Single and multifamily residential district, to be compatible with the City's Comprehensive Development Plan; and

WHEREAS, City Council has determined that annexation of the property would promote the City's policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property is annexed into the corporate limits of the city of Greenville. The Property is identified more particularly on the attached Exhibits A and B, providing the annexation plat and property description for Tax Map Number 0543010101808. The annexed parcel is provided the zoning designation of RM-2, Single and Multifamily Residential District, and shall be included in City Council District 4.

Upon annexation, the property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City's Flood Plan Management Regulations, as from time to time amended.

The Property annexed by this Ordinance shall be subject to an intergovernmental agreement with Wade Hampton Fire and Sewer District and governed by its terms.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2021 tax year.

DONE, RATIFIED AND PASSED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

REVIEWED:

\_\_\_\_\_  
CITY MANAGER



**EXHIBIT B****Property Description**

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, BEING LOCATED AT THE CORNER OF A FRONTAGE ROAD FOR I-385, MARCUS DRIVE, AND KEYS DRIVE, CONTAINING APPROXIMATELY 12.58 ACRES, DESIGNATED AS TRACT B, ON THAT CERTAIN SUBDIVISION PLAT PREPARED FOR GRAYCLIFF CAPITAL PARTNERS, LLC, RECORDED APRIL 19, 2018, IN BOOK PL 1302 AT PAGE 0020, GREENVILLE COUNTY REGISTER OF DEEDS, AND HAVING THE FOLLOWING METES AND BOUNDS, TO WIT:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A FOUND RIGHT-OF-WAY MONUMENT (BENT), THE POINT OF BEGINNING (P.O.B.), ON THE NORTHERN RIGHT-OF-WAY OF THE FRONTAGE ROAD FOR I-385, THENCE WITH THE NORTHERN RIGHT-OF-WAY OF THE FRONTAGE ROAD FOR I-385 THE FOLLOWING TWO COURSES AND DISTANCES: N 46-34-34 W, 366.08 FEET TO AN OLD 1/2" REBAR WITH CAP, THENCE N 40-02-09 W, 101.73 FEET TO A FOUND RIGHT-OF-WAY MONUMENT (BENT), THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF THE FRONTAGE ROAD FOR I-385 AND WITH THE PROPERTY NOW OR FORMERLY SEABROOK ASSOCIATES, LLC. THE FOLLOWING TWO COURSES AND DISTANCES: N 44-41-44 E, 357.84 FEET TO AN OLD 3/4" OPEN TOP, THENCE N 40-35-41 W, 285.71 FEET TO AN OLD 3/4" CRIMP TOP BENT, THENCE LEAVING THE PROPERTY NOW OR FORMERLY SEABROOK ASSOCIATES, LLC. AND WITH THE EASTERN RIGHT-OF-WAY OF MARCUS DRIVE, N 44-34-29 E, 51.81 FEET TO A NEW 5/8" REBAR, THE TRUE POINT OF BEGINNING, THENCE CONTINUING WITH THE EASTERN RIGHT-OF-WAY OF MARCUS DRIVE THE FOLLOWING THREE COURSES AND DISTANCES: N 44-34-29 E, 389.73 FEET TO AN OLD 1/2" CRIMP TOP (BENT WITH A NAIL AT THE BASE), THENCE N 44-35-17 E, 196.81 FEET TO AN OLD 3/4" CRIMP TOP, THENCE N 44-31-47 E, 116.05 FEET TO AN OLD 3/4" CRIMP TOP, THENCE LEAVING THE EASTERN RIGHT-OF-WAY OF MARCUS DRIVE AND WITH THE PROPERTY NOW OR FORMERLY PHILLIPS COMMERCIAL PROPERTIES, S 38-17-06 E, 227.84 FEET TO AN OLD 1/2" REBAR, THENCE LEAVING THE PROPERTY NOW OR FORMERLY PHILLIPS COMMERCIAL PROPERTIES AND WITH THE PROPERTY NOW OR FORMERLY T.M.M. OF GREENVILLE, A SOUTH CAROLINA LIMITED PARTNERSHIP AND THE PROPERTY NOW OR FORMERLY JLM & ASSOCIATES, LLC., S 38-20-55 E, 844.39 FEET TO AN OLD 1" CRIMP TOP, THENCE LEAVING THE PROPERTY NOW OR FORMERLY T.M.M. OF GREENVILLE, A SOUTH CAROLINA LIMITED PARTNERSHIP AND THE PROPERTY NOW OR FORMERLY JLM & ASSOCIATES, LLC. AND WITH THE NORTHERN RIGHT-OF-WAY OF KEYS DRIVE THE FOLLOWING THREE COURSES AND DISTANCES: S 52-16-20 W, 311.13 FEET TO AN OLD 1/2" REBAR WITH CAP, THENCE S 53-35-42 W, 90.56 FEET TO A MAG NAIL FOUND, THENCE S 57-02-29 W, 7.83 FEET TO A NEW 5/8" REBAR, THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF KEYS DRIVE AND WITH THE PROPERTY LINE FOR TRACT A AND TRACT B THE FOLLOWING FIVE COURSES AND DISTANCES: N 46-30-21 W, 702.90 FEET TO A CONCRETE NAIL SET, THENCE S 43-45-16 W, 134.46 FEET TO A NEW 5/8" REBAR, THENCE WITH A CURVE TO THE RIGHT, WITH A CHORD BEARING OF N 88-57-39 W, A CHORD DISTANCE OF 46.44 FEET, AND A RADIUS OF 33.00 FEET TO A NEW 5/8" REBAR, THENCE N 42-55-54 W, 258.85 FEET TO A NEW 5/8" REBAR, THENCE WITH A CURVE TO THE RIGHT, WITH A CHORD BEARING OF N 30-18-35 W, A CHORD DISTANCE OF 13.77 FEET, AND A RADIUS OF 27.52 FEET TO THE POINT OF BEGINNING, CONTAINING 547,980 SQUARE FEET OR 12.58 ACRES.

This being a portion of the same property deeded to Grantor by Deed of Sun Life Assurance Company of Canada dated July 14, 2017 and recorded July 24, 2017 in the Office of the Register of Deeds in Greenville County, South Carolina in Deed Book 2517 at Page 2660.

~~Portion of TMS # 0642010101804~~ 0545610101808