



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

15a

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

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

AGENDA DATE REQUESTED: September 27, 2021

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO ANNEX APPROXIMATELY 0.280 ACRE OF REAL PROPERTY AND 0.168 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT THE INTERSECTION OF PROSPERITY AVENUE AND PLANTATION ROAD, AND TO PROVIDE THE ZONING DESIGNATION OF R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBERS 0367000111800 AND 0367000111900) (AX-4-2021)

SUMMARY BACKGROUND:

Reid Hipp on behalf of Ralph Mathis, owner of subject property, applied for annexation of approximately 0.280 acre of real property and 0.168 acre of right-of-way located at the intersection of Prosperity Avenue and Plantation Road (Tax Map Nos. 0367000111800 and 0367000111900) (approximately a total of 0.448 acre to be annexed and collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation R-10, Single-family resident district, to city zoning designation of R-6, Single-family residential district; and

The City Planning Commission, pursuant to public notice, held a public hearing on August 19, 2021, to consider the annexation and proposed rezoning and recommended approval of the application 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 Gantt Fire and Sewer Subdistrict and Greater Greenville Sanitation District and governed by their respective terms while they are in effect.

REQUIRED SIGNATURES

Department Director


DocuSigned by:

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City Attorney

DocuSigned by:

 5E0F2A267E2D413...
 DocuSigned by:

OMB Director

City Manager

DocuSigned by:

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A N O R D I N A N C E

TO ANNEX APPROXIMATELY 0.280 ACRE OF REAL PROPERTY AND 0.168 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT THE INTERSECTION OF PROSPERITY AVENUE AND PLANTATION ROAD, AND TO PROVIDE THE ZONING DESIGNATION OF R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBERS 0367000111800 AND 0367000111900) (AX-4-2021)

WHEREAS, Reid Hipp, on behalf of Ralph Mathis, owner of subject property, applied for annexation of real property consisting of approximately 0.280 acre of real property and 0.168 acre of right-of-way located at the intersection of Prosperity Avenue and Plantation Road (Tax Map Nos. 0367000111800 and 0367000111900) (approximately a total of 0.448 acre to be annexed and collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation R-10, Single-family resident district, to city zoning designation of R-6, Single-family residential district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on August 19, 2021, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 6-0; and

WHEREAS, City Council has reviewed the application of the owner's agent and the recommendations of the Planning Commission and has found the proposed zoning designation of R-6, Single-family 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 shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly on the attached Exhibits A and B, respectively, providing the annexation plat and property description for Tax Map Numbers 0367000111800 and 0367000111900. The annexed Property is provided the zoning designation of R-6, Single-family residential district and shall be included in City Council District 2.

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 intergovernmental agreements with Gantt Fire and Sewer Subdistrict and Greater Greenville Sanitation District, according to their respective terms while they are in effect.

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

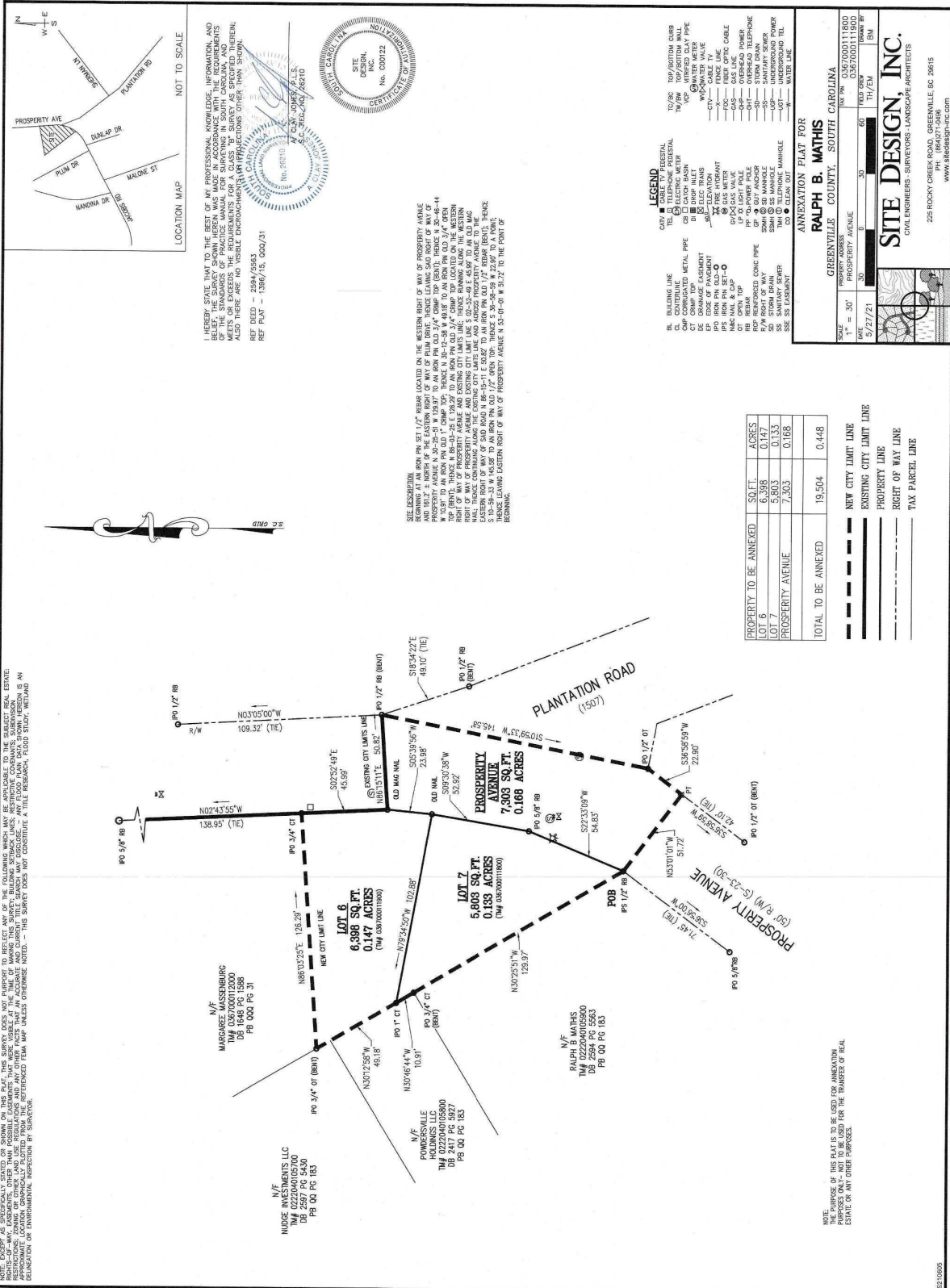
APPROVED AS TO FORM

CITY ATTORNEY

REVIEWED

CITY MANAGER

EXHIBIT A



ANNEXATION PILOT FOR
RALPH B. MATHIS
 GREENVILLE COUNTY, SOUTH CAROLINA
 225 ROCKY CREEK ROAD, GREENVILLE SC 29615
 PH: (864)771-0469
 WWW.SITEDESIGNINC.COM

SCALE
 1" = 30'

PROPERTY ADDRESS
 57/27/21
 50
 60
 71/51

DATE
 11/15/21

SITE DESIGN INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

PROPERTY TO BE ANNEXED	SQ.FT.	ACRES
LOT 6	6,898	0.147
LOT 7	5,609	0.133
PROSPERITY AVENUE	7,909	0.168
TOTAL TO BE ANNEXED	19,504	0.448

- - - - - NEW CITY LIMIT LINE
 - - - - - EXISTING CITY LIMIT LINE
 - - - - - PROPERTY LINE
 - - - - - RIGHT OF WAY LINE
 - - - - - TAX PARCEL LINE

SITE DESCRIPTION
 THIS PROPERTY IS LOCATED ON THE WESTERN RIGHT OF WAY OF PROSPERITY AVENUE AND 161.7' NORTH OF THE EASTERN RIGHT OF WAY OF PLANTATION ROAD. THE PROPERTY IS 161.7' NORTH OF AN IRON PIN OLD 3/4" COMP. TOP (BEAT), THENCE N. 30°-46'-14" E. 161.7' TO AN IRON PIN OLD 3/4" COMP. TOP (BEAT), THENCE N. 88°-53'-25" E. 126.29' TO AN IRON PIN OLD 3/4" COMP. TOP LOCATED ON THE WESTERN RIGHT OF WAY OF PROSPERITY AVENUE AND CROSSING CITY LIMIT LINES. THE PROPERTY IS 161.7' NORTH OF THE WESTERN RIGHT OF WAY OF PROSPERITY AVENUE AND 161.7' WEST OF THE EASTERN RIGHT OF WAY OF PROSPERITY AVENUE. THE PROPERTY IS 161.7' WEST OF AN IRON PIN OLD 1/2" (BEAT), THENCE S. 10°-59'-43" E. 144.53' TO AN IRON PIN OLD 1/2" (BEAT), THENCE S. 38°-58'-58" E. 23.87' TO A POINT OF BEGINNING.

NOTE: PROPERTY AS INDICATED OR SHOWN ON THIS PLAN THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE PROPERTY AND WHICH MAY BE APPLICABLE TO THE SURVEY: (1) BOUNDARIES AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE SURVEY; (2) BOUNDARIES, RESTRICTIONS, EASEMENTS, ENCUMBRANCES, AND OTHER RIGHTS IN REAL ESTATE WHICH MAY BE APPLICABLE TO THE SURVEY; (3) BOUNDARIES, RESTRICTIONS, EASEMENTS, ENCUMBRANCES, AND OTHER RIGHTS IN REAL ESTATE WHICH MAY BE APPLICABLE TO THE SURVEY; (4) BOUNDARIES, RESTRICTIONS, EASEMENTS, ENCUMBRANCES, AND OTHER RIGHTS IN REAL ESTATE WHICH MAY BE APPLICABLE TO THE SURVEY; (5) BOUNDARIES, RESTRICTIONS, EASEMENTS, ENCUMBRANCES, AND OTHER RIGHTS IN REAL ESTATE WHICH MAY BE APPLICABLE TO THE SURVEY. APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED TEAM MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, METEOROLOGICAL, OR ENVIRONMENTAL INVESTIGATION OR REPORT.

EXHIBIT BSITE DESCRIPTION

BEGINNING AT AN IRON PIN SET 1/2" REBAR LOCATED ON THE WESTERN RIGHT OF WAY OF PROSPERITY AVENUE AND 161.2' ± NORTH OF THE EASTERN RIGHT OF WAY OF PLUM DRIVE. THENCE LEAVING SAID RIGHT OF WAY OF PROSPERITY AVENUE N 30-25-51 W 129.97' TO AN IRON PIN OLD 3/4" CRIMP TOP (BENT); THENCE N 30-46-44 W 10.91' TO AN IRON PIN OLD 1" CRIMP TOP; THENCE N 30-12-58 W 49.18' TO AN IRON PIN OLD 3/4" OPEN TOP (BENT); THENCE N 86-03-25 E 126.29' TO AN IRON PIN OLD 3/4" CRIMP TOP LOCATED ON THE WESTERN RIGHT OF WAY OF PROSPERITY AVENUE AND EXISTING CITY LIMITS LINE; THENCE RUNNING ALONG THE WESTERN RIGHT OF WAY OF PROSPERITY AVENUE AND EXISTING CITY LIMIT LINE S 02-52-49 E 45.99' TO AN OLD MAG NAIL; THENCE CONTINUING ALONG THE EXISTING CITY LIMITS LINE AND ACROSS PROSPERITY AVENUE TO THE EASTERN RIGHT OF WAY OF SAID ROAD N 86-15-11 E 50.82' TO AN IRON PIN OLD 1/2" REBAR (BENT); THENCE S 10-59-33 W 145.58' TO AN IRON PIN OLD 1/2" OPEN TOP; THENCE S 36-58-59 W 22.90' TO A POINT; THENCE LEAVING EASTERN RIGHT OF WAY OF PROSPERITY AVENUE N 53-01-01 W 51.72' TO THE POINT OF BEGINNING.