	<h2 style="color: green; margin: 0;">REQUEST FOR COUNCIL ACTION</h2> <h3 style="color: green; margin: 0;">City of Greenville, South Carolina</h3> <p style="color: green; margin: 5px 0 0 20px;">TO: Honorable Mayor and Members of City Council</p> <p style="color: green; margin: 0 0 0 20px;">FROM: John F. McDonough, City Manager</p>	<p style="color: green; font-weight: bold; margin: 0;">Agenda Item No.</p> <div style="border: 1px solid black; width: 60px; height: 30px; margin: 5px auto; text-align: center; line-height: 30px; color: green;">15b</div>
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Ordinance/First Reading
 Ordinance/Second & Final Reading
 Resolution/First & Final Reading
 Information Only

AGENDA DATE REQUESTED: November 28, 2022

ORDINANCE/RESOLUTION CAPTION:
 ORDINANCE TO ANNEX APPROXIMATELY 11.569 ACRES OF REAL PROPERTY AND 4.542 ACRES OF ADJACENT RIGHT-OF-WAY LOCATED AT 31 PATEWOOD DRIVE, AND TO PROVIDE THE ZONING DESIGNATION OF C-3, REGIONAL COMMERCIAL DISTRICT (PORTION OF TAX MAP NUMBER 0543010100100) (AX-26-2022)

SUMMARY BACKGROUND:
 NHRD Partners, LLC/Mike Metcalf, on behave of SH Real Estate, the owner of the subject property, applied for annexation of real property consisting of approximately 11.569 acres of real property and 4.542 acres of right-of-way located at 31 Patewood Drive (Portion of Tax Map Number 0543010100100), together comprising approximately 16.11 acres to be annexed, (collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation of OD, Office district, to city zoning designation of C-3, Regional commercial district.

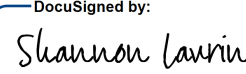

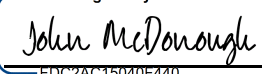
The City Planning Commission, pursuant to public notice, held a public hearing on October 20, 2022, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 5-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Approval by a vote of 5-0

IMPACT IF DENIED:
 The Property will not be annexed and rezoned.

FINANCIAL IMPACT:
 The Property annexed by this Ordinance shall be subject to intergovernmental agreements with Metropolitan Sewer Subdistrict dba MetroConnects and the Wade Hampton Fire District according to their respective terms while they are in effect.

REQUIRED SIGNATURES			
Department Director	DocuSigned by:  _____ <small>B6D12FA1F69A403...</small>	City Attorney	DocuSigned by:  _____ <small>5CBFADF322244F8... DocuSigned by:</small>
OMB Director	_____ <small>FDC2AC15040F440...</small>	City Manager	DocuSigned by:  _____ <small>FDC2AC15040F440...</small>

A N O R D I N A N C E

TO ANNEX APPROXIMATELY 11.569 ACRES OF REAL PROPERTY AND 4.542 ACRES OF ADJACENT RIGHT-OF-WAY LOCATED AT 31 PATEWOOD DRIVE, AND TO PROVIDE THE ZONING DESIGNATION OF C-3, REGIONAL COMMERCIAL DISTRICT (PORTION OF TAX MAP NUMBER 0543010100100) (AX-26-2022)

WHEREAS, NHRD Partners, LLC/Mike Metcalf, on behalf of SH Real Estate, the owner of the subject property, applied for annexation of real property consisting of approximately 11.569 acres of real property and 4.542 acres of right-of-way located at 31 Patewood Drive (Portion of Tax Map Number 0543010100100), together comprising approximately 16.11 acres to be annexed, (collectively, the “Property”), and further applied for rezoning of the Property from county zoning designation of OD, Office district, to city zoning designation of C-3, Regional commercial district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on October 20, 2022, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 5-0; 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 C-3, Regional commercial 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 map and property description for the portion of Tax Map Number 0543010100100 and adjacent right-of-way. The annexed Property is provided the zoning designation of C-3, Regional commercial district, and shall be included in City Council District 4. The GVL2040 Comprehensive Plan Future Land Use Map shall also be amended to include the Property as Community Mixed-use and Missing Middle Housing.

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 agreements with the Wade Hampton Fire District according to its terms while it is in effect. The Property shall be subject to an intergovernmental agreement with Metropolitan Sewer Subdistrict dba MetroConnects according to its terms while it is in effect; currently, the property is not connected to a sewer system.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2022 tax year.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2022.

MAYOR

ATTEST:

CITY CLERK


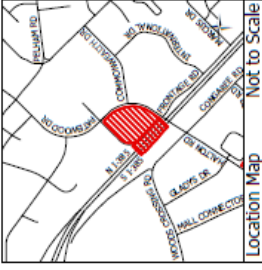
APPROVED AS TO FORM

CITY ATTORNEY

REVIEWED

CITY MANAGER

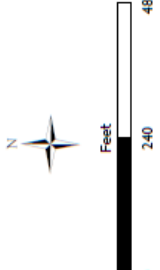
EXHIBIT A

ANNEXATION MAP
for
Tax Map No. 0543010100100
into the
City of Greenville

Total Annexation Area
Total Area of Annexation:
701,798.76 Sq. Ft.
Total Acreage of Annexation:
16.11 Acres

Existing County Zoning: **OD**
Proposed City Zoning: **C-3**
City Council District: **4**
Census Tract: **18.08**
File Number: **AX-26-2022**



This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with respect to this map or the information contained herein. Copyright: The City of Greenville, SC

City Attorney: *Jeff P. Smith* 11/18/2022 Date

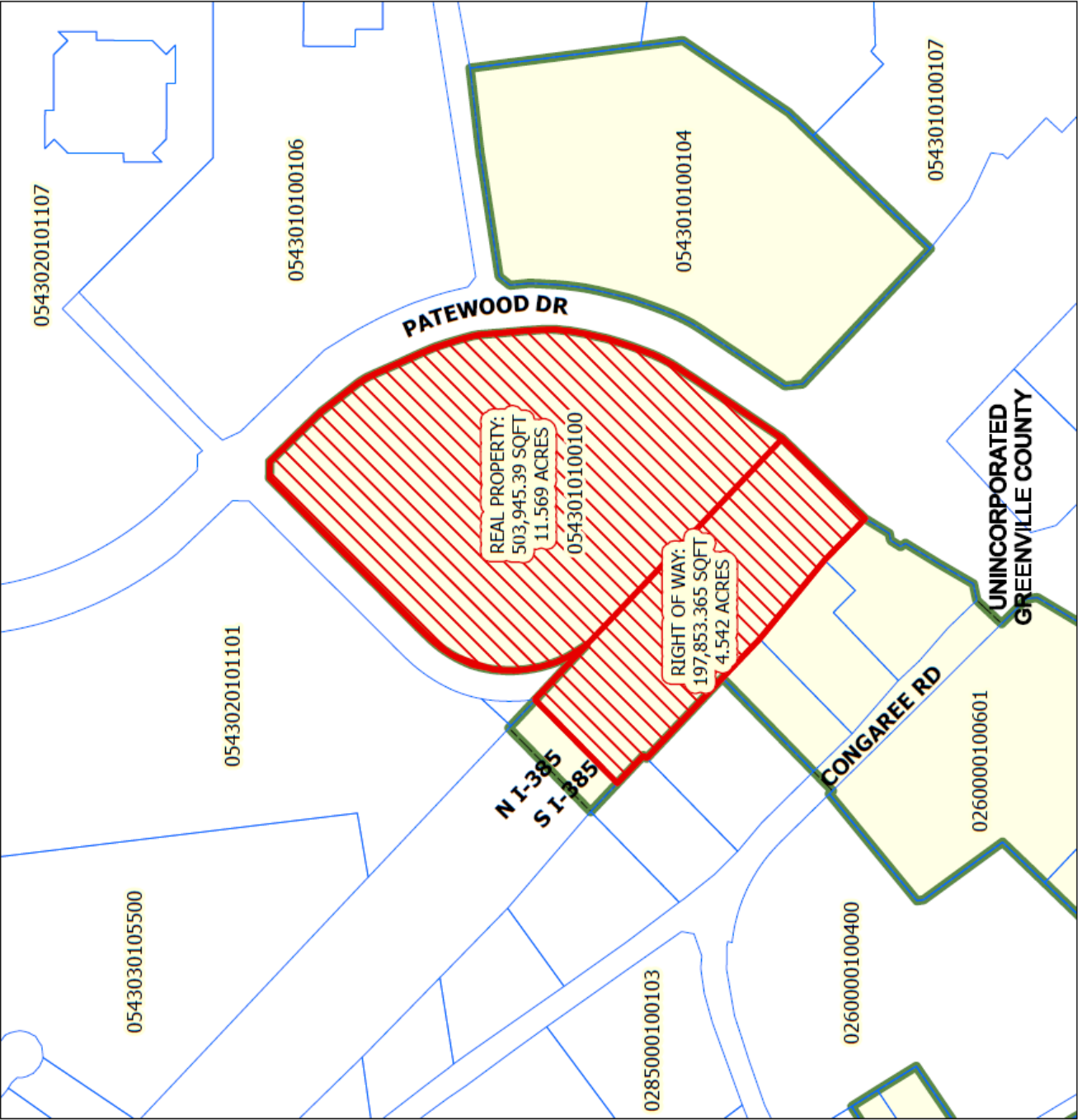


EXHIBIT B

Property Description

AX-26-2022, Major Portion of TMS# 0543010100100

All that certain piece, parcel or tract of land, together with all improvements thereon, situate, lying and being on the western side of Patewood Drive, in the County of Greenville, State of South Carolina, and being known and designated as Parcel A-1, containing 11.55 acres, 50,265 square feet, more or less, as shown on Plat entitled "Survey for Alethea F. Pate Estate", dated July 7, 1988, prepared by Freeland-Clinkscals and Associates, Inc., and recorded in the ROD Office for Greenville County, South Carolina, in Plat Book 15-G, at Page 80, reference to said plat being hereby craved for a metes and bounds description thereof.

LESS:

That portion of Parcel A-1, lying on the western side of the right-of-way for Frontage Drive, shown on the above referenced plat and having the following metes and bounds to-wit:

Beginning at a point on the right-of-way of I-385, common corner of Parcel A-1 and A-2 running thence, N 42-51 E 81.3 feet to a point; thence S 12-12 W 17.9 feet to a point; thence S 1-31 W 55.0 feet to a point; thence S 7-49 E 40.4 feet to a point on the right-of-way for I-385; thence with the right-of-way for I-385 N 45-27 W 76.7 to the point of beginning.

Property Description for Right-of-Way

To include the 4.542 acres of Frontage Road and I-385 rights-of-way as shown within the associated Annexation Map exhibit.