



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.

15b

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

AGENDA DATE REQUESTED: January 9, 2023

ORDINANCE/RESOLUTION CAPTION:

ORDINANCE TO AMEND SECTION 19-2.2.4, NEIGHBORHOOD MEETINGS, OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE BY MODIFYING SUBSECTION (F), EXCEPTIONS, TO INCLUDE ANNEXATIONS AND ZONING MAP AMENDMENTS ASSOCIATED WITH ANNEXATION PETITIONS (Z-14-2022)

SUMMARY BACKGROUND:

Staff submits this text amendment to amend Section 19-2.3.13, Neighborhood meetings, specifically Subsection (F), Exceptions, to no longer require neighborhood meetings for annexations or zoning map amendments associated with annexation petitions.

The amendment is intended to lessen the restrictions and steps to annex properties into the City of Greenville. Staff has found that neighborhood meetings for annexations have not been well attended by the public in the past with many meetings that see no public attendance at all. The Administrator may still require a neighborhood meeting upon the request of an adjoining property owner or upon petition of 20% percent or more of the property owners within 500 feet.

The City Planning Commission, pursuant to public notice, held a public hearing on December 15, 2022, to consider the proposed text amendment. The application was recommended for approval by a vote of 5-0.

Planning Staff Recommendation: Approve

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

IMPACT IF DENIED:

The text amendment will not be approved, and neighborhood meetings will continue to be required for annexations and related zoning map amendments in some cases.

FINANCIAL IMPACT:

None

REQUIRED SIGNATURES

Department Director

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City Attorney

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OMB Director

City Manager


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A N O R D I N A N C E

TO AMEND SECTION 19-2.2.4, NEIGHBORHOOD MEETINGS, OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE BY MODIFYING SUBSECTION (F), EXCEPTIONS, TO INCLUDE ANNEXATIONS AND ZONING MAP AMENDMENTS ASSOCIATED WITH ANNEXATION PETITIONS (Z-14-2022)

WHEREAS, pursuant to S.C. Code §5-3-10, City Council possesses authority for final approval of the annexation of unincorporated Greenville County properties into the city of Greenville (“City”); and

WHEREAS, in its current form, Section 19-2.2.4 (F) of the Land Management Ordinance requires a neighborhood meeting for annexations that include an amendment to the zoning district map where the requested city zoning district is not the most analogous to the existing county zoning map; and

WHEREAS, City staff observes that neighborhood meetings for annexation related zoning map amendments are not well attended, and many see no public attendance at all; and

WHEREAS, given the lack of public interest in annexation related zoning map amendments and to further streamline the annexation process for applications, staff proposes to remove the neighborhood meeting requirement from all annexations and zoning map amendments associated with annexation petitions; and

WHEREAS, the Administrator may still require a neighborhood meeting if an adjoining property owner or a petition signed by 20% percent or more of the property owners within 500 feet have requested the meeting; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on December 15, 2022, to consider the proposed text amendment, and

WHEREAS, the Planning Commission voted unanimously, five (5) to zero (0), to recommend approval of the proposed text amendment to Section 19-2.2.4 (F); and

WHEREAS, City Council finds the text amendment to be compatible with the City’s Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, that Section 19-2.2.4 (F), Exceptions, of the Code of Ordinances of the City of Greenville is amended as follows with strikeouts and underlines:

19-2.2.4. Neighborhood meetings.

(F) *Exceptions*. A neighborhood meeting is not required for the following types of applications:

- (1) ~~Applications to amend the zoning district map (rezoning) that are submitted in conjunction with a petition to annex the subject property into the corporate limits of the city, provided that the zoning district classification applied for is that which is most analogous to the county zoning classification for the property in effect at the time the petition to annex is submitted.~~

- (1) Petitions for annexation of property into the corporate limits of the city.
- (2) Zoning map amendments associated with annexation petitions.

This Ordinance shall be effective upon second and final reading.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2023.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER