



## 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.

15c

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

**AGENDA DATE REQUESTED:** March 13, 2023

**ORDINANCE/RESOLUTION CAPTION:**

ORDINANCE TO ANNEX APPROXIMATELY 2.31 ACRES OF REAL PROPERTY AND 0.63 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 650 EXECUTIVE CENTER DRIVE, AND TO PROVIDE THE ZONING DESIGNATION OF C-3, REGIONAL COMMERCIAL DISTRICT (TAX MAP NUMBER 0547020103800) (AX-4-2023)

**SUMMARY BACKGROUND:**

Jonathan Jacobs, on behalf of Park 37 Owner LLC, the owner of the subject property, applied for annexation of real property consisting of approximately 2.31 acres of real property and 0.63 acre of right-of-way located at 650 Executive Center Drive (Tax Map Number 0547020103800), together comprising approximately 2.94 acres to be annexed (collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation S-1, Services district, to city zoning designation, C-3, Regional commercial district.

The City Planning Commission, pursuant to public notice, will hold a special called public hearing on March 16, 2023, to consider the annexation and proposed rezoning for a recommendation to City Council.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Public Hearing to be held on March 16, 2023

**IMPACT IF DENIED:**

The Property will not be annexed and rezoned.

**FINANCIAL IMPACT:**

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

#### REQUIRED SIGNATURES

Department Director DocuSigned by:  
*Shannon Larkin*  
B6D12FA1F89A405...

OMB Director \_\_\_\_\_

City Attorney DocuSigned by:  
*Leigh Padletti*  
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City Manager DocuSigned by:  
*John McDonough*  
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## A N O R D I N A N C E

TO ANNEX APPROXIMATELY 2.31 ACRES OF REAL PROPERTY AND 0.63 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 650 EXECUTIVE CENTER DRIVE, AND TO PROVIDE THE ZONING DESIGNATION OF C-3, REGIONAL COMMERCIAL DISTRICT (TAX MAP NUMBER 0547020103800) (AX-4-2023)

WHEREAS, Jonathan Jacobs, on behalf of Park 37 Owner LLC, the owner of the subject property, applied for annexation of real property consisting of approximately 2.31 acres of real property and 0.63 acre of right-of-way located at 650 Executive Center Drive (Tax Map Number 0547020103800), together comprising approximately 2.94 acres to be annexed (collectively, the “Property”), and further applied for rezoning of the Property from county zoning designation S-1, Services district, to city zoning designation C-3, Regional commercial district; and

WHEREAS, the City Planning Commission, pursuant to public notice, will hold a special called public hearing on March 16, 2023, to consider the annexation and proposed rezoning for a recommendation to City Council; and

WHEREAS, City Council has reviewed the application of the owner’s agent and the staff recommendation 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, B, and C, providing the annexation map, property description for Tax Map Number 0547020103800 and adjacent right-of-way, and the recorded plat by the Greenville County Register of Deeds, respectively. 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

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 the intergovernmental agreements with the Wade Hampton Fire District and Metropolitan Sewer Subdistrict dba MetroConnects 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 2023 tax year.

DONE, RATIFIED AND PASSED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM

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

REVIEWED

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

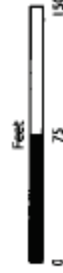
EXHIBIT A



Location Map Not to Scale

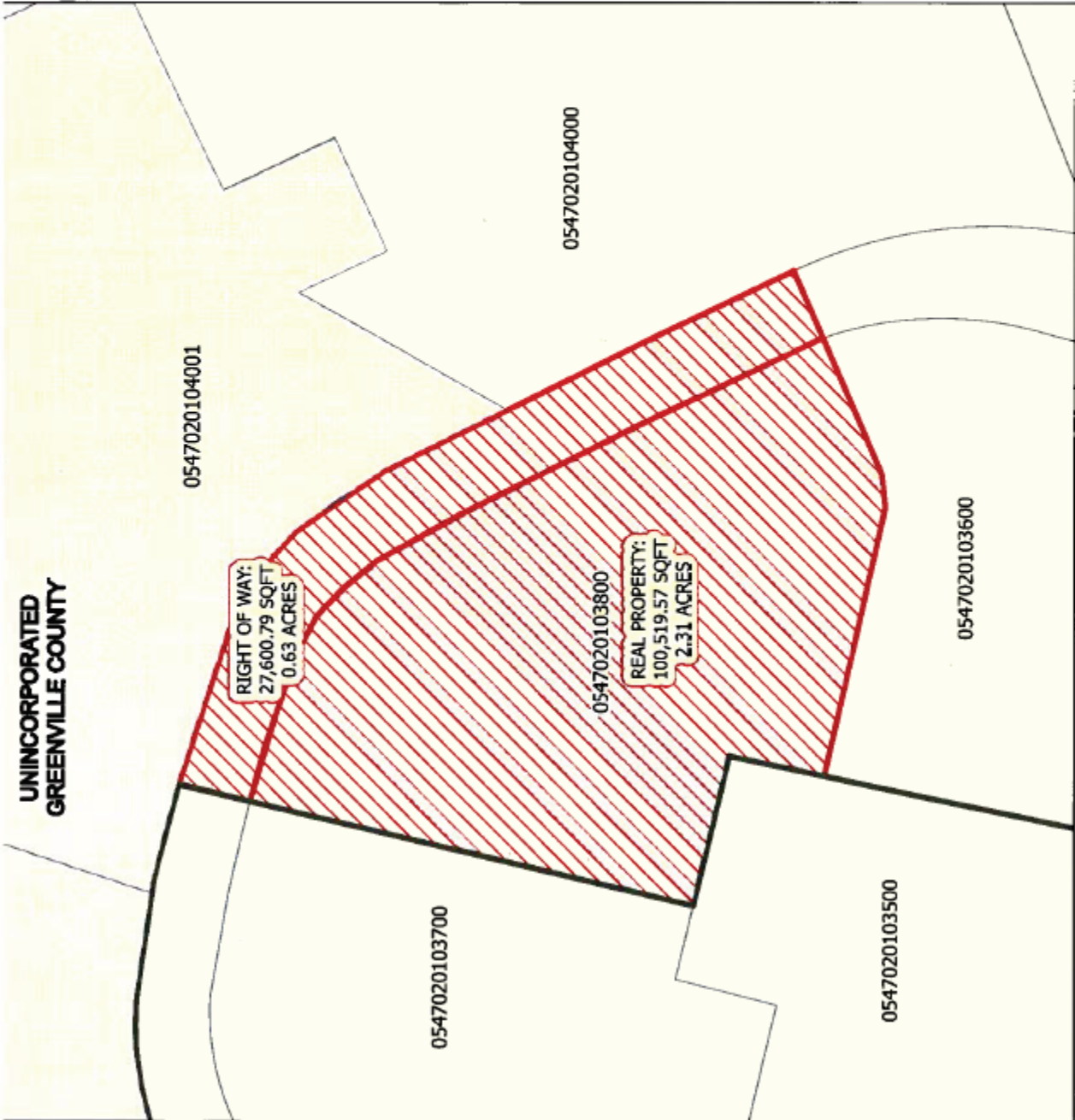
**ANNEXATION MAP**  
for  
Tax Map No. 0547020103800  
into the  
City of Greenville

- Total Annexation Area
- City Limits
- City Limits
- Total Area of Annexation: **128,120.36 Sq. Ft.**
- Total Acreage of Annexation: **2.94 Acres**
- Existing County Zoning: **S-1**
- Proposed City Zoning: **C-3**
- City Council District: **4**
- Census Tract: **28.05**
- File Number: **AX-4-2023**



The map is a product of the City of Greenville, SC and was created using GIS data provided by the City. 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 regard to the use of this map.  
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*Handwritten signature*  
Date



**EXHIBIT B****Property Description****PARCEL 8: 650 EXECUTIVE CENTER DRIVE, GREENVILLE, SC 29615 - MARION BUILDING**

Being a portion of Lot 3 and all of Lot 5 of Koger Executive Center as recorded in Plat Book 5-D, Page 75, in the RMC Office of Greenville County, South Carolina, being more particularly described as follows:

Commencing at a mag nail set in the centerline intersection N of Executive Center Drive and Frontage Road; thence running N. 02-07-59 E., a distance of 340.91 feet to a found iron pipe in the western right of way line of Executive Center Drive, said point being the Point of Beginning; thence N. 79-48-48 W., a distance of 312.69 feet to a found mag nail; thence N. 10-12-45 E., a distance of 66.96 feet to a found mag nail; thence N. 79-46-19 W., a distance of 119.91 feet to a iron pipe found; thence N. 10-15-00 E., a distance of 309.05 feet to a iron rod found; thence S. 79-22-26 E., a distance of 74.00 feet to a iron rod found; thence S. 71-39-47 E., a distance of 49.97 feet to an iron rod found; thence S. 56-16-43 E., a distance of 50.06 feet to a iron pipe found; thence S. 36-24-44 E., a distance of 58.29 feet to an iron pipe found; thence S. 27-47-49 E., a distance of 324.46 feet to an iron rod found; thence S. 16-07-44 E., a distance of 30.99 feet to an iron pipe found; thence S. 05-43-34 E., a distance of 25.88 feet to the Point of Beginning. Containing 105,284 square feet or 2.417 acres, more or less.

Also easements for access and parking granted in that certain Declaration of Reciprocal Access and Parking Easements by Koger Equity, Inc., dated December 21, 2001, recorded in Book 1977, Page 739.

Being the same property conveyed by deed dated November 17, 2016, from Terra ParkGreen, LLC, a Delaware limited liability company, to Two Greenville Park, LP, a Texas limited partnership, recorded November 18, 2016 in the RMC Office for Greenville County, South Carolina in Deed Book 2500, Page 4023-4039 and in Deed Book 2500, Page 4040-4051.

Tax Map # 0547.02-01-038.00

**Property Description for Right-of-Way**

To include the 0.63 acre of Executive Center Drive right-of-way as shown within the associated Annexation Map exhibit.

EXHIBIT C

