



## REQUEST FOR COUNCIL ACTION

### City of Greenville, South Carolina

Agenda Item No.

11d

**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:** March 27, 2023

**ORDINANCE/RESOLUTION CAPTION:**

ORDINANCE TO ANNEX APPROXIMATELY 0.07 ACRE OF REAL PROPERTY AND 0.31 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 510 OLD AUGUSTA ROAD AND TO PROVIDE THE ZONING DESIGNATION OF R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT (PORTION OF TAX MAP NUMBER 0222030401500) (AX-5-2023) (REVISED)

**SUMMARY BACKGROUND:**

The city of Greenville, owner of the subject property, applied for annexation of real property consisting of approximately 0.07 acre of real property and 0.31 acre of right-of-way located at 510 Old Augusta Road (portion of Tax Map Number 0222030401500), together comprising approximately 0.38 acres to be annexed (collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation R-10, Single-family residential district, to city zoning designation R-6, Single-family residential district.

The City Planning Commission, pursuant to public notice, held a public hearing on March 16, 2023, 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: Approve 6-0

The first reading of this ordinance occurred prior to the Planning Commission public hearing on March 16, 2023. This Ordinance is revised to reflect the City Planning Commission's vote at the public hearing to recommend the approval of the annexation and proposed rezoning.

**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 agreement with the Gantt Fire District according to its terms while it is in effect.

#### REQUIRED SIGNATURES

**Department Director**

DocuSigned by:

*Shannon Larrin*

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**City Attorney**

DocuSigned by:

*Logan Wells*

9DCRC9A981D147F

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 0.07 ACRE OF REAL PROPERTY AND 0.31 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 510 OLD AUGUSTA ROAD AND TO PROVIDE THE ZONING DESIGNATION OF R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT (PORTION OF TAX MAP NUMBER 0222030401500) (AX-5-2023)

WHEREAS, the city of Greenville, owner of the subject property, applied for annexation of real property consisting of approximately 0.07 acre of real property and 0.31 acre of right-of-way located at 510 Old Augusta Road (portion of Tax Map Number 0222030401500), together comprising approximately 0.38 acres to be annexed (collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation R-10, Single-family residential district, to city zoning designation of R-6, Single-family residential district; and

WHEREAS, the City Planning Commission, pursuant to public notice, ~~will hold~~ held a special called public hearing on March 16, 2023, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 6-0 for a recommendation to City Council; and

WHEREAS, City Council adopted Resolution Number 2023-05 on March 13, 2023, to annex the property described herein in conjunction with the passage of this Ordinance; 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 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, B, and C, providing the annexation map, property description for a portion of Tax Map Number 0222030401500 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 R-6, Single-family residential district, shall be included in City Council District 2, and shall be included within the City's Pleasant Valley Special Emphasis Neighborhood. The GVL2040 Comprehensive Plan Future Land Use Map shall also be amended to include the Property as Sub-urban Residential

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 Gantt Fire District according to the 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



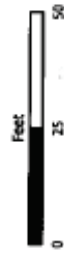
**ANNEXATION MAP**

for  
Tax Map No. 0222030401500  
into the  
City of Greenville

- Total Annexation Area
- City Limits
- City Limits

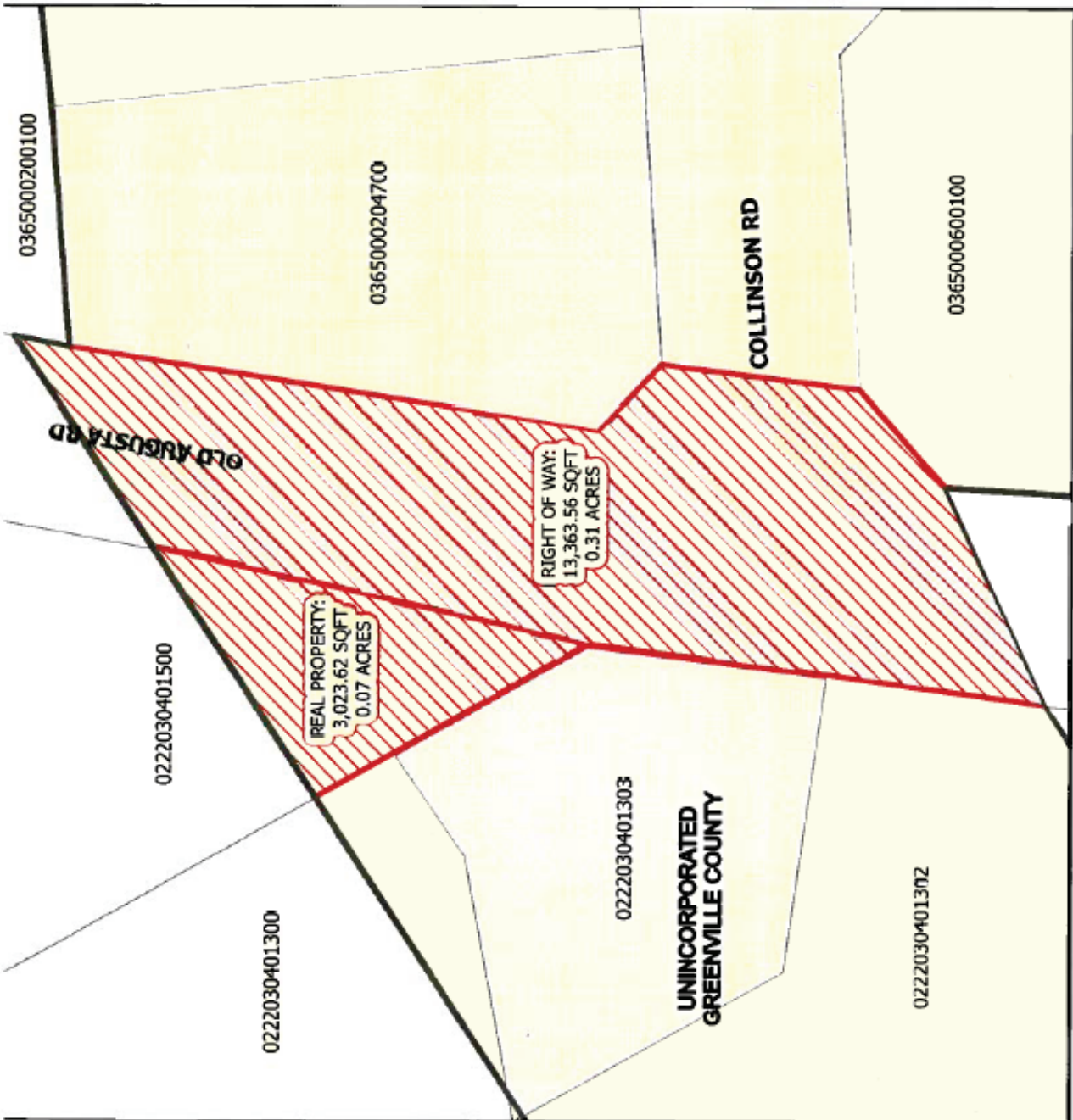
Total Area of Annexation:  
**16,387.18 Sq. Ft.**  
Total Acreage of Annexation:  
**0.38 Acres**

Existing County Zoning: **R-10**  
Proposed City Zoning: **R-6**  
City Council District: **2**  
Census Tract: **15.02**  
File Number: **AX-5-2023**



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 assumes no liability for any errors or omissions with regard to the use of this map.  
Copyright: The City of Greenville, SC

*[Signature]*  
City Manager



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

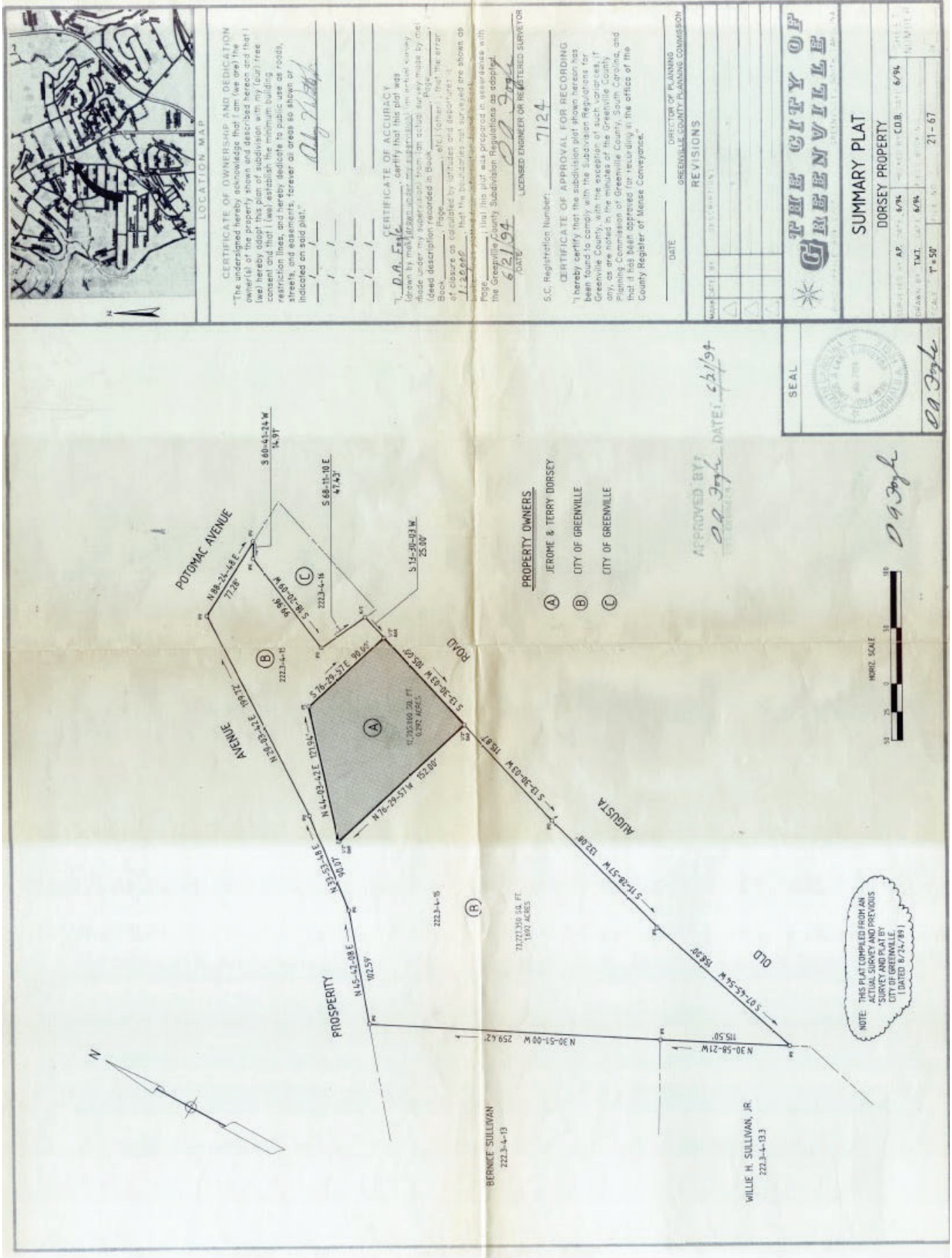
All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, being the southernmost portion (approximately 0.07 acre) of Parcel B on a compiled summary plat prepared for the City of Greenville dated June 1994, entitled "Dorsey Property," bounded by Old Augusta Road on the east, property now or formerly owned by Willie H. Sullivan, Jr. on the west, and the majority of Parcel B, (previously annexed) on the north. Reference to said plat is hereby made for a more complete description thereof.

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

To include the 0.31 acre of Old Augusta Road right-of-way as shown within the associated Annexation Map exhibit.



EXHIBIT C



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I have approved the subdivision shown on this plat. I hereby certify that I will establish the minimum building restriction lines, and easements, forever as shown or indicated on said plat.

**CERTIFICATE OF ACCURACY**  
 I, D.A. Fogle, certify that this plat was drawn by me (or under my supervision) from an actual survey made by me (or under my supervision) from the original survey records in Book 130665, Page 863 (wherein I find the error of closure as calculated by lightcases and computations: 130665, that the boundaries not surveyed are shown as boundaries established or ascertained by other means, with the Greenville County Subdivision Regulations as applied.

**S.C. Registration Number:** 7124  
**DATE:** 6/2/94  
**LICENSED ENGINEER OR REGISTERED SURVEYOR**  
**I hereby certify that the subdivision plot shown hereon has been found to comply with the Subdivision Regulations for Greenville County, with the exception of such variances, if any, as are noted in the minutes of the Greenville County Planning Commission or Greenville County, South Carolina, and that it has been approved for recording in the office of the County Register of Deeds Conveyance.**

**THE CITY OF GREENVILLE**  
 PLANNING DEPARTMENT

**SUMMARY PLAT**  
 DORSEY PROPERTY

APPROVED BY:	DATE:
<i>D.A. Fogle</i>	<i>6/2/94</i>

APPROVED BY: *D.A. Fogle* DATE: *6/2/94*

- PROPERTY OWNERS:**
- (A) JEROME & TERRY DORSEY
  - (B) CITY OF GREENVILLE
  - (C) CITY OF GREENVILLE



NOTE: THIS PLAT COMPILED FROM AN ACTUAL SURVEY AND PREVIOUS SURVEY AND PLAT BY THE CITY OF GREENVILLE (DATED 8/24/85)



WILLIE H. SULLIVAN, JR.  
 222.3-4-133

BERNICE SULLIVAN  
 222.3-4-13