



# REQUEST FOR COUNCIL ACTION

## City of Greenville, South Carolina

Agenda Item No.

14a

**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:**

AN ORDINANCE TO ANNEX APPROXIMATELY 2.91 ACRES OF REAL PROPERTY AND 0.52 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 3410 AUGUSTA ROAD, AND TO PROVIDE THE ZONING DESIGNATION OF C-2, LOCAL COMMERCIAL DISTRICT (TAX MAP NUMBERS 0365000202300 AND 0365000202400) (AX-7-2021) (REVISED)

**SUMMARY BACKGROUND:**

Summa Terra Development Group, LLC, on behalf of Rocky Plains Investment Co., Inc., owner of subject property, applied for annexation of real property consisting of approximately 2.91 acres of real property and 0.52 acre of right-of-way located at the 3410 Augusta Road (Tax Map Nos. 0365000202300 and 0365000202400) (approximately a total of 3.43 acres to be annexed and collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation C-2, Commercial district, to city zoning designation of C-2, Local commercial district.

The City Planning Commission, pursuant to public notice, held a public hearing on December 16, 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

City Council held first reading on the annexation and rezone on January 24, 2022. Though a request to defer prior to the final reading was received, the item inadvertently received final reading on February 28, 2022. The final reading was voided by Council on March 14, 2022. On March 7, 2023, staff received a request to place the final reading on the March 27, 2023, Council agenda.

**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**

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**OMB Director**

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**City Manager**

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## A N O R D I N A N C E

TO ANNEX APPROXIMATELY 2.91 ACRES OF REAL PROPERTY AND 0.52 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 3410 AUGUSTA ROAD, AND TO PROVIDE THE ZONING DESIGNATION OF C-2, LOCAL COMMERCIAL DISTRICT (TAX MAP NUMBERS 0365000202300 AND 0365000202400) (AX-7-2021)

WHEREAS, Summa Terra Development Group, LLC, on behalf of Rocky Plains Investment Co., Inc., owner of subject property, applied for annexation of real property consisting of approximately 2.91 acres of real property and 0.52 acre of right-of-way located at the 3410 Augusta Road (Tax Map Numbers 0365000202300 and 0365000202400) (approximately a total of 3.43 acres to be annexed and collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation C-2, Commercial district, to city zoning designation of C-2, Local commercial district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on December 16, 2021, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 6-0; and

WHEREAS, City Council held first reading for the annexation and rezone on January 24, 2022, which passed by unanimous vote of 7-0; and

WHEREAS, a request by the property owner's representative requested deferral from the February 14, 2022, to the March 14, 2022, meeting, however, the item was inadvertently placed on the February 28, 2022, Council agenda where the final reading passed by a unanimous vote of 7-0; and

WHEREAS, the final reading vote was voided by Council on March 14, 2022, with the item to return at a future date as staff worked with the applicant and property owner; and

WHEREAS, on March 7, 2023, staff received written notice from the property owner's representative to proceed with the final reading of the annexation and rezone to the March 27, 2023, Council meeting; 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-2, Local 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 plat and property description for Tax Map Numbers 0365000202300 and 0365000202400. The annexed Property is provided the zoning designation of C-2, Local commercial district and shall be included in City Council District 2. The GVL2040 Comprehensive Plan Future Land Use Map shall also be amended to include the Property as Urban Node Mixed-Use and Corridor 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 intergovernmental agreements with Gantt Fire and Sewer Subdistrict and Greater Greenville Sanitation 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 B

**ANNEXATION AREA DESCRIPTION:**

**BEGINNING** at a 1" Crimp Top labeled P.O.B. on the Western Right-of-Way of Augusta Road located on the southeastern corner of the subject property; thence turning west leaving said right-of-way bearing S69°12'37"W a distance of 446.83 feet to a 1/2" Solid Rod bent; thence N27°49'49"W a distance of 60.00 feet to a 1/2" Open Top; thence N27°37'08"W a distance of 160.50 feet to a 5/8"; thence N62°58'32"E a distance of 578.97 feet to a 3/4" Open Top under the asphalt and returning to the Augusta Road right-of-way; thence going east across said right-of-way N89°09'32" a distance of 75.00 feet to a Calculated Point; thence running south along said right-of-way S00°50'28"E a distance of 189.40 feet to a Calculated Point; thence continuing along said Right-of-Way S00°50'28"E a distance of 110.37 feet along an Existing City Limit Line to a Calculated Point; thence going west across said right-of-way S89°09'32"W a distance of 75.00 feet the POINT OF BEGINNING.