



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

15d

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: April 10, 2023

ORDINANCE/RESOLUTION CAPTION:

ORDINANCE TO ANNEX APPROXIMATELY 0.82 ACRE OF REAL PROPERTY LOCATED AT 1530 WEST WASHINGTON STREET AND TO PROVIDE THE ZONING DESIGNATION OF S-1, SERVICE DISTRICT (PORTION OF TAX MAP NUMBER 0025000100101) (AX-9-2023)

SUMMARY BACKGROUND:

Graham Hardaway, on behalf of West Greenville Investors LLC, owner of the subject property, applied for annexation of real property consisting of approximately 0.82 acre of real property located at 1530 West Washington Street (portion of Tax Map Number 0025000100101) (the "Property"), and further applied for rezoning of the Property from county zoning designation S-1, Services district, to city zoning designation of S-1, Service district.

The City Planning Commission, pursuant to public notice, will hold a special called public hearing on April 20, 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 April 20, 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 Metropolitan Sewer Subdistrict dba MetroConnects and Greater Greenville Sanitation District according to their respective terms while they are in effect.

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Shannon Larrin

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City Attorney

DocuSigned by:

Leigh Paolletti

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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 0.82 ACRE OF REAL PROPERTY LOCATED AT 1530 WEST WASHINGTON STREET AND TO PROVIDE THE ZONING DESIGNATION OF S-1, SERVICE DISTRICT (PORTION OF TAX MAP NUMBER 0025000100101) (AX-9-2023)

WHEREAS, Graham Hardaway, on behalf of West Greenville Investors LLC, owner of the subject property, applied for annexation of real property consisting of approximately 0.82 acre of real property located at 1530 West Washington Street (portion of Tax Map Number 0025000100101) (the "Property"), and further applied for rezoning of the Property from county zoning designation S-1, Services district, to city zoning designation of S-1, Service district; and

WHEREAS, the City Planning Commission, pursuant to public notice, will hold a public hearing on April 20, 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 S-1, Service 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 0025000100101 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 S-1, Service district, shall be included in City Council District 2, and shall be included within the City's Southernside Special Emphasis Neighborhood. The GVL2040 Comprehensive Plan Future Land Use Map shall also be amended to include the Neighborhood 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 Metropolitan Sewer Subdistrict dba MetroConnects and Greater Greenville Sanitation District 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

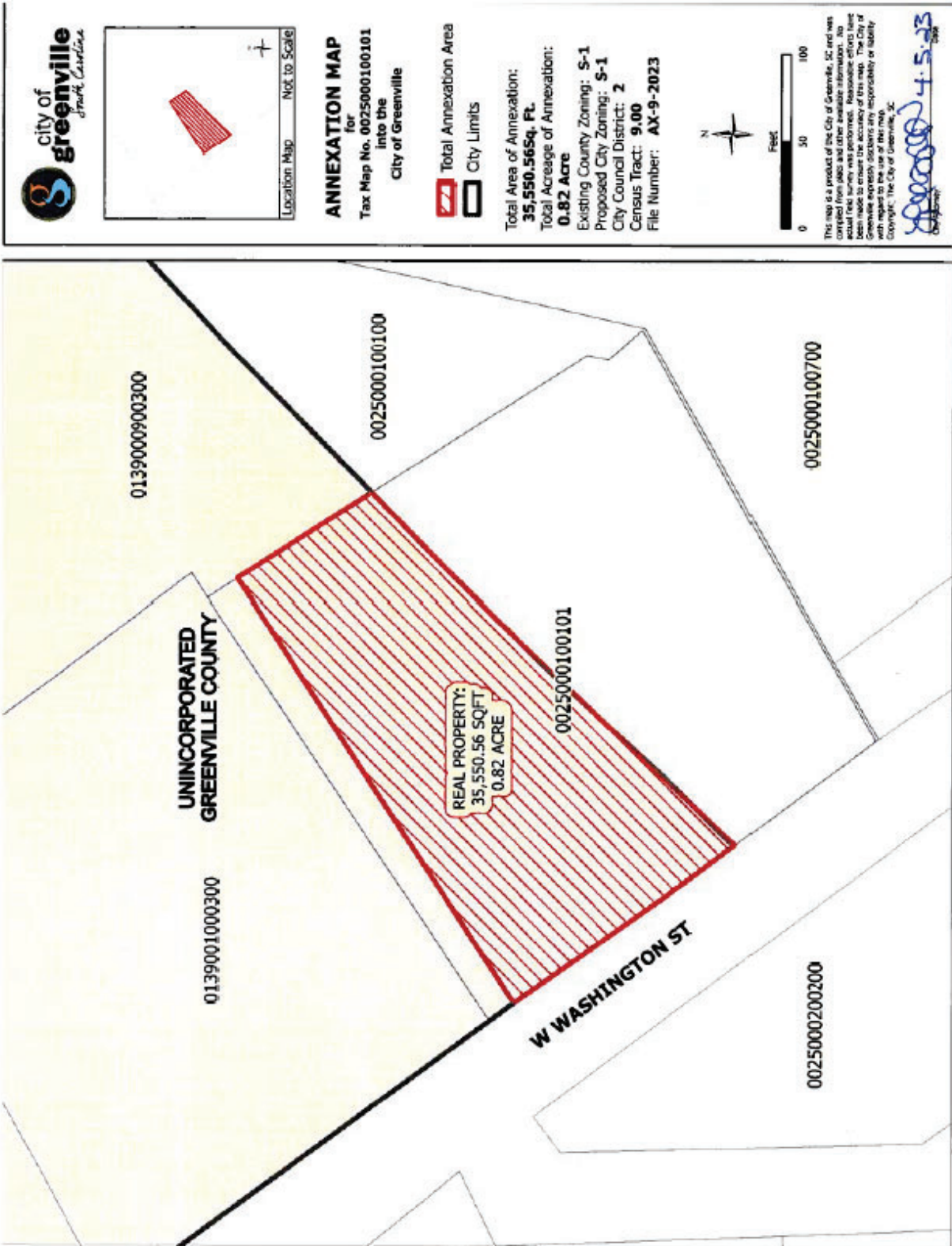
APPROVED AS TO FORM

CITY ATTORNEY

REVIEWED

CITY MANAGER

EXHIBIT A



ANNEXATION MAP
for
Tax Map No. 0025000100101
into the
City of Greenville

Total Annexation Area
 City Limits

Total Area of Annexation:
35,550.56Sq. Ft.
Total Acreage of Annexation:
0.82 Acre
Existing County Zoning: **S-1**
Proposed City Zoning: **S-1**
City Council District: **2**
Census Tract: **9.00**
File Number: **AX-9-2023**



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[Signature] 4.5.23
City Engineer

EXHIBIT B

Property Description

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, located on West Washington Street Extension, being approximately the **northern half** of the property shown as 76,683 sq. ft. 1.760 acres, more or less as shown on plat of survey entitled "SURVEY FOR WEST GREENVILLE INVESTORS, LLC," prepared by Site Design, Inc., dated 10-8-20, recorded in the Register of Deeds Office for Greenville County, South Carolina in Plat Book 1382 at Page 0028. Reference to said plat is hereby made for a more complete description thereof.

