



## REQUEST FOR COUNCIL ACTION City of Greenville, South Carolina

Agenda Item No.

15e

**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 0.117 ACRE OF REAL PROPERTY AND 0.341 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 727 MAULDIN ROAD AND TO PROVIDE THE ZONING DESIGNATION OF C-2, LOCAL COMMERCIAL DISTRICT (PORTION OF TAX MAP NUMBER M014030100506) (AX-10-2023)

**SUMMARY BACKGROUND:**

F.A. Johnson, II for P.A.S.T.O.R.S., Inc, on behalf of Donaldson Investments LLC, owner of the subject property, applied for annexation of real property consisting of approximately 0.117 acre of real property and 0.341 acre of right-of-way located at 727 Mauldin Road (portion of Tax Map Number M014030100506), together comprising approximately 0.458 acre to be annexed (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, 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:**

N/A

**REQUIRED SIGNATURES**

**Department Director** DocuSigned by:  
*Shannon Larrin*  
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**City Attorney** DocuSigned by:  
*Leigh Paolletti*  
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**OMB Director** \_\_\_\_\_

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

TO ANNEX APPROXIMATELY 0.117 ACRE OF REAL PROPERTY AND 0.341 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 727 MAULDIN ROAD AND TO PROVIDE THE ZONING DESIGNATION OF C-2, LOCAL COMMERCIAL DISTRICT (PORTION OF TAX MAP NUMBER M014030100506) (AX-10-2023)

WHEREAS, F.A. Johnson, II for P.A.S.T.O.R.S., Inc, on behalf of Donaldson Investments LLC, owner of the subject property, applied for annexation of real property consisting of approximately 0.117 acre of real property and 0.341 acre of right-of-way located at 727 Mauldin Road (portion of Tax Map Number M014030100506), together comprising approximately 0.458 acre to be annexed (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, 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 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, B, and C, providing the annexation map, property description for a portion of Tax Map Number M014030100506 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-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 Community 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.

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. M014030100506  
into the  
City of Greenville

 Total Annexation Area  
 City Limits

Total Area of Annexation:  
**19,962.43 Sq. Ft.**  
Total Acreage of Annexation:  
**0.458 Acre**  
Existing County Zoning: **C-2**  
Proposed City Zoning: **C-2**  
City Council District: **2**  
Census Tract: **29.01**  
File Number: **AX-10-2023**



This map is a product of the City of Greenville, SC and was prepared from facts and other available information. No warranty is made by the City of Greenville as to the accuracy or completeness 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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*4.5.23*  
City Engineer

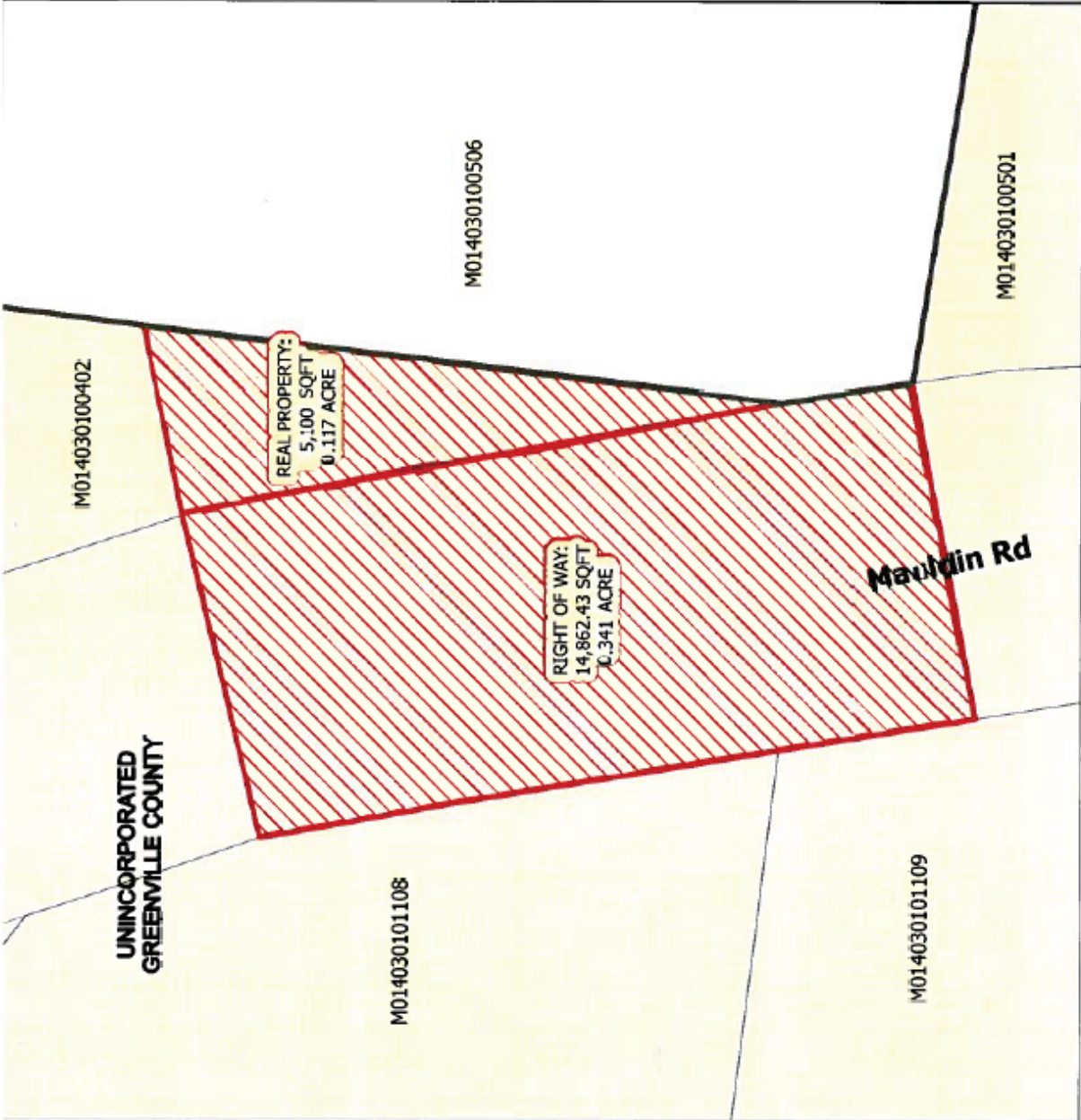


EXHIBIT B

**Property Description**

All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, and being shown and designated as N/F SCDOT 5,100 Sq.Ft., 0.117 Acres on a plat prepared by Freeland & Associates, Inc., dated March 20, 2017 for Donaldson Investments, LLC, recorded June 14, 2017 in the Office of the Register of Deeds for Greenville County, SC in Plat Book 1273 at Page 83. Reference to said plat is hereby made for a more complete description thereof.

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

To include the 0.341 acre of Mauldin Road right-of-way as shown within the associated Annexation Map exhibit.

