



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

11a

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: May 22, 2023

ORDINANCE/RESOLUTION CAPTION:

ORDINANCE TO ANNEX APPROXIMATELY 1.39 ACRES OF REAL PROPERTY LOCATED ON TRANSIT DRIVE, AND TO PROVIDE THE ZONING DESIGNATION OF C-3, REGIONAL COMMERCIAL DISTRICT (TAX MAP NUMBER 0258000200400) (AX-11-2023)

SUMMARY BACKGROUND:

Russell E. Hill, on behalf of Laurel Creek Cemetery, the owner of the subject property, applied for annexation of real property consisting of approximately 1.39 acres of real property located on Transit Drive (Tax Map Number 0258000200400) (the "Property"), and further applied for rezoning of the Property from county zoning designation S-1, Services district, to city zoning designation of C-3, Regional commercial district.

The City Planning Commission, pursuant to public notice, held a public hearing on May 18, 2023, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 5-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Approve 5-0

The first reading of this Ordinance occurred prior to the Planning Commission public hearing on May 18, 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:

N/A

REQUIRED SIGNATURES

Department Director

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City Attorney

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OMB Director

City Manager

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A N O R D I N A N C E

TO ANNEX APPROXIMATELY 1.39 ACRES OF REAL PROPERTY LOCATED ON TRANSIT DRIVE, AND TO PROVIDE THE ZONING DESIGNATION OF C-3, REGIONAL COMMERCIAL DISTRICT (TAX MAP NUMBER 0258000200400) (AX-11-2023)

WHEREAS, Russell E. Hill, on behalf of Laurel Creek Cemetery, the owner of the subject property, applied for annexation of real property consisting of approximately 1.39 acres of real property located on Transit Drive (Tax Map Number 0258000200400) (the "Property"), and further applied for rezoning of the Property from county zoning designation S-1, Services district, to city zoning designation of C-3, Regional commercial district; and

WHEREAS, the City Planning Commission, pursuant to public notice, ~~held~~ ~~will hold~~ a public hearing on May 18, 2023, to consider the annexation and proposed rezoning recommended approval of the application by a vote of 5-0 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 0258000200400, 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 3. The GVL2040 Comprehensive Plan Future Land Use Map shall also be amended to include the Property as Parks-Open Space.

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. 0258000200400
into the
City of Greenville

 Total Annexation Area
 City Limits

Total Area of Annexation:
60,660.14 Sq. Ft.
Total Acreage of Annexation:
1.39 Acres
Existing County Zoning: **S-1**
Proposed City Zoning: **C-3**
City Council District: **3**
Census Tract: **44.00**
File Number: **AX-11-2023**




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. The responsible party for the accuracy of this map is the person or entity that provided the information. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
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Stephanie S. S. 23
Date



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 on a plat entitled, "Cemetery Laurel Baptist Church Inc., prepared by Dalton & Neves, dated August 1967, recorded March 8, 1983, in the Office of the Register of Deeds for Greenville County, SC in Plat Book 9M at Page 36. Reference to said plat is hereby made for a more complete description thereof.

EXHIBIT C

