



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

11b

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 0.49 ACRE OF REAL PROPERTY LOCATED AT 201 PROSPERITY AVENUE AND TO PROVIDE THE ZONING DESIGNATION OF R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT (PORTION OF TAX MAP NUMBER 0222030401000) (AX-12-2023)

SUMMARY BACKGROUND:

Edward V. Martin, owner of the subject property, applied for annexation of real property consisting of approximately 0.49 acre of real property (portion of Tax Map Number 0222030401000) (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.

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

DocuSigned by:

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City Attorney

DocuSigned by:

 5CFEADF322244F8
 DocuSigned by:

OMB Director

City Manager

DocuSigned by:

 FDC2AC15040F440...

A N O R D I N A N C E

TO ANNEX APPROXIMATELY 0.49 ACRE OF REAL PROPERTY LOCATED AT 201 PROSPERITY AVENUE AND TO PROVIDE THE ZONING DESIGNATION OF R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT (PORTION OF TAX MAP NUMBER 0222030401000) (AX-12-2023)

WHEREAS, Edward V. Martin, owner of the subject property, applied for annexation of real property consisting of approximately 0.49 acre of real property (portion of Tax Map Number 0222030401000) (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, ~~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 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 and B, providing the annexation map, and property description for a portion of Tax Map Number 0222030401000, 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.

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. 0222030401000
into the
City of Greenville

 Total Annexation Area
 City Limits

Total Area of Annexation:
21,538.41 Sq. Ft.
Total Acreage of Annexation:
0.49 Acres

Existing County Zoning: R-10
Proposed City Zoning: R-6
City Council District: 2
Census Tract: 15.02
File Number: AX-12-2023



This map is a product of the City of Greenville, SC and was compiled from data 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 makes no warranty, representation, or liability with regard to the use of this map.
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Debra M. S. S. 23
City Planner




EXHIBIT B

Property Description

All that certain piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being approximately the **southern half** of the property at the intersection of Phoenix Avenue and Prosperity Street, being as shown on a plat prepared by W.J. Riddle, Surveyor, dated July, 1951, entitled "Property of John Dreher" and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin at the southeastern corner of the intersection of Phoenix Avenue and Prosperity Street and running thence along the southern side of Prosperity Street N. 49-03 E. 73.2 feet to an iron pin; thence continuing along the southern side of Prosperity Street N. 35-24 E. 69.4 feet to an iron pin; thence leaving Prosperity Street S. 28-37 E. 336.7 feet to an iron pin in the line of property formerly of Lucy Copeland; thence running along the line of property formerly of Copeland S. 57-45 W. 133.3 feet to an iron pin on the eastern side of Phoenix Avenue; thence along the eastern side of Phoenix Avenue N. 28-45 W. 300 feet to the beginning corner.

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 (we) hereby dedicate to the public use of the County of Greene (the County) the portion of the lot or lots hereon shown and described hereon for use as roads, streets, and easements, forever or as shown or indicated on said plat.

09 Doyle

CERTIFICATE OF ACCURACY
I, D.A.F. Sullivan, hereby certify that this plat was made under my supervision and is substantially an actual survey (said description recorded in Book _____, Page _____, etc.) (other) _____ that the error at closure as calculated by arithmetic and determined by 1:2.6666, that the boundaries not surveyed are shown as indicated on this plat.

I (we) this plat was prepared in accordance with the Greenville County Subdivision Regulations as adopted.

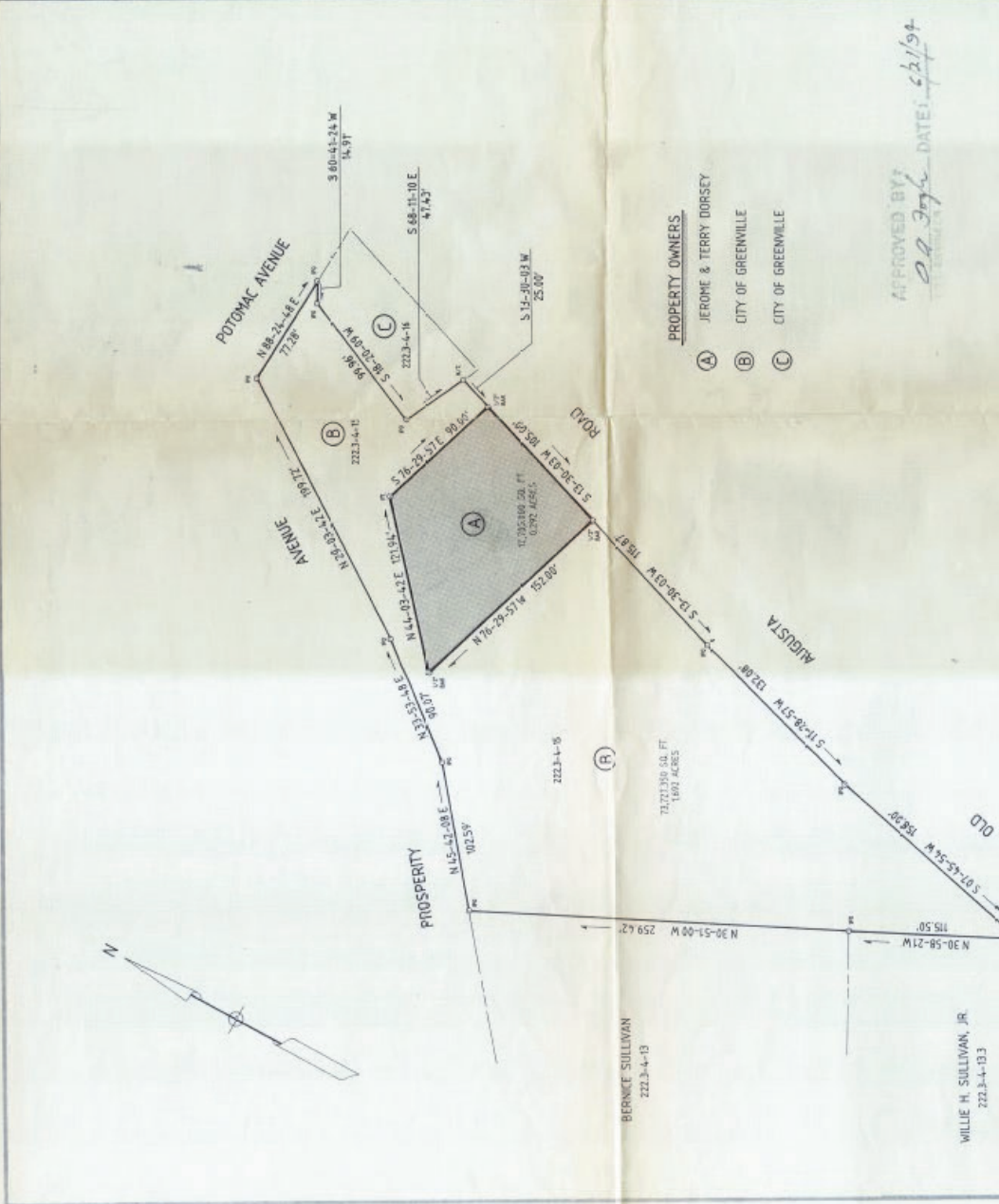
09 Doyle
DATE: 6/2/94
LICENSED ENGINEER OR REGISTERED SURVEYOR

S.C. Registration Number: 7124

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Greenville County, with the exceptions of such other County, State or Federal Regulations, as the County Register, South Carolina, and Planning Commission may approve (for recording) in the office of the County Register of Meuse Conveyance.

NO.	DATE	REVISIONS

DIRECTOR OF PLANNING
GREENVILLE COUNTY PLANNING COMMISSION



PROPERTY OWNERS:

- (A) JEROME & TERRY DORSEY
- (B) CITY OF GREENVILLE
- (C) CITY OF GREENVILLE

APPROVED BY: *09 Doyle* DATE: 6/2/94

SEAL: [Seal of City of Greenville]

SCALE: 1" = 50'

NOTE: THIS PLAT COMPILED FROM AN ACTUAL SURVEY AND PREVIOUS SURVEY AND PLAT BY WILLIE H. SULLIVAN, JR. CITY OF GREENVILLE, [DATED 6/2/78]

PROSPERITY AVENUE
N 155-42.08 E 102.59
N 41-03-42 E 170.14
N 47-02-42 E 170.14
N 33-33-16 E 132.00
S 76-29-27 E 90.00
S 80-41-24 W 14.91
S 68-15-10 E 41.43
S 13-36-03 W 25.00
S 76-36-03 W 85.00
S 12-30-51 W 158.00
S 12-28-51 W 158.00
N 90-51-00 W 259.62
N 12-02-11 W 181.40
N 12-02-11 W 181.40
N 12-02-11 W 181.40

POTOMAC AVENUE
N 88-21-48 E 71.08
S 49-07-36 W 36.00
S 49-07-36 W 36.00
S 49-07-36 W 36.00
S 49-07-36 W 36.00

BERNICE SULLIVAN 222.3-4-13
WILLIE H. SULLIVAN, JR. 222.3-4-133

M 12-02-11 W 181.40

M 12-02-11 W 181.40

M 12-02-11 W 181.40

M 12-02-11 W 181.40

M 12-02-11 W 181.40

M 12-02-11 W 181.40

M 12-02-11 W 181.40

SUMMARY PLAT
DORSEY PROPERTY

DATE	AP.	6/94	6/94	6/94	6/94

DRAWN BY: T.M.T.
SCALE: T+50'

21-67