



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

Agenda Item No.

11b

**TO: Honorable Mayor and Members of City Council**  
**FROM: Nancy P. Whitworth, Interim City Manager**

Ordinance/First Reading  Ordinance/Second & Final Reading  Resolution/First & Final Reading  Information Only

**AGENDA DATE REQUESTED:** June 24, 2019

**ORDINANCE/RESOLUTION CAPTION:**

TO ANNEX APPROXIMATELY 0.27 ACRE OF REAL PROPERTY LOCATED ON RIDGE STREET ALONG WITH APPROXIMATELY 0.086 ACRE OF RIGHT-OF-WAY ALONG RIDGE STREET AND GUESS STREET AND TO PROVIDE THE ZONING DESIGNATION OF RM-1, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBER 0106000200800) (AX-3-2019)

**SUMMARY BACKGROUND:**

Brooks J Gardner III, owner of the subject property, applied for annexation of approximately 0.27 acre of real property located on Ridge Street (Tax Map Number 0106000200800) along with approximately 0.086 acre of right-of-way along Ridge Street and Guess Street (0.356 total acre to be annexed) (collectively the "Property") and for rezoning of the Property from county zoning designation R-7.5 to city zoning designation RM-1, Single-family and Multifamily Residential District.

The City Planning Commission, pursuant to public notice, held a public hearing on April 18, 2019, to consider the proposed annexation and rezoning and recommended approval.

**IMPACT IF DENIED:**

The Property will not be annexed and rezoned.

**FINANCIAL IMPACT**

The Property annexed by this Ordinance shall be subject to intergovernmental agreements with Parker Sewer and Fire Subdistrict and Greater Greenville Sanitation District and governed by their terms.

**REQUIRED SIGNATURES**

Department Director \_\_\_\_\_

OMB Director \_\_\_\_\_

City Attorney Michael S. Pitts

City Manager Nancy Whitworth

DocuSigned by:

*Michael S. Pitts*

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DocuSigned by:

*Nancy Whitworth*

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## AN ORDINANCE

TO ANNEX APPROXIMATELY 0.27 ACRE OF REAL PROPERTY LOCATED ON RIDGE STREET ALONG WITH APPROXIMATELY 0.086 ACRE OF RIGHT-OF-WAY ALONG RIDGE STREET AND GUESS STREET AND TO PROVIDE THE ZONING DESIGNATION OF RM-1, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBER 0106000200800) (AX-3-2019)

WHEREAS, Brooks J Gardner III, owner of the subject property, applied for annexation of approximately 0.27 acre of real property located on Ridge Street (Tax Map Number 0106000200800) along with approximately 0.086 acre of right-of-way along Ridge Street and Guess Street (0.356 total acre to be annexed) (collectively the "Property") and for rezoning of the Property from county zoning designation R-7.5 to city zoning designation RM-1, Single-family and Multifamily Residential District; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on April 18, 2019, to consider the proposed annexation and rezoning and recommended approval; and

WHEREAS, City Council has reviewed the covenant of annexation as well as the recommendations of the Planning Commission and has found the proposed zoning change of RM-1, Single-family and Multifamily 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, there is annexed into the corporate limits of the city of Greenville real property owned by Brooks J Gardner III, consisting of approximately 0.27 acre located on Ridge Street (Tax Map Number 0106000200800) along with approximately 0.086 acre of right-of-way along Ridge Street and Guess Street (approximately 0.356 acre total). The Property is identified more particularly on the attached Exhibits A and B, providing the legal description of the Property and annexation plat, respectively. The Property is provided the zoning designation of RM-1, Single-family and Multifamily Residential District. The Property will be included in City Council District 2.

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 applicable storm water and flood management regulations of the City, as from time to time amended.

The Property annexed by this Ordinance shall be subject to intergovernmental agreements with Parker Sewer and Fire Subdistrict and Greater Greenville Sanitation District and governed by their terms.

DONE, RATIFIED AND PASSED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

REVIEWED:

\_\_\_\_\_  
CITY MANAGER

## EXHIBIT A

## Mills Mill Lot 177 lot description:

Beginning at an iron pin being the intersection of the northerly right of way of Ridge Street and the easterly right of way of Guess Street; thence following said right of way of Guess Street N23°21'44"W for 62.19 feet to an iron pin; thence leaving said right of way N66°25'49"E for 40.98 feet to a point in the centerline of Brush Creek Tributary G (as named on FIRM panel 45045C0383E); thence N18°51'03"E for 50.47 feet to a point; thence N07°20'43"W for 87.35 feet to a point; thence S89°53'04"E for 7.55 feet to an iron pin that is coincident with the existing Greenville City Limits; thence S19°52'29"E for 217.32 feet to an iron pin on the northerly right of way of Ridge Street; thence S 69°56'22"W for 77.00 to a point; thence N49°48'54"W for 35.53 feet to the Point of Beginning.

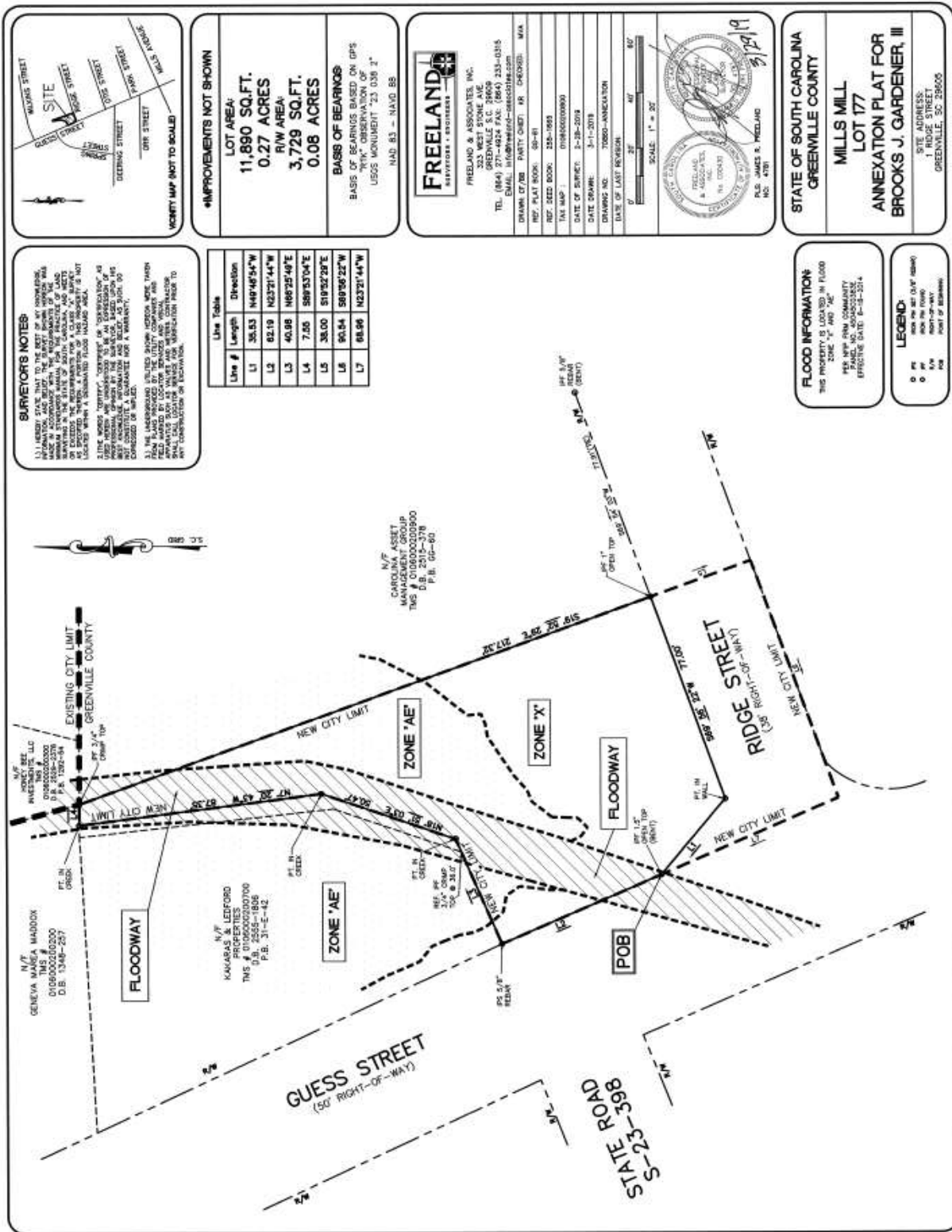
The above described tract contains 11,890 square feet or 0.27 acres more or less.

## Right of way description:

Beginning at an iron pin being the intersection of the northerly right of way of Ridge Street and the easterly right of way of Guess Street; thence following the northerly right of way S49°48'54"E for 35.53 feet to a point; thence N69°56'22"E for 77.00 feet to an iron pin; thence leaving the northerly right of way of Ridge Street and crossing Ridge Street S19°52'29"E for 38.00 feet to the southerly right of way of Ridge Street; thence following said right of way S69°56'22"W for 90.54 feet to a point; thence N23°21'44"W for 68.96 feet to the Point of Beginning.

The above described tract contains 3,729 square feet or 0.086 acres more or less.

EXHIBIT B



**SURVEYOR'S NOTES:**  
 1) THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.  
 2) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS NOT ENCLOSED WITHIN A FENCE OR OTHER ENCLOSURE.  
 3) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS NOT ENCLOSED WITHIN A FENCE OR OTHER ENCLOSURE.  
 4) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS NOT ENCLOSED WITHIN A FENCE OR OTHER ENCLOSURE.  
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 9) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS NOT ENCLOSED WITHIN A FENCE OR OTHER ENCLOSURE.  
 10) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS NOT ENCLOSED WITHIN A FENCE OR OTHER ENCLOSURE.

Line #	Length	Direction
L1	36.83	N49°48'54"W
L2	82.19	N23°21'44"W
L3	40.88	N68°25'48"E
L4	7.66	S89°53'04"E
L5	38.00	S19°52'28"E
L6	90.84	S89°08'22"W
L7	68.99	N23°21'44"W



**\*IMPROVEMENTS NOT SHOWN**  
 LOT AREA:  
 11,890 SQ.FT.  
 0.27 ACRES  
 R/W AREA:  
 3,729 SQ.FT.  
 0.08 ACRES  
**BASES OF BEARINGS**  
 BASIS OF BEARINGS BASED ON GPS  
 "TRIP" OBSERVATION OF  
 USGS MONUMENT "23 038 2"  
 NAD 83 - NAD 83 BS

**FREELAND**  
 SURVEYOR & ENGINEER  
 FREELAND & ASSOCIATES, INC.  
 1000 GREENVILLE AVENUE  
 GREENVILLE, S.C. 29609  
 TEL: (864) 277-4924 FAX: (864) 233-0315  
 EMAIL: info@freeland-surveying.com

DRAWN BY: JTB PARTY CHECK BY: CHECKED: MJA  
 REF. PLAT BOOK: 80-81  
 REF. DEED BOOK: 255-1663  
 TAX MAP: 0108000000000  
 DATE OF SURVEY: 3-28-2019  
 DATE DRAWN: 3-11-2019  
 DRAWING NO.: 10080-ANNEXATION  
 DATE OF LAST REVISION:

SCALE: 1" = 20'  
 0' 20' 40' 60'

R.S. JAMES S. FREELAND  
 NO. 4781

STATE OF SOUTH CAROLINA  
 GREENVILLE COUNTY  
**MILLS MILL  
 LOT 177  
 ANNEXATION PLAT FOR  
 BROOKS J. GARDENER, III**  
 SITE ADDRESS:  
 1 RIDGE STREET  
 GREENVILLE, SC 29605

**FLOOD INFORMATION:**  
 THIS PROPERTY IS LOCATED IN FLOOD  
 ZONE "X" AND "AE"  
 PER NFP FIRM COMMUNITY  
 PANEL NO. 4808000000  
 EFFECTIVE DATE: 11-28-2014

**LEGEND:**  
 F FLOOD ZONE (AE)  
 X FLOOD ZONE (X)  
 POB FLOOD ZONE (POB)  
 FLOODWAY FLOODWAY  
 NEW CITY LIMIT NEW CITY LIMIT



**GENEVA MANCE MADDOCK**  
 N/P INVESTMENT, LLC  
 TMS # 0108000000000  
 D.B. 2555-1806  
 P.B. 1308-257

**KAKABUS LEFFORD PROPERTIES**  
 N/P INVESTMENT, LLC  
 TMS # 0108000000000  
 D.B. 2555-1806  
 P.B. 31-E-12

**GENEVA MANCE MADDOCK**  
 N/P INVESTMENT, LLC  
 TMS # 0108000000000  
 D.B. 2555-1806  
 P.B. 1308-257

N/P CAROLINA ASSET MANAGEMENT, LLC  
 TMS # 0108000000000  
 D.B. 2013-378  
 P.B. 05-80

**EXISTING CITY LIMIT**  
**NEW CITY LIMIT**  
**ZONE 'AE'**  
**ZONE 'X'**  
**FLOODWAY**  
**POB**  
**GUESS STREET (50' RIGHT-OF-WAY)**  
**RIDGE STREET (50' RIGHT-OF-WAY)**  
**S-23-398 STATE ROAD**