



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: January 13, 2020

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO ANNEX APPROXIMATELY 2.887 ACRES OF REAL PROPERTY AND 0.114 ACRE OF RIGHT-OF-WAY LOCATED ON WOODRUFF ROAD AND TO PROVIDE THE ZONING DESIGNATION OF S-1, SERVICE DISTRICT FOR TAX MAP NUMBER 0261000100600 (AX-12-2019)

SUMMARY BACKGROUND:

Verdae Properties, LLC, as owner of subject property, applied for annexation of approximately 2.887 acres of real property and 0.114 acre of right-of-way located on Woodruff Road (approximately 3.001 total acres to be annexed, collectively the "Property"), and applied for rezoning of the Property from county zoning designation S-1, Service district, to city zoning designation of S-1, Service district.

The City Planning Commission, pursuant to public notice, held a public hearing on December 19, 2019, to consider the annexation and proposed rezoning. A motion to approve the application was approved by a vote of 6-0.

Planning Staff Recommendation: Approval
Planning Commission Recommendation: Approval by a vote of 6-0

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 Wade Hampton Fire District and Metro Sewer District and governed by their terms.

REQUIRED SIGNATURES

Department Director Ginny Stroud
DocuSigned by: FE9DC7E5A9C7477...

OMB Director _____

City Attorney Michael Pitts
DocuSigned by: 5E0F2A267E2D413...

City Manager John McDonough
DocuSigned by: FDC2AC15040F440...

A N O R D I N A N C E

TO ANNEX APPROXIMATELY 2.887 ACRES OF REAL PROPERTY AND 0.114 ACRE OF RIGHT-OF-WAY LOCATED ON WOODRUFF ROAD AND TO PROVIDE THE ZONING DESIGNATION OF S-1, SERVICE DISTRICT (TAX MAP NUMBER 0261000100600) (AX-12-2019)

WHEREAS, Verdae Properties, LLC, as owner of subject property, applied for annexation of approximately 2.887 acres of real property and 0.114 acre of right-of-way located on Woodruff Road (approximately 3.001 total acres to be annexed, collectively the "Property"), and applied for rezoning of the Property from county zoning designation S-1, Service district, to city zoning designation of S-1, Service district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on December 19, 2019, to consider the annexation and proposed rezoning where the application was approved by a vote of 6-0; and

WHEREAS, City Council has reviewed the application of the owner and the recommendations of the Planning Commission and has found the proposed zoning change 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 and B, providing the annexation plat and property description for a portion of Tax Map Number 0261000100600. The annexed Property is provided the zoning designation of S-1, Service district and shall be included in City Council District 4.

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 shall be subject to an intergovernmental agreement with Wade Hampton Fire District and Metro Sewer District and governed by their terms.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2020 tax year.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT B**TRACT A**

BEGINNING AT AN IRON PIN OLD 5/8" REBAR LOCATED ON THE SOUTHERN RIGHT OF WAY OF WOODRUFF ROAD (S.C. HWY. 146) AND THE COMMON CORNER WITH LEGACY OAKS LP PROPERTY, N/F; SAID IRON PIN ALSO BEING LOCATED 635.7+/- EAST OF SALTERS ROAD; THENCE CONTINUING TO RUN ALONG SAID RIGHT OF WAY S 81°25'25" E, 225.04' TO AN IRON PIN OLD 5/8" REBAR LOCATED AT THE COMMON CORNER WITH OAK GROVE PARK LLC PROPERTY, N/F; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE COMMON LINE WITH SAID OAK GROVE PARK LLC PROPERTY S 06°50'34" W, 257.99' TO AN IRON PIN OLD 5/8" REBAR; THENCE S 84°00'55" E, 159.86' TO AN IRON PIN OLD 5/8" REBAR LOCATED ON THE COMMON LINE WITH CAROLE HARDIN BULLINGTON & CHARLES V HARDIN, ETAL PROPERTY, N/F; THENCE RUNNING ALONG THE COMMON LINE WITH SAID CAROLE HARDIN BULLINGTON & CHARLES V HARDIN, ETAL PROPERTY S 04°26'50" W, 315.75' TO AN IRON PIN OLD 1" OPEN TOP LOCATED ON THE COMMON LINE WITH HOLLINGSWORTH FUNDS INC PROPERTY, N/F; THENCE RUNNING ALONG THE COMMON LINE WITH SAID HOLLINGSWORTH FUNDS INC PROPERTY S 60°50'47" W, 168.85' TO AN IRON PIN OLD 3/4" OPEN TOP BENT LOCATED AT THE COMMON CORNER WITH OTHER HOLLINGSWORTH FUNDS INC PROPERTY, N/F; THENCE RUNNING ALONG THE COMMON LINE WITH SAID HOLLINGSWORTH FUNDS INC PROPERTY N 14°20'45" W, 223.12' TO AN OLD NAIL LOCATED AT THE COMMON CORNER WITH LEGACY OAKS LP PROPERTY, N/F; THENCE RUNNING ALONG THE COMMON LINE WITH SAID LEGACY OAKS LP PROPERTY N 14°06'13" W, 194.22' TO AN IRON PIN OLD 1" SOLID ROD; THENCE N 14°18'26" W, 308.47' TO THE POINT OF BEGINNING CONTAINING 2.887 ACRES OR 125,772 SQ.FT.

AREA WITHIN R/W

BEGINNING AT AN IRON PIN OLD 5/8" REBAR LOCATED ON THE SOUTHERN RIGHT OF WAY OF WOODRUFF ROAD (S.C. HWY. 146) AND THE COMMON CORNER WITH LEGACY OAKS LP PROPERTY, N/F; SAID IRON PIN ALSO BEING LOCATED 635.7+/- EAST OF SALTERS ROAD; THENCE N 08°18'10" E, 90.00' TO A POINT; THENCE S 81°25'25" E, 55.01' TO A POINT; THENCE S 08°18'10" W, 90.00' TO A POINT; THENCE N 81°25'25" W, 55.01' TO THE POINT OF BEGINNING CONTAINING 0.114 ACRES OR 4,951 SQ.FT.