



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

**TO:** Honorable Mayor and Members of City Council  
**FROM:** John F. McDonough, City Manager

Agenda Item No.

15f

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 2.815 ACRES OF REAL PROPERTY LOCATED ON MALL CONNECTOR ROAD AND TO PROVIDE THE ZONING DESIGNATION OF C-3, REGIONAL COMMERCIAL DISTRICT (TAX MAP NUMBER 0260000100205) (AX-13-2019)

**SUMMARY BACKGROUND:**

LG AS PROPCO, LLC, as owner of subject property, applied for annexation of approximately 2.815 acres of real property located on Mall Connector Road (collectively the "Property"), and applied for rezoning of the Property from county zoning designation S-1, Service district, to city zoning designation of C-3, Regional commercial 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

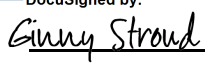
**IMPACT IF DENIED:**

The Property will not be annexed and rezoned.

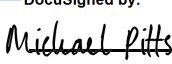
**FINANCIAL IMPACT:**


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**   
DocuSigned by: FE9DC7E5A9C7477...

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

**City Attorney**   
DocuSigned by: 5E0F2A267E2D413...

**City Manager**   
DocuSigned by: FDC2AC15040F440...

AN ORDINANCE

TO ANNEX APPROXIMATELY 2.815 ACRES OF REAL PROPERTY LOCATED ON MALL CONNECTOR ROAD AND TO PROVIDE THE ZONING DESIGNATION OF C-3, REGIONAL COMMERCIAL DISTRICT (TAX MAP NUMBER 0260000100205) (AX-13-2019)

WHEREAS, LG AS PROPCO, LLC, as owner of subject property, applied for annexation of approximately 2.815 acres of real property located on Mall Connector Road (collectively the "Property"), and applied for rezoning of the Property from county zoning designation S-1, Service district, to city zoning designation of C-3, Regional commercial 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. A motion to approve 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 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 and B, providing the annexation plat and property description for a portion of Tax Map Number 0260000100205. The annexed Property is provided the zoning designation of C-3, Regional commercial 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 annexed by this Ordinance shall be subject to intergovernmental agreements 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

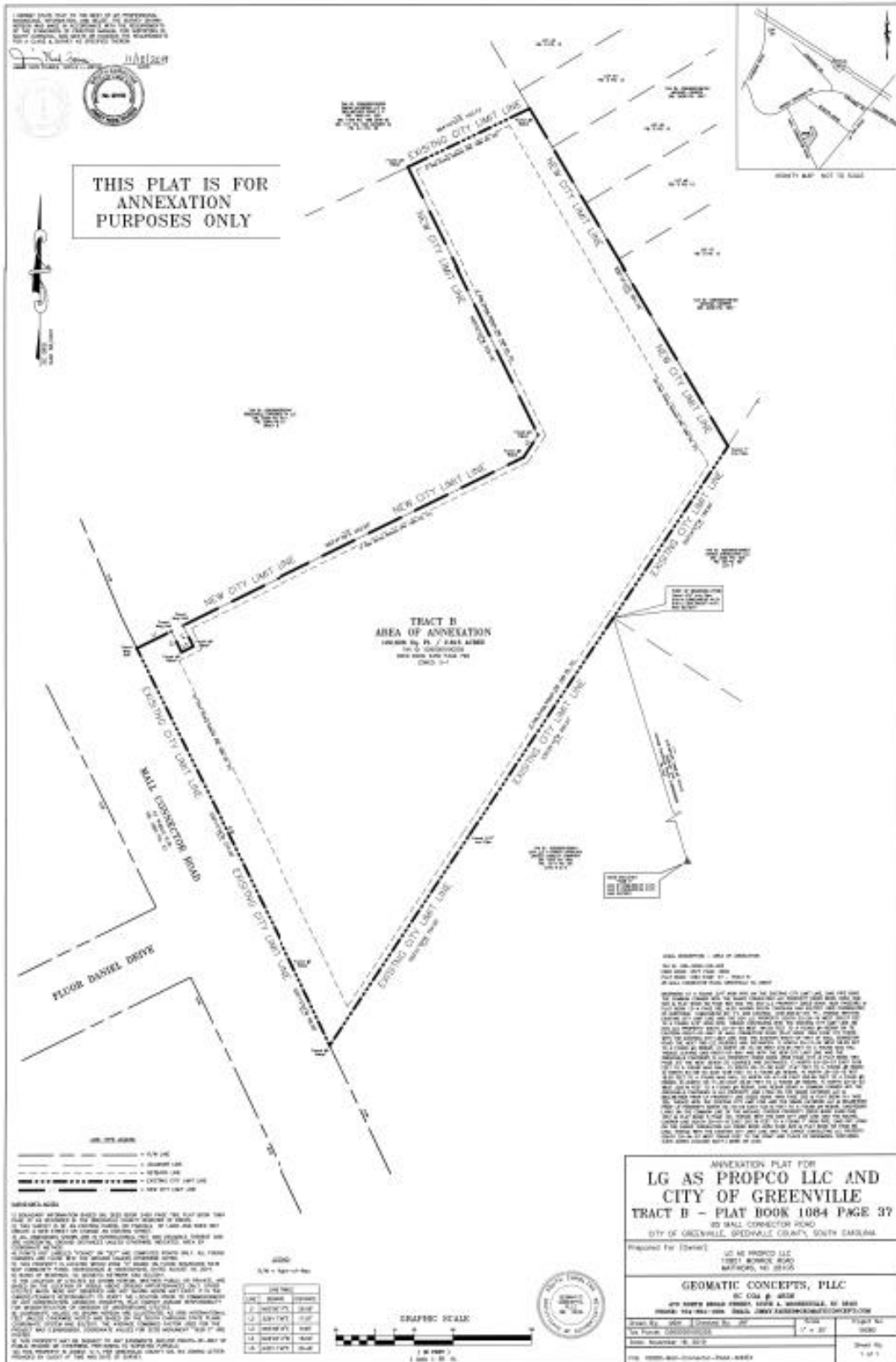
APPROVED AS TO FORM:

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

REVIEWED:

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

EXHIBIT A



**EXHIBIT B**

## LEGAL DESCRIPTION - AREA OF ANNEXATION

TAX ID: 026-0000-100-205  
DEED BOOK: 2577 PAGE: 3609  
PLAT BOOK: 1084 PAGE: 37 - TRACT B  
85 MALL CONNECTOR ROAD, GREENVILLE SC 29607

BEGINNING AT A FOUND 3/4" IRON PIPE ON THE EXISTING CITY LIMIT LINE, SAID PIPE BEING THE COMMON CORNER WITH THE DANCE CONSULTING LLC PROPERTY (DEED BOOK 2252 PAGE 625 & PLAT BOOK 58 PAGE 88) AND THE DGV LLC PROPERTY (DEED BOOK 1825 PAGE 982 & PLAT BOOK 13-A PAGE 56), ALSO HAVING SOUTH CAROLINA NAD 83/2011 GRID COORDINATES OF NORTHING: 1,098,048.50 INT. FT. AND EASTING: 1,601,095.97 INT. FT., THENCE WITH THE EXISTING CITY LIMIT LINE AND THE DGV LLC PROPERTY SOUTH 33-29-19 WEST 200.27 FEET TO A FOUND 3/4" IRON PIPE; THENCE CONTINUING WITH THE EXISTING CITY LIMIT LINE AND DGV LLC PROPERTY SOUTH 33-21-50 WEST 194.55 FEET TO A FOUND #4 REBAR ON THE EASTERN RIGHT-OF-WAY OF MALL CONNECTOR ROAD (PLAT BOOK 1084 PAGE 37) THENCE WITH THE EXISTING CITY LIMIT LINE AND THE EASTERN RIGHT-OF-WAY OF MALL CONNECTOR ROAD THE NEXT TWO (2) COURSES AND DISTANCES: 1) NORTH 25-12-52 WEST 68.28 FEET TO A FOUND #4 REBAR; 2) NORTH 26-13-38 WEST 272.95 FEET TO A FOUND MAG NAIL; THENCE LEAVING SAID RIGHT-OF-WAY AND WITH THE NEW CITY LIMIT LINE AND THE GREENVILLE PARTNERS IV LLC PROPERTY (DEED BOOK 2558 PAGE 3117 & PLAT BOOK 1084 PAGE 37) THE NEXT SEVEN (7) COURSES AND DISTANCES: 1) NORTH 63-50-57 EAST 29.59 FEET TO A FOUND MAG NAIL; 2) SOUTH 26-17-08 EAST 17.97 FEET TO A FOUND #5 REBAR; 3) NORTH 63-58-34 EAST 9.98 FEET TO A FOUND #5 REBAR; 4) NORTH 26-03-12 WEST 18.00 FEET TO A FOUND MAG NAIL; 5) NORTH 63-47-09 EAST 292.96 FEET TO A FOUND #5 REBAR; 6) NORTH 33-11-30 EAST 20.46 FEET TO A FOUND #4 REBAR; 7) NORTH 25-52-53 WEST 229.76 FEET TO A FOUND #4 REBAR, SAID REBAR BEING A COMMON CORNER WITH THE GREENVILLE PARTNERS IV LLC PROPERTY AND LYING ON THE SIMON HAYWOOD LLC & BELLWETHER PROP LP PROPERTY LINE (DEED BOOK 1848 PAGE 355 & PLAT BOOK 9-I PAGE 38); THENCE WITH THE EXISTING CITY LIMIT LINE AND THE SIMON HAYWOOD LLC & BELLWETHER PROP LP PROPERTY NORTH 64-19-53 EAST 103.73 FEET TO A FOUND #4 REBAR, SAID REBAR LYING ON THE COMMON LINE OF THE MICHAEL COOPER PROPERTY (DEED BOOK 2438 PAGE 1547 & PLAT BOOK S PAGE 13); THENCE WITH THE NEW CITY LIMIT LINE AND THE MICHAEL COOPER LINE SOUTH 30-16-10 EAST 301.79 FEET TO A FOUND 1" IRON PIPE, SAID PIPE LYING ON THE DANCE CONSULTING LLC (DEED BOOK 2252 PAGE 625 & PLAT BOOK 58 PAGE 88) LINE; THENCE WITH THE EXISTING CITY LIMIT LINE AND THE DANCE CONSULTING LLC PROPERTY SOUTH 33-34-57 WEST 158.60 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 2.815 ACRES (122,626 SQ.FT.) MORE OR LESS.