



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

14a

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: March 23, 2020

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO ANNEX APPROXIMATELY 4.43 ACRES OF REAL PROPERTY ON WOODRUFF ROAD AND TO PROVIDE THE ZONING DESIGNATION OF C-2, COMMERCIAL DISTRICT (TAX MAP NUMBERS 0261000100601, 0261000100602, AND 0261000100603) (AX-3-2020) REVISED

SUMMARY BACKGROUND:

South Creek Development, LLC, on behalf of property owners Karen B. Lawson, Carole H. Bullington, Charles V. Harden, James H. Hardin, and Cynthia H. Tucker, applied for annexation of approximately 4.43 acres of real property located on Woodruff Road (the "Property"), and applied for rezoning of the Property from county zoning designation S-1, Service district, to city zoning designation of C-3, Commercial district. Planning Staff recommended approval of the annexation with a zoning designation of RM-2, Single-family and multifamily residential district.

The City Planning Commission, pursuant to public notice, held a public hearing on February 20, 2020, to consider the annexation and proposed rezoning, and a motion by the Planning Commission to annex and zone the property to city zoning designation RM-2, Multi-family residential district, was approved by a motion of 5-0.

This Ordinance is revised to reflect the owners' request at first reading on March 9, 2020, to rezone the Property to C-2, Commercial district, instead of RM-2, Single-family and multifamily residential district, to allow for future other uses should the proposed multi-family development not come to fruition and to reflect staff's support of a C-2 zoning designation at first reading.

Planning Staff Recommendation:	Approval with a zoning designation of RM-2, Multi-Family Residential District
Planning Commission Recommendation:	Approval of motion to annex and zone the property RM-2 by a vote of 5-0
City Council First Reading:	Approval of motion to annex and zone the property C-2 by a vote of 5-0

IMPACT IF DENIED:

The Property will not be annexed and rezoned.

FINANCIAL IMPACT:

The Property annexed by this Ordinance shall be subject to an intergovernmental agreements with Wade Hampton Fire District and Metropolitan Sewer Subdistrict and governed by their terms.

REQUIRED SIGNATURES

Department Director
 DocuSigned by:

FE9DC7E5A9C7477...

City Attorney
 DocuSigned by:

5E0F2A267E2D413...

OMB Director

FDC2AC15040F440...

City Manager

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AN ORDINANCE

TO ANNEX APPROXIMATELY 4.43 ACRES OF REAL PROPERTY ON WOODRUFF ROAD AND TO PROVIDE THE ZONING DESIGNATION OF ~~RM-2, MULTI-FAMILY RESIDENTIAL~~ C-2, COMMERCIAL DISTRICT (TAX MAP NUMBERS 0261000100601, 0261000100602, AND 0261000100603) (AX-3-2020)

WHEREAS, South Creek Development, LLC, on behalf of property owners Karen B. Lawson, Carole H. Bullington, Charles V. Harden, James H. Hardin, and Cynthia H. Tucker, applied for annexation of approximately 4.43 acres of real property located on Woodruff Road (the "Property"), and applied for rezoning of the Property from county zoning designation S-1, Service district, to city zoning designation of C-3, Commercial district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on February 20, 2020, to consider the annexation and proposed rezoning; and

WHEREAS, taking the Planning Staff recommendation of RM-2, Single-family and multifamily residential district, into account, a motion by the Planning Commission to annex and zone the property to city zoning designation RM-2, Multi-family residential district, was approved by a motion of 5-0; and

WHEREAS, at the March 9, 2020, meeting of City Council, the owner requested and staff supported the zoning designation of C-2, Commercial district, to allow for future other uses should the proposed multi-family development not come to fruition; and

WHEREAS, City Council has reviewed the application of the owner, ~~and the recommendations of the Planning Commission, and the request of the owner at the March 9, 2020, City Council Meeting~~ and has found the proposed zoning change of ~~RM-2, Multi-family residential district, C-2 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 Numbers 0261000100601, 0261000100602, & 0261000100603. The annexed Property is provided the zoning designation of ~~RM-2, Multi-family residential district~~ C-2 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 shall be subject to an intergovernmental agreement with Wade Hampton Fire District and Metropolitan Sewer Subdistrict 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

AS-SURVEYED DESCRIPTIONTMS:0261000100601

BEGINNING AT AN IRON PIN SET 5/8 REBAR ON THE RIGHT OF WAY OF WOODRUFF ROAD (S.C. HWY 146), SAID POINT BEING THE POINT OF BEGINNING (P.O.B.); THENCE S 81°24'51" E FOR A DISTANCE OF 136.60 FEET ALONG THE EXISTING CITY LIMIT LINE TO AN IRON PIN SET 5/8 REBAR; THENCE S 08°59'18" W FOR A DISTANCE OF 397.15 FEET TO AN IRON PIN SET 5/8 REBAR; THENCE S 62°59'02" W FOR A DISTANCE OF 180.00 FEET ALONG THE EXISTING CITY LIMIT LINE TO AN IRON PIN OLD 3/4 OPEN TOP; THENCE N 10°01'09" E FOR A DISTANCE OF 487.08 FEET TO AN IRON PIN OLD 1/2 REBAR; THENCE N 09°58'12" E FOR A DISTANCE OF 15.00 FEET TO AN IRON PIN SET 5/8 REBAR; BACK TO THE POINT OF BEGINNING (P.O.B.) SAID PARCEL CONTAINS 1.45 ACRES OR 63,193 SQUARE FEET.

TMS:0261000100603

BEGINNING AT AN IRON PIN SET 5/8 REBAR ON THE RIGHT OF WAY OF WOODRUFF ROAD (S.C. HWY 146), SAID POINT BEING THE POINT OF BEGINNING (P.O.B.); THENCE S 81°24'51" E FOR A DISTANCE OF 43.19 FEET ALONG THE EXISTING CITY LIMIT LINE TO AN IRON PIN SET 5/8 REBAR; THENCE S 66°52'46" E FOR A DISTANCE OF 139.46 FEET ALONG THE EXISTING CITY LIMIT LINE TO AN IRON PIN SET 5/8 REBAR; THENCE S 81°24'51" E FOR A DISTANCE OF 104.76 FEET ALONG EXISTING CITY LIMIT LINE TO A POINT; THENCE S 37°21'59" W FOR A DISTANCE OF 34.71 FEET TO A POINT; THENCE S 20°01'29" W FOR A DISTANCE OF 52.34 FEET TO A POINT; THENCE S 40°31'08" W FOR A DISTANCE OF 62.86 FEET TO A POINT; THENCE S 25°50'11" W FOR A DISTANCE OF 46.20 FEET TO A POINT; THENCE S 77°33'17" E FOR A DISTANCE OF 12.51 FEET TO A POINT; THENCE S 21°39'36" E FOR A DISTANCE OF 10.54 FEET TO A POINT; THENCE S 32°08'50" W FOR A DISTANCE OF 13.78 FEET TO A POINT; THENCE S 62°59'02" W FOR A DISTANCE OF 9.64 FEET TO AN IRON PIN OLD 1 CRIMP TOP; THENCE S 62°59'02" W FOR A DISTANCE OF 265.83 FEET ALONG THE EXISTING CITY LIMIT LINE TO AN IRON PIN SET 5/8 REBAR; THENCE N 08°59'18" E FOR A DISTANCE OF 397.15 FEET TO AN IRON PIN SET 5/8 REBAR; BACK TO THE POINT OF BEGINNING (P.O.B.) SAID PARCEL CONTAINS 1.63 ACRES OR 71,019 SQUARE FEET

TMS:0261000100602

BEGINNING AT AN IRON PIN OLD 1/2 REBAR ON THE RIGHT OF WAY OF WOODRUFF ROAD (SC HWY 146), AND/OR THE EXISTING CITY LIMIT LINE, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.) LABELED HEREON; THENCE ALONG THE RIGHT OF WAY AND EXISTING CITY LIMIT LINE S 81°24'51" E FOR A DISTANCE OF 138.54 FEET TO AN IRON PIN OLD 1/2 REBAR; THENCE LEAVING THE RIGHT OF WAY AND EXISTING CITY LIMIT LINE S 10°01'09" W FOR A DISTANCE OF 487.08 FEET TO AN IRON PIN OLD 3/4 OPEN TOP ON THE EXISTING CITY LIMIT LINE; THENCE ALONG THE EXISTING CITY LIMIT LINE S 62°14'44" W FOR A DISTANCE OF 107.19 FEET TO AN IRON PIN OLD 3/4 OPEN TOP; THENCE LEAVING THE EXISTING CITY LIMIT LINE, BACK TO THE POINT OF BEGINNING (P.O.B.) N 04°25'42" E FOR A DISTANCE OF 551.90 FEET; SAID PARCEL CONTAINS 1.35 ACRES 58,765 SQUARE FEET..