



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

15c

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: April 27, 2020

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO ANNEX APPROXIMATELY 0.092 ACRE OF REAL PROPERTY LOCATED AT OLD AUGUSTA ROAD AND MONTEITH CIRCLE, TO INCLUDE THE ANNEXED PROPERTY IN THE PLEASANT VALLEY SPECIAL EMPHASIS NEIGHBORHOOD BOUNDARY, AND TO PROVIDE THE ZONING DESIGNATION OF R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT (A PORTION OF TAX MAP NUMBER 0365000200100) (AX-2-2020)

SUMMARY BACKGROUND:

Allen Temple CEDC, as owner of subject property, applied for annexation of approximately 0.092 acre of real property located on Monteith Circle (the "Property"), and applied for rezoning of the Property from county zoning designation R-10, 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 March 19, 2020, to consider the annexation, inclusion of the Property in the Pleasant Valley Special Emphasis Neighborhood Boundary, and the proposed rezoning. A motion to approve the application was approved by a vote of 6-0.

Planning Staff Recommendation: Approval with a zoning designation of R-6, Single-family residential district and inclusion of the Property in the Pleasant Valley Special Emphasis Neighborhood Boundary

Planning Commission Recommendation: Approval of motion to annex, include the Property in the Pleasant Valley Special Emphasis Neighborhood Boundary, and zone the property R-6 by a vote of 6-0

IMPACT IF DENIED:

The Property will not be annexed, included in the Pleasant Valley Special Emphasis Neighborhood Boundary, or rezoned.

FINANCIAL IMPACT:

The Property annexed by this ordinance shall be subject to an intergovernmental agreement with Gantt Fire and Sewer District and governed by its terms.

REQUIRED SIGNATURES

Department Director DocuSigned by: *Ginny Stroud*
FE9DC7E5A9C7477...

OMB Director _____

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

City Manager DocuSigned by: *John McDonough*
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A N O R D I N A N C E

TO ANNEX APPROXIMATELY 0.092 ACRE OF REAL PROPERTY LOCATED AT OLD AUGUSTA ROAD AND MONTEITH CIRCLE, TO INCLUDE THE PROPERTY IN THE PLEASANT VALLEY SPECIAL EMPHASIS NEIGHBORHOOD BOUNDARY, AND TO PROVIDE THE ZONING DESIGNATION OF R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT (A PORTION OF TAX MAP NUMBER 0365000200100) (AX-2-2020)

WHEREAS, Allen Temple CEDC, as owner of subject property, applied for annexation of approximately 0.092 acre of real property located at Old Augusta Road and Monteith Circle (a portion of Tax Map Number 0365000200100) (the "Property"), and applied for rezoning of the Property from County zoning designation R-10, Residential district, to City zoning designation of R-6, Single-family residential district; and

WHEREAS, Tax Map Number 0365000200100 is currently bisected by a jurisdictional boundary line with the portion in the City zoned R-6, Single-family residential, and included in the Pleasant Valley Special Emphasis Neighborhood and the portion in the County zoned Greenville County R-10, Single-Family Residential; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on March 19, 2020, to consider the annexation, proposed zoning, and inclusion of the Property in the Pleasant Valley Special Emphasis Neighborhood Boundary and unanimously recommended approval of the annexation, the R-6 zoning designation, and inclusion of the Property in the Pleasant Valley Special Emphasis Neighborhood Boundary; 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 R-6, Single-family residential district, and inclusion of the Property in the Pleasant Valley Special Emphasis Neighborhood Boundary, 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 0365000200100. The annexed Property is included in the Pleasant Valley Special Emphasis Neighborhood Boundary, is provided the zoning designation of R-6, Single-family residential district, and shall 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 the City's Flood Plan Management Regulations, as from time to time amended.

The Property shall be subject to an intergovernmental agreement with Gantt Fire and Sewer District and governed by its 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

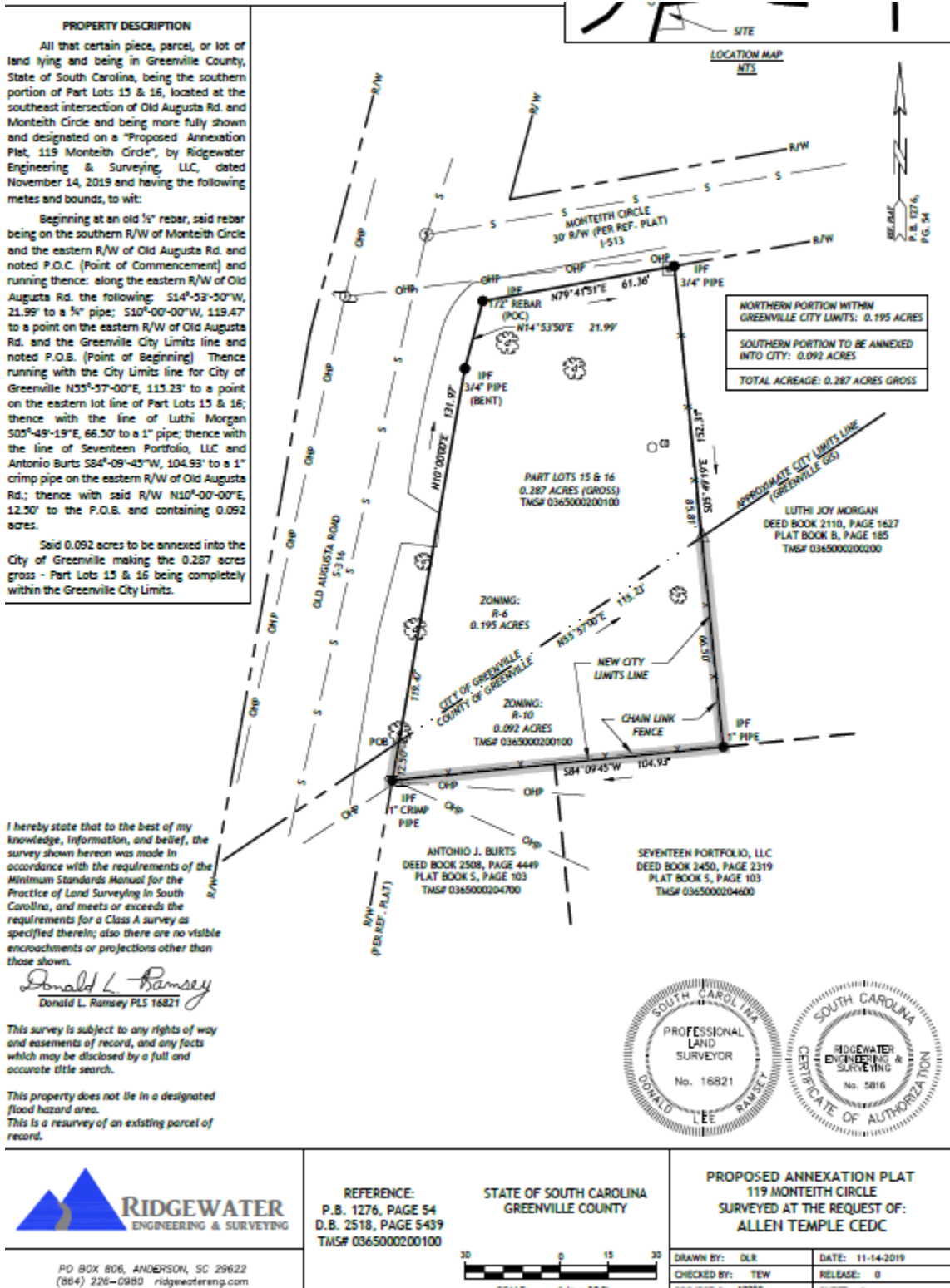


EXHIBIT B

PROPERTY DESCRIPTION

All that certain piece, parcel, or lot of land lying and being in Greenville County, State of South Carolina, being the southern portion of Part Lots 15 & 16, located at the southeast intersection of Old Augusta Rd. and Monteith Circle and being more fully shown and designated on a "Proposed Annexation Plat, 119 Monteith Circle", by Ridgewater Engineering & Surveying, LLC, dated November 14, 2019 and having the following metes and bounds, to wit:

Beginning at an old ½" rebar, said rebar being on the southern R/W of Monteith Circle and the eastern R/W of Old Augusta Rd. and noted P.O.C. (Point of Commencement) and running thence: along the eastern R/W of Old Augusta Rd. the following: S14°-53'-50"W, 21.99' to a ¾" pipe; S10°-00'-00"W, 119.47' to a point on the eastern R/W of Old Augusta Rd. and the Greenville City Limits line and noted P.O.B. (Point of Beginning) Thence running with the City Limits line for City of Greenville N55°-57'-00"E, 115.23' to a point on the eastern lot line of Part Lots 15 & 16; thence with the line of Luthi Morgan S05°-49'-19"E, 66.50' to a 1" pipe; thence with the line of Seventeen Portfolio, LLC and Antonio Burts S84°-09'-45"W, 104.93' to a 1" crimp pipe on the eastern R/W of Old Augusta Rd.; thence with said R/W N10°-00'-00"E, 12.50' to the P.O.B. and containing 0.092 acres.

Said 0.092 acres to be annexed into the City of Greenville making the 0.287 acres gross - Part Lots 15 & 16 being completely within the Greenville City Limits.