



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

15b

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: November 23, 2020

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO REZONE APPROXIMATELY 0.34 ACRE OF REAL PROPERTY LOCATED ON RIDGE ROAD FROM R-9, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO S-1, SERVICE DISTRICT (PARCEL 1A), AND TO REZONE APPROXIMATELY 0.26 ACRE FROM S-1, SERVICE DISTRICT, TO R-9, SINGLE-FAMILY RESIDENTIAL DISTRICT (PARCEL 1B) (TAX MAP NUMBERS M012020100109 AND M012040300406) (Z-7-2020)

SUMMARY BACKGROUND:

Stanley Martin Companies, on behalf of Haviland Properties, LLC and Stanley Martin Companies, LLC, owners of properties consisting of real property totaling approximately 0.6 acre located on Ridge Road, Tax Map Numbers M012020100109 and M012040300406 (the "Property") applied to the City Planning Commission and City Council to rezone parcel 1A from R-9, Single-family residential district, to S-1, Service district, and to rezone Parcel 1B from S-1, Service district, to R-9, Single-family residential district.

The City Planning Commission, pursuant to public notice, held a public hearing on October 15, 2020, to consider the proposed rezoning. The application was recommended for approval by a vote of 7-0.

Planning Staff Recommendation: Approval
 Planning Commission Recommendation: Approval by a vote of 7-0

IMPACT IF DENIED:

The Property will not be rezoned.

FINANCIAL IMPACT:

None

REQUIRED SIGNATURES

Department Director Jonathan B. Graham
DocuSigned by: 219319F5AC3C445...

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

OMB Director _____

City Manager John McDonough
DocuSigned by: FDC2AC15040F440...

A N O R D I N A N C E

TO REZONE APPROXIMATELY 0.34 ACRE OF REAL PROPERTY LOCATED ON RIDGE ROAD FROM R-9, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO S-1, SERVICE DISTRICT (PARCEL 1A), AND TO REZONE APPROXIMATELY 0.26 ACRE FROM S-1, SERVICE DISTRICT, TO R-9, SINGLE-FAMILY RESIDENTIAL DISTRICT (PARCEL 1B) (TAX MAP NUMBERS M012020100109 AND M012040300406) (Z-7-2020)

WHEREAS, Stanley Martin Companies, on behalf of Haviland Properties, LLC and Stanley Martin Companies, LLC, owners of properties consisting real property totaling approximately 0.6 acre located on Ridge Road, Tax Map Numbers M012020100109, M012040300406 (the "Property"), applied to the City Planning Commission and City Council to rezone portions of the Property from R-9, Single-family residential district, to S-1, Service district (Parcel 1A), and S-1, Service district to R-9, Single-family residential district (Parcel 1B); and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on October 15, 2020, to consider the proposed rezoning, and the Commission recommended approval of the proposed zoning designations of R-9, Single-family residential district, for Parcel 1B and S-1, Service district, for Parcel 1A both as shown on a plat attached hereto and incorporated herein by reference as Exhibit A; and

WHEREAS, City Council finds the R-9, Single-family residential district, to S-1, Service district, and S-1, Service district, to R-9, Single-family residential district, classifications to be compatible with the City's Comprehensive Development Plan and with the zoning of surrounding properties;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, a portion of the Property currently titled in the name of the Haviland Properties, LLC, and Stanley Martin Companies, LLC, shown as Tax Map Numbers M012020100109 and M012040300406, and located on Ridge Road shall be rezoned from R-9, Single-family residential district, to S-1, Service district (Parcel 1A), and S-1, Service district, to R-9, Single-family residential district (Parcel 1B). The attached plat shown as Exhibit A, provided by the applicant, is incorporated by reference for purposes of identifying the location of the property. This Ordinance shall be effective upon second and final reading.

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

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

