



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: January 24, 2022

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO ANNEX APPROXIMATELY 2.10 ACRES OF REAL PROPERTY AND 0.83 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 3505 AUGUSTA ROAD, AND TO PROVIDE THE ZONING DESIGNATION OF C-2, LOCAL COMMERCIAL DISTRICT (TAX MAP NUMBER M015010200600) (AX-8-2021)

SUMMARY BACKGROUND:

Summa Terra Development Group, LLC, on behalf of Collins Properties L P, owner of subject property, applied for annexation of real property consisting of approximately 2.10 acres of real property and 0.83 acre of right-of-way located at the 3505 Augusta Road (Tax Map Number M015010200600) (approximately a total of 2.93 acres to be annexed and collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation C-2, Commercial district, to city zoning designation of C-2, Local commercial district.

The City Planning Commission, pursuant to public notice, held a public hearing on December 16, 2021, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 6-0.

Planning Staff Recommendation: Approve
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 Gantt Fire and Sewer Subdistrict and Greater Greenville Sanitation District, and Metropolitan Sewer Subdistrict dba MetroConnects according to their respective terms while they are in effect.

REQUIRED SIGNATURES

Department Director

DocuSigned by:
Jonathan Graham
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City Attorney

DocuSigned by:
Leigh Paolletti
56BFADF32224F8...

OMB Director

City Manager

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

TO ANNEX APPROXIMATELY 2.10 ACRES OF REAL PROPERTY AND 0.83 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 3505 AUGUSTA ROAD, AND TO PROVIDE THE ZONING DESIGNATION OF C-2, LOCAL COMMERCIAL DISTRICT (TAX MAP NUMBER M015010200600) (AX-8-2021)

WHEREAS, Summa Terra Development Group, LLC, on behalf of Collins Properties L P, owner of subject property, applied for annexation of real property consisting of approximately 2.10 acres of real property and 0.83 acre of right-of-way located at the 3505 Augusta Road (Tax Map Number M015010200600) (approximately a total of 2.93 acres to be annexed and collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation C-2, Commercial district, to city zoning designation of C-2, Local commercial district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on December 16, 2021, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 6-0; and

WHEREAS, City Council has reviewed the application of the owner's agent and the recommendations of the Planning Commission and has found the proposed zoning designation of C-2, Local 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, respectively, providing the annexation plat and property description for Tax Map Number M015010200600. The annexed Property is provided the zoning designation of C-2, Local commercial district and shall be included in City Council District 2. The GVL2040 Comprehensive Plan Future Land Use Map shall also be amended to include the Property as Urban Node Mixed-Use and Corridor Mixed-Use.

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 Gantt Fire and Sewer Subdistrict and Greater Greenville Sanitation District, and Metropolitan Sewer Subdistrict dba MetroConnects according to their respective terms while they are in effect.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2022 tax year.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY

REVIEWED

CITY MANAGER

EXHIBIT B

ANNEXATION AREA DESCRIPTION:

BEGINNING at a 1/2" Rebar Set w/ Cap labeled P.O.B. on the eastern right-of-way of Augusta Road located on the northwestern corner of the subject property; thence turning east leaving said right-of-way bearing N87°45'25"E a distance of 185.11 feet along an existing city limit line to a 1/2" Solid Rod; thence S07°28'57"E a distance of 394.17 feet along an existing city limit line to a 3/4" Crimp Top; thence S67°15'38"W a distance of 247.94 feet to a 3/4" Crimp Top and returning to the Augusta Road right-of-way; thence going west across said right-of-way S89°05'18"W a distance of 75.00 feet to a Calculated Point; thence running north along said right-of-way N00°54'42" a distance of 479.47 feet to a Calculated Point; thence going east across said right-of-way N89°05'18"E a distance of 75.00 feet to the POINT OF BEGINNING.