



## 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.

11b

Ordinance/First Reading
  Ordinance/Second & Final Reading
  Resolution/First & Final Reading
  Information Only

**AGENDA DATE REQUESTED:** May 23, 2022

**ORDINANCE/RESOLUTION CAPTION:**

ORDINANCE TO ANNEX APPROXIMATELY 0.165 ACRE OF REAL PROPERTY AND 0.229 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 8 CALDER STREET, AND TO PROVIDE THE ZONING DESIGNATION OF RDV, REDEVELOPMENT DISTRICT (TAX MAP NUMBER 0121001001100) (AX-5-2022)

**SUMMARY BACKGROUND:**

Parker Group Development, LLC, on behalf of 1304 Pendleton, LLC, the owner of the subject property, applied for annexation of real property consisting of approximately 0.165 acre of real property and 0.229 acre of right-of-way located at 8 Calder Street (Tax Map Number 0121001001100), together comprising approximately 0.394 acre of property to be annexed (collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation C-2, Commercial district, to city zoning designation of RDV, Redevelopment district.

The City Planning Commission, pursuant to public notice, held a public hearing on April 21, 2022, 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 an intergovernmental agreement with Parker Sewer and Fire Subdistrict and Greater Greenville Sanitation District according to its respective terms while it is in effect.

#### REQUIRED SIGNATURES

**Department Director**

DocuSigned by:

*Shannon Lamin*

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**City Attorney**

DocuSigned by:

*Leigh Padetti*

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**OMB Director**

**City Manager**

DocuSigned by:

*John F. McDonough*

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## A N O R D I N A N C E

TO ANNEX APPROXIMATELY 0.165 ACRE OF REAL PROPERTY AND 0.229 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 8 CALDER STREET, AND TO PROVIDE THE ZONING DESIGNATION OF RDV, REDEVELOPMENT DISTRICT (TAX MAP NUMBER 0121001001100) (AX-5-2022)

WHEREAS, Parker Group Development, LLC, on behalf of 1304 Pendleton, LLC, the owner of the subject property, applied for annexation of real property consisting of approximately 0.165 acre of real property and 0.229 acre of right-of-way located at 8 Calder Street (Tax Map Number 0121001001100), together comprising approximately 0.394 acre of property to be annexed (collectively, the "Property"), and further applied for rezoning of the Property from County Zoning Designation C-2, Commercial District, to City Zoning Designation of RDV, Redevelopment District; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on April 21, 2022, 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 RDV, Redevelopment 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, B, and C respectively, providing the annexation map, property description for Tax Map Number 0121001001100 and adjacent right-of-way, and the recorded plat by the Greenville County Register of Deeds. The annexed Property is provided the zoning designation of RDV, Redevelopment 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 Corridor Mixed-use and Areas Suitable for Missing Middle Housing.

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 an intergovernmental agreement with Parker Sewer and Fire Subdistrict and Greater Greenville Sanitation District according to its respective terms while it is 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 A



**ANNEXATION MAP**

for  
1395 Pendleton Street  
Tax Map No.  
0121001001100  
into the  
City of Greenville

Total Annexation Area  
Greenville City Limits

Total Area of Annexation:  
**17,144,051 Sq. Ft.**  
Total Acreage of Annexation:  
**0.394 Acres**  
Existing County Zoning: C-2  
Proposed City Zoning: RDV  
City Council District: 2  
Census Tract: 8  
File Number: AX-5-2022



This map is a product of the City of Greenville, SC and was compiled from public and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville assumes no liability for any errors or omissions with respect to the use of this map.  
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*[Signature]*  
City Attorney



## EXHIBIT B

### Property Description

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in or near the City of Greenville, and being more particularly shown and designated as Lot No. 251, Section 2, Abney mills, Brandon Plant, Greenville, South Carolina on plat thereof, said plat being dated February 1959, made by Dalton & Neves and being recording in the Office for Greenville County, SC in Plat Book QQ at Pages 56-59, and having such metes and bounds as appear thereon with reference being made thereto.

DERIVATION: This being the same property conveyed to Mountain Creek Real Estate, LLC by deed of American Home Mortgage Servicing, Inc. recorded on March 27, 2009 in Book 2355 at Page 434 in the Greenville County Register of Deeds.

GREENVILLE COUNTY TMS Number: 0121001001100

### Property Description for Right-of-Way

To include the 0.229 acres of Pendleton Street and Calder Street right-of-way as shown within the associated Annexation Map exhibit.



EXHIBIT C



SECTION NO. 2.  
 SUBDIVISION FOR  
 ABNEY MILLS  
 BRANDON PLANT  
 GREENVILLE S. C.  
 Scale 1"=100' Feb. 1953

DALTON & HEWITT  
 GREENVILLE, S. C.