



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.

15a

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

AGENDA DATE REQUESTED: July 11, 2022

ORDINANCE/RESOLUTION CAPTION:

ORDINANCE TO ANNEX APPROXIMATELY 10.06 ACRES OF REAL PROPERTY AND 1.26 ACRES OF ADJACENT RIGHT-OF-WAY LOCATED AT 2836 LAURENS ROAD AND TO PROVIDE THE ZONING DESIGNATION OF C-3, REGIONAL COMMERCIAL DISTRICT (TAX MAP NUMBER M010020100102) (AX-9-2022)

SUMMARY BACKGROUND:

David Hudson, on behalf of Greenville Lex Property LLC, the owner of the subject property, applied for annexation of real property consisting of approximately 10.06 acres of real property and 1.26 acres of right-of-way located at 2836 Laurens Road (Tax Map Number M010020100102), together comprising approximately 11.32 acres to be annexed, (collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation C-2, Commercial district, C-3, Commercial district, and I-1, Industrial district, to city zoning designation of C-3, Regional commercial district.

The City Planning Commission, pursuant to public notice, held a public hearing on June 16, 2022, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 5-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Approval 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 agreement with Metropolitan Sewer Subdistrict dba MetroConnects according to its respective terms while it is in effect.

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Shannon Lavin

52118B540A2C4BC...

City Attorney

DocuSigned by:

Leigh Padletti

5CBFADF322244F8...

OMB Director

City Manager

DocuSigned by:

John F McDonough

FDC2AC15040F440...

A N O R D I N A N C E

TO ANNEX APPROXIMATELY 10.06 ACRES OF REAL PROPERTY AND 1.26 ACRES OF ADJACENT RIGHT-OF-WAY LOCATED AT 2836 LAURENS ROAD AND TO PROVIDE THE ZONING DESIGNATION OF C-3, REGIONAL COMMERCIAL DISTRICT (TAX MAP NUMBER M010020100102 (AX-9-2022))

WHEREAS, David Hudson, on behalf of Greenville Lex Property LLC, the owner of the subject property, applied for annexation of real property consisting of approximately 10.06 acres of real property and 1.26 acres of right-of-way located at 2836 Laurens Road (Tax Map Number M010020100102), together comprising approximately 11.32 acres to be annexed, (collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation C-2, Commercial district, C-3, Commercial district, and I-1, Industrial district, to city zoning designation of C-3, Regional commercial district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on June 16, 2022, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 5-0; 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-3, Regional 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, B, and C, providing the annexation map, property description for Tax Map Number M010020100102 and adjacent right-of-way, and the recorded plat by the Greenville County Register of Deeds, respectively. The annexed Property is provided the zoning designation of C-3, Regional commercial district, and shall be included in City Council District 4. The GVL2040 Comprehensive Plan Future Land Use Map shall also be amended to include the Property as 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 an intergovernmental agreement with Metropolitan Sewer Subdistrict dba MetroConnects 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

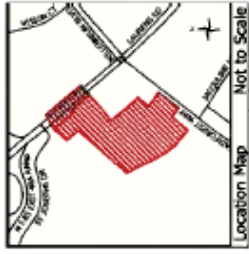
APPROVED AS TO FORM

CITY ATTORNEY

REVIEWED

CITY MANAGER

EXHIBIT A



ANNEXATION MAP
for
Tax Map No.
M010020100102
into the
City of Greenville

Greenville City Limits
 Total Annexation Area

Total Area of Annexation:
493,091.1 Sq. Ft.
Total Acreage of Annexation:
11.32 Acres
Existing County Zoning:
C-2, C-3, I-1
Proposed City Zoning: C-3
City Council District: 4
Census Tract: 29.01
File Number: AX-9-2022



This map is a product of the City of Greenville, SC and was prepared from plans and other available information. No warranty is made by the City of Greenville for the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.
Copyright © The City of Greenville, SC

Highly Accurate 7.7.22
City Assessor

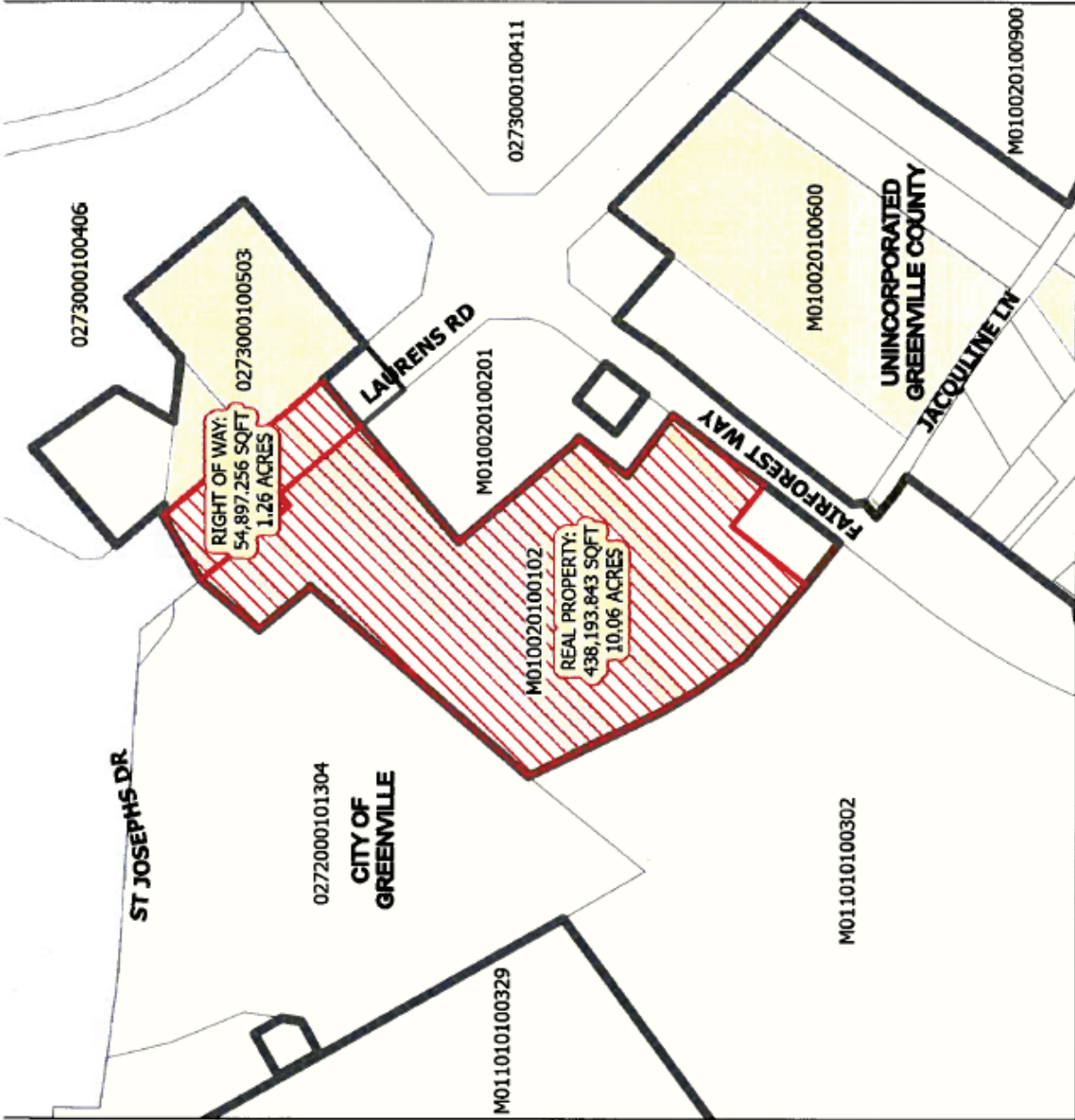


EXHIBIT B

Property Description

ALL that certain piece, parcel of tract of land, situate, lying and being located in the County of Greenville, State of South Carolina, and shown and designated as 10.101 Acres on that certain plat entitled "RECOMBINATION PLAT FOR AMEEN ALJAQUNI, GREENVILLE COUNTY, SOUTH CAROLINA" dated February 19, 2018, made by Site Design, Inc. and recorded in the ROD Office for Greenville County in Plat Book 1297 at Page 48. Said parcel of land having such size, shape, buttings, boundings and dimensions as will by reference to said plat more fully and at large appear.

See Recitals for Derivation.

TMS No. M010.02-01-001.02

Property Description for Right-of-Way

To include the 1.26 acres of Laurens Road right-of-way as shown within the associated Annexation Map exhibit.

EXHIBIT C



NOTE:
THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN
SECTION 206 OF THE ALABAMA LAND TITLE ACT.
SECTION 206.12, 206.13.

THE STATE OF ALABAMA HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMplies WITH THE REQUIREMENTS OF SECTION 206 OF THE ALABAMA LAND TITLE ACT. THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN SECTION 206 OF THE ALABAMA LAND TITLE ACT. SECTION 206.12, 206.13.