



## 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.

15g

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

**AGENDA DATE REQUESTED:** August 22, 2022

**ORDINANCE/RESOLUTION CAPTION:**

ORDINANCE TO ANNEX APPROXIMATELY 12.261 ACRES OF REAL PROPERTY AND 0.288 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT RIDGE ROAD AND TO PROVIDE THE ZONING DESIGNATION OF RM-2, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBER M011020202400) (AX-21-2022)

**SUMMARY BACKGROUND:**

Paul Gray, on behalf of Stanley Martin Homes LLC, the owner of the subject property, applied for annexation of real property consisting of approximately 12.261 acres of real property and 0.288 acre of right-of-way located at Ridge Road (Tax Map Number M011020202400), together comprising approximately 12.549 acres to be annexed, (collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation R-M16, Multifamily residential district, to city zoning designation of RM-2, Single-family and multifamily residential district.

The City Planning Commission, pursuant to public notice, held a public hearing on July 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 the 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 Padetti*

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DocuSigned by:

*John F. McDonough*

FDC2AC15040F440...

OMB Director

City Manager

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

TO ANNEX APPROXIMATELY 12.261 ACRES OF REAL PROPERTY AND 0.288 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT RIDGE ROAD, AND TO PROVIDE THE ZONING DESIGNATION OF RM-2, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBER M011020202400) (AX-21-2022)

WHEREAS, Paul Gray, on behalf of Stanley Martin Homes LLC, the owner of the subject property, applied for annexation of real property consisting of approximately 12.261 acres of real property and 0.288 acre of right-of-way located at Ridge Road (Tax Map Number M011020202400), together comprising approximately 12.549 acres to be annexed, (collectively, the “Property”), and further applied for rezoning of the Property from county zoning designation R-M16, Multifamily residential district, to city zoning designation of RM-2, Single-family and multifamily residential district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on July 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 RM-2, Single-family and multifamily residential 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 M011020202400 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 RM-2, Single-family and multifamily residential 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 Urban Residential.

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 the 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. M011020202400  
into the  
City of Greenville

Greenville City Limits  
 Total Annexation Area

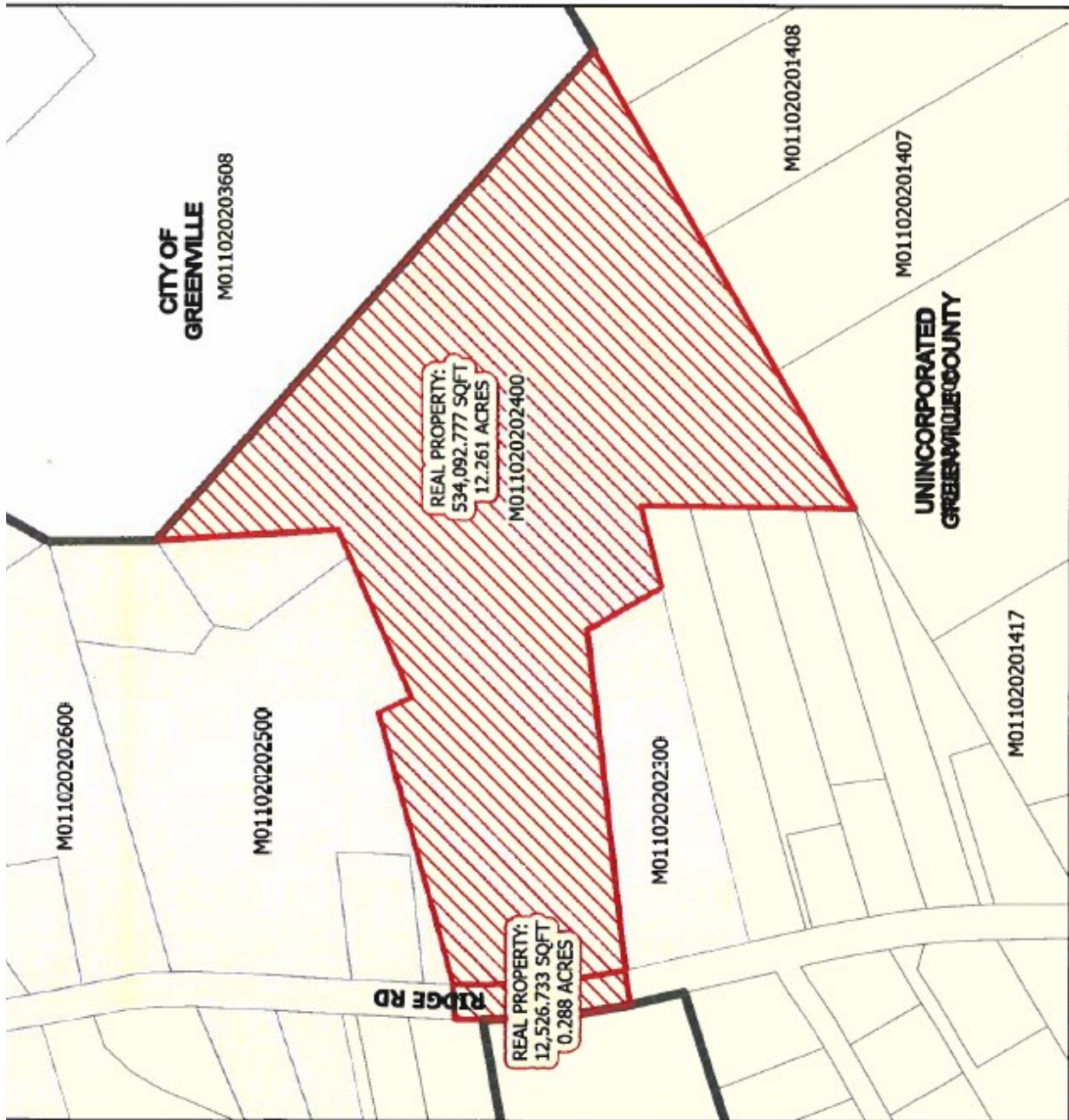
Total Area of Annexation:  
**546,619.51 Sq. Ft.**  
Total Acreage of Annexation:  
**12.549 Acres**  
Existing County Zoning: **R-M16**  
Proposed City Zoning: **RM-2**  
City Council District: **4**  
Census Tract: **29.01**  
File Number: **AX-21-2022**



Feet  
0 160 320

This map is a product of the City of Greenville, SC and was compiled from plans 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 expressly disclaims any responsibility or liability with respect to the use of this map.  
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*Andy P. Pa. with 9-17-22*  
City Attorney Date



**EXHIBIT B****Property Description**

ALL that certain piece, parcel or tract of land, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as 11.80 acres (513,865 sq. ft.) on plat entitled "ALTA/NSPS Survey for Palmetto Alliance Property Group, LLC", dated July 30, 2021, prepared by 3D Land Surveying and being recorded in the ROD Office for Greenville County, S.C. in Plat Book 1409 at Page 97. Reference is hereby made to said plat for a more complete metes and bounds description.

THIS being the same property conveyed to the grantor herein by deed of Crown Properties, LLC being recorded in the ROD Office for Greenville County, S.C. in Deed Book 2636 at Page 5934 on September 30, 2021.

Tax Map No.: M011020202400

**Property Description for Right-of-Way**

To include the 0.288 acres of Ridge Road right-of-way as shown within the associated Annexation Map exhibit.

EXHIBIT C

