



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

15h

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: August 22, 2022

ORDINANCE/RESOLUTION CAPTION:

ORDINANCE TO ANNEX APPROXIMATELY 1.727 ACRES OF REAL PROPERTY LOCATED AT 210 THURGOOD DRIVE AND TO PROVIDE THE ZONING DESIGNATION OF S-1, SERVICE DISTRICT (TAX MAP NUMBER M011020203601) (AX-22-2022)

SUMMARY BACKGROUND:

Paul Gray, on behalf of Stanley Martin Homes LLC, owner of real property consisting of approximately 1.727 acres located at 210 Thurgood Drive (Tax Map Number M011020203601) (the "Property"), applied for annexation of the Property into the city of Greenville and further applied for rezoning of the Property from county zoning designation R-10, Single-family residential district, to city zoning designation of S-1, Service 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

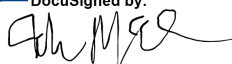
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 Department Director _____
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 City Attorney _____
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OMB Director _____

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 City Manager _____
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A N O R D I N A N C E

TO ANNEX APPROXIMATELY 1.727 ACRES OF REAL PROPERTY LOCATED AT 210 THURGOOD DRIVE AND TO PROVIDE THE ZONING DESIGNATION OF S-1, SERVICE DISTRICT (TAX MAP NUMBER M011020203601) (AX-22-2022)

WHEREAS, Paul Gray, on behalf of Stanley Martin Homes LLC, owner of real property consisting of approximately 1.727 acres located at 210 Thurgood Drive (Tax Map Number M011020203601) (the "Property"), applied for annexation of the Property into the city of Greenville and further applied for rezoning of the Property from county zoning designation R-10, Single-family residential district, to city zoning designation of S-1, Service 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 the Commission recommended approval of the proposed zoning designation of S-1, Service district, 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 change of S-1, Service 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 M011020203601; and the recorded plat by the Greenville County Register of Deeds. The annexed Property is provided the zoning designation of S-1, Service 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 Sub-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

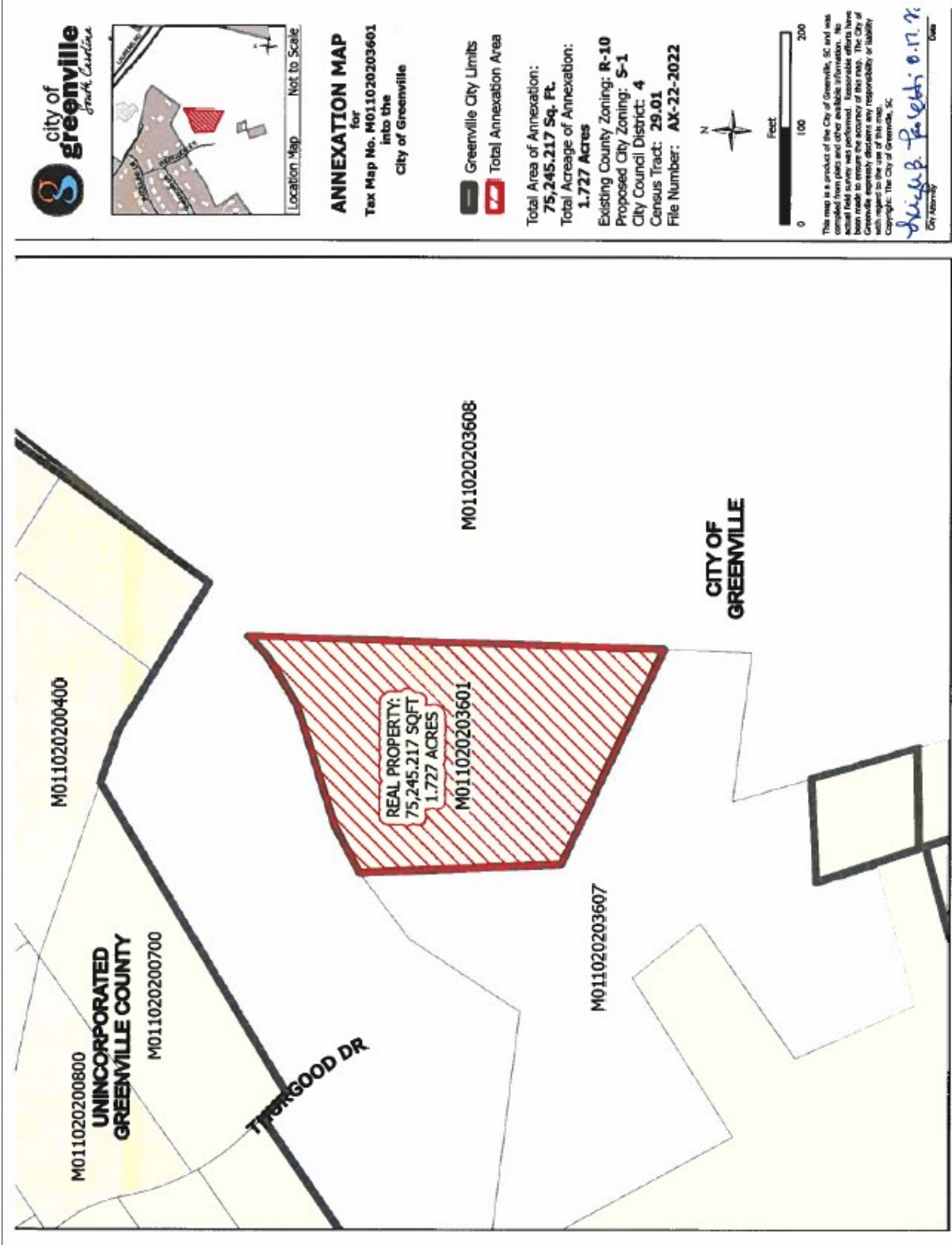


EXHIBIT B

Property Description

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being a portion of the property conveyed to Vantross Franklin by her late husband, G. C. Franklin, being specifically described as follows:

Beginning at an iron pin S.49-25 W. 100 feet from the southeastern corner joint corner of Lots 4 & 5 shown on a plat of property of the Franklin Estate as made by J. Mac Richardson, RLS, in October 1949, on property now or formerly belonging to Will Austin and running thence S. 60-27 W. 63.1 feet to corner; thence S. 73-20 W. 136.5 feet to corner, thence S. 63-23 W. 55 feet to corner of the other property of Vantross Franklin; thence S. 2-01 E. 196 feet to corner in branch; thence S. 69-16 E. 164.1 feet to stake in branch; thence along the Austin line N. 11-45 E. 363 feet to the beginning corner and containing 1.28 acres, more or less.

This being the same property conveyed to Asset Management Services, LLC, a South Carolina Limited Liability Company by deed of Cynthia Morency, dated May 10, 2007 and recorded May 20, 2007, in the Greenville County Register of Deeds in Book 2266 at Page 1365.

TMS #: M011020203601
PROPERTY ADDRESS: 210 Thurgood Drive, Greenville, SC 29607

