



## REQUEST FOR COUNCIL ACTION City of Greenville, South Carolina

Agenda Item No.

15i

**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 0.08 ACRE OF REAL PROPERTY LOCATED AT LAURENS ROAD AND TO PROVIDE THE ZONING DESIGNATION OF S-1, SERVICE DISTRICT (A PORTION OF TAX MAP NUMBER M011020203608) (AX-23-2022)

**SUMMARY BACKGROUND:**

Paul Gray, on behalf of Stanley Martin Homes LLC, owner of real property consisting of approximately 0.08 acre located at Laurens Road (portion of Tax Map Number M011020203608) (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**

**Department Director**

DocuSigned by:  
  
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**City Attorney**

DocuSigned by:  
  
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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 0.08 ACRE OF REAL PROPERTY LOCATED AT LAURENS ROAD AND TO PROVIDE THE ZONING DESIGNATION OF S-1, SERVICE DISTRICT (A PORTION OF TAX MAP NUMBER M011020203608) (AX-23-2022)

WHEREAS, Paul Gray, on behalf of Stanley Martin Homes LLC, owner of real property consisting of approximately 0.08 acre located at Laurens Road (a portion of Tax Map Number M011020203608) (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 M011020203608; 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

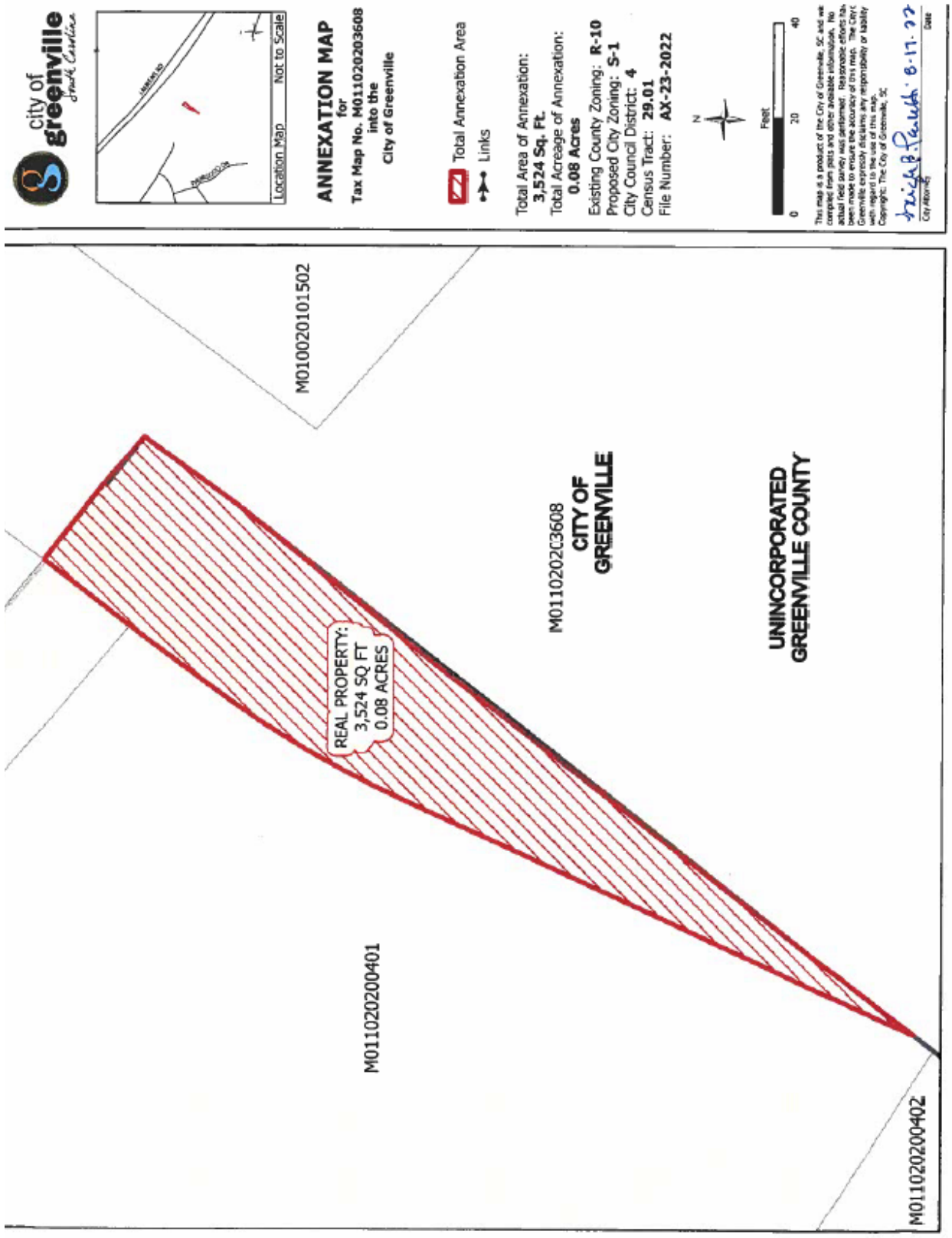
APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

REVIEWED:

\_\_\_\_\_  
CITY MANAGER

EXHIBIT A



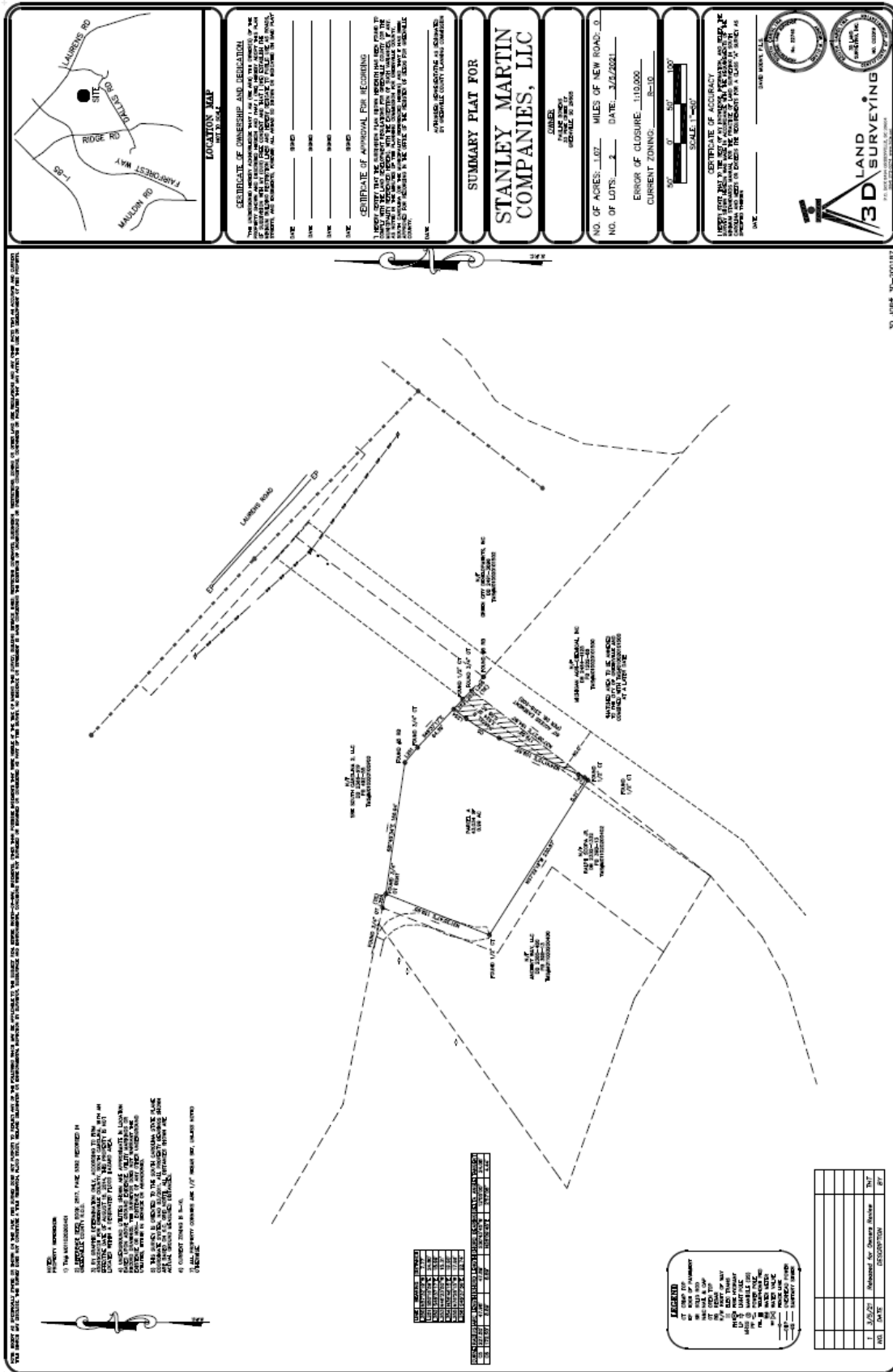
## EXHIBIT B

**Property Description**

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, lying and being on the southern side of Laurens Road and shown as Parcel B, containing 3,524 SF, 0.08 AC., on a summary plat prepared by SD Land Surveying, Inc, entitled, "Stanley Martin Companies, LLC," dated March 5, 2021, and having the following metes and bounds to-wit:

Beginning at a ½" crimp top iron pin, corner of Parcel A and property now or formerly Ralph Scopa, Jr., and running with the common line of Parcel A, N37-38-27E 5.21 feet to a point; thence with a curved line, the chord of which is N26-09-48E 8.89 feet to a point; thence N24-41-15E 109.55 feet to a point; thence with a curved line, the chord of which is N30-43-45E 47.89 feet to a point; thence N36-46-15E 19.90 feet to a point at the corner of Parcel A and property now or formerly SRE South Carolina 2, LLC; thence S46-37-17E 18.99 feet to a ½" crimp top iron pin; thence S46-23-50E 15.31 feet to a ¾" open top iron pin; thence running along a 60' access easement S37-38-27W 184.80 feet to the point of beginning.

EXHIBIT C



THE STATE OF MISSISSIPPI, COUNTY OF LAURENS, BEING THE PLACE WHEREIN THE ABOVE DESCRIBED LAND IS LOCATED, I, JAMES H. MARTIN, JR., Surveyor, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Mississippi. I further certify that the above described plat was prepared in accordance with the laws and regulations of the State of Mississippi and that the same is a true and correct representation of the land shown thereon.

**NOTICE**  
 I, the undersigned, being the duly qualified and licensed Surveyor of the State of Mississippi, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Mississippi. I further certify that the above described plat was prepared in accordance with the laws and regulations of the State of Mississippi and that the same is a true and correct representation of the land shown thereon.

NO.	DATE	REVISION	BY	BY
1	3/22/2022	STANLEY MARTIN COMPANIES, LLC	JAMES H. MARTIN, JR.	

**STATEMENT OF ACCURACY**  
 I, the undersigned, being the duly qualified and licensed Surveyor of the State of Mississippi, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Mississippi. I further certify that the above described plat was prepared in accordance with the laws and regulations of the State of Mississippi and that the same is a true and correct representation of the land shown thereon.

NO.	DATE	REVISION	BY	BY
1	3/22/2022	STANLEY MARTIN COMPANIES, LLC	JAMES H. MARTIN, JR.	

30 JUL 2022 10:30:18Z