



City Council Agenda

Agenda Of 9-9-2019

Documents:

[AGENDA OF 9-9-2019.PDF](#)

Draft - Formal Minutes Of 8-26-2019

Documents:

[DRAFT - FORMAL MINUTES OF 8-26-2019.PDF](#)

Item 11a

Documents:

[ITEM 11A - CITY CODE - AMEND 19-4.3.1\(A\)\(4\) COTTAGE SUBDIVISIONS.PDF](#)

Item 11b

Documents:

[ITEM 11B - APPROPRIATION -268,323 131 FALLS STREET, 201 \(PARKS AND RECS\).PDF](#)

Item 15a

Documents:

[ITEM 15A - AX-5-2019 - ANNEXATION - 33 GUESS STREET.PDF](#)

Item 15b

Documents:

[ITEM 15B - AX-7-2019 - ANNEXATION - PENDLETON STREET.PDF](#)

*Questions on an agenda item? Contact Camilla Pitman, city clerk, at cpitman@greenvillesc.gov.
All media inquiries, please contact Leslie Fletcher, city public information officer, at lfletcher@greenvillesc.gov*



AGENDA

FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS

Monday, September 9, 2019 - 5:30 p.m.

-
1. Call to Order Mayor Knox H. White
 2. Invocation Councilmember Wil Brasington
 3. Pledge of Allegiance
 4. Roll Call
 5. Approval of the Minutes August 26, 2019
 6. Communications/Announcements from the Mayor and Council
 7. Citizens Wishing to Address Council
 8. Presentation
 - a. 2020 Census Update
 9. Public Hearing
None
 10. APPOINTMENTS – Boards and Commissions
 - a. Accommodations Tax Advisory Committee
 - b. Green Ribbon Advisory Committee
 - c. Greenville Housing Authority

CONSENT AGENDA

There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.

11. UNFINISHED BUSINESS -- (Ordinances – Second and Final Reading)
 - a. Ordinance to amend Section 19-4.3.1(A)(4) of the Code of Ordinances of the City of Greenville pertaining to Cottage Subdivisions (Z-13-2019)
(Presented by Planning and Development Manager Jay Graham)
(Roll Call)
 - b. Ordinance to appropriate \$268,323 in the General Fund for the Lease, Security Deposit, Office Building Upfit, Furniture and Equipment for office space at 131 Falls Street, Suite 201
(Presented by Interim Parks and Recreation Director Marlaine Creasey-Smith)
(Roll Call)
12. NEW BUSINESS -- (Ordinances – First Reading)
None

13. NEW BUSINESS -- (Resolutions – First and Final Reading)

None

REGULAR AGENDA

14. UNFINISHED BUSINESS -- (Ordinances – Second and Final Reading)

None

15. NEW BUSINESS -- (Ordinances – First Reading)

- a. Ordinance to annex approximately 0.11 acre of real property located at 33 Guess Street along with approximately 0.20 acre of right-of-way along Guess Street and Wilkins Street and to provide the zoning designation of RM-1, Single-family and Multifamily Residential District (Tax Map Number 0106000100200) (AX-5-2019)
(Presented by Economic Development Project Manager Kevin Howard)
(Roll Call)
- b. Ordinance to annex approximately 1.188 acres of real property located at Pendleton Street, Saco Street, Whitin Street, and Calder Street and approximately 0.174 acre of right-of-way located along Kitson Street and to provide the zoning designation of RDV, Redevelopment District (Tax Map Numbers 0121000900200, 0121001000200, 0121001001000) (AX-7-2019)
(Presented by Economic Development Project Manager Kevin Howard)
(Roll Call)

16. NEW BUSINESS -- (Resolutions – First and Final Reading)

None

17. ADJOURN



MINUTES

FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS
Monday, August 26, 2019 - 5:30 p.m.

1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Councilmember Amy Doyle

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

The following members of City Council were in attendance: Mayor Knox White, Amy Doyle, Lillian Flemming, Wil Brasington, Russell Stall, and George Fletcher

Absent: Jil Littlejohn

5. **APPROVAL OF THE MINUTES**

August 12, 2019; Approved as submitted

6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**

None

7. **CITIZENS WISHING TO ADDRESS COUNCIL**

Doug Harper, 26 Club Forest Lane, spoke in support of Item 16a, the Downtown Master Plan, and the work performed by Urban Design Associates. Mr. Harper commented on the importance of planning and marketing downtown, referred to the plan being well received at recent public meetings, and recommended continuing to promote the plan and engage community leaders.

David Stone, 13 N. Irvine Street, representing Stone Family Properties, spoke in support of Item 16a and recommended sharing the same information with Haynie Sirrine and surrounding neighborhoods and inviting the County to join in the conversation to allow for better connectivity and coordination.

Beverly James, 25 Heritage Green Place, as Director of the Greenville County Library System, spoke in support of Item 16a and shared her appreciation with participating in the process. Ms. James stated they look forward to plans for improved walkability and pedestrian safety.

Mayor White referred to the City's plans to create better pedestrian connectivity between Main Street and Heritage Green. Assistant City Manager Matt Efird confirmed there is money in the budget for the current year to complete the plan and money in next year's CIP for construction.

Bruce Wilson, 14 Freestone Street, as the founder of Fighting Injustice Together, shared his concern for hate crimes in South Carolina and asked City Council to enact an Ordinance, similar to one passed by the city of Charleston, that would punish those who act out of hate toward one's race, ethnicity, religion or sexual orientation. Mr. Wilson provided copies of the Charleston Ordinance and referred to speaking to Greenville County Council regarding the issue.

Mayor White stated he personally thinks the state of South Carolina should have a hate crime statue and shared the City can take a look at the city of Charleston action.

Gary Burgess, 209 N. Leach Street, spoke regarding a zoning matter involving a driveway on his property. Mr. Burgess requested consideration in adjusting the Ordinance to allow for wider driveways. Mr. Burgess thanked City Manager John McDonough and Deputy City Manager Nancy Whitworth for their quick responses to his concern.

Mayor White stated the Ordinance relates to stormwater and issues in other parts of the City where individuals have paved their entire front yard. Councilmember Doyle stated there are special exceptions in the infill ordinance and there has been conversation suggesting the need for flexibility.

Inez Morris, 4 Queen Alley, expressed appreciation for the City's support of Greenlink and its infrastructure in the community. Ms. Morris recognized the City for its foresight and financial investment in Greenlink and Greenville County for its recent increase in financial support.

Mayor White acknowledged the working partnership between the City and County. Mayor White referred to recent traffic congestion on McBee Avenue as the buses depart the transfer station and asked for thoughts on creating better efficiency.

Derrick Quarles, 182 Bonnie Woods Drive, spoke regarding the rise in hate crimes and the lack of having an anti-hate crime law in South Carolina. Mr. Quarles asked the City to consider adoption of the same ordinance adopted by the city of Charleston in 2018.

Councilmember Doyle asked City Manager Michael Pitts to review the Charleston Ordinance. Mr. Pitts responded he received the same request from Councilmember Littlejohn and he has assigned the prosecuting attorney to review the matter.

8. PRESENTATION

None

9. PUBLIC HEARING

None

10. APPOINTMENTS – Boards and Commissions

None

CONSENT AGENDA

There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.

Councilmember Stall moved, seconded by Councilmember Doyle, to approve second and final reading of agenda items 11a, 11b, and 11c of the Consent Agenda. The motion carried unanimously.

11. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

- a. Ordinance to appropriate \$315,000 from the General Fund Fund Balance to provide revenues necessary to enhance the sworn pay plan of the Greenville Police Department to ensure greater parity and equity among competing organizations, to ensure the city of Greenville remains an employer of first choice for recruiting purposes, and to ensure the retention of a highly qualified and experienced police workforce
- b. Ordinance to abandon an existing sanitary sewer easement located on property owned by Verdae III LLC near the intersection of Woodruff Road and Old Woodruff Road (Tax Map Number 0263000300200)
- c. Ordinance to appropriate \$32,500 in the Miscellaneous Grant Fund for FY 2020 Grant Funds received from the South Carolina Department of Health and Environmental Control

12. NEW BUSINESS – (Ordinance – First Reading)

None

13. NEW BUSINESS – (Resolutions – First and Final Reading)

None

REGULAR AGENDA

14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

None

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to amend Section 19-4.3.1(A)(4) of the Code of Ordinances of the City of Greenville pertaining to Cottage Subdivisions (Z-13-2019)
(Presented by Planning and Development Manager Jay Graham)

Councilmember Doyle moved, seconded by Councilmember Fletcher, to approve first reading.

Councilmember Flemming asked if developers had been contacted concerning this item and stated developers building affordable, workforce housing should be notified. Mr. Graham responded there is no group of developers to contact, however, he can reach out to developers in the area.

Councilmember Doyle shared her concern with a decrease in greenspace. Mr. Graham responded the greenspace within the easement is not included in the total amount required, so there is actually additional greenspace in the plan. Councilmember Brasington verified the Planning Commission unanimously approved this matter.

After discussion, the motion carried unanimously.

- b. Ordinance to appropriate \$268,323 in the General Fund for the Lease, Security Deposit, Office Building Upfit, Furniture and Equipment for office space at 131 Falls Street, Suite 201
(Presented by Interim Parks and Recreation Director Marlaine Creasey-Smith)

Councilmember Fletcher moved, seconded by Councilmember Flemming, to approve first reading. The motion carried unanimously.

16. NEW BUSINESS – (Resolution – First and Final Reading)

- a. Resolution to adopt the Downtown Strategic Master Plan
(Presented by Real Estate Development Manager Mary Douglas Hirsch)

Councilmember Brasington moved, seconded by Councilmember Stall, to approve first and final reading.

Councilmember Doyle asked if the top goals are going to be prioritized. Ms. Hirsch responded there will be more information on the next steps and an implementation metric will be available on the City's website. Mayor White stated the plan focuses beyond Main Street which is different from prior downtown plans.

After discussion, the motion carried unanimously.

- b. Resolution to approve a Law Enforcement Agreement between the United States Department of Justice Federal Bureau of Investigation and the Greenville Police Department for the upgrade and use of the Police Firing Range Facilities located on Mauldin Road
(Presented by Police Captain Joe Browning)

Councilmember Doyle moved, seconded by Councilmember Stall, to approve first and final reading. The motion carried unanimously.

- c. Resolution to authorize the City Manager to execute an Agreement to lease office space located at 131 Falls Street, Suite 201 from 131 Falls Street, LLC (REVISED 8/26/2019)
(Presented by Interim Parks and Recreation Director Marlaine Creasey-Smith)

Councilmember Fletcher moved, seconded by Councilmember Brasington, to approve first and final reading, as revised. The motion carried unanimously.

Mayor White expressed appreciation to Nancy Whitworth for her services as Interim City Manager.

Mr. McDonough recognized Captain Browning for approximately 25 years of service with the Greenville Police Department and wished him best in his future endeavors.

Councilmember Flemming thanked Mr. McDonough for the Week in Review report and the comprehensive information provided regarding the work taking place by city staff.

- 17. ADJOURN.** There being no further business, the meeting adjourned at 6:17 p.m.

KNOX H. WHITE, MAYOR

CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON AUGUST 23, 2019.



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.

11a

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

AGENDA DATE REQUESTED: September 9, 2019

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO AMEND SECTION 19-4.3.1(A)(4) OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE PERTAINING TO COTTAGE SUBDIVISIONS (Z-13-2019)

SUMMARY BACKGROUND:

The development standards for cottage subdivisions are contained in Section 19-4.3.1(A)(4) of the Land Management Ordinance. Up to 60 percent of the units in a cottage subdivision shall be oriented to front common open space. Other units may front internal or perimeter streets. Regardless of the orientation, under the current requirements all lots must have actual access to a paved road improved to a minimum standard approved by the City.

To staff's knowledge, only one cottage subdivision (Ridgeway Cottages) has ever been approved under the current ordinance. After meeting with developers and property owners about development constraints under the current cottage subdivision standards, staff has prepared the proposed amendment to Section 19-4.3.1(A)(4). The proposed amendment will allow up to 40 percent of the lots in a cottage subdivision to front on a permanent access easement that meets the minimum dimensional requirements for a full public or private street. There would be no vehicular access to these lots. Instead, residents would park in an approved parking lot and walk to their residences. In the event the owners or neighborhood association decide to extend the road in the future, the process will be as simple as improving the easement and paving the street.

The unimproved easement areas shall not count towards the required common open space, which is a central feature of cottage subdivisions in the current ordinance. Applicants would need to demonstrate that proposed access easements otherwise meet the dimensional standards for an approved public or private street, and further demonstrate that the project complies with the open space requirements.

IMPACT IF DENIED:

The cottage subdivision standards will remain in their current form, and all new lots in cottage subdivisions must continue to have access to a street paved and improved to an approved Engineering standard.

FINANCIAL IMPACT

None

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Nancy Whitworth

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City Attorney

DocuSigned by:

Michael S. Pitts

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DocuSigned by:

OMB Director

City Manager

John F. McDonough

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A N O R D I N A N C E

TO AMEND SECTION 19-4.3.1(A)(4) OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE PERTAINING TO COTTAGE SUBDIVISIONS (Z-13-2019)

WHEREAS, Section 19-4.3.1(A)(4) of the Land Management Ordinance of the Code of Ordinances of the City of Greenville provides development standards applicable to cottage subdivisions, including provisions that require up to sixty percent of units to front common open space with other dwellings fronting interior or perimeter streets; and

WHEREAS, regardless of unit orientation, all lots in a cottage subdivision must currently comply with the paved road access requirements generally applicable to all subdivisions in the city of Greenville; and

WHEREAS, developers have expressed concern about the paved road access requirement in cottage subdivisions, especially with regards to housing affordability, site development costs, and challenges of infill projects within the City; and

WHEREAS, in response to property owner and developer concerns, staff prepared a draft text amendment that would allow for up to forty percent of dwellings in a cottage subdivision to front on a permanent, unpaved access easement which could realistically be paved and improved to a full engineering road standard at any point in the future, provided that such easement area is not included in the minimum required open space calculation required for cottage subdivisions; and

WHEREAS, cottage subdivisions that utilize the unimproved easement option are still required to comply with all fire, engineering, zoning, building code, site development, and other applicable standards of the city of Greenville and state of South Carolina; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on July 18, 2019, to consider the proposed text amendment and recommended approval; and

WHEREAS, City Council finds the proposed text amendment meets the standards of Section 19-2.3.2(E)(1), *Text Amendments*, and is compatible with the City's Comprehensive Development Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, Section 19-4.3.1(A)(4) of the Code of Ordinances of the City of Greenville pertaining to cottage subdivisions is hereby amended as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT A

Modification to Use Specific Standards, Residential Uses, Cottage Subdivision – Section 19-4.3.1(A)(4)

(4) *Cottage subdivision.*

- (a) *Procedure for review.* Cottage subdivisions shall be reviewed in accordance with the standards and requirements for a major subdivision in section 19-2.3.13(A)(5).

1. *Exception:* Cottage subdivisions may have no more than 40 percent of the proposed lots front on a permanent unpaved, approved access easement, equal in width and an extension of the required private street easement or in direct connection to a public street, that may be necessary to comply with Section 19-4.3.1(4)(b)5. All other units must comply with Section 19-6.7.2. and the requirements for Cottage Subdivision.

(b) *Site configuration.*

1. *Development size.* Cottage subdivisions shall be located on a site of at least 21,780 square feet in size.
2. *Allowable uses.* Allowable uses shall be limited to single-family detached dwellings and commonly associated accessory uses. Accessory uses may include common open space, a common building for the purposes of storage or recreation for residents of the cottage subdivision, and outdoor recreational features.
3. *Number of dwellings.* A cottage subdivision shall include at least four dwellings. In no instance shall the gross density of the development exceed the density of the underlying zoning district.
4. *Common open space.*
 - a. The cottage subdivision shall include common open space that comprises at least 30 percent of the total site. The common open space shall include a central green or lawn area fronting some or all of the dwellings, one or more shared surface off-street parking area(s) located away from the dwellings and common area, and a perimeter buffer area that incorporates landscaping materials, existing vegetation, or other features to buffer the subdivision from adjacent development (see Figure 19-4.3.1-1).
 - b. The central green or lawn area shall include at least 375 square feet of area for each dwelling in the subdivision.

(1) Permanent, unpaved, approved access easements shall not qualify as common open space central green or lawn area needed to meet this requirement.
 - c. A common building located within the common open space area may be included as an accessory use, but in no instance shall the common building be larger than 1,500 square feet or serve as a permanent dwelling unit.
 - d. Open space areas shall include improved pedestrian walkways that provide pedestrian access to each dwelling, shared parking areas, any common buildings, and the public sidewalk network.
 - e. Ownership of the open space shall remain either with the developer or be conveyed to a homeowners' association or comparable legal entity under the laws of South Carolina.
 - f. Maintenance of the land as permanent open space shall be ensured via the recordation of covenants or similar documents with the county registrar of deeds and noted (or referenced) on the site plan or final plat. This documentation shall also prescribe the nature and extent of continuing maintenance to the open space designed to preclude the creation of any nuisances.

5. *Dwellings fronting open space.* Up to 60 percent of the dwellings in a cottage subdivision shall front common open space.
6. *Dwellings fronting internal streets and permanent, unpaved access easement.* Dwellings in a cottage subdivision that front an internal street or unpaved access easement shall:
 - a. Be oriented so that the front door of the dwelling faces the internal street or access easement;
 - b. Include a front porch of at least ten feet in width and six feet in depth between the front facade of the dwelling and the street or access easement;
 - c. Ensure that a street facing garage, if provided, is located at least 10 feet behind the front facade plane of the dwelling, including porches, and complies with the standards for street facing garage doors in subsection (b)(8) of this section.

No changes beyond Sec. 19-4.3.1(A)(4)(b)(6)(b).



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: September 9, 2019

ORDINANCE/RESOLUTION CAPTION:

TO APPROPRIATE \$268,323 IN THE GENERAL FUND FOR THE LEASE, SECURITY DEPOSIT, OFFICE BUILDING UPFIT, FURNITURE AND EQUIPMENT FOR OFFICE SPACE AT 131 FALLS STREET, SUITE 201

SUMMARY BACKGROUND:

The Administration and Recreation Divisions of the Parks and Recreation Department are currently located at 307 B Falls Street. Currently 14 positions are housed at 307 B Falls Street in 9 offices. The Department intends to enter into a lease for office space located at 131 Falls Street, Suite 201. This location offers 10 offices, 4 shared, cubicle style work spaces, a reception area and lobby, and a large conference room.

The Department will rewire the new location, purchase new equipment and furniture, and pay a portion of the office upfit cost upon issuance of the Certificate of Occupancy. This will be a one time appropriation. Any additional costs will be covered in future operating budgets as needed. City Council approved the lease concept at the June 17, 2019, Committee of the Whole meeting.

IMPACT IF DENIED:

If denied, an additional appropriation will not be allocated to moving expenses for Parks and Recreation and the Department will not enter into the Lease Agreement.

FINANCIAL IMPACT

If approved, \$268,323 will be appropriated from the General Fund for rent for the first year, security deposit, furniture, moving costs, office building upfit, and IT equipment and installation for a new office space at 131 Falls Street, Suite 201.

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Marlaine Creasey Smith

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DocuSigned by:

Kai Nelson

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City Attorney

DocuSigned by:

Michael S. Pitts

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DocuSigned by:

City Manager

John McDonough

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A N O R D I N A N C E

TO APPROPRIATE \$268,323 IN THE GENERAL FUND FOR THE LEASE, SECURITY DEPOSIT, OFFICE BUILDING UPFIT, FURNITURE AND EQUIPMENT FOR OFFICE SPACE AT 131 FALLS STREET, SUITE 201

WHEREAS, the Parks and Recreation Department intends to enter into a seven year lease for office space located at 131 Falls Street, Suite 201; and

WHEREAS, the Parks and Recreation Department requires the lease security deposit, new furniture, office building upfit, fixtures, and equipment in the space located at 131 Falls Street, Suite 201; and

WHEREAS, a one-time appropriation of \$268,323 in the Parks and Recreation Department's FY20 budget will be used for increased rent cost, security deposit, building upfit, new furniture, and new IT equipment or related costs.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the amount of \$268,323 is appropriated in the General Fund for the purpose of occupying a new space at 131 Falls Street, Suite 201, and the purposes set out herein above, as reflected in the attached Exhibit. This Ordinance shall become effective upon passage on the second and final reading.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT

BUDGET AMENDMENT - 2019 Falls Street Lease

BUDGET AMENDMENT - 2019 Falls Street Lease					
BUDGET	General Fund		REQUESTED BY		
FISCAL YEAR	2019-20		DATE		
INCREASE			DECREASE		
<u>Description</u>			<u>Description</u>		
General Fund					
Fund Balance Appropriated (REV)		268,323			
Rental of Real Property (Exp)		104,000			
Furniture (Exp)		110,000			
Professional Services (Exp)		45,000			
Explanation:		To appropriate \$268,323 in the General Fund for the lease, upfit, furniture and equipment for Parks and Rec Falls Street Lease.			
DATE			APPROVED BY		
			City Council/City Manager Camilla Pitman/City Clerk		
FOR OMB POSTING PURPOSES ONLY					
Budget Adjustments		Increase (Decrease)	Journal Entry		
<u>Project Code</u>	<u>Account</u>	<u>Amount</u>	<u>Project Code</u>	<u>Account</u>	<u>Amount</u>
	010-0000-390-10-01	268,323			
	010-7020-455-30-40	77,000			
	010-7023-455-30-40	27,000			
	010-7020-455-63-01	110,000			
	010-7020-455-30-11	45,000			
Total		527,323	Total		-
Prepared By					
Posted By					
Date			Number		



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

15a

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: September 9, 2019

ORDINANCE/RESOLUTION CAPTION:

ORDINANCE TO ANNEX APPROXIMATELY 0.11 ACRE OF REAL PROPERTY LOCATED AT 33 GUESS STREET ALONG WITH APPROXIMATELY 0.20 ACRE OF RIGHT-OF-WAY ALONG GUESS STREET AND WILKINS STREET AND TO PROVIDE THE ZONING DESIGNATION OF RM-1, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBER 0106000100200) (AX-5-2019)

SUMMARY BACKGROUND:

Brooks J. Gardner III, owner of the subject property, applied for annexation of approximately 0.11 acre of real property located on Guess Street (Tax Map Number 0106000100200) along with approximately 0.20 acre of right-of-way located along Guess Street and Wilkins Street and for rezoning of the Property from county zoning designation R-M10, Multifamily residential, to city zoning designation RM-1, Single-family and multifamily residential district.

The City Planning Commission, pursuant to public notice, held a public hearing on August 15, 2019, to consider the proposed annexation and rezoning. The application was approved by a vote of 6-0.

Planning Staff Recommendation: Approval with the condition that the property is included in the Greater Sullivan Neighborhood Overlay District and the Greater Sullivan Special Emphasis Neighborhood

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 intergovernmental agreements with Parker Fire and Sewer Subdistrict and Greater Greenville Sanitation District and governed by their terms.

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Nancy Whitworth

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City Attorney

DocuSigned by:

Michael S. Pitts

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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 0.11 ACRE OF REAL PROPERTY LOCATED AT 33 GUESS STREET ALONG WITH APPROXIMATELY 0.20 ACRE OF RIGHT-OF-WAY ALONG GUESS STREET AND WILKINS STREET AND TO PROVIDE THE ZONING DESIGNATION OF RM-1, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBER 0106000100200) (AX-5-2019)

WHEREAS, Brooks J. Gardner III, owner of the subject property, applied for annexation of approximately 0.11 acre of real property located at 33 Guess Street (Tax Map Number 0106000100200) along with approximately 0.20 acre of right-of-way located along Guess Street and Wilkins Street (approximately 0.31 total acre to be annexed) (collectively the "Property") and for rezoning of the Property from county zoning designation from R-M10 to city zoning designation RM-1, Single-family and multifamily residential district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on August 15, 2019, to consider the proposed annexation and rezoning, and said motion to approve the application was approved by a vote of 6-0; and

WHEREAS, City Council has reviewed the covenant of annexation and has given due consideration to the Planning Commission's recommendation to approve the application and finds the proposed zoning change of RM-1, 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 is hereby annexed into the corporate limits of the city of Greenville. The Property is identified more particularly on the attached Exhibits A and B, providing the legal description of the Property and annexation plat, respectively. The Property is provided the zoning designation of RM-1, Single-family and multifamily residential district, and shall be placed within the Greater Sullivan Neighborhood Overlay District and the Greater Sullivan Special Emphasis Neighborhood. The Property will be included in City Council District 2.

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 applicable storm water and flood management regulations of the City, as from time to time amended.

The Property annexed by this Ordinance shall be subject to intergovernmental agreements with Parker Fire and Sewer Subdistrict and Greater Greenville Sanitation District and governed by their terms.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2019 tax year.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT A**PART LOT 174 MILLS MILL**

Beginning at the right of way intersection of the north right of way of Wilkins St. and the east right of way of Guess St. and running along Guess St. N 22-40-00 W for 72.00 feet to an iron pin; thence along the common line of Lot 173 N 67-27-20 E for 52.33 feet to a point; thence S 57-20-30 E for 69.90 feet to a point; thence along Wilkin St. S 58-26-49 W for 93.22 feet to the Point of Beginning. Said tract contains 4,817 square feet or 0.11 acres more or less.

RIGHT OF WAY AREA

Beginning at the right of way intersection of the north right of way of Wilkins St. and the east right of way of Guess St. and running along Wilkins St. N 58-26-49 E for 93.22 feet to a point; thence S 57-20-30 E for 44.42 feet to the south right of way of Wilkins St.; thence S 58-26-49 W for 159.35 feet to a point on the west right of way of Guess St.; thence N 22-40-00 W for 118.83 feet to a point; thence N 67-27-20 E for 40.06 feet to the common corner of Lot 173 and 174 of Mills Mill; thence along the east right of way of Guess St. S 22-40-00 E for 72.00 feet to the Point of Beginning. Said tract contains 8,874 square feet or 0.20 acres more or less.

[illegible]



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.

15b

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

AGENDA DATE REQUESTED: September 9, 2019

ORDINANCE/RESOLUTION CAPTION:

ORDINANCE TO ANNEX APPROXIMATELY 1.188 ACRES OF REAL PROPERTY LOCATED AT PENDLETON STREET, SACO STREET, WHITIN STREET, AND CALDER STREET AND APPROXIMATELY 0.174 ACRE OF RIGHT-OF-WAY LOCATED ALONG KITSON STREET AND TO PROVIDE THE ZONING DESIGNATION OF RDV, REDEVELOPMENT DISTRICT (TAX MAP NUMBERS 0121000900200, 0121001000200, 0121001001000) (AX-7-2019)

SUMMARY BACKGROUND:

James R. Kingman, on behalf of the owner of the subject property, applied for annexation of approximately 1.188 acre of real property located at Pendleton Street, Saco Street, Whitin Street, and Calder Street along with approximately 0.174 acre of right-of-way located along Kitson Street and for rezoning of the Property from county zoning designation C-2, Commercial district, to city zoning designation RDV, Redevelopment district.

The City Planning Commission, pursuant to public notice, held a public hearing on August 15, 2019, to consider the proposed annexation and rezoning. The motion to approve the application was approved by a vote of 6-0.

Planning Staff Recommendation: Approval with the condition that the property is included in the West Greenville Special Emphasis Neighborhood

Planning Commission Recommendation: Approval recommended 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 intergovernmental agreements with Parker Fire and Sewer Subdistrict and Greater Greenville Sanitation District and governed by their terms.

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Nancy Whitworth

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City Attorney

DocuSigned by:

Michael S. Pitts

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DocuSigned by:

OMB Director

City Manager

John F. McDonough

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A N O R D I N A N C E

TO ANNEX APPROXIMATELY 1.188 ACRES OF REAL PROPERTY LOCATED AT PENDLETON STREET, SACO STREET, WHITIN STREET, AND CALDER STREET AND APPROXIMATELY 0.174 ACRE OF RIGHT-OF-WAY LOCATED ALONG KITSON STREET AND TO PROVIDE THE ZONING DESIGNATION OF RDV, REDEVELOPMENT DISTRICT (TAX MAP NUMBERS 0121000900200, 0121001000200, 0121001001000) (AX-7-2019)

WHEREAS, James R. Kingman, on behalf of the owner of the subject property, applied for annexation of approximately 1.188 acres of real property located at Pendleton Street, Saco Street, Whitin Street, and Calder Street and approximately 0.174 acre of right-of-way located along Kitson Street (approximately 1.362 total acres to be annexed) (collectively the "Property") and 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 August 15, 2019, to consider the proposed annexation and rezoning, and said motion to approve the application was approved by a vote of 6-0; and

WHEREAS, City Council has reviewed the covenant of annexation as well as the recommendations of the Planning Commission and finds the proposed zoning change 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 is hereby annexed into the corporate limits of the city of Greenville. The Property is identified more particularly on the attached Exhibits A and B providing the legal description of the Property and property plats, respectively. The Property is provided the zoning designation of RDV, Redevelopment district, and shall be placed within the West Greenville Special Emphasis Neighborhood. The Property will be included in City Council District 2.

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 applicable storm water and flood management regulations of the City, as from time to time amended.

The Property annexed by this Ordinance shall be subject to intergovernmental agreements with Parker Sewer and Fire Subdistrict and Greater Greenville Sanitation District and governed by their terms.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2019 tax year.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT A

Right-of-Way of Kitson Street

All that certain piece, parcel, lot or tract of land known as Kitson Street, Greenville, SC, and shown on a plat of "Section No. 2, Subdivision for Abney Mills, Brandon Plant", by Dalton and Neves, dated Feb. 1959, and recorded in Plat Book QQ at Page 58, in the Greenville County, SC, Register of Deeds Office, and having the following metes and bounds:

Beginning at the southeast corner of Pendleton Street and Kitson Street and running S 25-13-00 E for 267.40', thence along a curve to the left with a chord bearing N 89-14-29 E, a chord distance of 21.03', a length of 26.30', a radius of 11.62', and a delta of 129.7496, thence S 19-35-14 W for 46.04', thence N 41-03-00 W for 42.90', thence N 25-13-00 W for 267.50', thence N 64-38-00 E for 25.00' to the point of beginning, and containing 7,556.71 square feet, or 0.174 acres of Right-of-Way.

Greenville County Tax Map Number 0121000900200

All that certain piece, parcel, lot or tract of land located at 10 Calder Street, Greenville, SC, and being Lot 250, as shown on a plat of "Section No. 2, Subdivision for Abney Mills, Brandon Plant", by Dalton and Neves, dated Feb. 1959, and recorded in Plat Book QQ at Page 58, in the Greenville County, SC, Register of Deeds Office, and having the following metes and bounds:

The Beginning Point is S 24-35-00 E, 66.00' from the southeast corner of Pendleton Street and Calder Street and thence running from the Beginning Point N 64-38-00 E for 109.60', thence S 24-14-10 E for 66.01', thence S 64-38-00 W for 109.20', thence along the right-of-way of Calder Street N 24-35-00 W for 66.00' to the Beginning Point, and containing 7,219.73 square feet, or 0.166 acres of Real Property.

Greenville County Tax Map Number 0121001000200

All that certain piece, parcel, lot or tract of land located at 1307 Pendleton Street, Greenville, SC, and being a combination of Lots 243, 244 and 245, as shown on a plat of "Section No. 2, Subdivision for Abney Mills, Brandon Plant", by Dalton and Neves, dated Feb. 1959, and recorded in Plat Book QQ at Page 58, in the Greenville County, SC, Register of Deeds Office, and having the following metes and bounds:

Beginning at the southwest corner of Pendleton Street and Kitson Street and running along the right-of-way of Kitson Street S 25-13-00 E for 160.00', thence S 64-38-00 W for 108.50', thence N 24-19-18 W for 160.00', thence along the right-of-way of Pendleton Street N 64-38-00 E for 106.00', to the point of beginning, and containing 17,159.94 square feet, or 0.394 acres of Real Property.

Greenville County Tax Map Number 0121000900200

All that certain piece, parcel, lot or tract of land located at 1305 Pendleton Street, Greenville, SC, and being a combination of Lots 240, 241 and 242, as shown on a plat of "Section No. 2, Subdivision for Abney Mills, Brandon Plant", by Dalton and Neves, dated Feb. 1959, and recorded in Plat Book QQ at Page 58, in the Greenville County, SC, Register of Deeds Office, and having the following metes and bounds:

Beginning at the southwest corner of Pendleton Street and Saco Street and running along the right-of-way of Saco Street S 14-59-00 E for 202.00', thence along the right-of-way of Whitin Street S 24-22-00 W for 99.80', thence along a curve to the right with a chord bearing S 89-14-29 W, a chord distance of 21.03', a length of 26.30', a radius of 11.62', and a delta of 129.7496, thence along the right-of-way of Kitson Street N 25-13-00 W for 267.40', thence along the right-of-way of Pendleton Street N 64-38-00 E for 49.00', thence along the right-of-way of Pendleton Street N 73-37-00 E for 83.00' to the point of beginning, and containing 27,335.15 square feet, or 0.628 acres of Real Property.

EXHIBIT B

