Mauldin
SOUTH CAROLINA

SPECIAL CALLED CITY COUNCIL MEETING

MONDAY, DECEMBER 7, 2020 | 6:00 PM

Mauldin City Hall Council Chambers
5 East Butler Road

Please note that members of the public may attend this meeting in-person but are encouraged to participate remotely through Zoom. Please visit the City's website at https://cityofmauldin.org/your-government/meeting-minutes-agendas/ to access the meeting via audio and videoconferencing.

AGENDA

1. **Call to Order** — Mayor Terry Merritt

2. **Unfinished Business**

Second Reading Ordinances

a. An ordinance to provide for the annexation of a portion of real property owned by Jan and Ronald Rigsby, and located at 237 Greenbriar Drive by one hundred percent petition method; and to establish a zoning classification of R-10, Residential, for said property (Pages 3-12) — Councilor Kuzniar

3. **New Business**

Committee of the Whole Items — Mayor Terry Merritt

a. Motion to enter into Executive Session to Consider Contractual Matters related to Project Pickle as allowed by State Statute Section 30-4-70 (a)(2)

b. Resolution to approve a contract to sell real property and to authorize the Mayor to execute the contract, deed, and other documents necessary to carry out the terms of the contract

c. An ordinance authorizing the lease of certain property in the City of Mauldin

d. Resolution to approve a contract for engineering services and to authorize the Mayor to execute the contract and other documents necessary to carry out the terms of the contract

e. Motion to enter into Executive Session to a Consider Contractual and Personnel Matter as allowed by State Statute Section 30-4-70 (a)(1) and (2)

f. Possible action on items discussed in executive session

4. **Adjournment** — Mayor Terry Merritt

CITY COUNCIL
AGENDA ITEM

MEETING DATE: December 7, 2020

AGENDA ITEM: 3a

TO: City Council

FROM: Business & Development Services Director, David C. Dyrhaug

SUBJECT: Annexation of Rigsby Property at Greenbriar Drive
*** **SECOND READING** ***

OWNER(S):	**Jan and Ronald Rigsby**
APPLICANT:	Doug Hunt, RP&L, LLC
TAX MAP NUMBER(S):	Part of 0573.02-01-001.00
LOCATION:	At Greenbriar Drive (part of 237 Greenbriar Drive)
CURRENT ZONING:	R-S (County)
REQUESTED ZONING:	R-10, Residential
SIZE OF PROPERTY:	Approx. 0.87 acres
CONTIGUITY:	This tract is directly adjacent to property owned by Don Turner that was annexed into the City of Mauldin on Nov. 19, 2018

REQUEST

The City of Mauldin has received a signed petition requesting the annexation of a tract of land pursuant to South Carolina Code of Laws Section 5-3-150. This petition includes approximately 0.87 acres owned by Jan and Ronald Rigsby, and is located at 237 Greenbriar Drive.

The applicant, RP&L LLC, has requested that this tract be zoned R-10, Residential, upon annexation into the City of Mauldin. The applicant also has the adjacent tract of approximately 20 acres under contract and is planning to develop a single-family residential neighborhood on that tract. The annexation of this subject property containing 0.87 acres will aid in the design and layout of that prospective neighborhood.

HISTORY/BACKGROUND

Although the front portion of this property has a home on it, the back portion of this property which is the subject of this annexation is currently undeveloped. This tract is adjacent to a larger tract of land already in the City of Mauldin (approximately 20 acres) on which the applicant plans to develop a single-family

neighborhood consisting of approximately 78 homes. Homes in this neighborhood are expected to sell in the mid-$200,000 range.

UTILITIES AND SERVICES

Water and electric utilities are available at this tract. The applicant has purchased an easement for sewer and has worked out an arrangement with ReWa to extend sewer to this tract. This tract is currently located in the Mauldin Fire Service Area and will continue to be served by the Mauldin Fire Department upon annexation.

PLANNING AND ZONING

About the R-10 District

The R-10 zoning designation is a medium density residential district intended to provide single-family living and also encourage diverse functioning neighborhoods that may include various types of residential development with the purpose of providing a balanced and attractive residential area.

R-10 zoning allows a minimum 10,000-square foot lot (comparable density of 4.4 units per acre)[†]

[†] Cluster development standards permit a density up to 5.0 units per acre in exchange for certain neighborhood design provisions.

Comprehensive Plan Analysis

The Future Land Use Map for this tract calls for low-density residential consisting of single family homes in this area. The Future Land Use Map also depicts a neighborhood center in the vicinity of this tract. Neighborhood centers are typically associated with office and light commercial uses. The applicants plans to develop single-family homes are compatible with the Comprehensive Plan and would be an appropriate project adjacent to a future neighborhood center.

Surrounding Development/Zoning

These properties are surrounded by the following zoning and land uses:

Direction	Zoning District(s)	Existing Use(s)
North	R-S (County)	Rural residential development
South	R-10 (City)	Undeveloped (future neighborhood planned)
East	R-10 (City)	Undeveloped (future neighborhood planned)
West	R-10 (City)	Undeveloped (future neighborhood planned)

TIMELINE

On October 22, 2020, staff received the signed petition for the annexation of this tract.

On November 2, 2020, the Building Codes Committee forwarded this annexation to the City Council with a recommendation of approval.

FISCAL IMPACT

The annexation of this tract is not expected to result in any fiscal impact to the City except as far as it aids the design and layout of a prospective single-family neighborhood. The analysis for the prospective neighborhood overall (including 78 homes at a minimum price-point of $250,000) depicts a positive fiscal benefit to the City ($77,419 in approximate revenue vs. $74,683 in approximate cost).

RECOMMENDATION

Consideration this annexation on second

reading. **ATTACHMENTS**

Annexation Ordinance (maps and petitions attached therein)

ORDINANCE _____-

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF REAL PROPERTY OWNED BY JAN AND RONALD RIGSBY, AND LOCATED AT 237 GREENBRIAR DRIVE (TAX MAP PARCEL: 0573.02-01-001.00) BY ONE HUNDRED PERCENT PETITION METHOD; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-10, RESIDENTIAL, FOR SAID PROPERTY

WHEREAS, Jan and Ronald Rigsby, are the sole owners of record title of a parcel of portion of a parcel of real property containing approximately 0.87 acres, more or less, located at 237 Greenbriar Drive, which property is contiguous to the City of Mauldin and is more particularly illustrated in Exhibit 1 attached hereto; and,

WHEREAS, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Mauldin by Jan and Ronald Rigsby, requesting that the aforementioned property be annexed into the City of Mauldin; and,

WHEREAS, the property to be annexed is contiguous to the City of Mauldin, and is more particularly depicted in Exhibit 1 attached hereto; and,

WHEREAS, Jan and Ronald Rigsby, constitute one hundred (100%) percent of freeholders owning one hundred (100%) of the real property depicted in Exhibit 1 attached hereto; and,

WHEREAS, the proposed zoning of R-10, Residential, is compatible with the surrounding property uses in the area; and,

WHEREAS, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Mauldin that:

1. ANNEXATION: The portion of real property owned by Jan and Ronald Rigsby, and more particularly depicted in the map attached hereto marked as Exhibit 1, is hereby annexed into the corporate city limits of the City of Mauldin effective immediately upon second reading of this ordinance.

2. ZONING ASSIGNMENT: The above referenced property owned is hereby zoned R-10, Residential.

_____
Terry Merritt, Mayor

ATTEST:

_____
Cindy Miller, Municipal Clerk

First Reading: _____

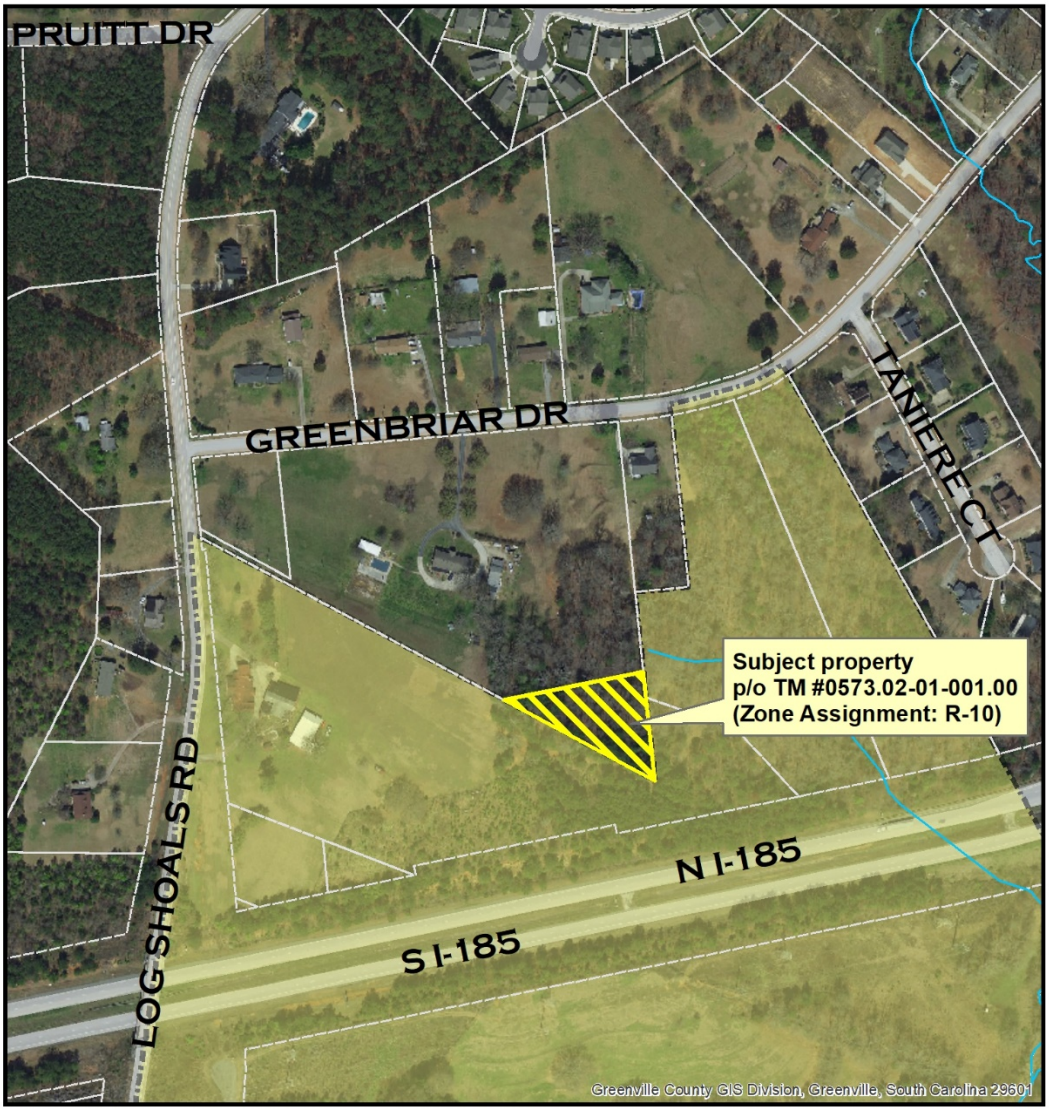
Second Reading: _____

Approved as to Form:

_____
City Attorney

EXHIBIT 1 – ANNEXATION MAP

Rigsby Property Annexation at 237 Greenbriar Drive



Legend

Subject Property

Mauldin City Limits

N

0 300 Feet

Created on October 27, 2020

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EXHIBIT 2 – PETITION

PETITION FOR ANNEXATION OF A PORTION OF REAL PROPERTY OWNED BY JAN AND RONALD RIGSBY, AND LOCATED AT 237 GREENBRIAR DRIVE INTO THE CITY OF MAULDIN BY ONE HUNDRED PERCENT (100%) METHOD

Petitioners, Jan and Ronald Rigsby, are the sole owners [freeholder owning one hundred (100%) percent of the assessed value of real property in the area proposed to be annexed] of a portion of a parcel of real property in Greenville County containing approximately 0.87 acres, more particularly described in the property description attached hereto marked as Exhibit A, and the Property Map attached hereto marked as Exhibit B.

Petitioners hereby petition to annex a portion of their property consisting of 0.87 acres, which is contiguous to the City of Mauldin, into the corporate limits of the City of Mauldin. Petitioners also hereby petition to assign their property the zoning classification of R-10, Residential, as depicted in Exhibit C attached hereto, on the Official Zoning Map of the City of Mauldin.

This Petition is submitted to the City of Mauldin pursuant to the provisions of S.C. Code §5-3-150(3) authorizing the City Council to annex an area by the one hundred percent (100%) method.

This Petition is dated this 22nd day of October, 2020 before the first signature below is attached.

The Petitioners request that the portion of the tract described above and shown on the attached Exhibit A be annexed into the corporate city limits of the City of Mauldin and assign the tracts the zoning classification of R-10, Residential, as depicted in Exhibit C attached hereto.

October 22, 2020
Date

By: Jan S. Rigsby
Jan S. Rigsby, Owner

Witness

By: Ronald K Rigsby
Ronald K. Rigsby, Owner

Witness

EXHIBIT A

PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land in Greenville County, South Carolina, on Greenbriar Drive, being shown and designated as 0.87 acres on a Survey for RP & L, LLC, prepared by 3D Land Surveying on 10/19/2020.

part of TAX MAP #0573.02-01-001.00

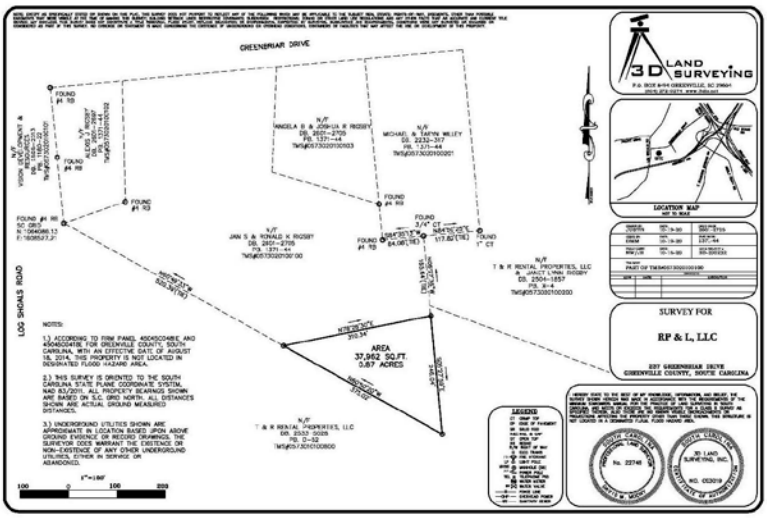
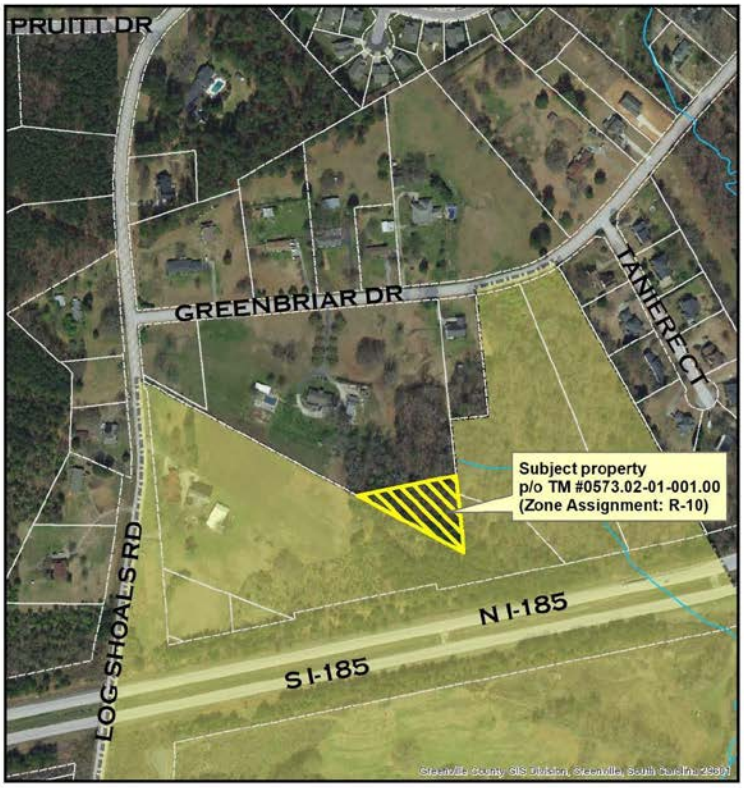


EXHIBIT B

PROPERTY MAP



Legend

- Subject Property
- Mauldin City Limits

N

0 300 Feet

Created on October 19, 2020

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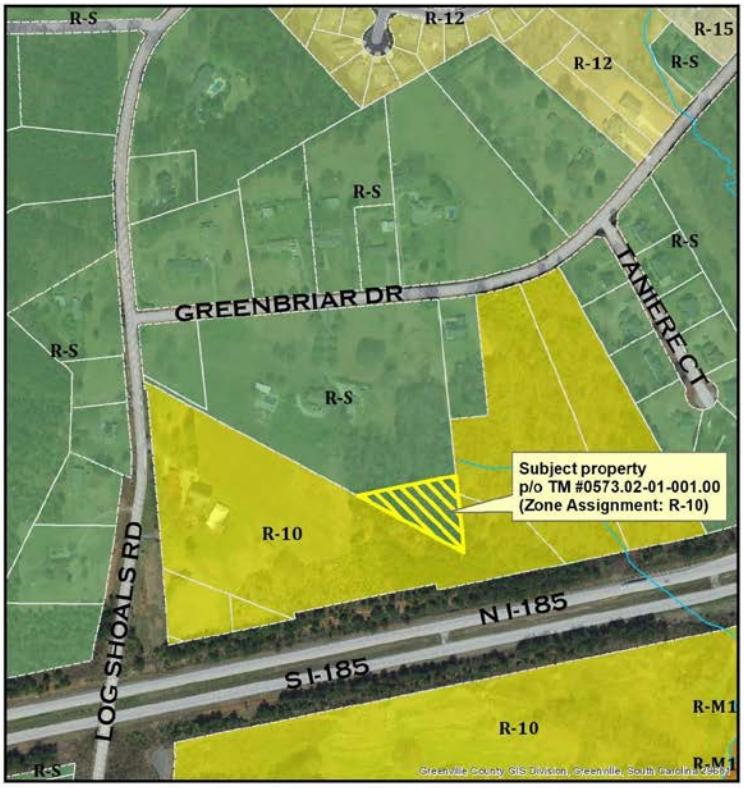
EXHIBIT C

ZONING MAP



Legend

Subject Property

N

0 300 Feet

Created on October 19, 2020

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