



Notice of Public Hearing on Annexation

Planning and Zoning

City of Greenville Planning and Development
206 S. Main Street
Greenville, SC 29601

To: Taxpayers of record within Annexation Area, Greenville County Administrator, Public Service or Special Purpose Districts, and Fire Departments
Date Posted: July 24, 2026
Subject: **75% Method Annexation Public Hearing at City Council Meeting on August 24, 2026 (AX-21-2026)**

Dear Property Owners, County Administrator, Public Service or Special Purpose District, and Fire Department Representatives,

The Mayor and Council of the City of Greenville will conduct an in-person public hearing at Greenville City Hall, 10th Floor Council Chambers, 206 S. Main Street on Monday, August 24, 2026, at 5:30 PM pursuant to S.C. Code Section 5-3-150(1) on a petition for annexation of the property in the attached Exhibit A.

The following services for the area will be assumed or provided by the City of Greenville upon notification of the annexation's final reading:

- Single-family, duplex, and triplex residential weekly solid waste, yard waste, and recycling collection
- Police coverage
- Fire coverage
- Planning, permitting, and engineering services
- Public Works services
- Municipal elections

The intragovernmental agreements between the City of Greenville and any Special Purpose Districts shall be in effect upon the annexation's final reading.

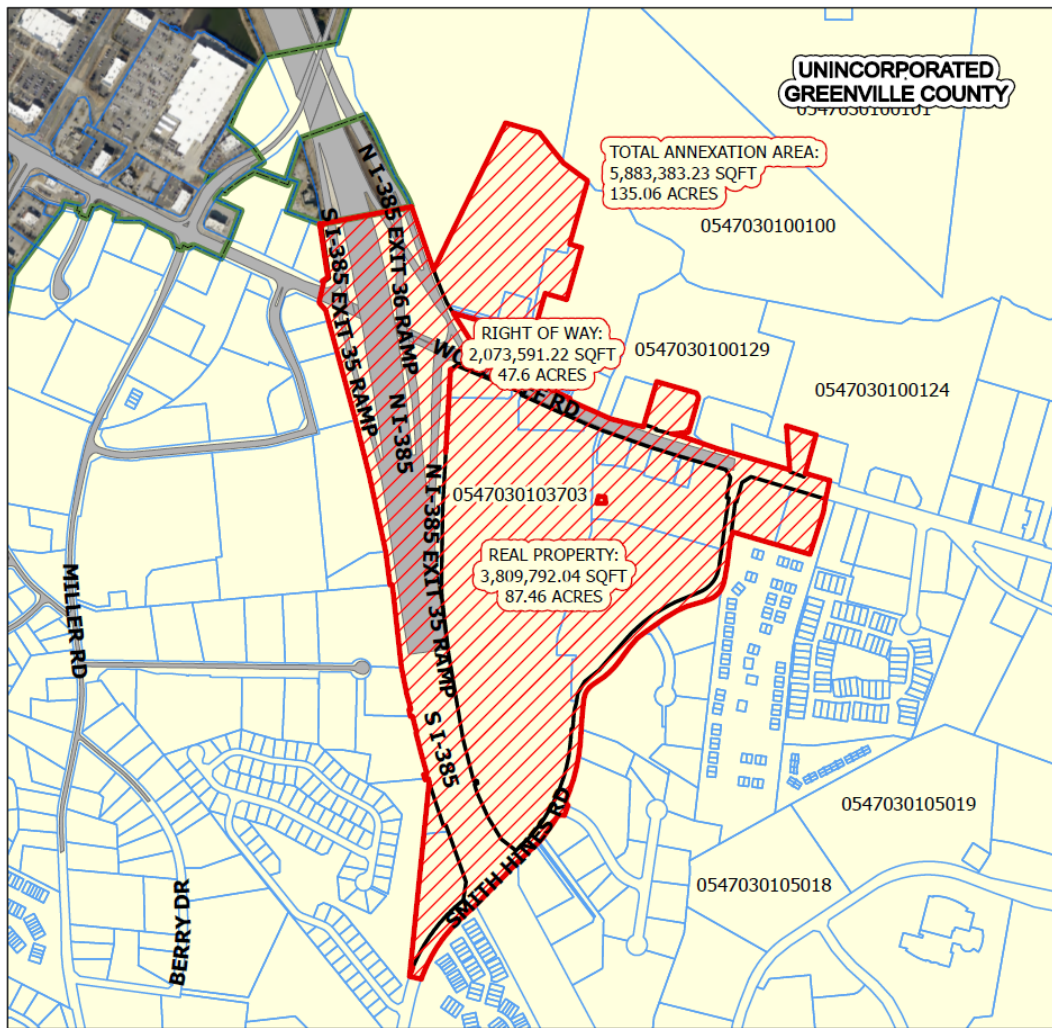
The petition requests that the property be zoned BG, Business General District, BH, Business Heavy District, and IX, Industrial Flex District, depending on the parcel.

This petition is available for public inspection at the Municipal Clerk's office in City Hall during normal business hours.

If you wish to present yourself for public comment at the Public Hearing, we request you to email the City Clerk, Camilla Pitman, at cpitman@greenvillesc.gov by 12:00 noon the day of the meeting. However, anyone is welcome to speak without a prior request.

Thank you, and we look forward to seeing you at the meeting.

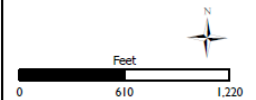
Austin Rutherford, AICP
Senior Development Planner
City of Greenville



ANNEXATION MAP Overview

- ▬ Total Annexation Area
- ▬ Greenville City Limits
- ▬ Greenville County

Total Area of Annexation:
5,883,383.23 Sq.Ft.
Total Acreage of Annexation:
135.06 Acres



This map is a product of the City of Greenville, SC and was compiled from plats 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 regard to the use of this map.
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City Attorney

Date

EXHIBIT A

Property Description

TMS# 0547030100136 (portion):

10 Foot Strip of Property located at 1147 Woodruff Road

All that certain piece parcel or strip of land situate, lying and being in the State of South Carolina, County of Greenville on the northern right of way of Woodruff Road (SC Hwy. 146) and the western right of way of Interstate Highway I-385, being a strip of land 10 foot in width (highlighted), located along the eastern property line of a 1.07 Ac. parcel on a survey for Food For Fun – Woodruff Road, LLC, prepared by John Robert Jennings, PLS, dated September 17, 1999 and recorded in the Office of the Register of Deeds for Greenville County, SC in Plat Book 41-B at Page 16, and more specifically shown attached and incorporated herein.

TMS# 0547030103500 and 0547030103502:

All those pieces, parcels or tracts of land situate, lying and being on the northerly side of Woodruff Road (SC Highway 146) and I-385 in Greenville County, South Carolina, shown as Tract #1 (containing 585,321 Sq.Ft., 13.437 Acres) and Tract 2 (containing 67,839 Sq.Ft., 1.557 Acres) on plat entitled, "ALTA/ACSM Land Title Survey for Sam's Real Estate Business Trust," prepared by Freeland & Associates, Inc., dated 10/7/1999, revised 11/15/1999 and recorded in the Office of the Register of Deeds for Greenville County, SC in Plat Book 41-K at Page 66. Reference to said plat is hereby made for a metes and bounds description thereon. TMS # 0547030103502 was subdivided from Tract 1 (referenced above), and shown as Tract 18 (containing 0.80 Acres, 34,640 Sq.Ft.) on plat entitled, "Boundary Survey for Sam's Real Estate Business Trust," prepared by Precision Land Surveying, Inc., dated 9/7/2002, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 46-D at Page 7, revised 12/2/2002 in Plat Book 46-I at Page 45. Reference to the most recent survey is hereby made for a metes and bounds description thereon.

LESS THAN AND EXCEPT:

A portion of Tract 1 conveyed to South Carolina Department of Transportation by deed dated January 13, 2016, recorded in the Register of Deeds Office for Greenville County, SC in Deed Book 2480 at Page 4959 and described as:

All that piece, parcel or lot of land located on I-385, Ramp 8A between approximate survey station 11+00 to 14+00 Rt. Containing 0.05 acre (2081.98 square feet) more or less, and all improvement thereon, if any. Said 0.05 acre parcel is shown as Area of Acquisition on Exhibit A of the above referenced deed.

TMS# 0547030100161:

All that certain piece, parcel or tract of land being approximately 1.604 acres and being shown as Lot 3 on that certain summary plat prepared for Kohl's Department Stores, Inc. by Site Design, Inc. dated June 12, 2012 and recorded September 12, 2012 in the Register of Deeds for Greenville County in Plat Book 1143 at Page 27.

TMS# 0547030103703:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (S.C. Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel A-3, containing 1,719,111 Sq. Ft., or 39.47 Acres, more or less, on that certain Summary Plat for SC Greenville Smith Hines, LLC, prepared by Arbor Land Design, LLC dated August 12, 2025 and recorded January 7, 2026 in Plat Book 1534 at 83, Greenville County Register of Deeds.

LESS THAN AND EXCEPT:

All that certain parcel of land containing 0.25 acre (11,039.23 square feet, conveyed to South Carolina Department of Transportation by deed dated February 3, 2016 and recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2482 at Page 1918 and by corrective deed recorded August 17, 2017 in Deed Book 2519 at Page 1866.

TMS# 0547030103731:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (S.C. Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel A-1, containing 46,178 Sq. Ft., or 1.06 Acres, more or less, on that certain Summary Plat for SC Greenville Smith Hines, LLC, prepared by Arbor Land Design, LLC dated August 12, 2025 and recorded January 7, 2026 in Plat Book 1534 at 83, Greenville County Register of Deeds.

TMS# 0547030103727:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (S.C. Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel A-2, containing 47,439 Sq. Ft., or 1.09 Acres, more or less, on that certain Summary Plat for SC Greenville Smith Hines-City Barbeque, prepared by Arbor Land Design, LLC dated November 9, 2022 and recorded February 16, 2023 in Plat Book 1454 at 28, Greenville County Register of Deeds.

TMS# 0547030103726:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (SC Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel B-3, containing 279,530 Sq. Ft., or 6.42 Acres, more or less, and shown on that certain Summary Plat for SC Greenville Merovan LLC, prepared by Arbor Land Design, LLC dated March 31, 2025 and recorded December 8, 2025 in Plat Book 1533, Page 28, Greenville County Register of Deeds Office.

LESS THAN AND EXCEPT:

All that private cemetery, containing 0.396 acre, more or less, situate within Parcel B-3 as shown on plat by Dalton & Neves Co., Engineers for Harvey Hubbel, Incorporated, recorded in the Greenville County Register of Deeds Office on December 1, 1983 in Plat Book 10-A at Page 49.

FURTHER LESS AND EXCEPT:

All that certain parcel of land containing 7,253 square feet, conveyed to County of Greenville by deed recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2340 at Page 969 on September 18, 2008.

TMS# 0547030103730:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (SC Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel B-4, containing 485,616 Sq. Ft., or 11.15 Acres, more or less, and shown on that certain Summary Plat for SC Greenville Merovan LLC, prepared by Arbor Land Design, LLC dated March 31, 2025 and recorded December 8, 2025 in Plat Book 1533, Page 28, Greenville County Register of Deeds.

TMS# 0547030103729:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (SC Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel B-2, containing 13,288 Sq. Ft., or 0.31 Acres, more or less, and shown on that certain Summary Plat for SC Greenville Merovan LLC, prepared by Arbor Land Design, LLC dated March 31, 2025 and recorded December 8, 2025 in Plat Book 1533, Page 28, Greenville County Register of Deeds.

TMS# 0547030103728:

All that certain piece, parcel or lot of land, situate, lying and being on the southern side of Woodruff Road (S.C. Highway 146) in the County of Greenville, State of South Carolina, and being shown and delineated as Parcel B-1, containing 0.63-acre, more or less, and shown on that certain Summary Plat prepared by Arbor Land Design, LLC dated March 31, 2025 and recorded December 8, 2025 in **Plat Book 1533, Page 28**, Greenville County Register of Deeds.

This being a portion of the property conveyed to SC Greenville Merovan, LLC by deed of Zeta Partnership, LLC dated December 20, 2021 and recorded December 29, 2021 in **Book 2645, Page 0112**, Greenville County Register of Deeds.

TMS# 0547030103713:

All that certain piece, parcel or lot of land situate, lying and being on the south side of Woodruff Road in a development known as Merovan Center, said tract containing 1.180 acres and having the following metes and bounds according to a plat of survey made by Fant Engineering & Surveying Co., Inc. entitled "Woodvan, a General Partnership," dated June 24, 1994:

BEGINNING at an iron pin on the southern right-of-way of Woodruff Road at the point where said right-of-way intersects the eastern boundary line of the entrance road to Merovan Center and which point is located 958.79 feet east of Interstate 385; thence from said point of beginning running with the southern right-of-way of Woodruff Road the following three courses and distances: S. 67-46-52 E. 55.32 feet to an iron pin; S. 67-46-52 E. 86.51 feet to an iron pin; S. 70-29-00 E. 148.00 feet to an iron point; thence leaving said Woodruff Road right-of-way and running S. 17-24-17 W. 155.49 feet to an iron pin on the northern boundary line of an access road within Merovan Center; thence with the said boundary line of said access road the following seven courses and distances: N. 74-09-35 W. 89.97 feet to an iron pin; N. 76-56-51 W. 56.36 feet to an iron pin; N. 82-55-54 W. 59.34 feet to an iron pin; N. 86-13-42 W. 24.53 feet to an iron pin; N. 82-41-08 W. 34.48 feet to an iron pin; N. 65-07-27 W. 16.22 feet to an iron pin; N. 11-06-21 W. 17.82 feet to an iron pin on the eastern boundary of the entrance road to Merovan Center; thence with said boundary of said entrance road the following five courses and distances: N. 4-53-27 E. 46.91 feet to an iron pin; N. 12-07-43 E. 45.04 feet to an iron pin; N. 17-19-11 E. 32.63 feet to an iron pin; N. 27-42-41 E. 40.13 feet to an iron pin; N. 30-10-29 E. 22.05 feet to an iron pin on the southern right-of-way of Woodruff Road, being the point of beginning and being a portion of the property conveyed to Zeta Partnership by deed of Harvey Hubbel

Company recorded December 1, 1983 in Deed Book 1201, Page 644, Greenville County RMC Office.

LESS THAN AND EXCEPT:

All that certain parcel of land containing 331 square feet (0.0076 or an acre), more or less, and all improvements thereon, if any, owned by Woodvan, a SC General Partnership, as conveyed to South

Carolina Department of Transportation by deed recorded September 4, 1998 in the Office of the Register of Deeds in Deed Book 1786 at Page 0007.

TMS# 0547030100128:

All that certain piece, parcel or tract of land, together with any improvements thereon, containing 1.566 acres shown as "Outparcel #1" on a ALTA/ACSM Land Title Survey prepared for Chick-Fil-A, Inc. by Freeland & Associates, Inc. dated December 1, 1997, revised February 4, 1998 as recorded in the official land records of Greenville County, South Carolina on February 16, 1998 at 37E/27 A + B, and being more particularly described as follows: BEGINNING at an iron pin located at the northern right-of-way of Woodruff Road (SC Hwy #146) (having a variable right-of-way width) and being the common corner with DR Holdings, L.P. (DB 1612-835); thence along said common line of DR Holdings L.P. running north 16 degrees, 38 minutes, 14 seconds east a distance of 274.19 feet to an iron pin; thence along a common line with Shoppes at Woodruff running south 73 degrees, 51 minutes, 33 seconds east a distance of 239.19 feet to an iron pin; thence running south 28 degrees, 51 minutes, 33 seconds east a distance of 28.28 feet to an iron pin; thence running south 16 degrees, 08 minutes, 27 seconds west a distance of 210.96 feet to an iron pin; thence running south 84 degrees, 48 minutes, 59 seconds west a distance of 98.47 feet to an iron pin on the northern right-of-way of Woodruff Road (SC Hwy #146); thence along said right-of-way running north 76 degrees, 21 minutes, 25 seconds west a distance of 170.00 feet to an iron pin, being the TRUE POINT OF BEGINNING. Said tract contains 1.566 acres, more or less.

LESS THAN AND EXCEPT:

All that certain parcel of land containing 955 square feet (0.022 or an acre), more or less, and all improvements thereon, if any, owned by Chick-Fil-A, Inc., a Georgia corporation, shown as "Area of Acquisition" on Exhibit A conveyed to South Carolina Department of Transportation by deed recorded May 29, 2025 in the Office of the Register of Deeds in Deed Book 2754 at Page 698.

TMS# 0547030103721:

Parcel 5 (1220 Woodruff Road, Greenville, SC):

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the south side of Woodruff Road in a development known as Merovan Center, said tract containing 0.419 acre, according to plat of survey prepared by Fant Engineering & Surveying Co., Inc., dated October 5, 1998 and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 43-I at Page 59, and being shown on a more recent plat of survey of Zaxby's Holdings, LLC prepared by Fant Engineering & Surveying Co., Inc. dated August 15, 2002 recorded in Plat Book 46-D at Page 92. Reference to which more recent plat is hereby made for a complete metes and bounds description of the property.

This being the same property conveyed to the Grantor herein by Deed of Maher Hanna, Inc. a/k/a Maher Hanna, Incorporated and Maher A. Hanna, recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2015 at page 87 on November 1, 2002.

TMS# 0547030104002:

The land referred to in Exhibit A is situated in the County of Greenville, State of South Carolina and is described as follows:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Woodruff Road, containing approximately 2.02 acres and being shown as Parcel "A" on that certain plat of survey entitled "Final: JCW Land, LLC Property" by Site Design, Inc. dated December 17, 2003, and recorded January 5, 2004,

in the Office of the Register of Deeds for Greenville County, South Carolina, in Plat Book 47-S at Page 65, and also shown on a more recent plat entitled "ALTA/ACSM Land Title Survey Prepared for: Woodruff/Smith Hines Retail Investors, LLC", by Site Design, Inc., dated October 7, 2004, revised October 29, 2004 and recorded on November 5, 2004 in said ROD Office for Greenville County, South Carolina in Plat Book 49-B at Page 90, reference to which is hereby made for a metes and bounds description thereof.

ALSO, all easements conferred upon the named insured by virtue of instrument entitled "Easement, Restriction and Maintenance Agreement dated January 7, 2004 and recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2070 at Page 1252.

Derivation: This being the same property conveyed to Grantor by deed of 2610 Los Coyotes Diagonal, LP dated December 12, 2018 and recorded in the Office of the Register of Deeds for Greenville County on December 14, 2018 in Book 2554 at Page 3122.

TMS# 0547030103101:

Property Address: 1405 Woodruff Road, Greenville, SC 29607

All that certain piece, parcel or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as a .768 acre tract of land (33,450 sq. ft.), more or less, on a plat of survey prepared by Benchmark Surveying, Inc., No. C01050 for "Auto Spa Express, LLC", dated July 9, 2002, last revised July 13, 2002 and recorded on August 5, 2002, in Plat Book 45-X at Page 36, in the Office of the Register of Deeds for Greenville County, South Carolina. Reference to said plat is hereby craved for a complete metes and bounds description thereof.

TOGETHER WITH the rights and privileges as set forth in that certain Commercial Easement Agreement by and between WM Greenville, LLC, and Auto Spa Express, LLC dated July 30, 2002, and recorded August 5, 2002, in the Greenville County ROD Office in Deed Book 2004 at Page 1399; thereafter amended by that certain Amended and Restated Commercial Access Easement Agreement by and between DDR Southeast Greenville Woodruff, L.L.C., and Snappy Too, LLC, dated and recorded December 30, 2010, in the Greenville County ROD Office in Deed Book 2382 at Page 3395.

DERIVATION: This real property being the same real property heretofore conveyed to HECW 4, INC., a North Carolina corporation, by deed of ZCW WOODRUFF, LLC, a Delaware limited liability company, dated December 20, 2021, and recorded January 25, 2022 in Book DE 2647, Page 555, in the Office of the Register of Deeds for Greenville County, South Carolina.

TMS# 0547030104003:

All that certain piece, parcel or lot of land, with the improvements thereon, lying and being situate in Greenville County, South Carolina, on the southern side of Woodruff Road, containing approximately 1.60 acres and being more particularly described as Parcel "B" on that certain plat of survey entitled, "Final: JCW Land, LLC Property" by Site Design, Inc., dated December 17, 2003, and recorded January 5, 2004 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 47S at Page 65, and being more particularly described thereon.

This is the same property conveyed to SMITH HINES RETAIL INVESTORS, LLC, by deed of JCW LAND, LLC recorded January 8, 2004 in Deed Book 2070, page 1249, Office of the ROD for Greenville County, South Carolina.

TMS# 0547030105502 and 0547030105202:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, if any, lying, situate, and being in the State of South Carolina, County of Greenville, being shown as "Parcel

A" containing 2.69 acres, more or less, and "Parcel B" containing 0.63 acres, more or less, as shown on a plat by EAS Professionals, Inc., dated July 29, 2021 and being recorded August 3, 2021 in Plat Book 1405 at Page 67 in the Office of the Register of Deeds for Greenville County, South Carolina.

This being the same property conveyed unto 200 Smith Hines Road Holding LLC by deed of Gregory Pest Control, LLC dated August 2, 2021 and recorded on August 5, 2021 in Deed Book 2631 at Page 4691, Greenville County Register of Deeds.

TMS: 0547.03-01-055.02 and 0547.03-01-052.02