



## A N O R D I N A N C E

TO ANNEX APPROXIMATELY 0.75 ACRE OF REAL PROPERTY AND 0.155 ACRE OF ADJACENT RIGHT-OF-WAY LOCATED AT 525 CONGAREE ROAD, AND TO PROVIDE THE ZONING DESIGNATION OF C-3, REGIONAL COMMERCIAL DISTRICT (TAX MAP NUMBER 0543010102704) (AX-29-2022)

WHEREAS, Friddle & Friddle, LLC II, the owner of the subject property, applied for annexation of real property consisting of approximately 0.75 acre of real property and 0.155 acre of right-of-way located at 525 Congaree Road (Tax Map Number 0543010102704), together comprising approximately 0.91 acre to be annexed, (collectively, the "Property"), and further applied for rezoning of the Property from county zoning designation C-3, Commercial district, to city zoning designation of C-3, Regional commercial district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on October 20, 2022, to consider the annexation and proposed rezoning and recommended approval of the application by a vote of 4-0; 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 designation of C-3, Regional commercial 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 0543010102704 and adjacent right-of-way, and the recorded plat by the Greenville County Register of Deeds, respectively. The annexed Property is provided the zoning designation of C-3, Regional commercial 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 Regional Mixed-use.

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 agreements with the Wade Hampton Fire District and Metropolitan Sewer Subdistrict dba MetroConnects according to their respective terms while the agreements are 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

**ANNEXATION MAP**  
for  
Tax Map No. 0543010102704  
into the  
City of Greenville

 Total Annexation Area

Total Area of Annexation:  
**39,420.27 Sq. Ft.**  
Total Acreage of Annexation:  
**0.91 Acres**  
Existing County Zoning: **C-3**  
Proposed City Zoning: **C-3**  
City Council District: **4**  
Census Tract: **18.08**  
File Number: **AX-29-2022**



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 for errors or omissions on this map.  
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City Attorney: *Jeff Pugh* 11/18/2022 Date

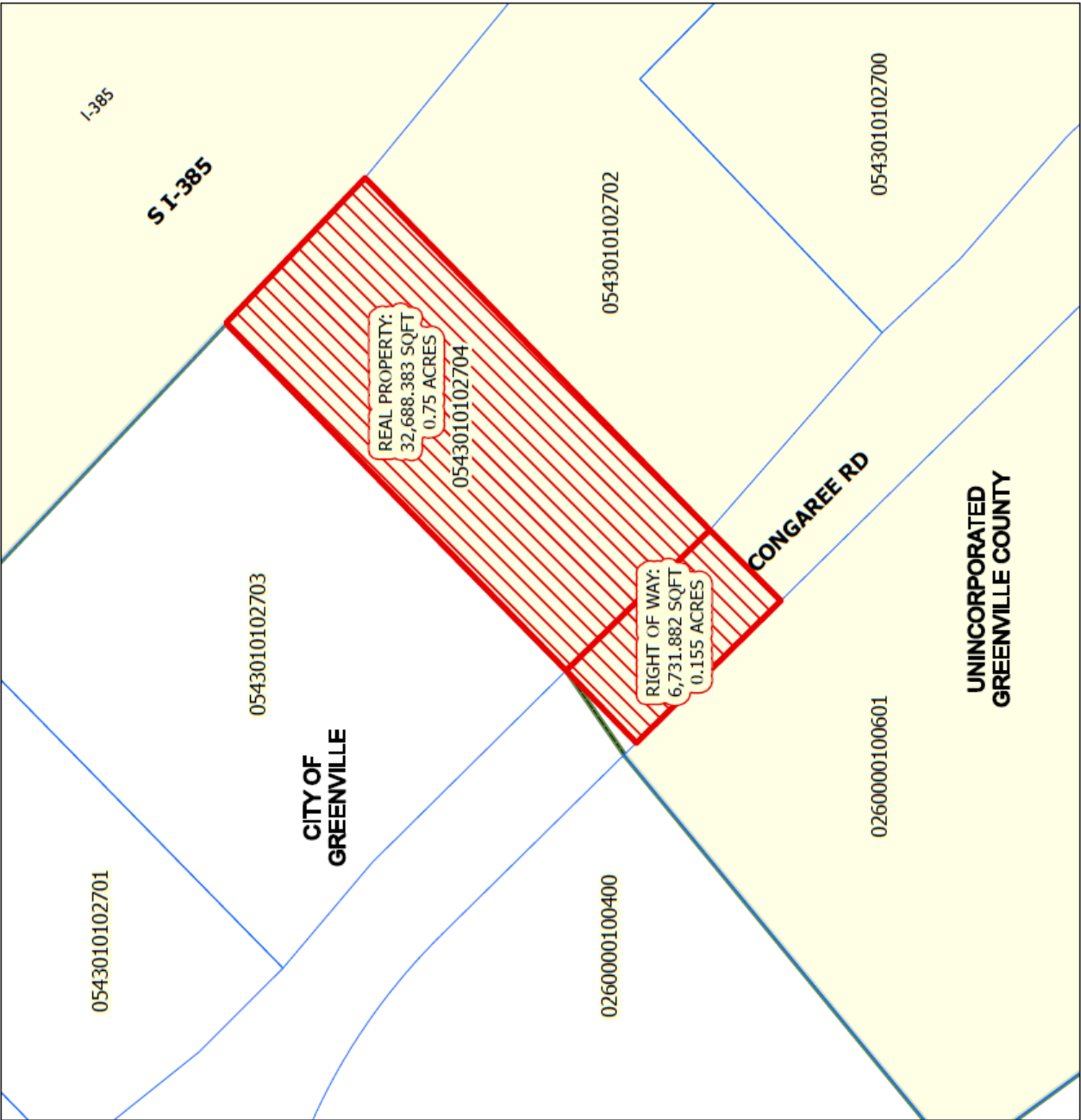


EXHIBIT B

**Property Description**

All that certain piece, parcel or tract of land lying, situate in the State of South Carolina, County of Greenville being shown and designated as 32,670 Sq. Ft., 0.750 acres upon a plat entitled TOPOGRAPHIC & BOUNDARY SURVEY FOR HUNTER GARRETT, dated December 10, 2001, prepared by Freeland & Associates, Inc., of record in the ROD Office for Greenville County in Plat Book 45-C at Page 69 and having the metes and bounds, courses and distances as will appear upon said plat.

(15) 200

TMS# 543.1-1-27.4

**Property Description for Right-of-Way**

To include the 0.155 acres of Congaree Road right-of-way as shown within the associated Annexation Map exhibit.

