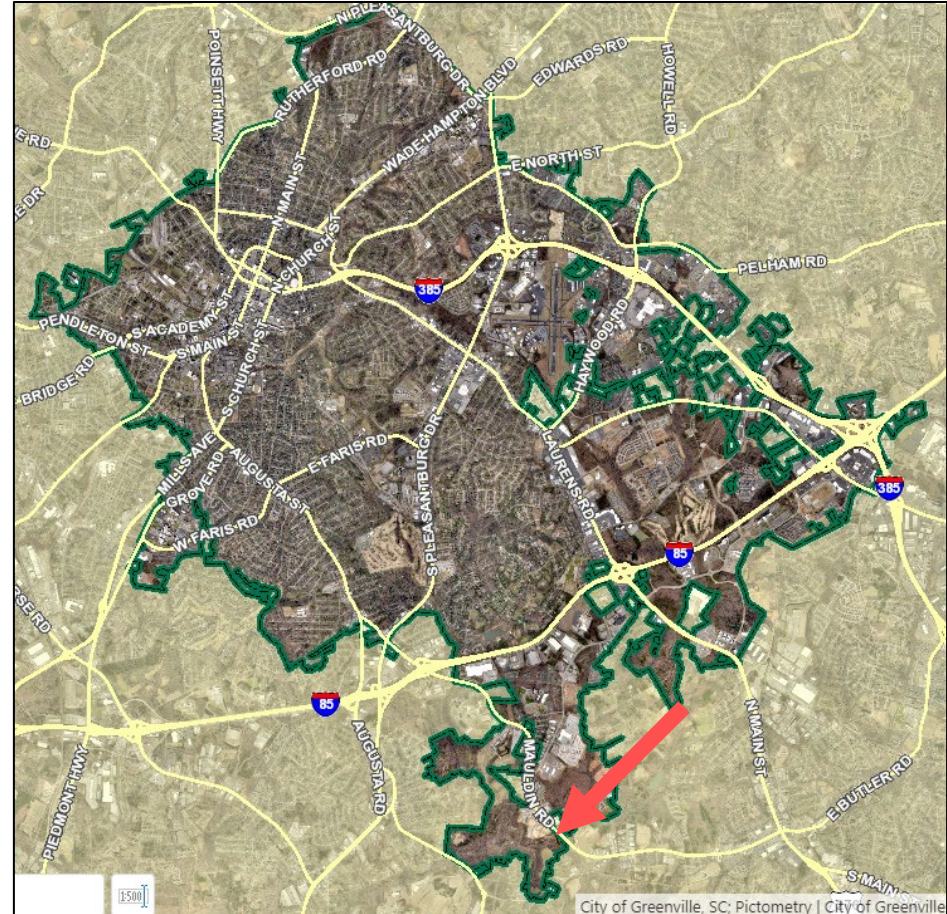


APPLICANT

Conestee Foundation INC

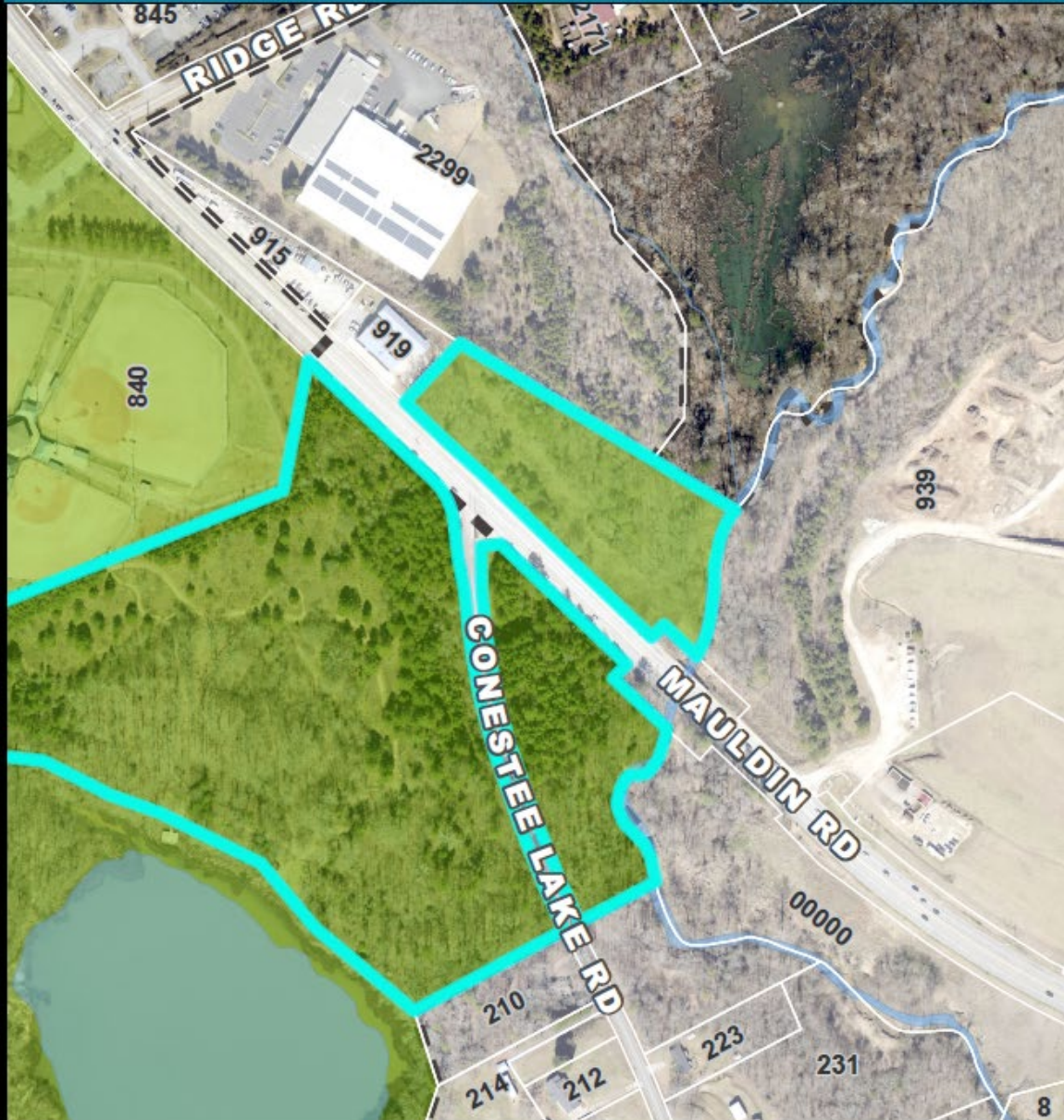
REQUEST

ANNEXATION and **REZONE** of approximately 3.86 acres located on **MAULDIN ROAD** from C-2, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (portion of TM# 0423000100100)



AX-19-2022 | Mauldin Road

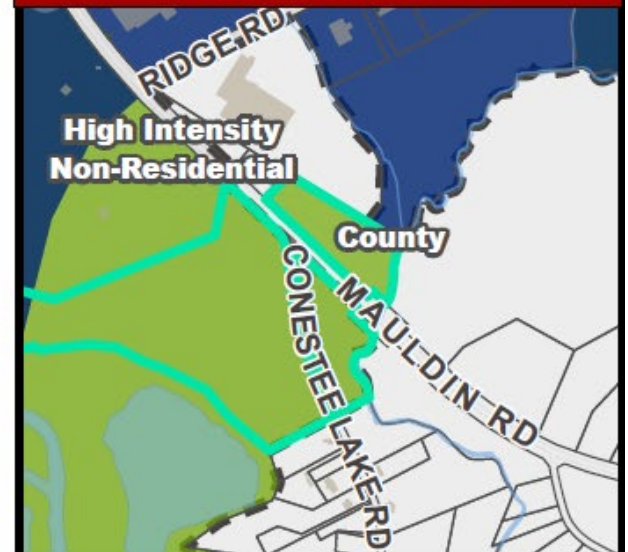
AERIAL VIEW



CURRENT ZONING

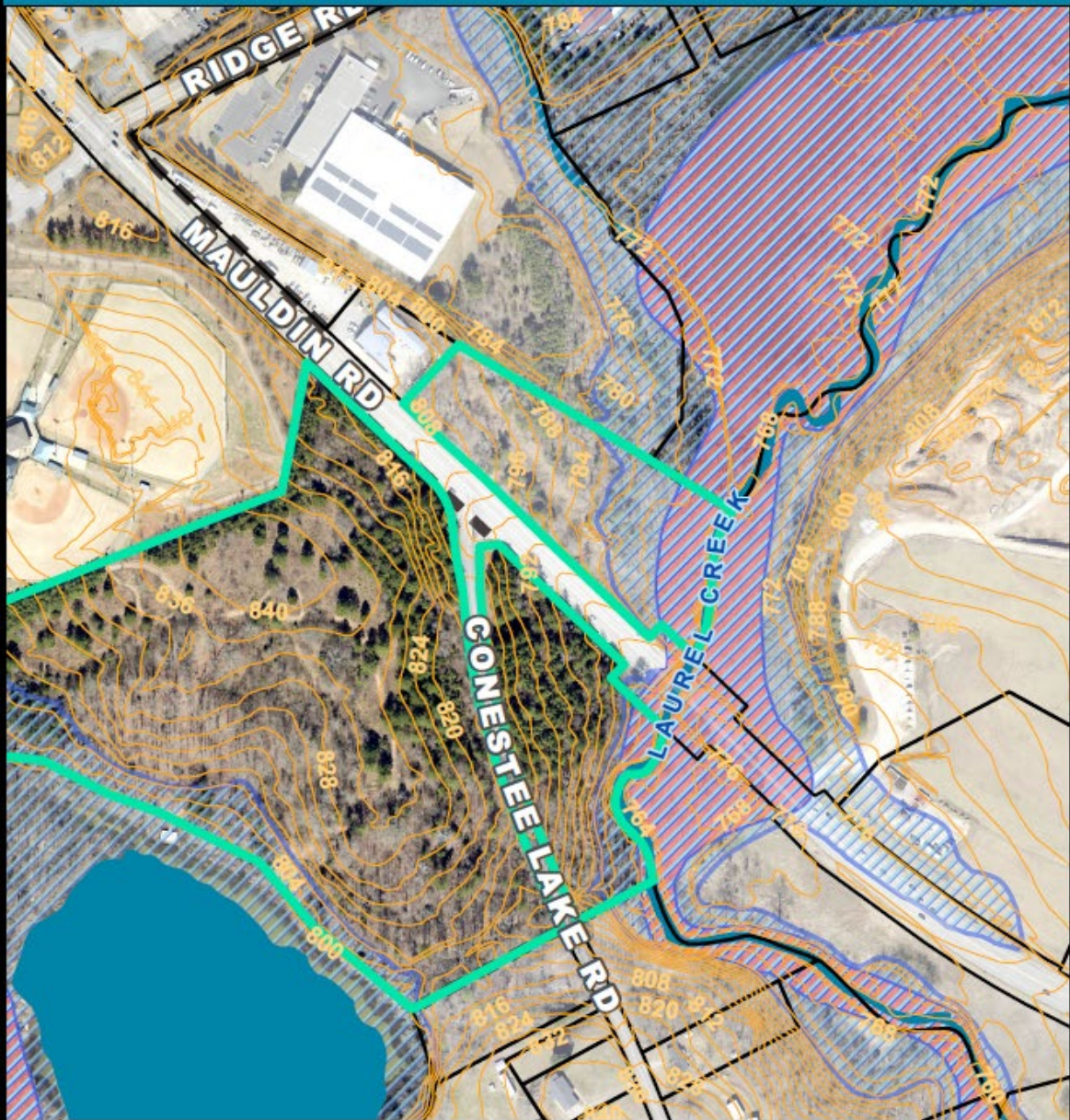


FUTURE LAND USE

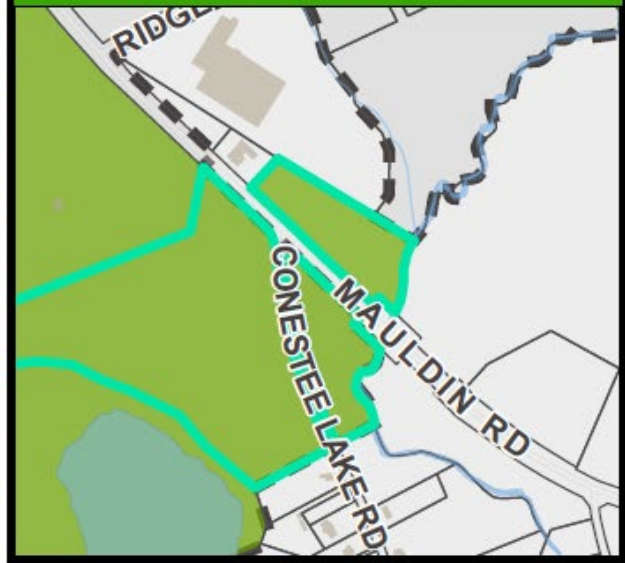


AX-19-2022 | Mauldin Road

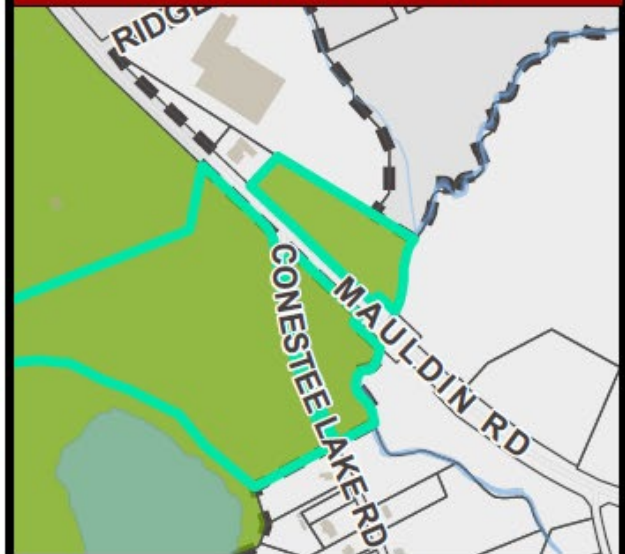
NATURAL / ENVIRONMENTAL FEATURES



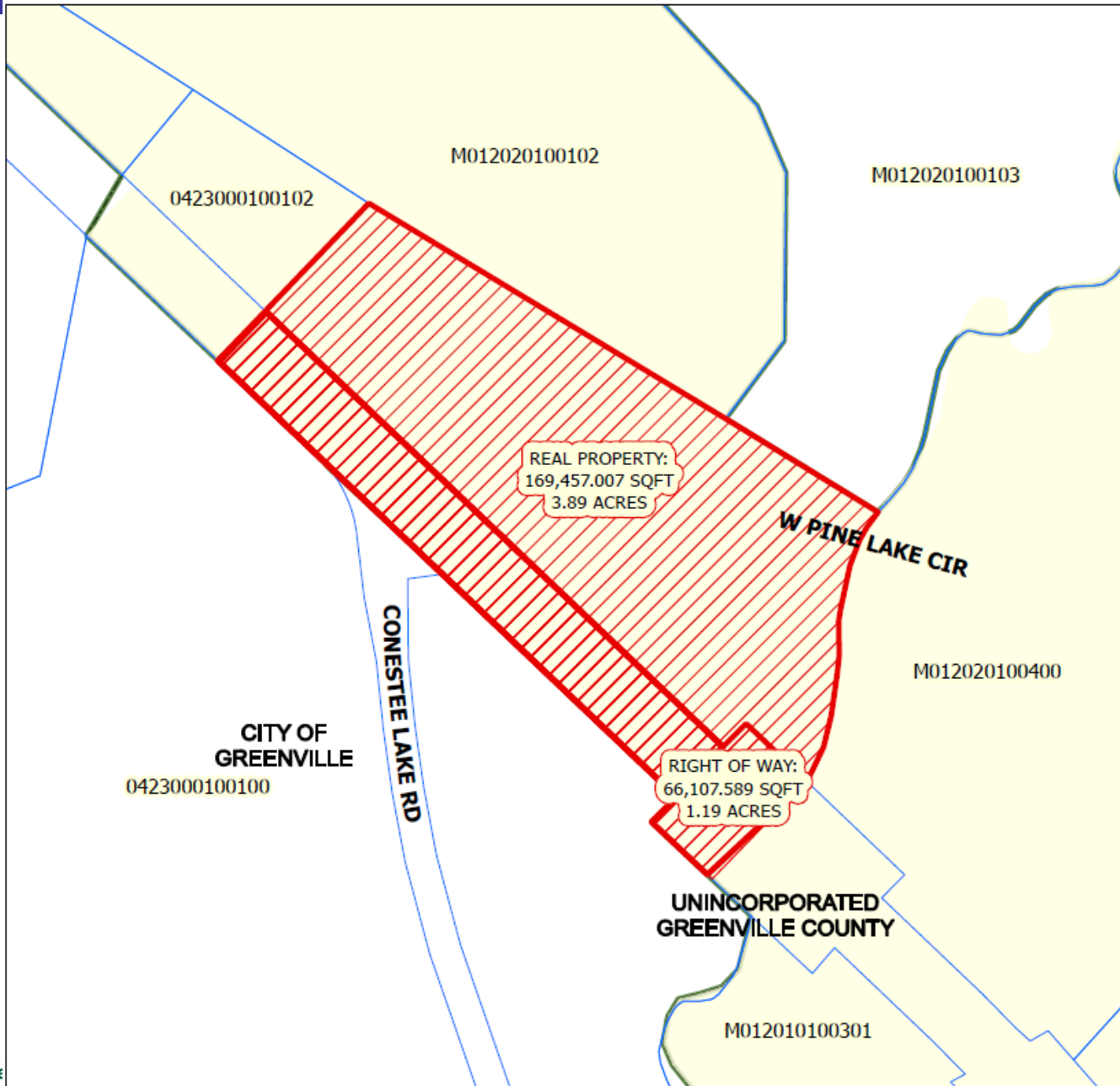
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

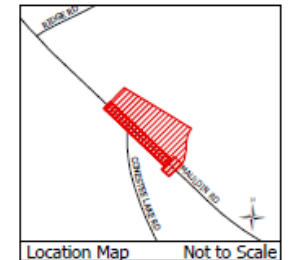


AX-19-2022 | Mauldin Road



REAL PROPERTY:
169,457.007 SQFT
3.89 ACRES

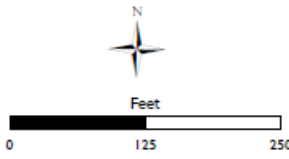
RIGHT OF WAY:
66,107.589 SQFT
1.19 ACRES



ANNEXATION MAP for Tax Map No. 0423000100100 into the City of Greenville

- Total Annexation Area
- Links

Total Area of Annexation:
235,564.596 Sq. Ft.
Total Acreage of Annexation:
5.408 Acres
Existing County Zoning: C-2
Proposed City Zoning: C-3
City Council District: 2
Census Tract: 29.01
File Number: **AX-19-2022**



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 with regard to the use of this map.
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PLANNING AND ZONING

- Zoning – C-3
- Overlay Zone – N/A
- Future Land Use – Corridor Mixed-use
- Special Emphasis – N/A

SERVICES

- Fire – City Fire Department
- Police – City of Greenville Zone 3
- Water – Greenville Water (20 or 24” on Mauldin Road)
- Sewer – Metro
- Sanitation – N/A
- City Council – District 2 (Flemming)
- Transportation – County

STAFF RECOMMENDATION

Recommend approval of annexation and rezone to C-3 of the property.

EFFECT OF PLANNING COMMISSION DECISION

- **Recommend approval** of annexation and C-3 rezoning request by a vote of 7-0.