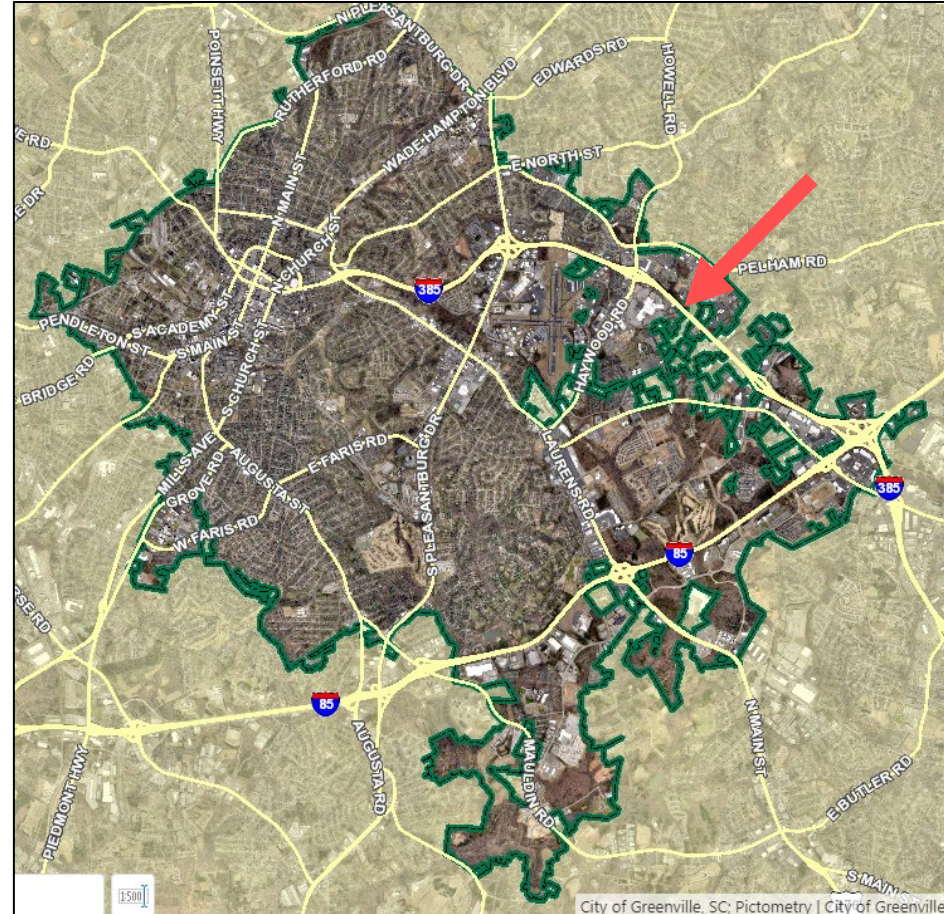


## APPLICANT

NHRD Partners, LLC/Mike Metcalf

## REQUEST

**ANNEXATION** and **REZONE** of approximately 11.53 acres located at **31 PATEWOOD DRIVE** from OD, Office district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (portion of TM# 0543010100100)



City of Greenville, SC: Pictometry | City of Greenville

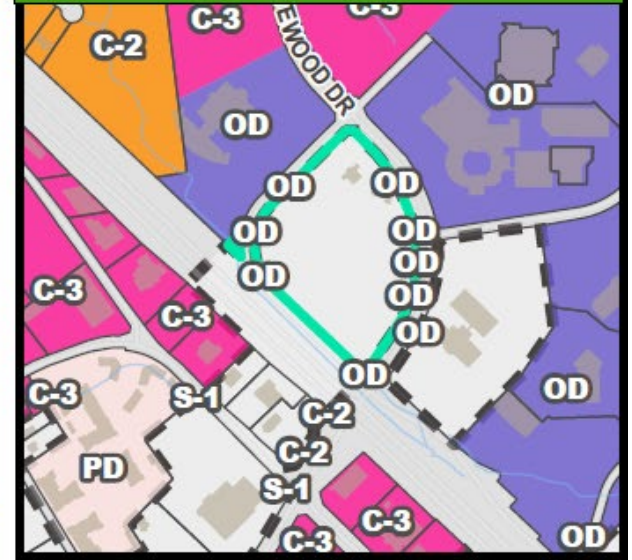


# AX-26-2022 | 31 Patewood Drive

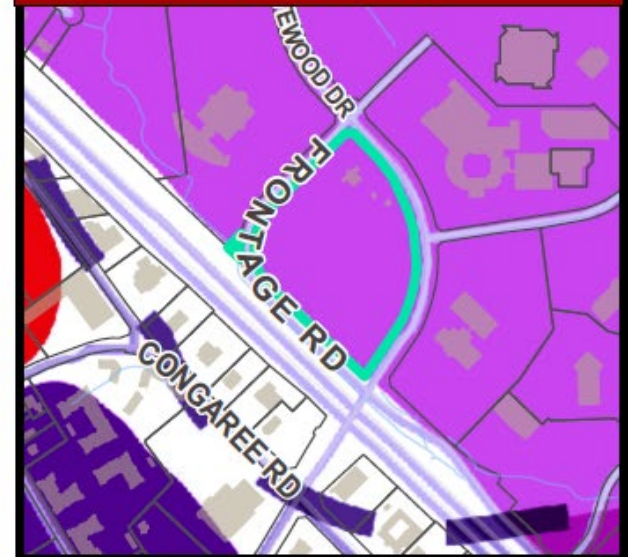
AERIAL VIEW



CURRENT ZONING



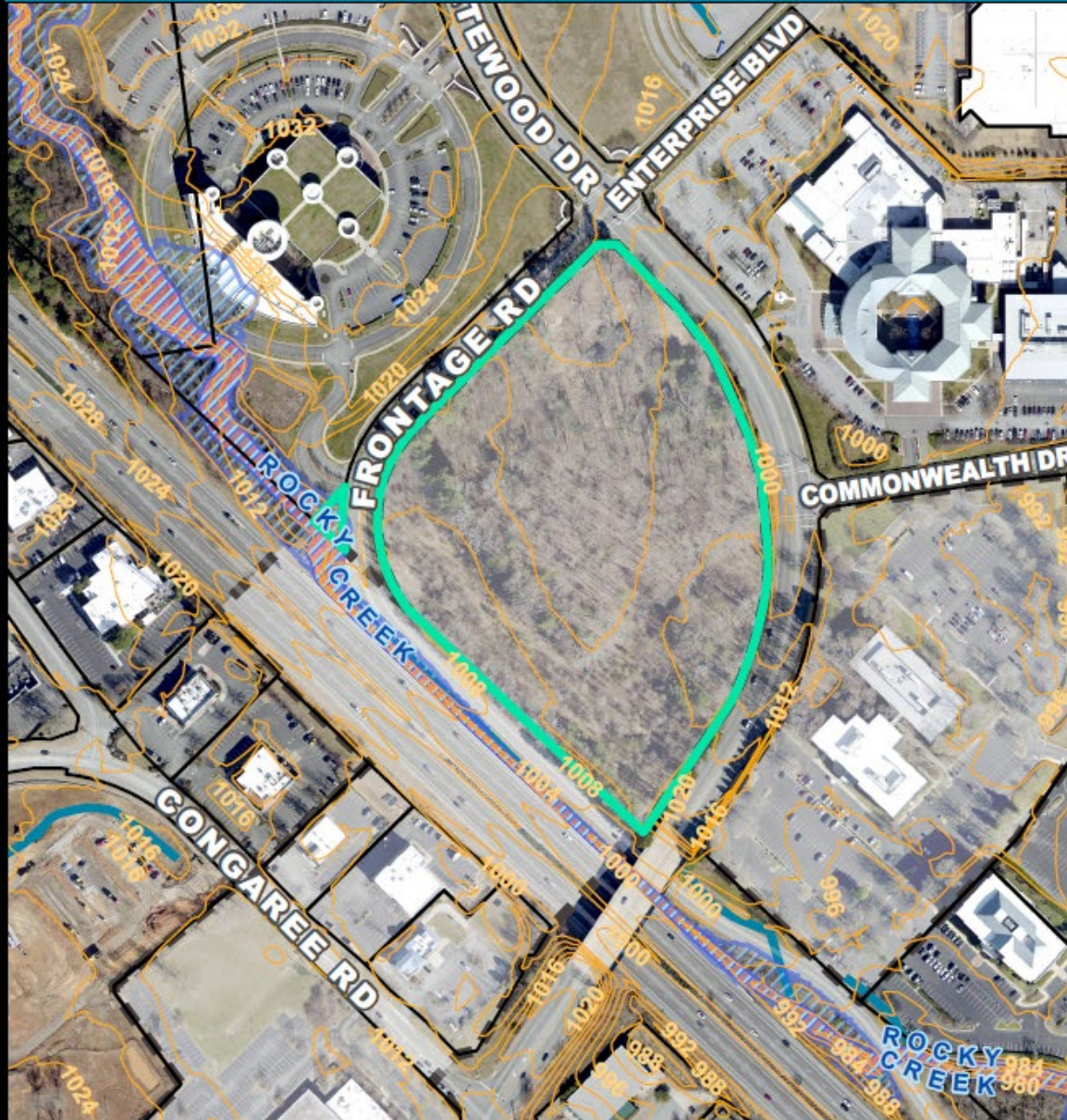
FUTURE LAND USE



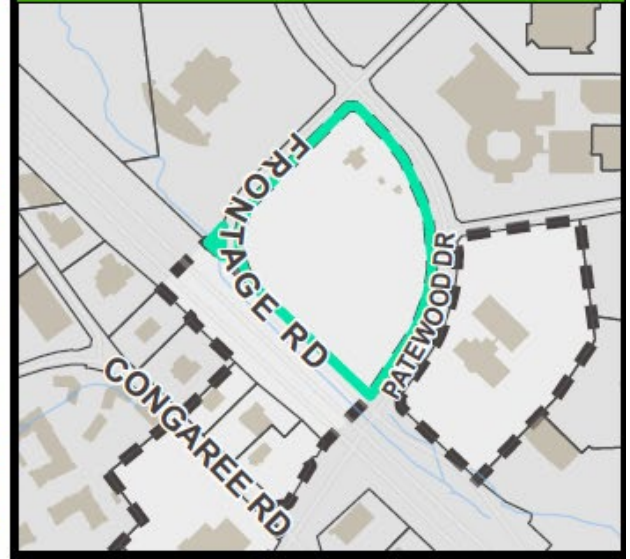


# AX-26-2022 | 31 Patewood Drive

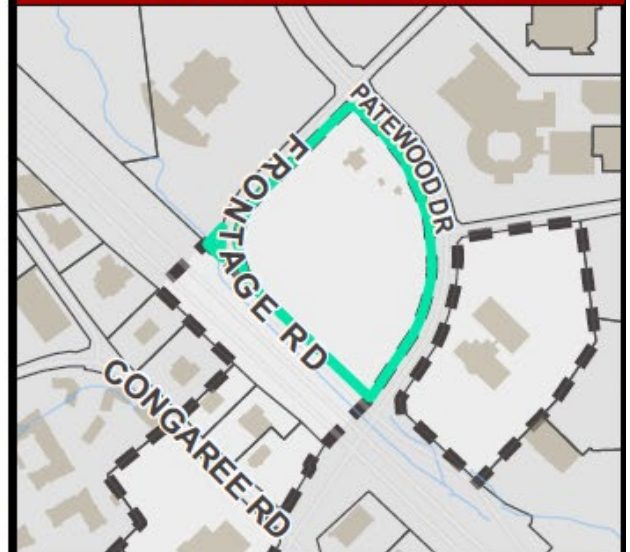
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS



## **PLANNING AND ZONING**

- Zoning – C-3 (proposed)
- Overlay Zone – N/A
- Future Land Use – Community Mixed-Use and Missing Middle Housing
- Special Emphasis – N/A

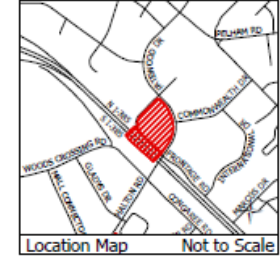
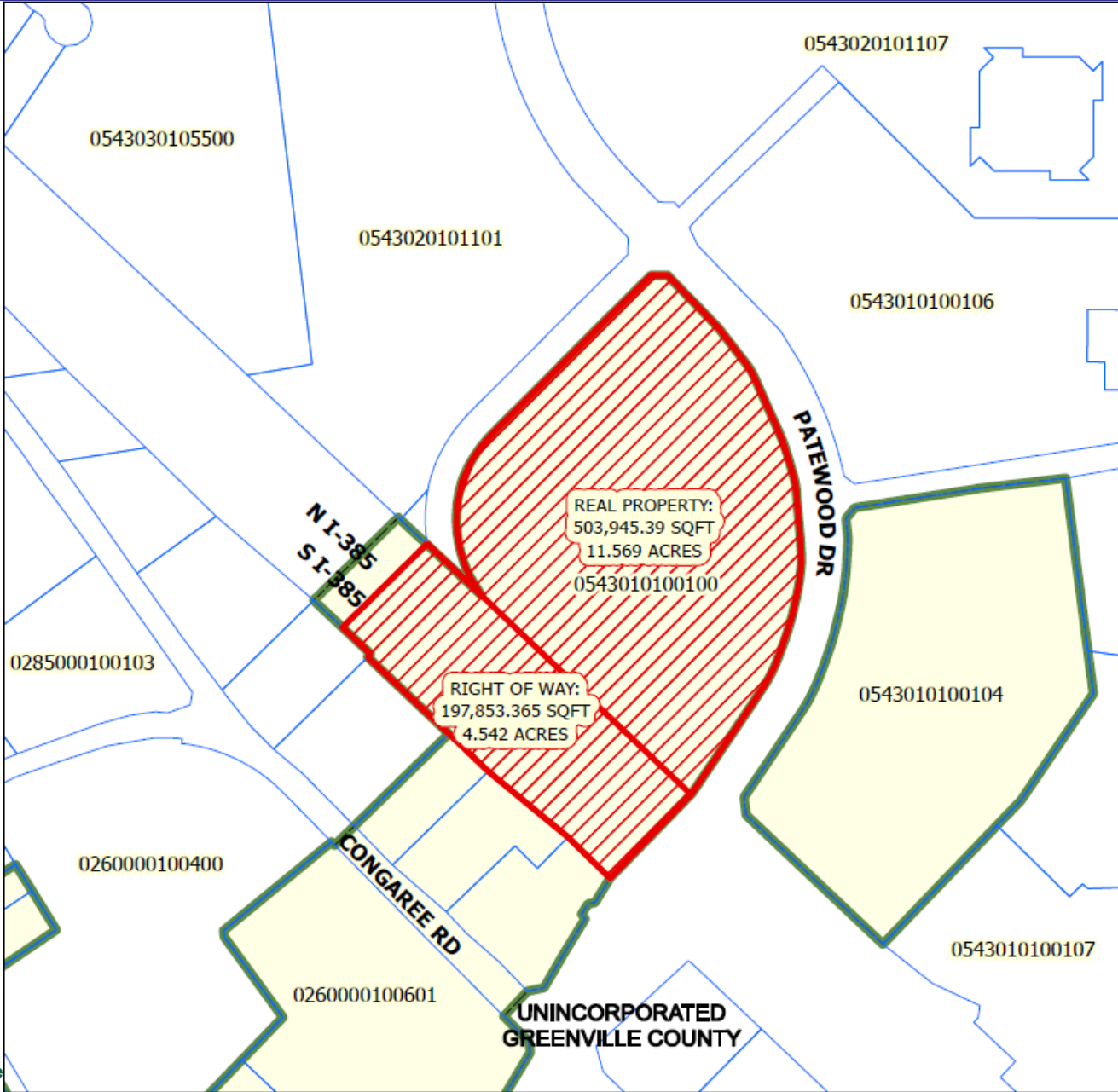
## **SERVICES**

- Fire – Wade Hampton Fire Department
- Police – City of Greenville Zone 3
- Water – Greenville Water (12” main)
- Sewer – City of Greenville
- Sanitation – N/A
- City Council – District 4 (Brasington)
- Transportation – SCDOT






# AX-26-2022 | 31 Patewood Drive

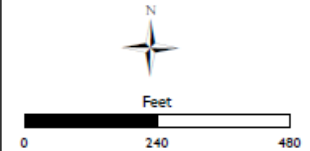


## ANNEXATION MAP for Tax Map No. 0543010100100 into the City of Greenville

 Total Annexation Area

Total Area of Annexation:  
**701,798.76 Sq. Ft.**  
Total Acreage of Annexation:  
**16.11 Acres**

Existing County Zoning: **OD**  
Proposed City Zoning: **C-3**  
City Council District: **4**  
Census Tract: **18.08**  
File Number: **AX-26-2022**



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.  
Copyright: The City of Greenville, SC

City Attorney \_\_\_\_\_ Date \_\_\_\_\_



## **STAFF RECOMMENDATION**

Recommend approval of annexation and rezone of the property.

## **EFFECT OF PLANNING COMMISSION DECISION**

- Recommend approval of annexation and C-3 rezoning request by a vote of 5-0.