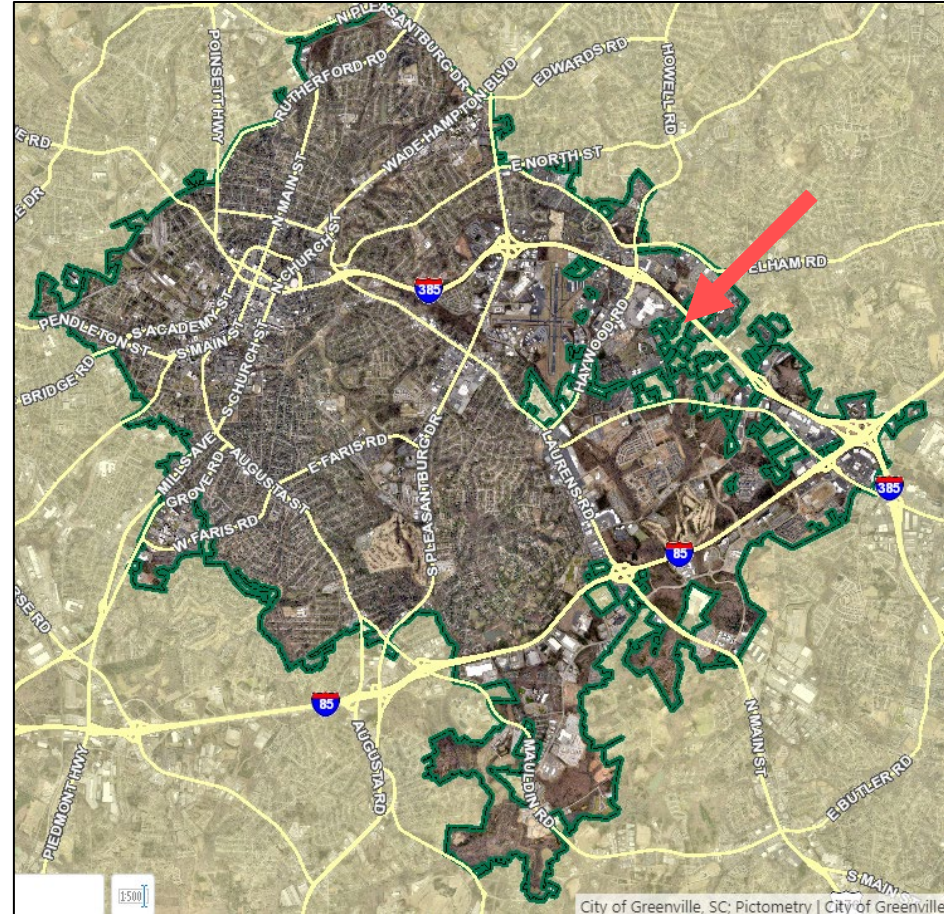


APPLICANT

Friddle & Friddle, LLC II

REQUEST

ANNEXATION and **REZONE** of approximately 0.75 acre located at **525 CONGAREE ROAD** from C-3, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 054301-01-02704)



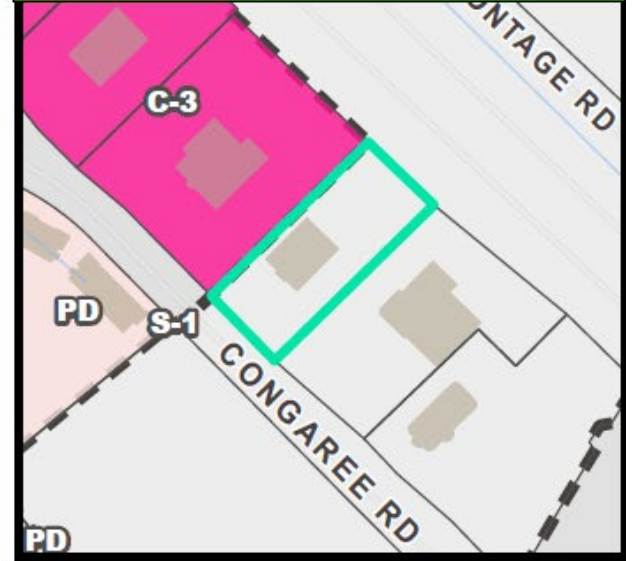
City of Greenville, SC: Pictometry | City of Greenville

AX-29-2022 | 525 Congaree Road

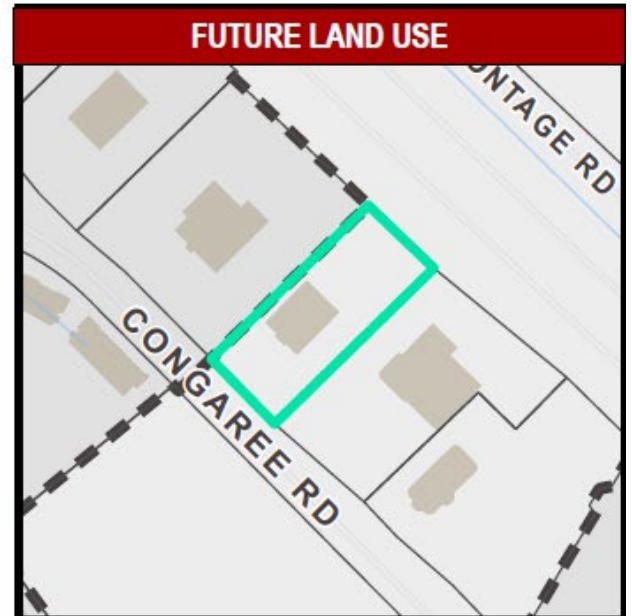
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

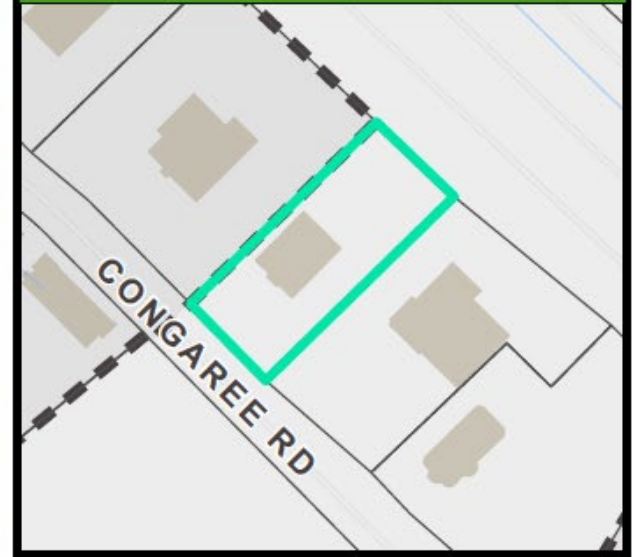


AX-29-2022 | 525 Congaree Road

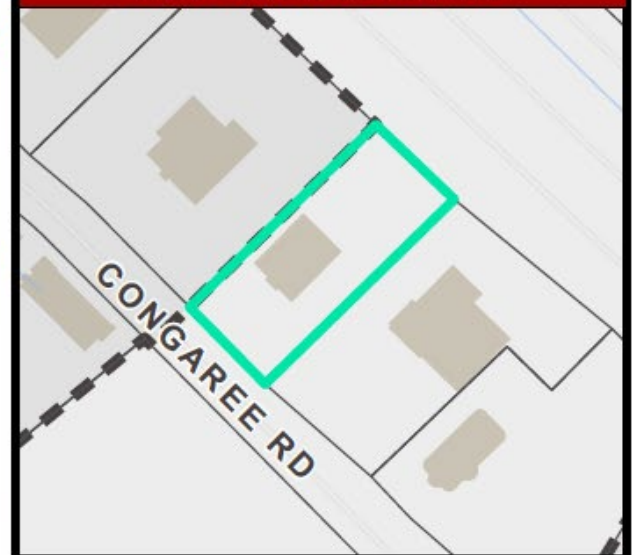
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



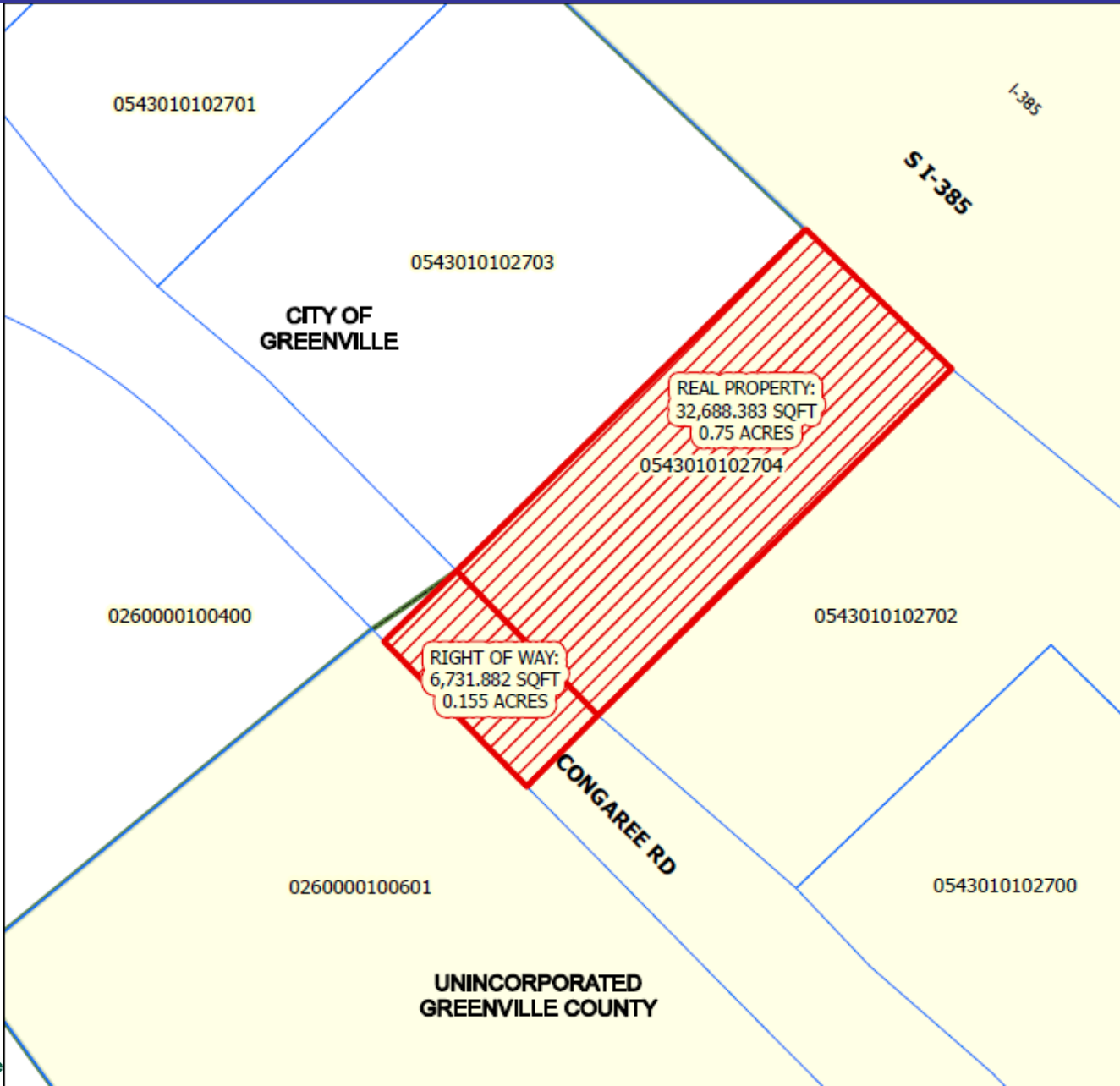
PLANNING AND ZONING

- Zoning – C-3 (proposed)
- Overlay Zone – N/A
- Future Land Use – Regional Mixed-use
- Special Emphasis – N/A

SERVICES

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

AX-29-2022 | 525 Congaree Road



CITY OF GREENVILLE

0543010102703

0543010102701

0260000100400

0260000100601

UNINCORPORATED GREENVILLE COUNTY

REAL PROPERTY:
32,688.383 SQFT
0.75 ACRES

0543010102704

RIGHT OF WAY:
6,731.882 SQFT
0.155 ACRES

CONGAREE RD


0543010102702

0543010102700

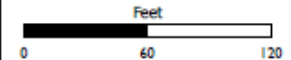
I-385
S I-385



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 with regard to the use of this map.
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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 4-0.