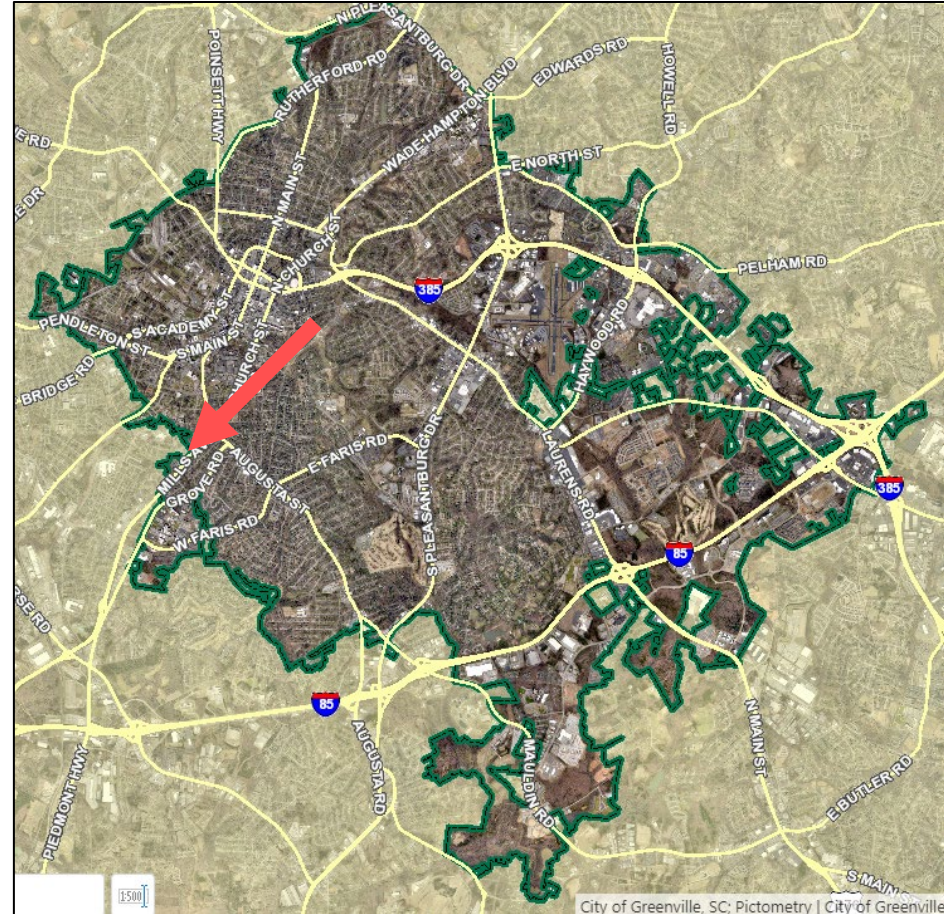


## APPLICANT

Alex Kemp

## REQUEST

**ANNEXATION** and **REZONE** of approximately 1.6 acres located at **308 MILLS AVENUE** from C-1, Commercial district, in Greenville County to OD, Office and Institutional district, in the City of Greenville. (TM# 0106000600103)



City of Greenville, SC: Pictometry | City of Greenville

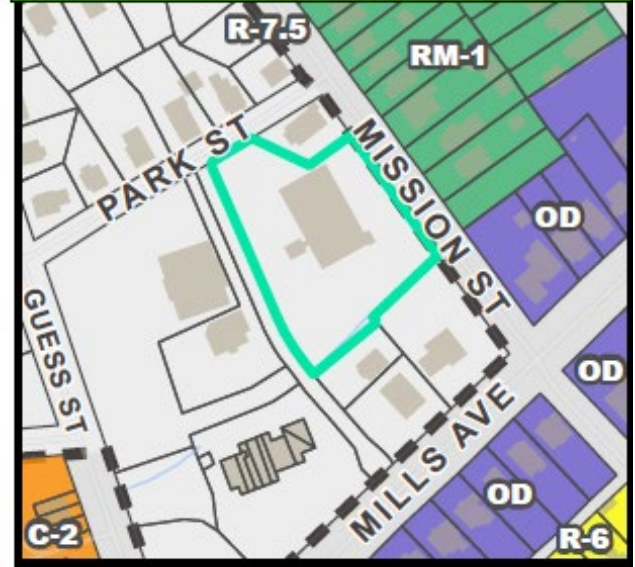


# AX-30-2022 | 308 Mills Ave

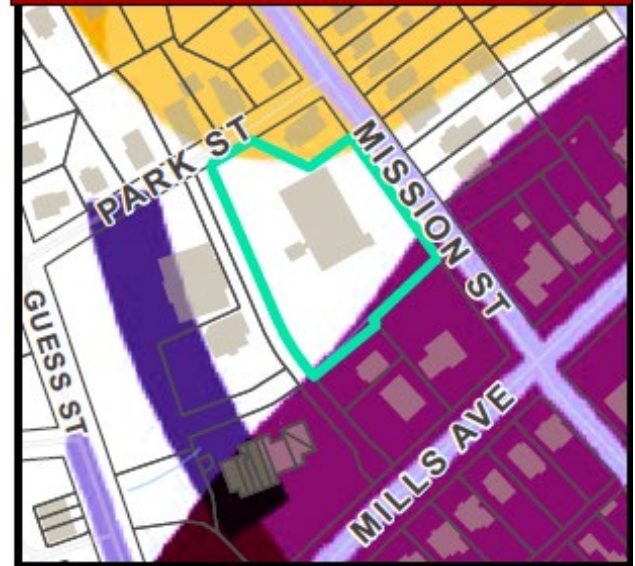
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE





# AX-30-2022 | 308 Mills Ave

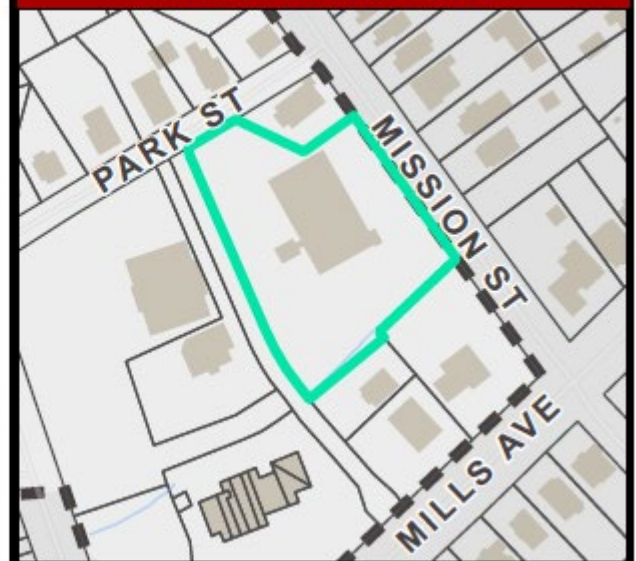
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS



## **PLANNING AND ZONING**

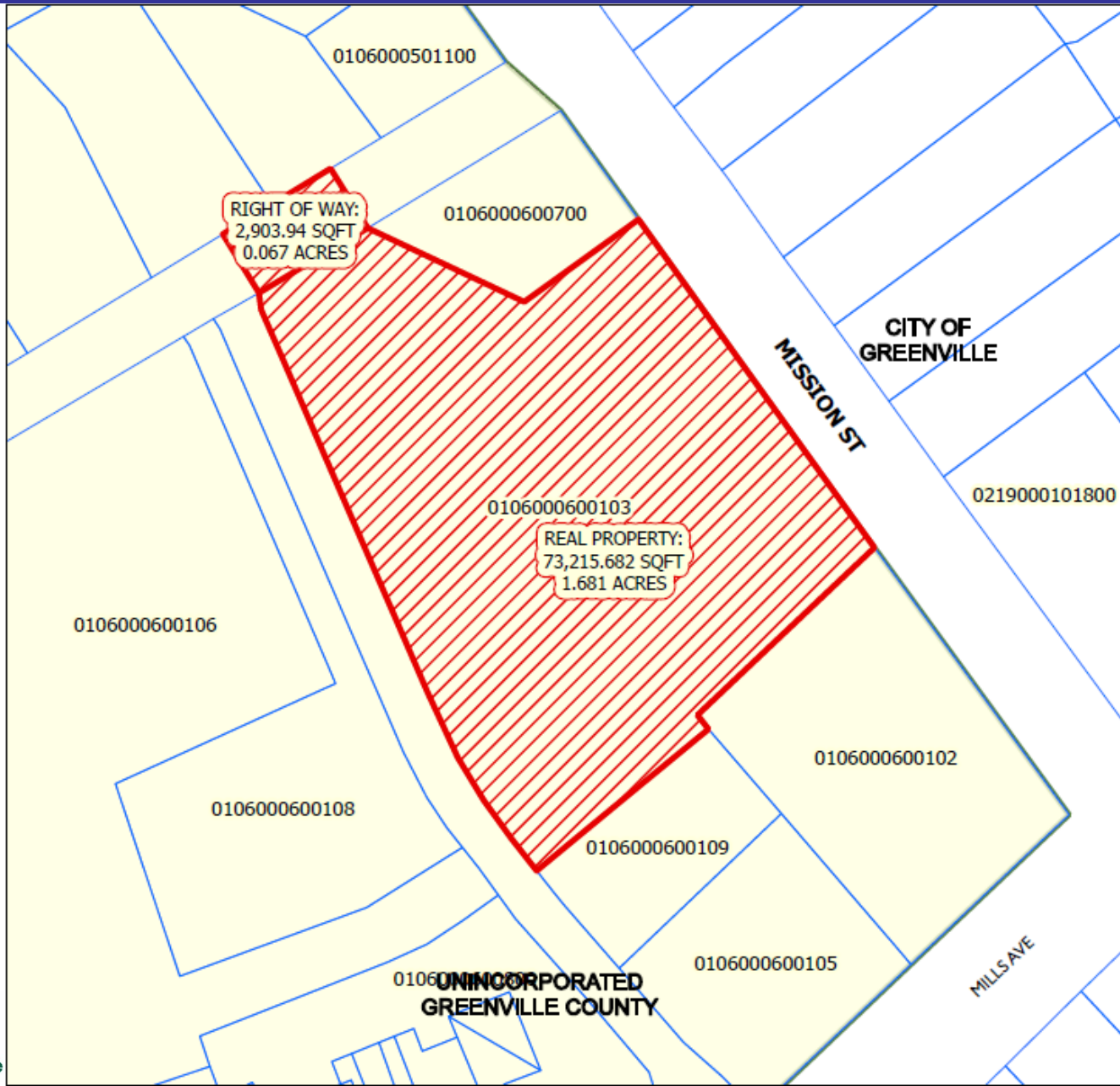
- Zoning – OD (proposed)
- Overlay Zone – Greater Sullivan NRO
- Future Land Use – Regional Mixed-use
- Special Emphasis – Greater Sullivan

## **SERVICES**


- Fire – Parker Fire Department
- Police – City of Greenville Zone 1
- Water – Greenville Water (6” main)
- Sewer – Metro
- Sanitation – GGSD
- City Council – District 2 (Flemming)
- Transportation – SCDOT



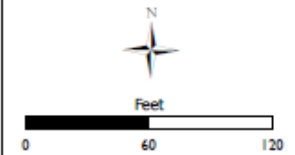
# AX-30-2022 | 308 Mills Ave



## ANNEXATION MAP for Tax Map No. 0106000600103 into the City of Greenville

 Total Annexation Area

Total Area of Annexation:  
**76,119.62 Sq. Ft.**  
Total Acreage of Annexation:  
**1.75 Acres**  
Existing County Zoning: **C-1**  
Proposed City Zoning: **OD**  
City Council District: **2**  
Census Tract: **21.08**  
File Number: **AX-30-2022**



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Copyright: The City of Greenville, SC



## **STAFF RECOMMENDATION**

**Recommend approval** of annexation and rezone of the property.

## **EFFECT OF PLANNING COMMISSION DECISION**

- **Recommend approval with staff conditions** of annexation and OD rezoning request by a vote of 4-0.
- Conditions:
  - To be included within Greater Sullivan Neighborhood Revitalization Overlay District
  - To be included within Greater Sullivan Special Emphasis Neighborhood