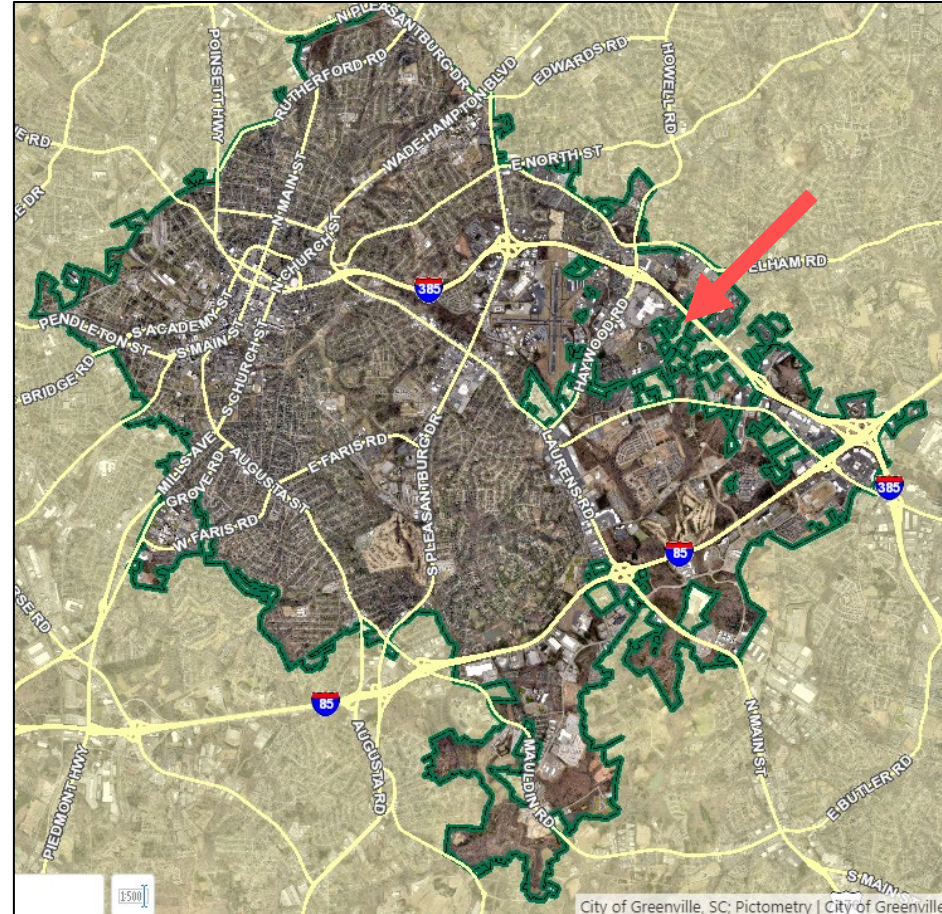


## APPLICANT

Greg Amaral

## REQUEST

**ANNEXATION** and **REZONE** of approximately 1.164 acres located at **535 CONGAREE ROAD** from C-2, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 054301-01-02702)



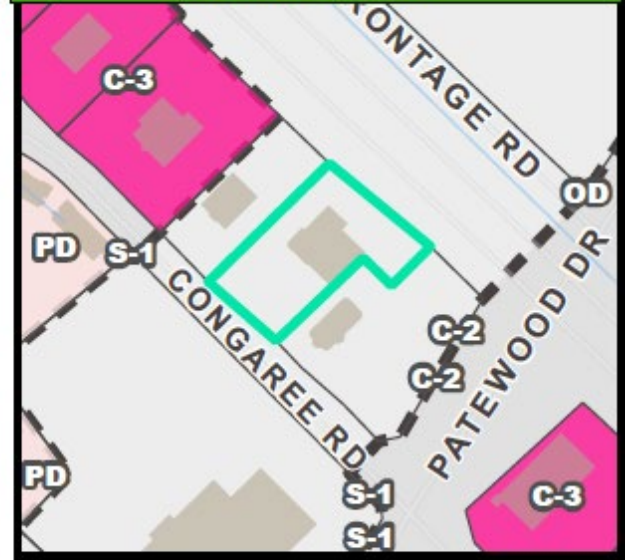
City of Greenville, SC: Pictometry | City of Greenville

# AX-32-2022 | 535 Congaree Road

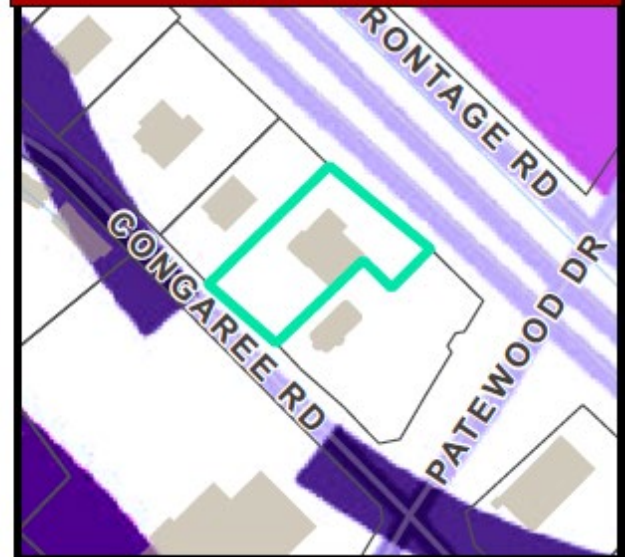
AERIAL VIEW



CURRENT ZONING

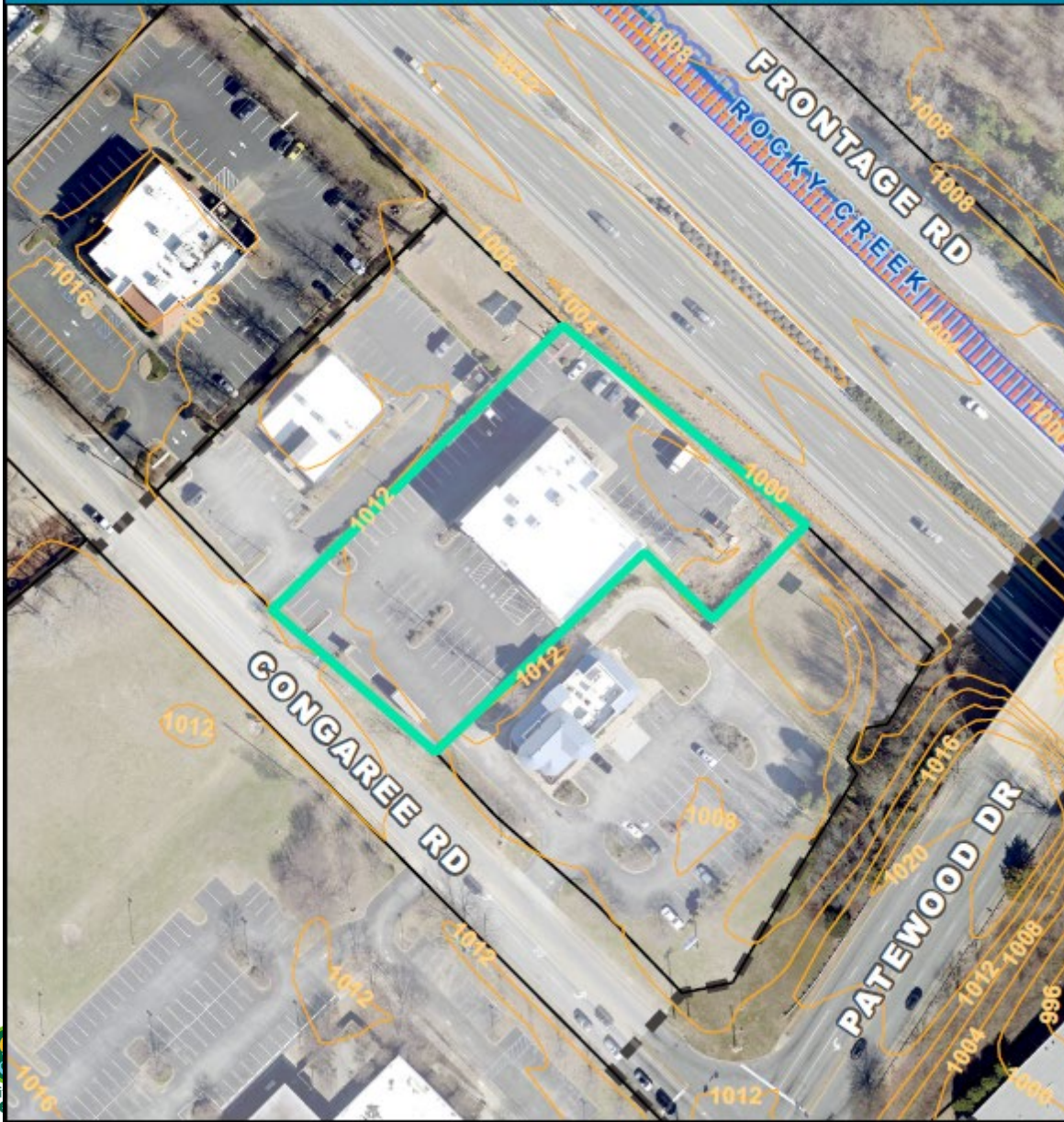


FUTURE LAND USE

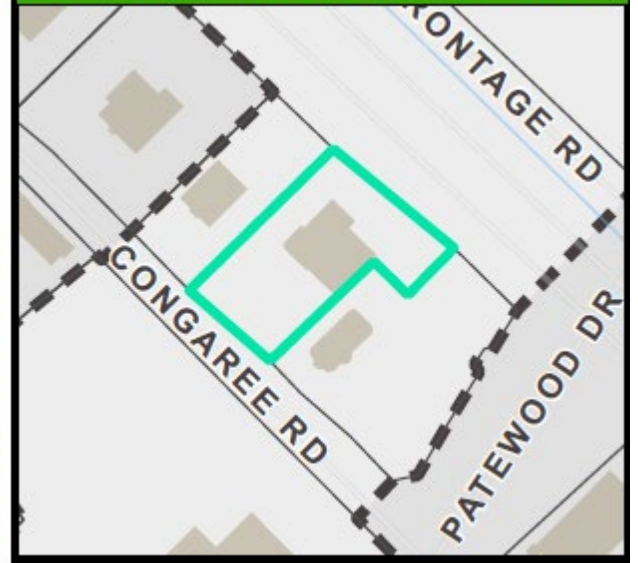


# AX-32-2022 | 535 Congaree Road

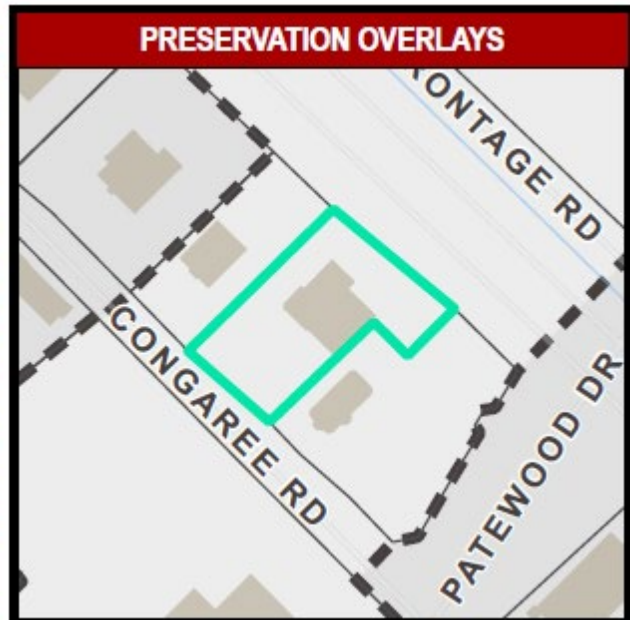
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS



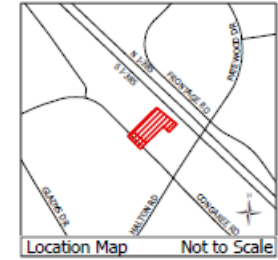
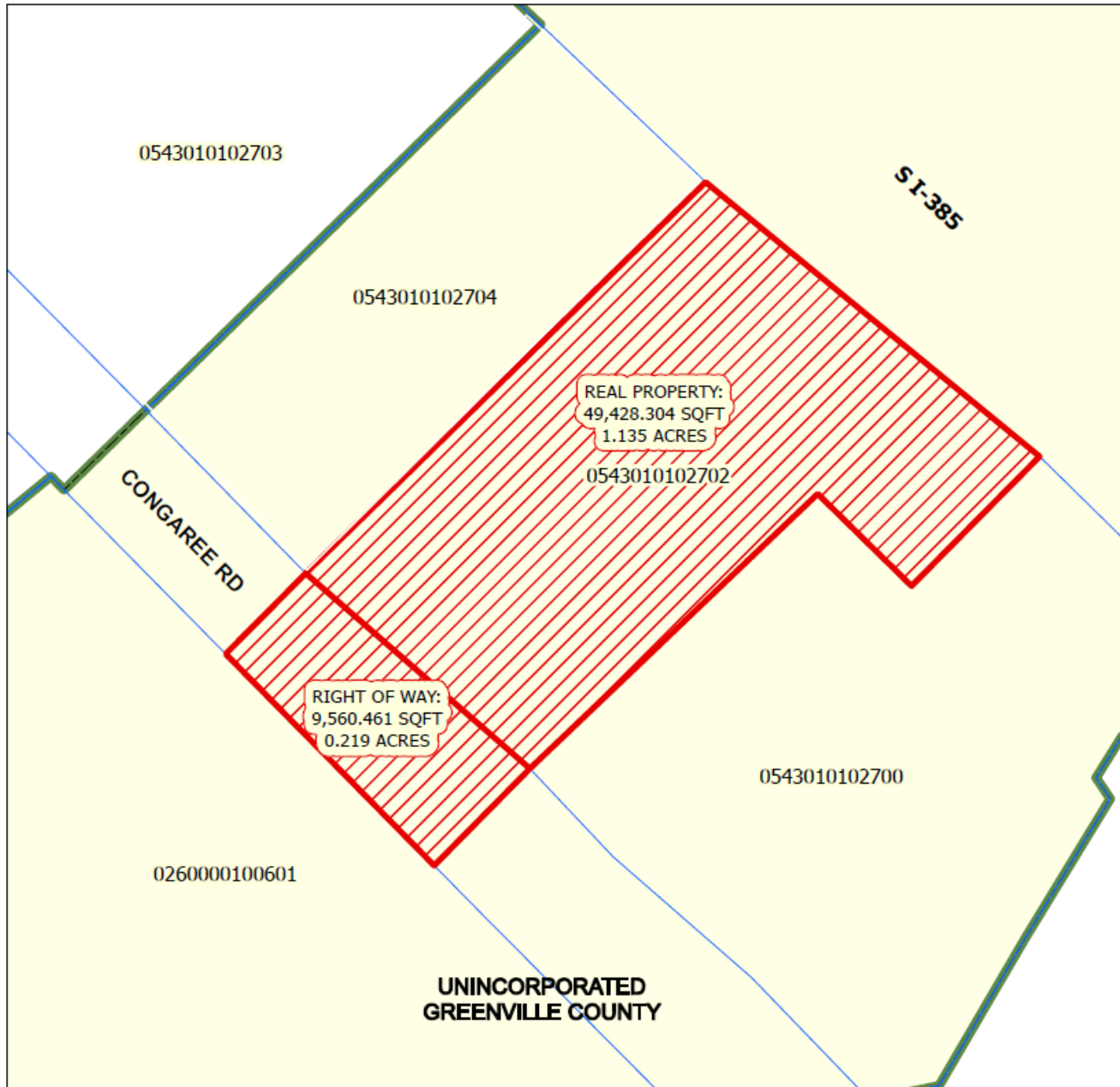
## **PLANNING AND ZONING**

- 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

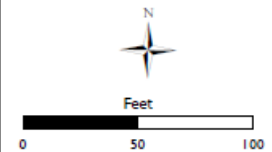
# AX-32-2022 | 535 Congaree Road



## ANNEXATION MAP for Tax Map No. 0543010102702 into the City of Greenville

- Total Annexation Area
- Greenville City Limits

Total Area of Annexation:  
**58,988.77 Sq. Ft.**  
Total Acreage of Annexation:  
**1.354 Acres**  
Existing County Zoning: **C-2**  
Proposed City Zoning: **C-3**  
City Council District: **4**  
Census Tract: **18.08**  
File Number: **AX-32-2022**



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 6-0.