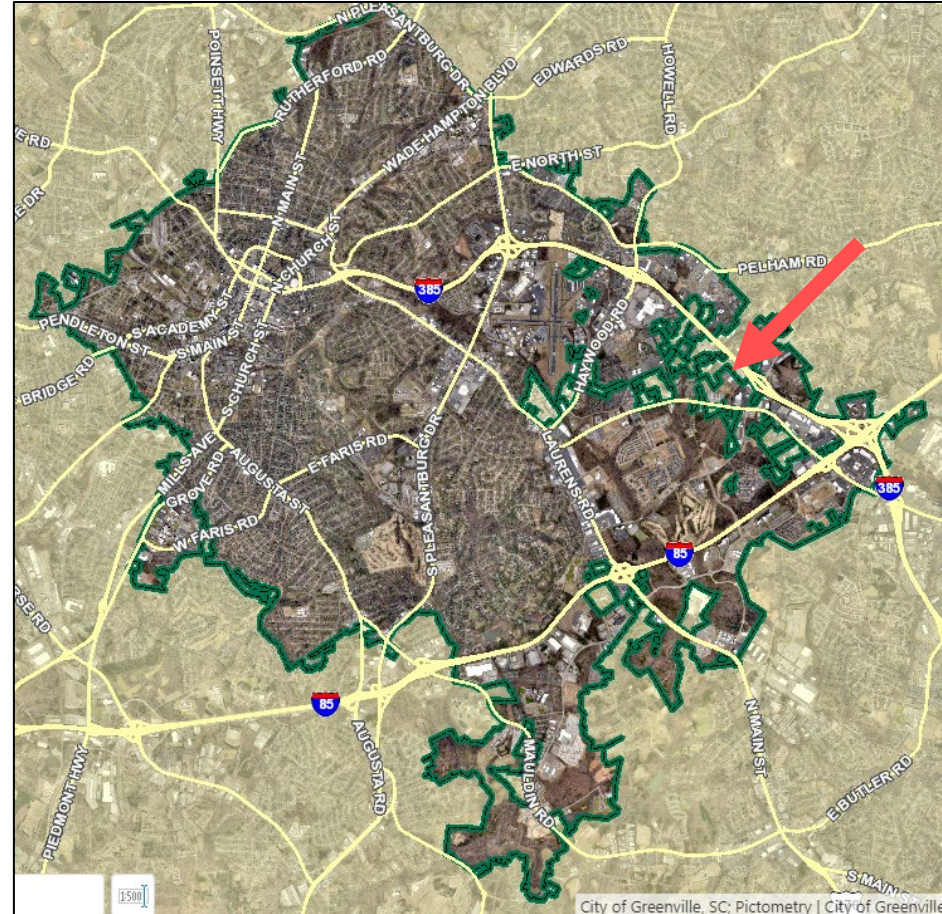


APPLICANT

RDS Associates, LLC

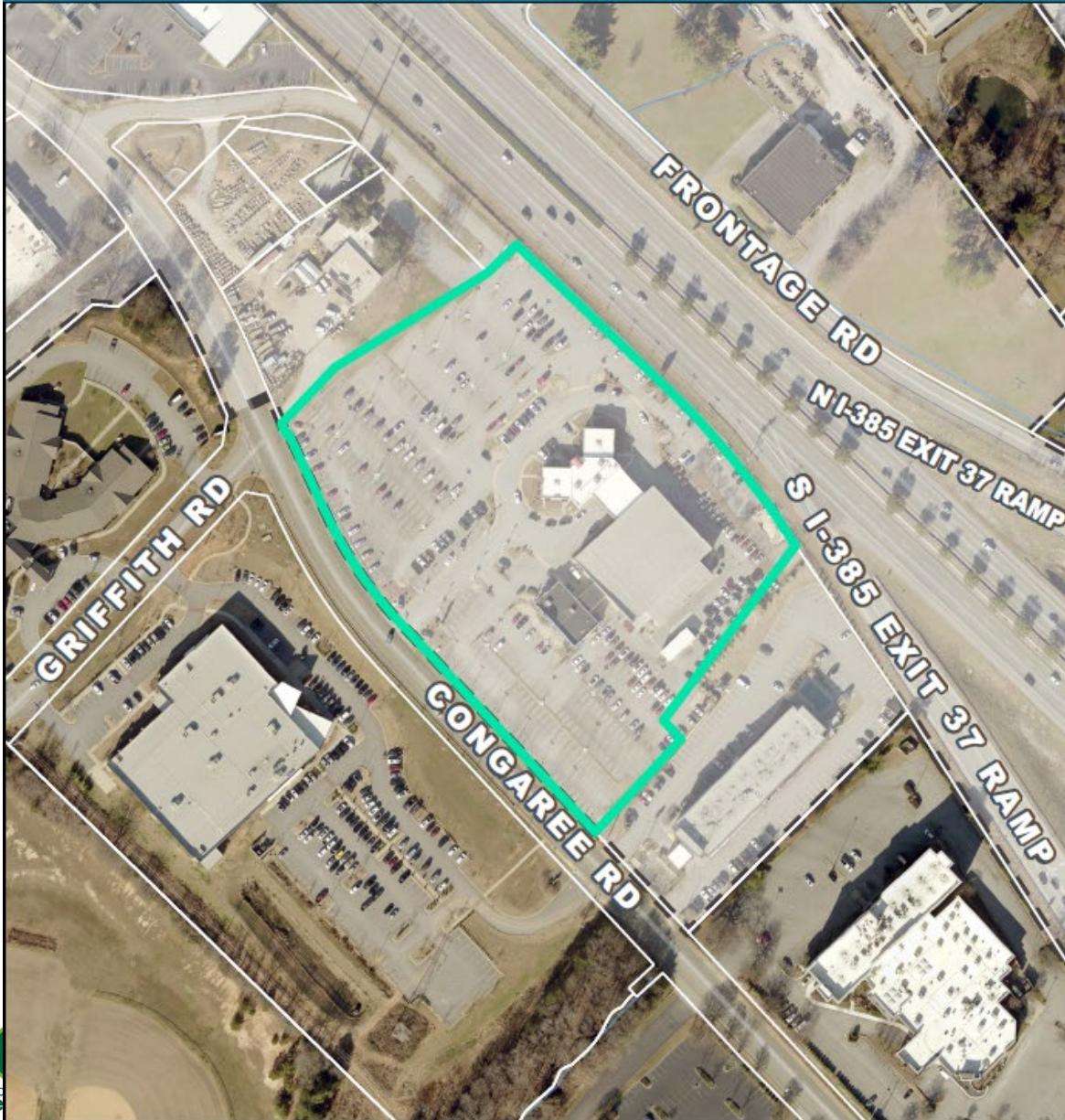
REQUEST

ANNEXATION and **REZONE** of approximately 7.07 acres located at **825, 827 CONGAREE ROAD** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0545010101002)

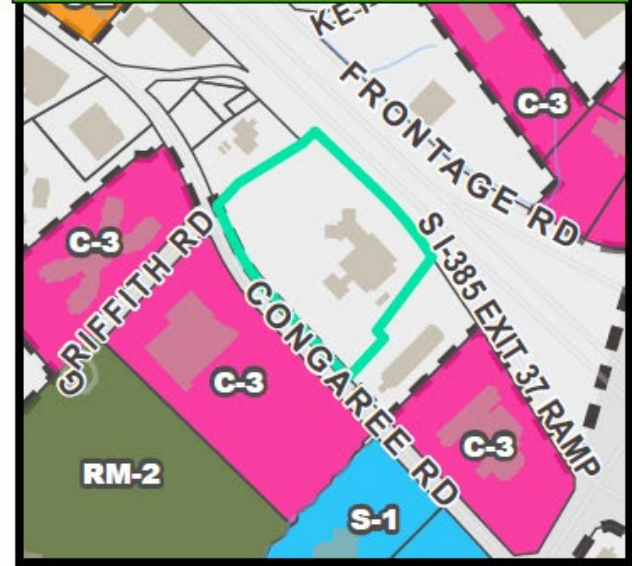


AX-3-2023 | 825, 827 Congaree Road

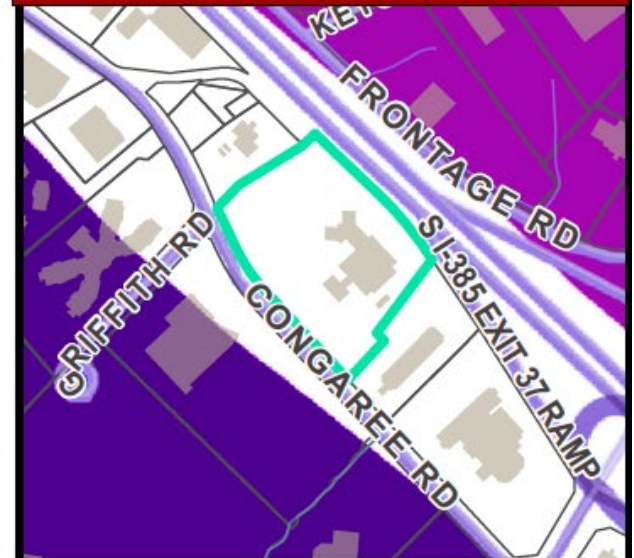
AERIAL VIEW



CURRENT ZONING

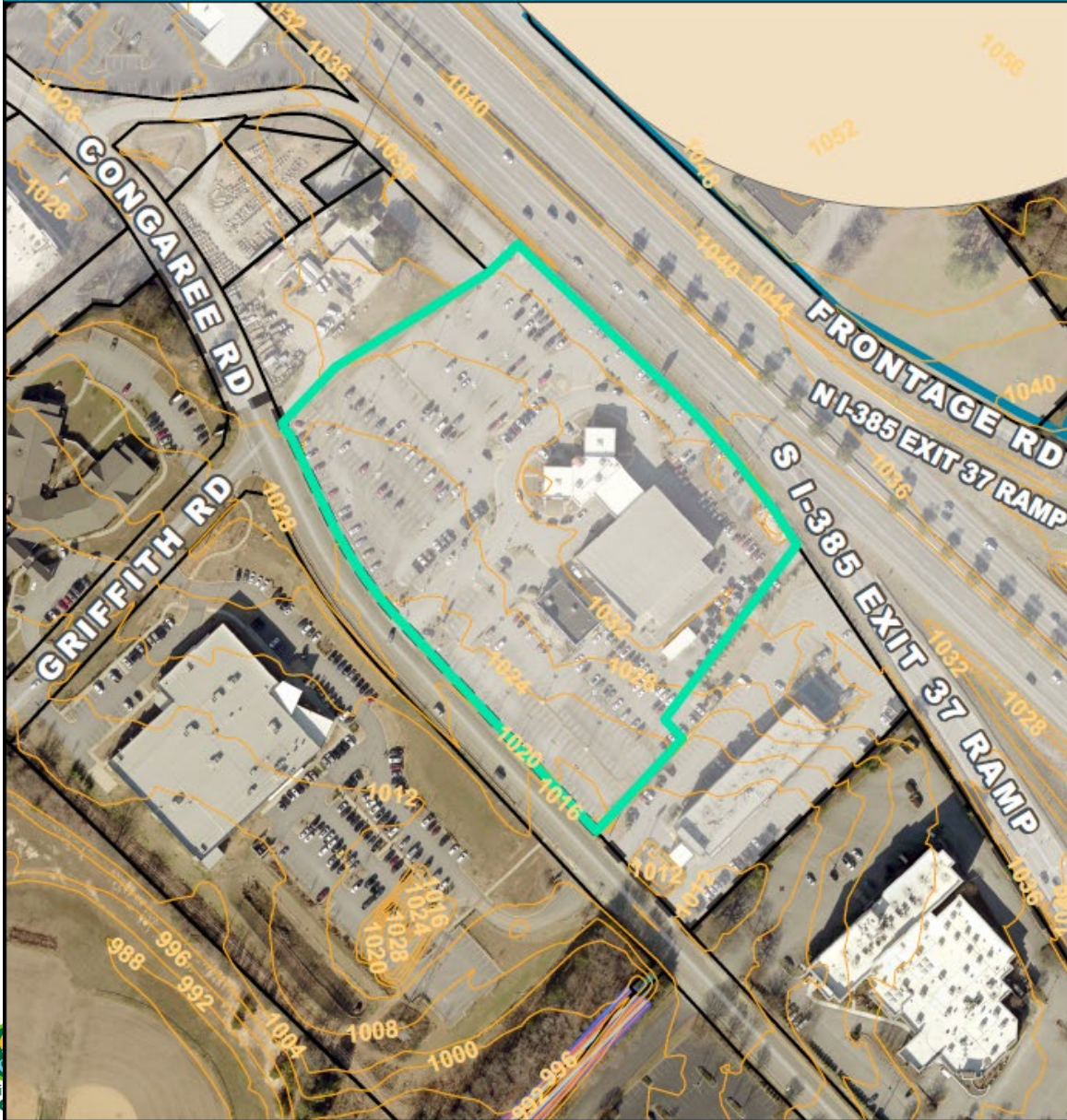


FUTURE LAND USE



AX-3-2023 | 825, 827 Congaree Road

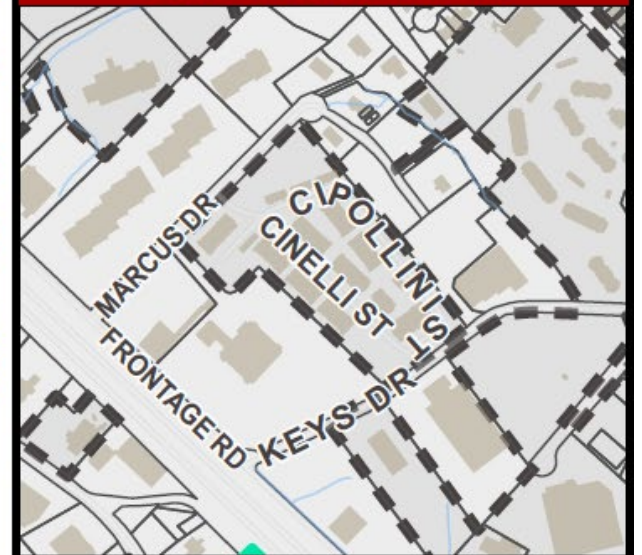
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



PLANNING AND ZONING

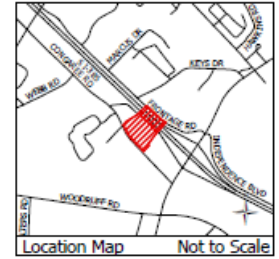
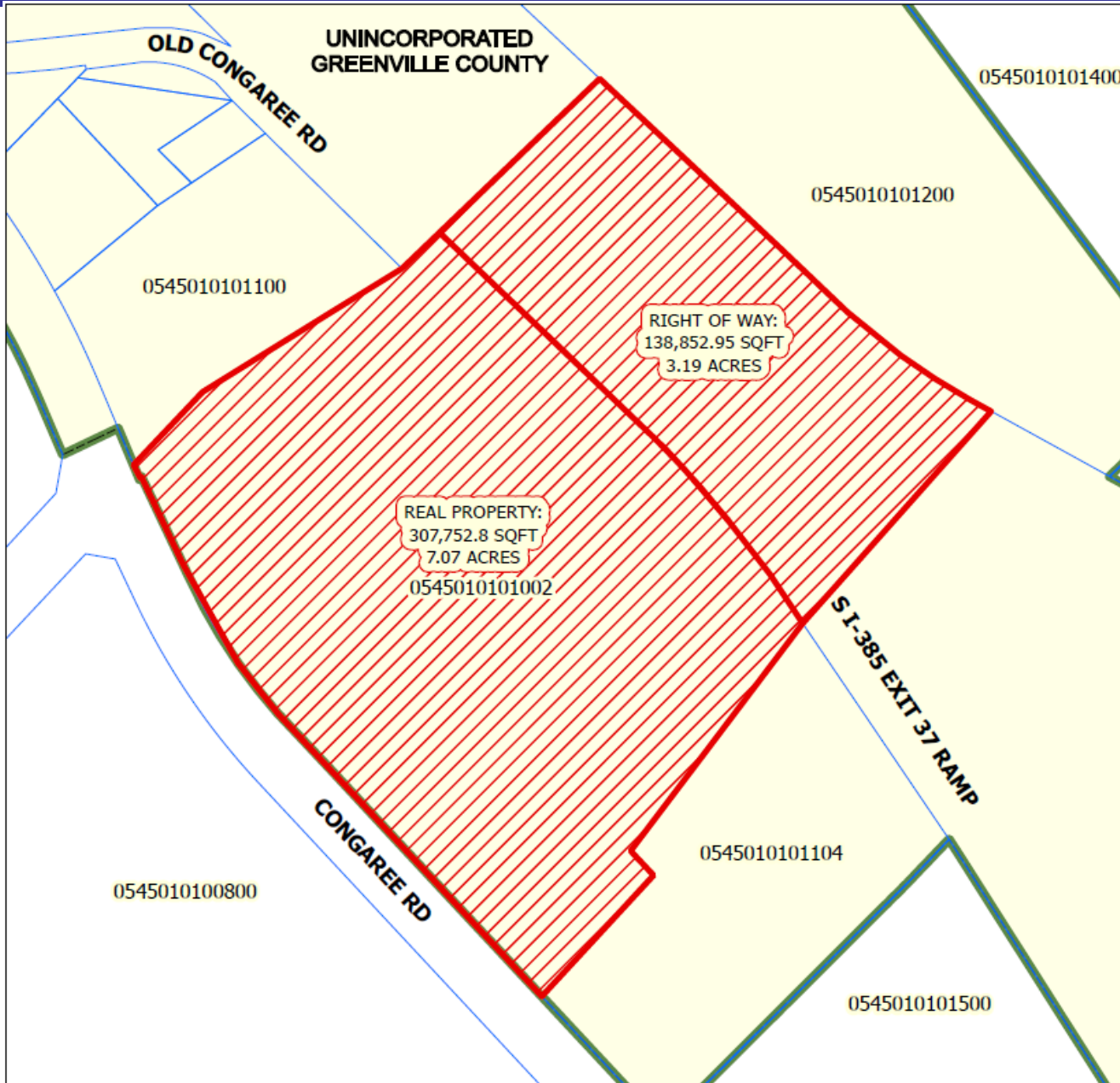
- Zoning – C-3 (proposed)
- Overlay Zone – N/A
- Future Land Use – Regional Mixed-use
- Special Emphasis – N/A
- **Future Zoning: BH**

SERVICES

- Fire – Wade Hampton Fire Department
- Police – City of Greenville Zone 3
- Water – Greenville Water (12, 8” mains)
- Sewer – Metro
- Sanitation – N/A
- City Council – District 4 (Brasington)
- Transportation – SCDOT



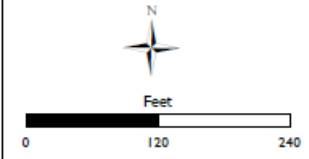
AX-3-2023 | 825, 827 Congaree Road



ANNEXATION MAP for Tax Map No. 0545010101002 into the City of Greenville

- Total Annexation Area
- Greenville City Limits

Total Area of Annexation:
446,605.75 Sq. Ft.
Total Acreage of Annexation:
10.25 Acres
Existing County Zoning: **S-1**
Proposed City Zoning: **C-3**
City Council District: **4**
Census Tract: **18.08**
File Number: **AX-3-2023**



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

- Planning Commission will hold a Public Hearing on March 16, 2023.