	<h2 style="color: green; margin: 0;">REQUEST FOR COUNCIL ACTION</h2> <h3 style="color: green; margin: 0;">City of Greenville, South Carolina</h3> <p style="margin: 5px 0;">TO: Honorable Mayor and Members of City Council</p> <p style="margin: 0 0 5px 0;">FROM: John F. McDonough, City Manager</p>	<p style="margin: 0;">Agenda Item No.</p> <div style="border: 1px solid black; width: 60px; height: 30px; margin: 5px auto; text-align: center; line-height: 30px;">15a</div>
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Ordinance/First Reading
 Ordinance/Second & Final Reading
 Resolution/First & Final Reading
 Information Only

AGENDA DATE REQUESTED: September 26, 2022

ORDINANCE/RESOLUTION CAPTION:
 ORDINANCE TO REZONE APPROXIMATELY 2.64 ACRES OF REAL PROPERTY LOCATED AT NORTH CALHOUN STREET, SOUTH ACADEMY STREET, WARE STREET, AND MCCALL STREET FROM RM-2, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT, AND RDV, REDEVELOPMENT DISTRICT, TO C-4, CENTRAL BUSINESS DISTRICT (TAX MAP NUMBERS: 0079000202800, 0079000202700, 0079000202600, 0079000202501, 0079000202500, 0079000201900, 0079000201400, 0079000201401, 0079000101500) (Z-12-2022)

SUMMARY BACKGROUND:
 SCAP Ware, LLC, on behalf of SCAP Ware, LLC and NV, LLC, owners of property consisting of approximately 2.64 acres located at North Calhoun Street, South Academy Street, Ware Street, and McCall Street (Tax Map Numbers 0079000202800, 0079000202700, 0079000202600, 0079000202501, 0079000202500, 0079000201900, 0079000201400, 0079000201401, 0079000101500) (collectively the "Property"), applied to the City Planning Commission and City Council to rezone the Property from RM-2, Single-family and multifamily residential district, and RDV, Redevelopment district, to C-4, Central business district.

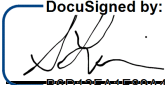

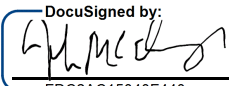
The City Planning Commission, pursuant to public notice, held a public hearing on August 18, 2022, to consider the proposed rezoning, and, following discussion concerning the appropriateness of C-4 for the Property, including land uses permitted within the C-4 district, as well as the previous effort to provide the current RDV zoning classification, the Commission's motion for recommendation of denial passed 6-1 for the proposed zoning designation of C-4, Central business district.

Planning Staff Recommendation: Approve with staff comments

Planning Commission Recommendation: Motion to recommend denial passed 6-1.

IMPACT IF DENIED:
 The Property will not be rezoned.

FINANCIAL IMPACT:
 None

REQUIRED SIGNATURES			
Department Director	DocuSigned by:  _____ <small>B6D12FA1F68A405...</small>	City Attorney	DocuSigned by:  _____ <small>5CBFADF322244F6...</small>
OMB Director	_____ <small>_____</small>	City Manager	DocuSigned by:  _____ <small>FDC2AC15040F440...</small>

A N O R D I N A N C E

TO REZONE APPROXIMATELY 2.64 ACRES OF REAL PROPERTY LOCATED AT NORTH CALHOUN STREET, SOUTH ACADEMY STREET, WARE STREET, AND MCCALL STREET FROM RM-2, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT, AND RDV, REDEVELOPMENT DISTRICT, TO C-4, CENTRAL BUSINESS DISTRICT (TAX MAP NUMBERS 0079000202800, 0079000202700, 0079000202600, 0079000202501, 0079000202500, 0079000201900, 0079000201400, 0079000201401, 0079000101500) (Z-12-2022)

WHEREAS, SCAP Ware, LLC, on behalf of SCAP Ware, LLC and NV, LLC, owners of property consisting of approximately 2.64 acres located at North Calhoun Street, South Academy Street, Ware Street, and McCall Street (Tax Map Numbers 0079000202800, 0079000202700, 0079000202600, 0079000202501, 0079000202500, 0079000201900, 0079000201400, 0079000201401, 0079000101500) (collectively the "Property"), applied to the City Planning Commission and City Council to rezone the Property from RM-2, Single-family and multifamily residential district, and RDV, Redevelopment district, to C-4, Central business district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on August 18, 2022, to consider the proposed rezoning, and following discussion concerning the appropriateness of C-4 for the Property, including land uses permitted within the C-4 district, as well as the previous effort to provide the current RDV zoning classification, the Commission's motion for recommendation of denial passed 6-1 for the proposed zoning designation of C-4, Central business district; and

WHEREAS, City Council finds the C-4, Central business district, compatible with the City's Comprehensive Development Plan and with the zoning of surrounding properties;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be rezoned from RM-2, Single-family and multifamily residential district, and RDV, Redevelopment district, to C-4, Central business district. The attached map shown as Exhibit A and prepared by the City of Greenville Planning and Development Department is incorporated by reference for purposes of identifying the location of the Property. This Ordinance shall be effective upon second and final reading.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT A

