



## REQUEST FOR COUNCIL ACTION

### City of Greenville, South Carolina

Agenda Item No.

15c

**TO:** Honorable Mayor and Members of City Council  
**FROM:** John F. McDonough, City Manager

Ordinance/First Reading  Ordinance/Second & Final Reading  Resolution/First & Final Reading  Information Only

**AGENDA DATE REQUESTED:** April 12, 2021

**ORDINANCE/RESOLUTION CAPTION:**

ORDINANCE TO REZONE APPROXIMATELY 0.0067 ACRE OF REAL PROPERTY LOCATED AT 12 EAST EARLE STREET FROM R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO C-2, LOCAL COMMERCIAL DISTRICT (A PORTION OF TAX MAP NUMBER 0035000400600) (Z-2-2021)

**SUMMARY BACKGROUND:**

Timothy Kearns, who is the agent for Zipang Investments LLC (the "Applicant"), and on behalf of Janet Vogelsang Hursey, who is the owner of property located at 12 Earle Street (Tax Map Number 0035000400600), applied to the City Planning Commission and City Council to rezone a portion of the property (approximately 0.0067 acre) (the "Property") from R-6, Single-family residential district, to C-2, Local commercial district.

The City Planning Commission, pursuant to public notice, held a public hearing on March 18, 2021, to consider the proposed rezoning. The application was recommended for approval by a vote of 6-0 and with the condition that the PO, Preservation overlay district, zoning designation be removed.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Approval by a vote of 6-0

**IMPACT IF DENIED:**

The Property will not be rezoned.

**FINANCIAL IMPACT:**

None

#### REQUIRED SIGNATURES

Department Director Jonathan B. Graham  
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OMB Director \_\_\_\_\_

City Attorney Logan M. Wells  
DocuSigned by:  
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City Manager John McDonough  
DocuSigned by:  
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A N O R D I N A N C E

TO REZONE APPROXIMATELY 0.0067 ACRE OF REAL PROPERTY LOCATED AT 12 EAST EARLE STREET FROM R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO C-2, LOCAL COMMERCIAL DISTRICT (A PORTION OF TAX MAP NUMBER 0035000400600) (Z-2-2021)

WHEREAS, Timothy Kearns, who is the agent for Zipang Investments LLC (the “Applicant”), and on behalf of Janet Vogelsang Hursey, owner of property located at 12 Earle Street (Tax Map Number 0035000400600), applied to the City Planning Commission and City Council to rezone a portion of the property (approximately 0.0067 acre) (the “Property”) from R-6, Single-family residential district, to C-2, Local commercial district; and

WHEREAS, the Property is an appendage to 12 East Earle Street that extends into the established land use boundary between the residential properties on East Earle Street and the non-residential properties on East Stone Avenue; and

WHEREAS, the Property is currently in the Colonel Elias Earle Preservation Overlay District; and

WHEREAS, the Property is currently under purchase contract by the Applicant, which also owns two commercial properties, 15 East Stone Avenue and 17 East Stone Avenue; and

WHEREAS, the Applicant intends to purchase the Property in order to consolidate it with its property at 15 East Stone Avenue and 17 East Stone Avenue for purposes of future redevelopment; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on March 18, 2021, to consider the proposed rezoning, and the Commission recommended approval of the proposed zoning designation of C-2, Local commercial district, and additionally recommended removal of the PO, Preservation overlay district, zoning designation from the Property; and

WHEREAS, City Council finds both the C-2, Local commercial district, classification and the removal of the PO, Preservation Overlay district, zoning classification 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 consisting of approximately 0.0067 acre (a portion of Tax Map Number 0035000400600) shall be rezoned from R-6, Single-family residential district, to C-2, Local commercial district, and the PO, Preservation overlay district, zoning designation shall be removed. The attached maps shown as Exhibit A, prepared by the City of Greenville Zoning Division, and the survey shown as Exhibit B, submitted by the Applicant, are hereby incorporated by reference for purposes of identifying the location of the Property. This Ordinance shall be effective upon second reading.

DONE, RATIFIED AND PASSED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

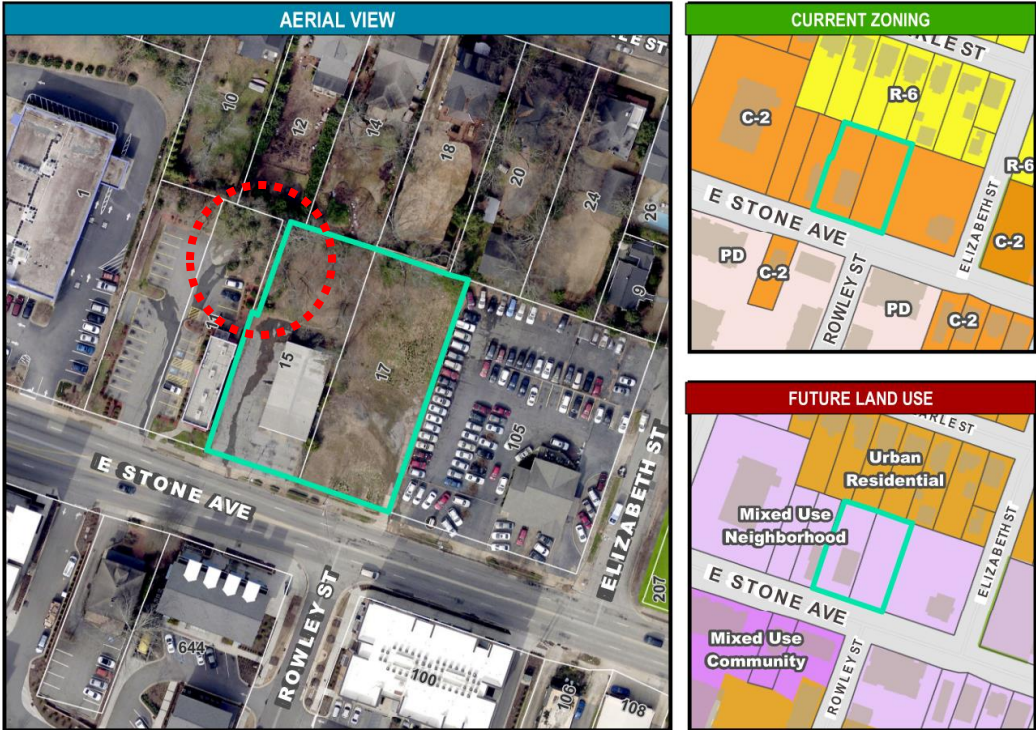
\_\_\_\_\_  
CITY ATTORNEY

REVIEWED:

\_\_\_\_\_  
CITY MANAGER

EXHIBIT A

**Z-2-2021 • 15, 17 E. STONE AVENUE & 12 E.EARLE ST**



**Z-2-2021 • 15, 17 E. STONE AVENUE & 12 E.EARLE ST**

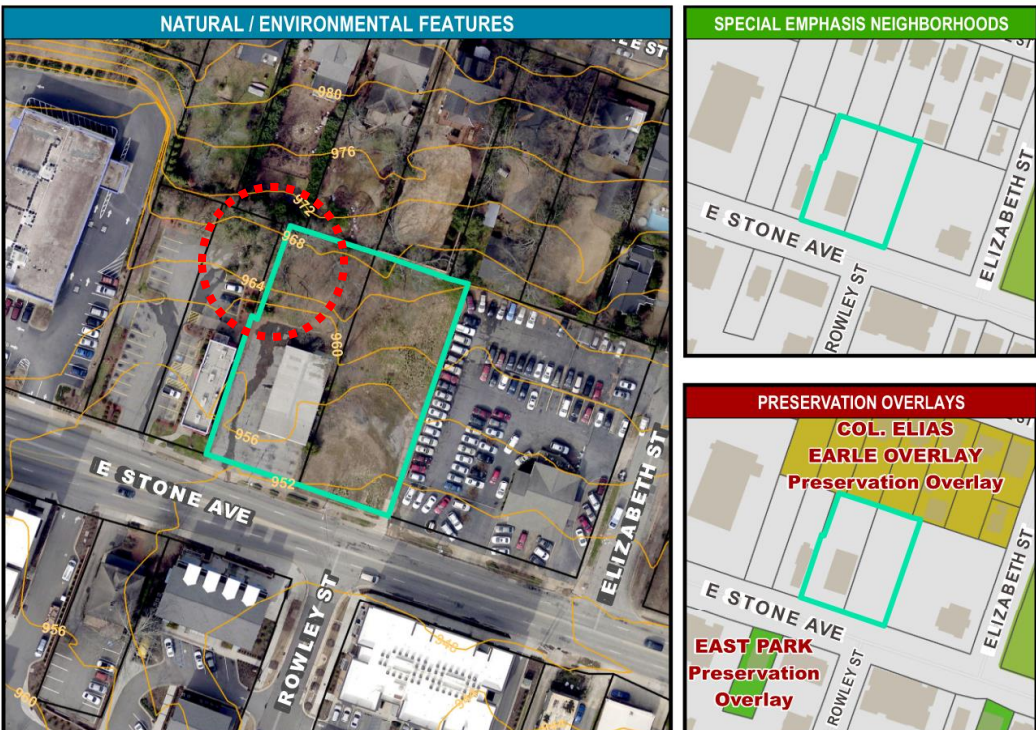


EXHIBIT B

