



AGENDA

FORMAL MEETING OF CITY COUNCIL

MONDAY, MARCH 9, 2026 - 5:30 PM

Greenville City Hall, Council Chambers, 206 S. Main Street

Citizens may access the meeting at the following web address:

<http://greenvillesc.gov/MeetingMedia>

1. Call to Order - Mayor Pro Tem Dorothy H. Dowe

2. Invocation

3. Pledge of Allegiance

4. Roll Call

5. Approval of Minutes

a. Approval of Minutes for meeting on February 23, 2026

6. Communications/Announcements from the Mayor and Council

7. Individuals Addressing Council regarding items on the Agenda

Individuals wishing to address Council are requested to contact the City Clerk by 12:00 p.m. on the day of the meeting to provide their contact information and agenda item they wish to speak on. To sign up, please contact 864-467-4431 or cpitman@greenvillesc.gov.

8. Presentations

None

9. Public Hearing

None

10. Recognitions and Appointments - Boards and Commissions

None

CONSENT AGENDA

<i>There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.</i>
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11. Unfinished Business - (Ordinances - Second and Final Reading)

- a. Ordinance to approve an easement agreement with Greenville Water System for the installation and maintenance of a water line and associated appurtenances over property located on Ridge Road (Tax Map Number M012020100103)
(Roll Call)
- b. Ordinance to annex approximately 1.01 acres of real property at 208, 211, and 305 Minus Street and 113, 117, and 121 Middleton Street and 0.50 acre of adjacent right-of-way, and to provide the zoning designation of RN-A, Neighborhood A District (Tax Map Numbers 0113000905300, 0112001302000, 0112001400101, 0112001400300,

0112001400200, and 0112001400100) (AX-6-2026)
(Roll Call)

- c. Ordinance to annex approximately 1.15 acres of real property and 0.02 acre of adjacent right-of-way at Redland Way and to provide the zoning designation of RH-C, House C District (Tax Map Numbers 0543150100100, 0543150100600, 0543150100800, 0543150101200, AND 0543150102300) (AX-7-2026)
(Roll Call)
- d. Ordinance to annex approximately 5.87 acres of real property at Worley Road and 0.40 acre of adjacent right-of-way, and to provide the zoning designation of RC-3, Community 3 District (Tax Map Number 0174020600500) (AX-9-2026)
(Roll Call)
- e. Ordinance to annex approximately 0.18 acre of real property at 113 David Street and 115 Crest Lane, and to provide the zoning designation of RN-A, Neighborhood A District (Tax Map Numbers 0150001500200 AND 0150001500300) (AX-10-2026)
(Roll Call)

12. New Business - (Ordinances - First Reading)

None

13. New Business - (Resolutions - First and Final Reading)

None

REGULAR AGENDA

14. Unfinished Business - (Ordinances - Second and Final Reading)

None

15. New Business - (Ordinances - First Reading)

- a. Ordinance to appropriate \$500,000 in the Hospitality Tax Fund and Capital Projects Fund for the Lake Conestee Dam Restoration Project
(Roll Call)
- b. Ordinance to annex approximately 41.71 acres of real property and 6.89 acres of adjacent right-of-way located on Andrews Street, Bel Aire Drive, Easley Bridge Road, 4th Street, A Street, 3rd Street, Lyncrest Street, B Street, C, Street, 2nd Avenue, 3rd Avenue, 6th Street, Neubert Street, 5th Street, and an unnamed alley, and to provide the zoning designations of RN-A, Neighborhood A District, and IX, Industrial Flex District (AX-8-2026)
(Roll Call)
- c. Ordinance to abandon surplus right-of-way along Howe Street (AB-1-2025)
(Roll Call)

- d. Ordinance to approve a lease agreement between Tupelo Honey Hospitality Corporation and the city of Greenville for patio area located at 1 North Main Street
(Roll Call)
- e. Ordinance to appropriate \$400,000 in the Capital Projects Fund from the Neighborhood Infrastructure Bond (NIB) Interest for additional construction expenses and the procurement of a generator to establish the Upstate's first Resilience Hub at the Nicholtown Community Center
(Roll Call)

16. New Business - (Resolutions - First and Final Reading)

- a. Resolution to provide for certain certifications regarding an abandoned building and abandoned building sites, according to South Carolina Code of Laws Annotated Section 12-67-100, et seq. located at 505 North Main Street (Tax Map Number 0003000200100)
- b. Resolution of the City Council of the city of Greenville to adopt Fiscal Year 2027 priorities
- c. Resolution approving the execution of a purchase and sale agreement for the acquisition of certain property from Timberland Holding Company, LLC in support of the Downtown Conference Center Project
- d. Resolution approving the execution of a purchase and sale agreement for the acquisition of certain property from United Community Bank in support of the Downtown Greenville Conference Center Project
- e. Resolution approving the execution of a purchase and sale agreement for the acquisition of certain property from Design Development, LLC in support of the Downtown Conference Center Project
- f. Resolution approving the execution of a purchase and sale agreement for the acquisition of certain property from Thryothorus Ludavicianus, LLC in support of the Downtown Greenville Conference Center Project

17. Staff Reports

18. Individuals Addressing Council regarding items not on the Agenda

Individuals wishing to address Council must contact the City Clerk by 12:00 p.m. on the day of the meeting to provide their contact information and the item they wish to speak on. To sign up, please contact 864-467-4431 or cpitman@greenvillesc.gov.

19. Adjourn



MINUTES

FORMAL MEETING OF CITY COUNCIL

City Hall, 206 S. Main Street, Council Chambers
Monday, February 23, 2026 - 5:30 p.m.

1. **CALL TO ORDER**

Mayor Knox H. White

2. **INVOCATION**

Mayor White invited attendees to stand for a moment of silence in remembrance of the late Rev. Jesse Jackson.

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

The following members of City Council were in attendance: Mayor Knox White, John DeWorken, Lillian Flemming, Ken Gibson, Wil Brasington, Tina Belge, and Dorothy Dowe,.

5. **APPROVAL OF THE MINUTES**

February 9, 2026; Approved as submitted

6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**

None

7. **INDIVIDUALS WISHING TO ADDRESS COUNCIL**

None

8. **PRESENTATION**

None

9. **PUBLIC HEARING**

- a. Proposed Abandonment of a portion of property located along East Court Street (AB-3-2025)

Engineering Services Director Clint Link presented a request from Steve Owings for a proposed abandonment of a portion of property on the corner of East Court Street and South Main Street for the purpose of acquiring the square footage needed to develop a parking garage beneath the surface of a proposed five story residential and retail building. Mr. Link stated that the request had been reviewed by the City and local utility providers with no objections found. Mr. Link advised that some property owners did submit inquiries for clarification following public notification but that no objections were received.

Will McAlister, 121 South Main Street, spoke to inquire about a city-owned alley way that leads to the private parking lot of his residence and questioned how the development would occur without cutting off across to this lot during the construction period.

Mr. Link advised that the details for construction had not yet been finalized but that conversations between the City, developer, and property owners will need to occur to coordinate alternative access to the parking lot.

Rob Couch, McMillan Pazdan Smith Architecture, advised that the project has been studied by the firm for about a decade and stated that there would not be significant encroachment or reduction of right-of-way. Mr. Couch also advised that the abandonment was being proposed in conjunction with a Certificate of Appropriateness application to the Design Review Board.

- b. Proposed 75% Method Annexation per S.C. Code of Laws Annotated Section 5-3-150(1) of 41.71 acres of real property and 6.89 acres of adjacent right-of-way located on Andrews Street, Bel Aire Drive, Easley Bridge Road, 4th Street, A Street, 3rd Street, Lyncrest Street, B Street, C Street, 2nd Avenue, 3rd Avenue, 6th Street, Neubert Street, 5th Street, and an unnamed ally (in association with AX-8-2026)

Senior Development Planner Austin Rutherford presented an annexation petition utilizing the 75% Annexation Method of 41.71 acres of real property and 6.89 acres of adjacent right-of-way located comprising the area located at or near 701 Easley Bridge Road. Mr. Rutherford advised that 83% percent of the property owners within the boundaries of the proposed annexation signed the petition and that those who signed own 99% percent of the assessed value.

Mr. Rutherford stated the petitioners requested that the properties be rezoned under the City zoning designations to RN-A, Neighborhood A District, and IX, Industrial Flex District. Mr. Rutherford provided an overview of services that would be assumed or provided by the City upon approval of the annexation, including emergency services, residential recycling and waste collection, and planning and engineering services, and the conduct of municipal elections as well as the expected taxes and fees which will be assumed by property owners.

Chris Hill, 805 Cresent Avenue, spoke as a property owner within the area of the proposed annexation, stating that he has plans to develop his property and that the zoning designations were favorable. Mr. Hill expressed appreciation to Planning staff for their collaboration.

10. APPOINTMENTS – Boards and Commissions

None

CONSENT AGENDA

There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.

Councilmember Gibson moved, seconded by Councilmember DeWorken, to approve second and final reading of agenda items 11a, 11b, 11c, 11d, 11e and 11f of the Consent Agenda. The motion carried unanimously.

11. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

- a. Ordinance to annex approximately 0.22 acre of real property and 0.08 acre of adjacent right-of-way located on West Pine Lake Circle, and to provide the zoning designation of PK, Park District (Tax Map Number 0421000107200) (AX-1-2026)

- b. Ordinance to annex approximately 1.42 acres of real property located on Churchill Circle, and to provide the zoning designation of PK, Park District (Tax Map Number 0392000101501 and a portion of 0393000200900) (AX-2-2026)
 - c. Ordinance to annex approximately 0.97 acre of real property located on Conestee Lake Road, and to provide the zoning designation of PK, Park District (Portion of Tax Map Number 0423000101000) (AX-3-2026)
 - d. Ordinance to annex approximately 0.15 acre of real property and 0.51 acre of adjacent right-of-way located on 1008 Jenkins Street, and to provide the zoning designation of RN-A, Neighborhood A District (Tax Map Number 0112000100100) (AX-4-2026)
 - e. Ordinance to annex approximately 0.21 acre of real property at 805 and 805A Green Avenue and 0.08 acre of adjacent right-of-way, and to provide the zoning designation of RH-D, House D District (Tax Map Number 0107000401300 and 0107000401200) (AX-5-2026)
 - f. Ordinance to abandon portions of unimproved right of way on Darwin Avenue and Rector Street (AB-2-2025)
- 12. NEW BUSINESS – (Ordinance – First Reading)**
None
- 13. NEW BUSINESS – (Resolutions – First and Final Reading)**
None

REGULAR AGENDA

- 14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)**
- a. Ordinance to appropriate \$3,000,000 from the Capital Project Reserve Project in the Capital Projects Fund for the renovation of Greenville’s existing City Hall building
- Councilmember Dowe moved, seconded by Councilmember Brasington, to approve second and final reading.
- The motion carried 6-1, Councilmember Belge opposing.
- 15. NEW BUSINESS – (Ordinances – First Reading)**
- a. Ordinance to approve an easement agreement with Greenville Water System for the installation and maintenance of a water line and associated appurtenances over property located on Ridge Road (Tax Map Number M012020100103)
- Councilmember Dowe moved, seconded by Councilmember Brasington, to approve first reading.
- Councilmember Dowe asked if the agreement was for property across from previously purchased parcels of land which are located on Ridge Road. Mr. Link responded in

the affirmative and stated that the water line would service the side along Mauldin Road. Councilmember Dowe asked if the project would include sewer. Mr. Link advised that the project did not include sewer and that there are sewer lines currently located on the property.

After discussion, the motion carried unanimously.

- b. Ordinance to annex approximately 1.01 acres of real property at 208, 211, and 305 Minus Street and 113, 117, and 121 Middleton Street and 0.50 acre of adjacent right-of-way, and to provide the zoning designation of RN-A, Neighborhood A District (Tax Map Numbers 0113000905300, 0112001302000, 0112001400101, 0112001400300, 0112001400200, and 0112001400100) (AX-6-2026)

Councilmember Dowe moved, seconded by Councilmember Gibson, to approve first reading. The motion carried unanimously.

- c. Ordinance to annex approximately 1.15 acres of real property and 0.02 acre of adjacent right-of-way at Redland Way and to provide the zoning designation of RH-C, House C District (Tax Map Numbers 0543150100100, 0543150100600, 0543150100800, 0543150101200, AND 0543150102300) (AX-7-2026)

Councilmember Dowe moved, seconded by Councilmember DeWorken, to approve first reading. The motion carried unanimously.

- d. Ordinance to annex approximately 5.87 acres of real property at Worley Road and 0.40 acre of adjacent right-of-way, and to provide the zoning designation of RC-3, Community 3 District (Tax Map Number 0174020600500) (AX-9-2026)

Councilmember Dowe moved, seconded by Councilmember Gibson, to approve first reading.

Greenville County Redevelopment Authority Executive Director Joe Smith advised that the property would be developed to provide a 72-units for senior housing. Mr. Smith expressed appreciation for the City's collaboration with planning and engineering.

Mayor White commented on the improved partnership with the Greenville County Redevelopment Authority to provide affordable housing.

After discussion, the motion carried unanimously.

- e. Ordinance to annex approximately 0.18 acre of real property at 113 David Street and 115 Crest Lane, and to provide the zoning designation of RN-A, Neighborhood A District (Tax Map Numbers 0150001500200 AND 0150001500300) (AX-10-2026)

Councilmember Dowe moved, seconded by Councilmember Brasington, to approve first reading. The motion carried unanimously.

16. NEW BUSINESS – (Resolution – First and Final Reading)

- a. Resolution to approve the addition of the Paddock at the Phillips Family Farm in the Greenville Zoo to the schedule of naming opportunities, and to approve a naming agreement with Samaritan Biologics, LLC

Councilmember Brasington moved, seconded by Councilmember Dowe, to approve first and final reading. The motion carried unanimously.

17. STAFF REPORTS

City Manager Shannon Lavrin provided information on the following items:

- a. Greenville Zoo Foundation. Ms. Lavrin expressed appreciation to the Greenville Zoo Foundation for their efforts in securing donors for projects within the Zoo and advised that the Greenville Zoo was mentioned in an article in Travel and Leisure magazine.
- b. City Council Retreat. Ms. Lavrin expressed appreciation to City Council and staff for an engaged retreat work session held on February 12 and 13. Ms. Lavrin advised that city staff are working to codify Council priorities and that annual budget discussions will begin in April.

Councilmember Flemming expressed appreciation to city staff for organizing a memorial program for Rev. Jesse Jackson held prior to the formal meeting.

Mayor White provided reflections on the City's relationship with Rev. Jackson.

18. Individuals Addressing Council regarding items not on the Agenda

Clarence Thornton, 114 Douthit Street, spoke to advocate for land markers for civil rights leaders to be placed in Greenville.

- 19. ADJOURN.** There being no further business, the meeting adjourned at 6:03 p.m.

KNOX H. WHITE, MAYOR

CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON FEBRUARY 20, 2026.



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council

FROM: Shannon Lavrin, City Manager

Agenda Item No.

11a

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO APPROVE AN EASEMENT AGREEMENT WITH GREENVILLE WATER SYSTEM FOR THE INSTALLATION AND MAINTENANCE OF A WATER LINE AND ASSOCIATED APPURTENANCES OVER PROPERTY LOCATED ON RIDGE ROAD (TAX MAP NUMBER M012020100103)

SUMMARY BACKGROUND:

Greenville Water System has requested a permanent easement to install and maintain a new water main to be located on city of Greenville property located on Ridge Road.

IMPACT IF DENIED:

The water line will not be installed.

FINANCIAL IMPACT:

N/A

REQUIRED SIGNATURES

Department Director

Signed by:

Clint Link

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City Attorney

DocuSigned by:

Leigh Paolletti

5CBFADF322244F8...

Signed by:

Shannon Lavrin

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Chief Financial Officer

City Manager

A N O R D I N A N C E

TO APPROVE AN EASEMENT AGREEMENT WITH GREENVILLE WATER SYSTEM FOR THE INSTALLATION AND MAINTENANCE OF A WATER LINE AND ASSOCIATED APPURTENANCES OVER PROPERTY LOCATED ON RIDGE ROAD (TAX MAP NUMBER M012020100103)

WHEREAS, the City of Greenville (the “City”) is the owner of property located on Ridge Road identified at Tax Map Number M012020100103; and

WHEREAS, Greenville Water System has facilities within the area and is requesting to construct new water lines across the City’s property as part of water line upgrades to replace aging infrastructure; and

WHEREAS, Greenville Water System is requesting easements across the City’s property on Ridge Road for the construction and maintenance of new facilities as shown on Exhibit 1 to the attached Easement Agreements, which are attached hereto and incorporated herein as Attachment 1;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, City Council approves entering into an Easement Agreement in favor of Greenville Water System for the installation and maintenance of a water line and associated appurtenances onto the portion of the City Property shown in Exhibit 1 (30’ Water Line Easement and 10’ Temporary Construction Easement), on a form, and subject to the terms and conditions, that are substantially similar to those as set out in the attached Easement Agreement incorporated herein as Attachment 1. The City Manager, in consultation with the City Attorney, may make or accept minor modifications to the wording and designations of the attached documents as may be necessary or appropriate, provided there is no compromise of the substantive purposes of this Council action. Should the City Manager or City Attorney, or both, determine that any modification of previously negotiated terms is significant and warrants further action by City Council, then the matter shall be presented to Council for further review before the final execution.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

ATTACHMENT 1

DEED TO RIGHT OF WAY & EASEMENT AGREEMENT

STATE OF SOUTH CAROLINA) CROSSTOWN PROJECT
) Greenville County Block Book Designation as
 COUNTY OF GREENVILLE) of: District Sheet Block Lot
) Block Book: M012.02-01-001.03

KNOW ALL MEN BY THESE PRESENTS: That City of Greenville, Grantor(s), in consideration of \$600 paid by the Commissioners of Public Works of the City of Greenville, S.C., a political subdivision of the State of South Carolina exempt from recording fees under S.C. Code Ann., § 12-24-40(2), Grantee, its successors and assigns, receipt of which is hereby acknowledged, do hereby grant and convey unto said Grantee the right, privilege and easement to go in and upon the Property ("Property") situated in the above State and County aforesaid and deed to which is recorded in the office of the ROD, of said State and County in Deed Book 1889 at Page 841 encroaching on my (our) land a distance of 203.6 linear feet, more or less, and being on portions of my (our) said land, said portions being 30' in width, together with a temporary easement in and over my (our) tract(s) of my (our) said land a distance of 204.7 linear feet, more or less, being 10' in width. The easement granted is more particularly described as follows:

A Temporary Construction Easement in and over the Property consisting of approximately 2,048 square feet (±0.05 Ac.), reference being made to the attached drawing marked as "Exhibit Prepared for: Greenville Water – A Permanent Water Line and Temporary Construction Easement Over the Property of: City of Greenville", dated April 3, 2025, as to the location of said Temporary Construction Easement.

A Permanent Easement in and over the Property consisting of approximately 6,109 square feet (±0.14 Ac.), reference being made to the attached drawing marked as "Exhibit Prepared for: Greenville Water – A Permanent Water Line and Temporary Construction Easement Over the Property of: City of Greenville", dated April 3, 2025 as to the location of said Permanent Easement. ("Premises")

TMS# M012.02-01-001.03

Grantee's Address: Greenville Water, P.O. Box 687, Greenville, SC 29601

The Grantor(s) herein by these presents warrants that they are legally qualified and entitled to grant an easement with respect to the lands described herein and that there are no liens, mortgages, or other encumbrances to a clear title to these lands, except as follows: None.

The expression or designation "Grantor" wherever used herein shall be understood to include the Grantor(s), their heirs, successors, and assigns, and the Mortgagee, if any there be.

The within conveyance includes all water mains, inlet service lines, valves and appurtenances installed and located in or along the Premises as part of the existing water service,

if any, or as shown on the attached drawing(s) or hereinafter installed, ("System") and also includes the right and privilege to maintain said System, and to construct upon and through the Premises, in a proper manner, such pipeline, appurtenances and necessary apparatus incident thereto, using the necessary appliances and machinery for such work for the purpose of conveying water through the Premises, together with the right at all times to enter upon the Property for the purpose of inspecting said System and making necessary repairs and alterations thereon, together with the right to have access to Property at all times as necessary for the maintenance of the System, and the Grantor shall make no other use of the Premises or grant other easements or rights of way that, in the opinion of the Grantee, in any way endanger or interfere with the proper operation of, or access to, the Premises and appurtenances conveyed herein.

It is understood and agreed that:

1. Grantor shall not be entitled to any damages or further consideration for the acceptance of such System by the Grantee. The location of pipeline or lines presently installed or as shown on the attached drawing, shall determine the definite location of the easement herein granted.

2. Grantor may not erect a building or other structure over any underground use of Grantee nor so close thereto as to impose any load thereon. If Grantor erects any such building or other structure, then no claim for damages shall be made by the Grantor on account of any damage that might occur to such structure, building, or contents thereof due to the operation or maintenance, or negligence of operation or maintenance, of Grantee's pipelines or their appurtenances, or any accident or mishap that might occur therein or thereto.

3. Grantee shall have the right, privilege and easement to enter upon and exit from the Property for the purposes of reading, operating, maintaining, replacing and adding to the water lines, meters, and other appurtenances located on the Property.

4. Grantor shall make access to the Premises available at all times to Grantee's agents and contractors, and especially during times of emergency, for the purposes of making repairs upon the System. Grantee does not accept, and Grantor expressly waives any and all claims or damage arising out of the installation of or addition to said System.

5. Grantee shall have the right to cut and dig trenches and perform underground drilling within the Premises to service, repair or replace the System. Grantee shall not be responsible for repaving or resodding said Premises; only repaving strips disturbed during such work or applying seed and straw to disturbed areas.

6. This agreement shall extend to and bind the parties and each of their heirs, successors, and assigns. All rights, privileges, benefits, and burdens created herein are covenants and agreements running with the land and bind and inure to the benefit and burden of Grantor, Grantee, and their respective heirs, successors, and assigns. The failure of the Grantee to exercise any of the rights herein granted at any time or from time to time shall not be construed as a waiver or abandonment of such rights.

7. The Temporary Construction Easement herein conveyed expires one (1) year after

construction is completed.

8. The payment and privileges above specified are hereby accepted in full settlement of all claims and damages of whatever nature for this easement.

IN WITNESS WHEREOF the hand and seal of the Grantor(s) herein and of the Mortgagee, if any, has hereunto been set this _____ day of __, 2025.

SIGNED, sealed and delivered in the presence of:

_____ (Seal) Witne ss #1 Print Name: _____	_____ City of Greenville
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Witness #2
Print Name: _____

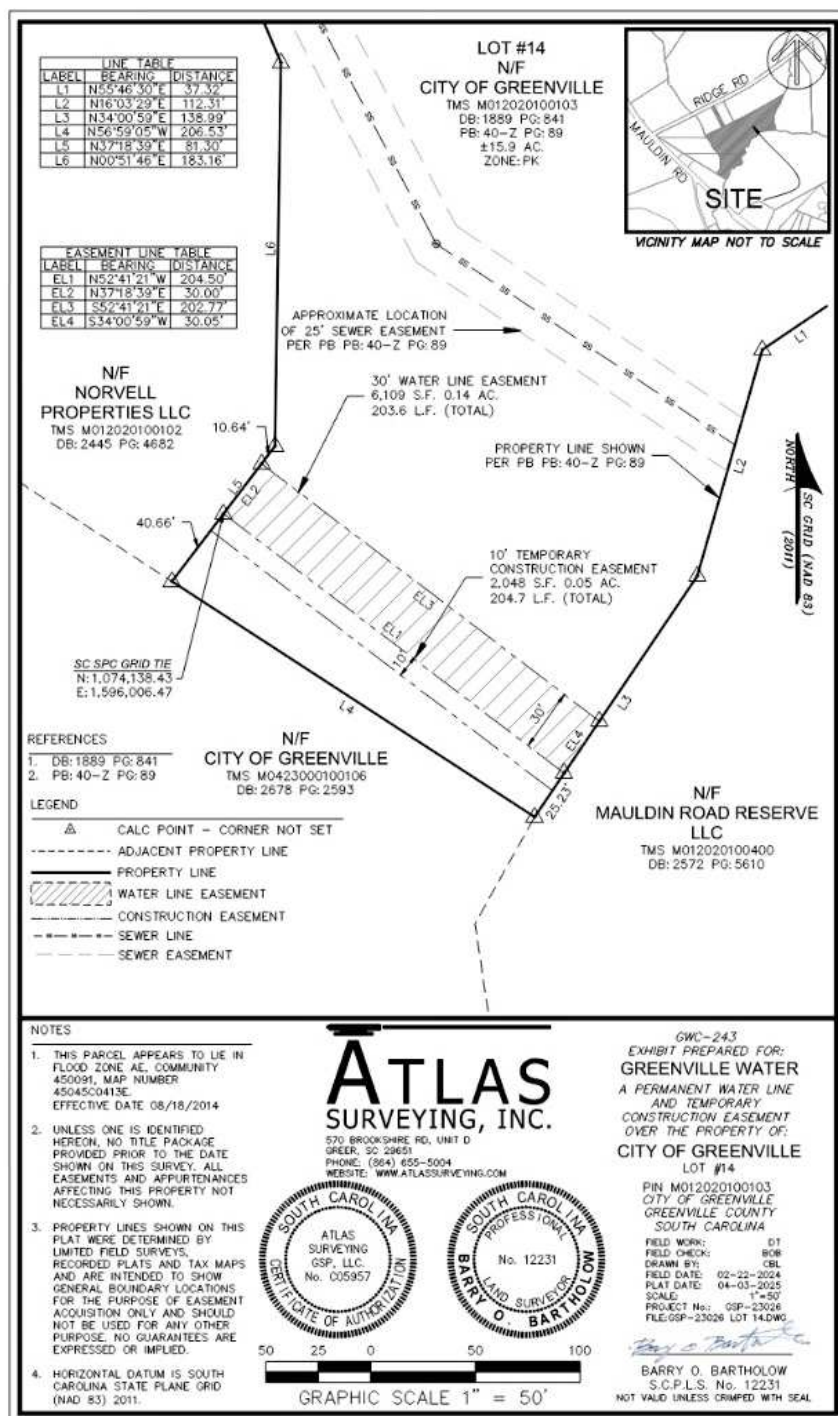
STATE OF _____ COUNTY OF _____ **ACKNOWLEDGEMENT**

I, the undersigned Notary Public, do hereby certify that the Persons(s) above named personally appeared before me on this day and acknowledged the due execution of the foregoing document.

SWORN to me this _____
Day of _____, 2025.

Notary Public for South Carolina
Print Name: _____ My Commission Expires: _____

EXHIBIT 1





REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Shannon Lavrin, City Manager

Agenda Item No.

11b

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO ANNEX APPROXIMATELY 1.01 ACRES OF REAL PROPERTY AT 208, 211, AND 305 MINUS STREET AND 113, 117, AND 121 MIDDLETON STREET AND 0.50 ACRE OF ADJACENT RIGHT-OF-WAY, AND TO PROVIDE THE ZONING DESIGNATION OF RN-A, NEIGHBORHOOD A DISTRICT (TAX MAP NUMBERS 0113000905300, 0112001302000, 0112001400101, 0112001400300, 0112001400200, AND 0112001400100) (AX-6-2026)

SUMMARY BACKGROUND:

A proper petition for annexation of contiguous real property consisting of approximately 1.01 acres located at 208, 211, and 305 Minus Street and 113, 117, and 121 Middleton Street (Tax Map Numbers 0113000905300, 0112001302000, 0112001400101, 0112001400300, 0112001400200, and 0112001400100) and 0.50 acre of adjacent right-of-way, together comprising approximately 1.51 acres to be annexed (collectively, the "Property"), has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code of Laws Annotated Section 5-3-150(3). An application has been made to City Planning Commission and City Council to rezone the Property from county zoning designations of R-6, Single-family residential district, and R-7.5, Single-family residential district, to city zoning designation RN-A, Neighborhood A District

The City Planning Commission, pursuant to public notice, held a public hearing on February 5, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 6-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Motion to Approve Passed 6-0

IMPACT IF DENIED:

The Property will not be annexed and rezoned.

FINANCIAL IMPACT:

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

REQUIRED SIGNATURES

Department Director

Signed by:

Mary Douglas Hirsch

AF9CCB743D694BC...

City Attorney

DocuSigned by:

Leigh Padletti

5CBFADF32244F8...

Signed by:

Chief Financial Officer

City Manager

Shannon Lavrin

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A N O R D I N A N C E

TO ANNEX APPROXIMATELY 1.01 ACRES OF REAL PROPERTY AT 208, 211, AND 305 MINUS STREET AND 113, 117, AND 121 MIDDLETON STREET AND 0.50 ACRE OF ADJACENT RIGHT-OF-WAY, AND TO PROVIDE THE ZONING DESIGNATION OF RN-A, NEIGHBORHOOD A DISTRICT (TAX MAP NUMBERS 0113000905300, 0112001302000, 0112001400101, 0112001400300, 0112001400200, AND 0112001400100) (AX-6-2026)

WHEREAS, a proper petition for annexation of contiguous real property consisting of approximately 1.01 acres located at 208, 211, and 305 Minus Street and 113, 117, and 121 Middleton Street (Tax Map Number 0113000905300, 0112001302000, 0112001400101, 0112001400300, 0112001400200, and 0112001400100) and 0.50 acre of adjacent right-of-way, together comprising approximately 1.51 acres to be annexed (collectively, the "Property"), has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code of Laws Annotated Section 5-3-150(3); and

WHEREAS, an application has been made to City Planning Commission and City Council to rezone the Property from county zoning designations of R-6, Single-family residential district, and R-7.5, Single-family residential district, to city zoning designation RN-A, Neighborhood A District; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on February 5, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 6-0; and

WHEREAS, City Council has reviewed the application of the owners and the staff recommendation and has found the proposed zoning designation of RN-A, Neighborhood A District, to be compatible with the GVL2040 Comprehensive Plan; and

WHEREAS, City Council has determined that annexation of the Property would promote the City's policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly in the attached Exhibits A and B, providing the annexation map and property description of Tax Map Numbers 0113000905300, 0112001302000, 0112001400101, 0112001400300, 0112001400200, and 0112001400100, respectively. The annexed Property is provided the zoning designation RN-A, Neighborhood A District, shall be incorporated into the City's Sterling Special Emphasis Neighborhood, and shall be included in City Council District 2.

Upon annexation, the Property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City's Floodplain Management Regulations, as from time to time amended.

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2026 tax year.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY

REVIEWED

CITY MANAGER

EXHIBIT A

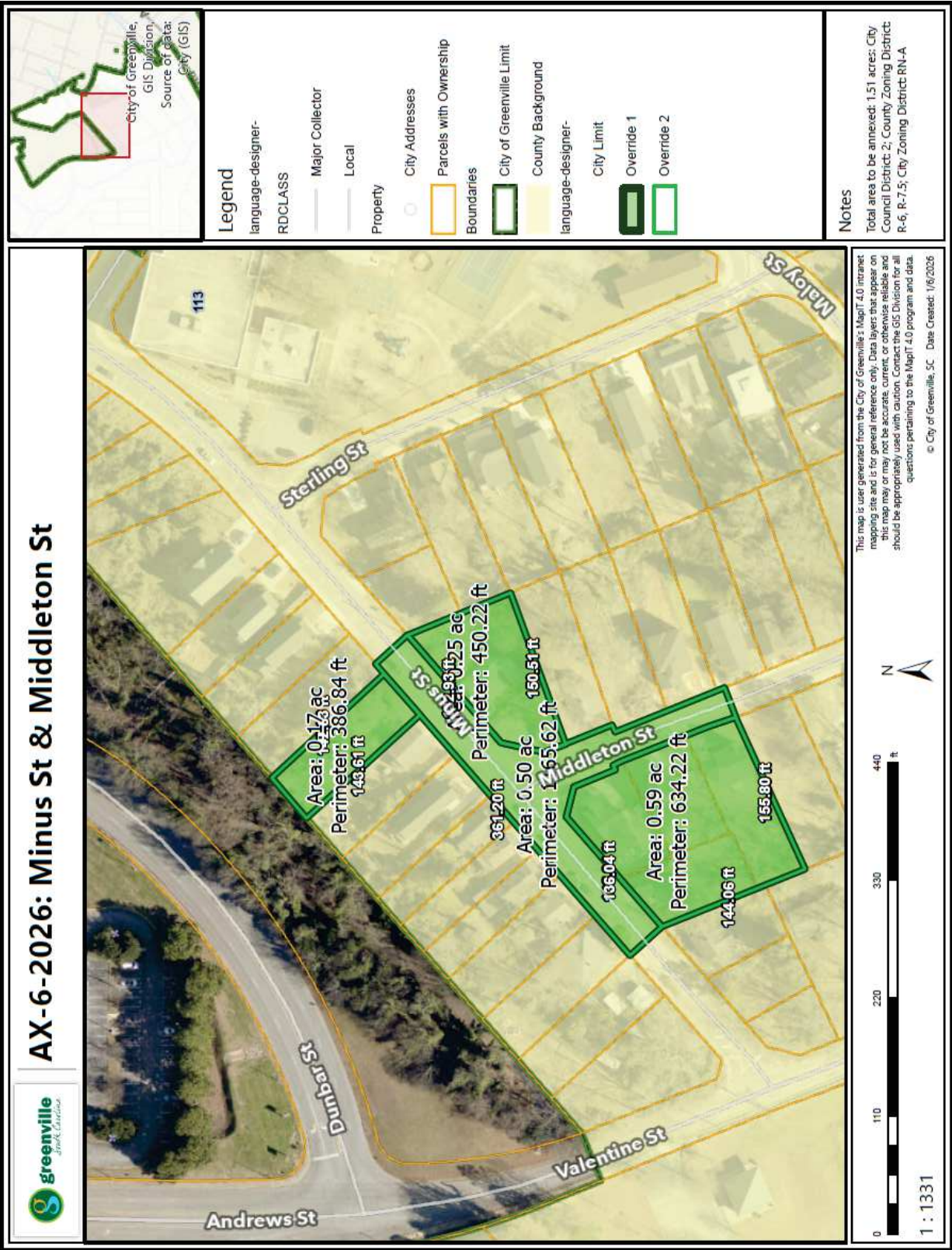


EXHIBIT B

Property Description

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE AND BEING DESIGNATED AS THE MAJOR PORTION OF LOT 9, "BLOCK D" OF STERLING ANNEX SUBDIVISION AS SHOWN ON A SURVEY ENTITLED "PROPERTY SURVEY FOR STEALI LAND, LLC" PREPARED BY I.A. ROMO, PLS DATED FEBRUARY 25, 2001 AND RECORDED IN PLAT BOOK 1391 AT PAGE 34 IN THE REGISTER OF DEEDS OFFICE FOR GREENVILLE COUNTY. REFERENCE IS MADE TO SAID PLAT FOR A MORE DETAILED METES AND BOUNDS DESCRIPTION OF SUBJECT PROPERTY.

THIS BEING THE SAME PROPERTY CONEYED TO STEALI LAND, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY BY DEED OF RICH INVESTEMENTS REALTY, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY DATED 3/2/2021 RECORDED 3/2/2021 IN DEED BOOK 2617 AT PAGE 3330 IN THE ROD OFFICE FOR GREENVILLE COUNTY.

TMS# 0113000905300

Together with:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 9, Block B, on a plat entitled "Property of Thos F. Parker, Sterling-Annex-Subdivision", prepared by C.M. Furman, Jr., dated July, 1919 and recorded in Plat Book E at Page 141, in the ROD Office for Greenville County, SC. Reference is hereby made to said plat of record for a more complete and accurate description as to the metes and bounds, courses and distances as appear thereon.

LESS AND EXCEPT:

All that certain piece, parcel of land containing 1,683 square feet (0.039 acres), more or less, and all improvements thereon, if any, as shown on a plat entitled "Right of Way Acquisition Drawing" on Exhibit A attached to Deed from Calvin A. Bassard to the County of Greenville, dated March 19, 2014 and recorded April 22, 2014 in Deed Book 2442 at Page 5075, in the ROD Office for Greenville County, SC.

TMS: 0112.00-13-020.00

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Greenville, being shown and designated as Parcel A on a plat entitled, "BOUNDARY SURVEY FOR: VENTURE HOME BUYERS, LLC," dated July 19, 2022, last revised March 7, 2023, by Horizon Surveying LLC and recorded in Plat Book 1457 at Page 97 in the ROD Office for Greenville County, South Carolina. Reference to said plat is hereby made for a more complete description thereof.

BEING a portion of the same property conveyed unto Venture Home Buyers, LLC and Christopher Johnson by Deed of Clayton Alexander dated May 3, 2022 and recorded July 19, 2022 in the ROD Office for Greenville County, South Carolina in Book 2663 at Page 1273. THEN a portion of the same property conveyed unto Venture Home Buyers, LLC by Deed of Christopher Johnson dated April 4, 2023 and recorded April 6, 2023 in said ROD Office in Book 2684 at Page 5969.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Mailing Address: 305 Minus Street, Greenville, SC 29601


Grantee(s) initials

TMS No.: 0112.00-14-001.01

All that certain piece, parcel or lot of land, lying and being in the County of Greenville, State of South Carolina, shown as Parcel C, containing 0.14 ac., more or less, as shown on a plat entitled "Boundary Survey for Venture Home Buyers, LLC" prepared by Horizon Surveying, LLC, dated July 19, 2022 and recorded in Plat Book 1457 at Page 97 in the Office of the Register of Deeds for Greenville County. Reference to said plat is hereby made for a more complete metes and bounds description thereof.

This being the same property conveyed unto Blue Heron #1, LLC, a South Carolina Limited Liability Company by Deed from Venture Home Buyers, LLC, dated April 19, 2023 and recorded on May 4, 2023 in Deed Book 2687 at Page 2175 in the Office of the Register of Deeds for Greenville County.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Mailing Address: 117 Middleton Street, Greenville, SC 29601


Grantee(s) initials

TMS No.: 0112.00-14-002.00

All Grantor's right, title and equitable or legal interest in and to:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 16 in Block C, on a plat entitled, "Property of Tho's F. Parker Sterling Anex Subdivision, " prepared by C.M. Furman, Jr., and recorded in the Register of Deeds Office for Greenville County in Plat Book E, Page 141, and being shown on a more recent plat as Lot 16 Sterling Annex Subdivision, on a plat entitled, "Survey for Craftwell, LLC," prepared by EAS Professionals, Inc., and recorded in the Register of Deeds Office for Greenville County in Plat Book 1419 at Pages 64-65. Reference to said more recent plat is hereby made for a more complete description thereof.

DERIVATION:

This being the same property conveyed to Craftwell, LLC by deed of Chris Brooks dated November 15, 2021 and recorded on November 15, 2021 in Deed Book 2641 at Page 443 and re-recorded January 10, 2022 in Deed Book 2645 at Page 5328 in the Office of the Register of Deeds for Greenville County, South Carolina.

Greenville County Tax Map No.: 0112001400300

Grantee Address: 113 Middleton Street, Greenville, SC 29601

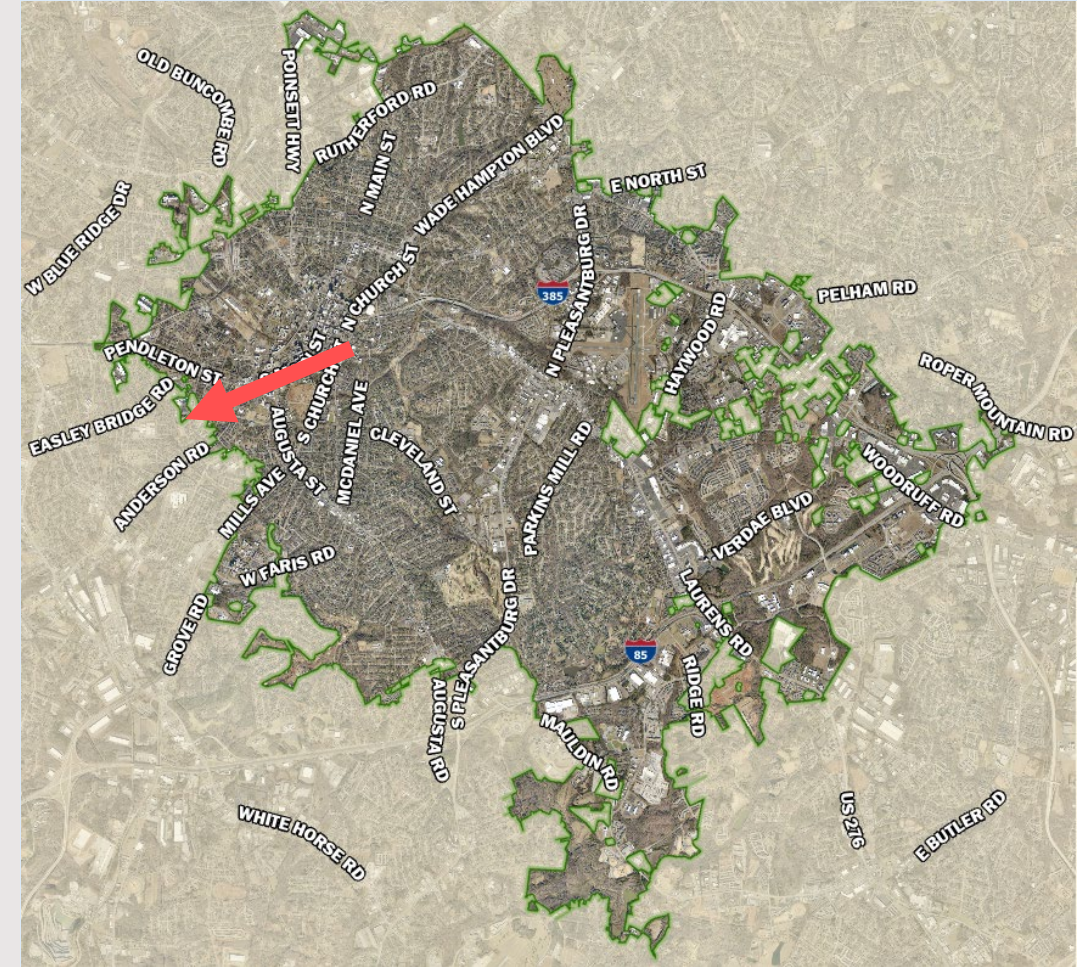
Property Description for Right-of-Way

To include the 0.50 acre of adjacent Minus Street and Middleton Street right-of-way as shown within the associated Annexation Map exhibit.

AX-6-2026 | Minus Street & Middleton Street

REQUEST

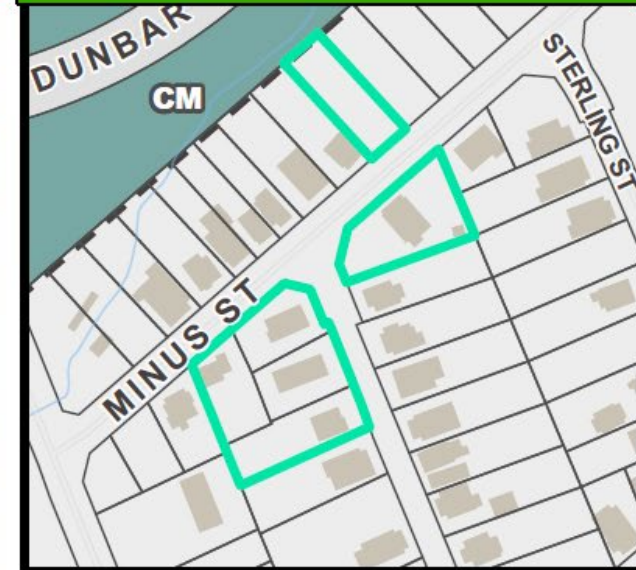
ANNEXATION and REZONE of approximately 1.01 acres located at **208, 211, AND 305 MINUS STREET AND 113, 117, AND 121 MIDDLETON STREET** from R-6, Single-family residential district, and R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM#s 0113000905300, 0112001302000, 0112001400101, 0112001400300, 0112001400200, and 0112001400100)



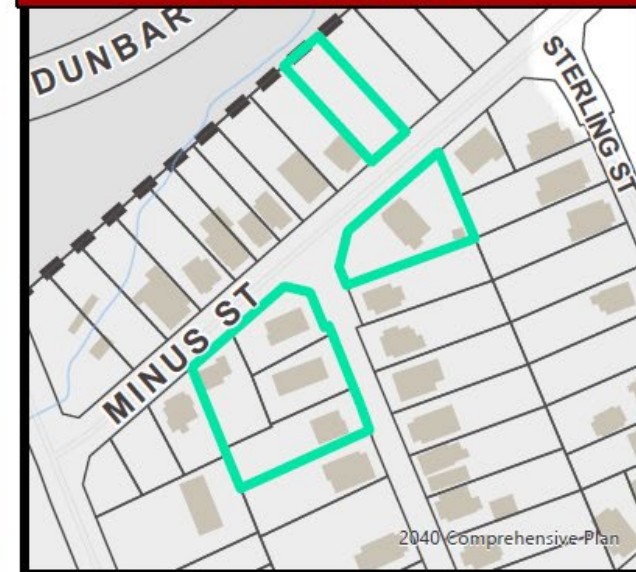
AERIAL VIEW



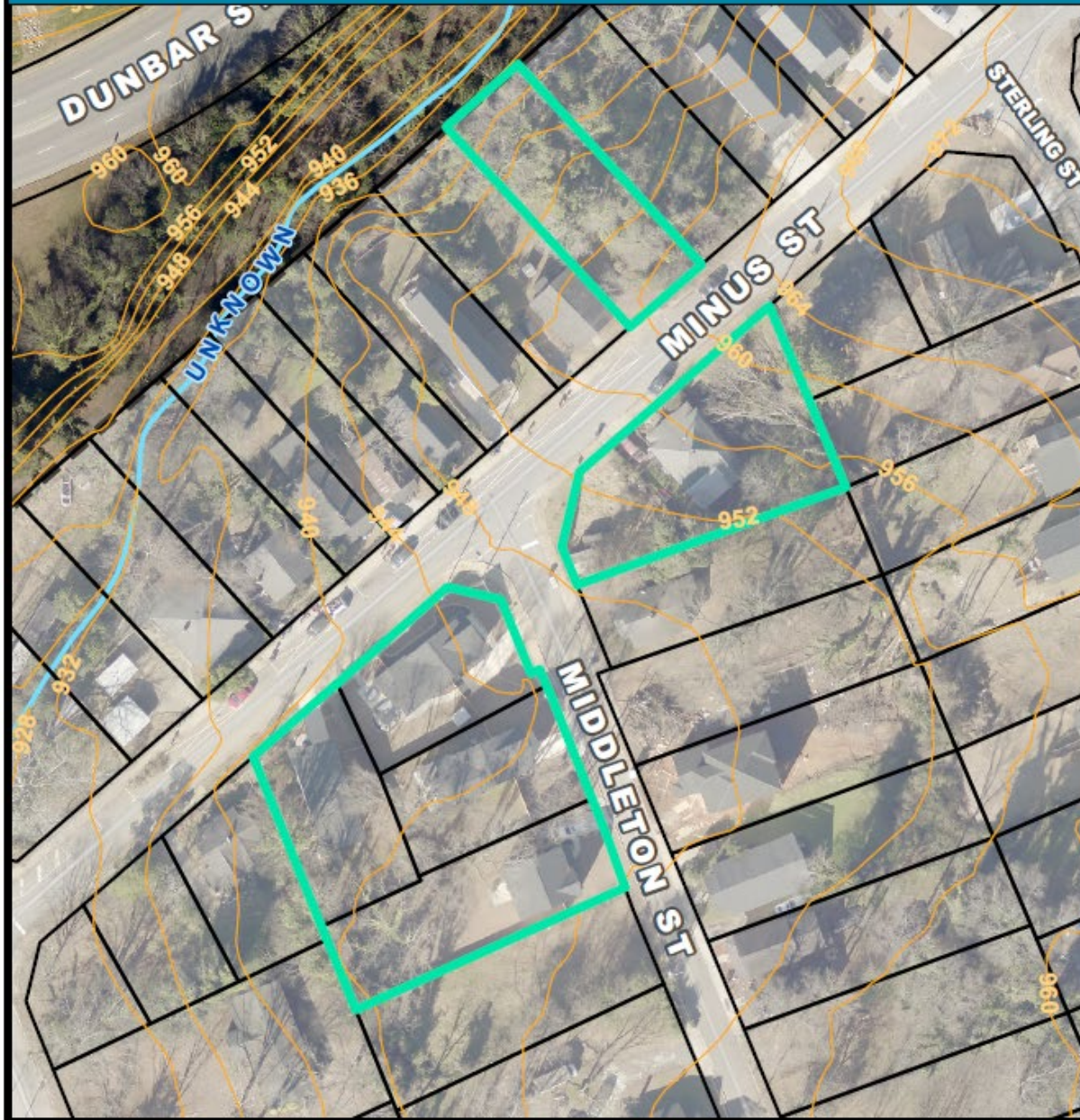
CURRENT ZONING



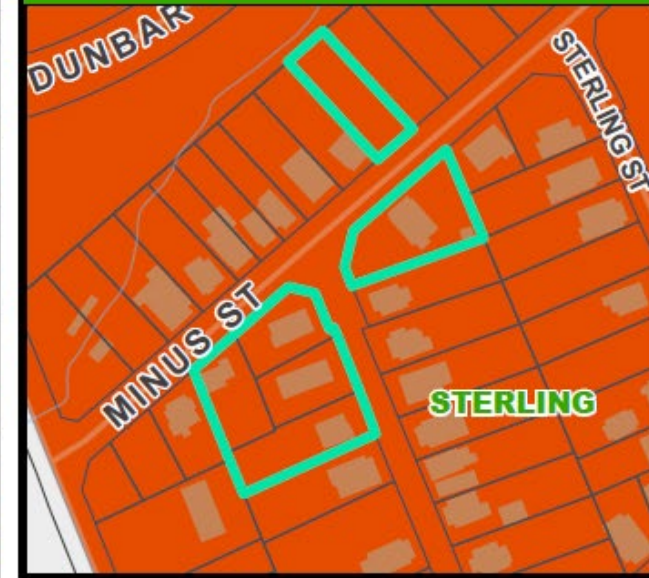
FUTURE LAND USE



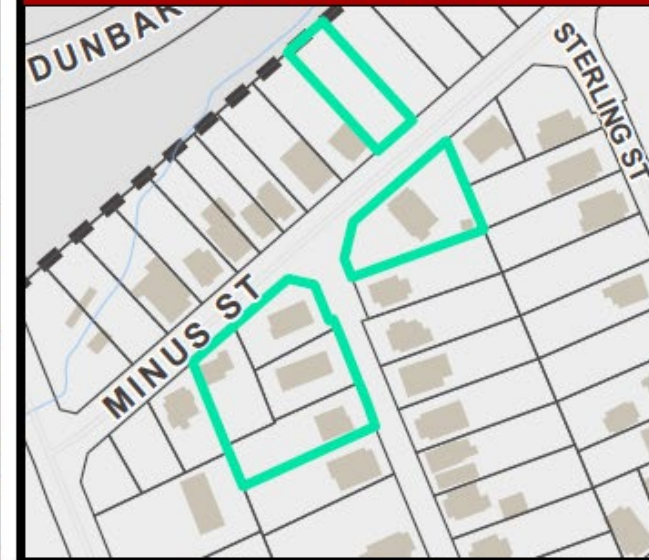
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-6-2026

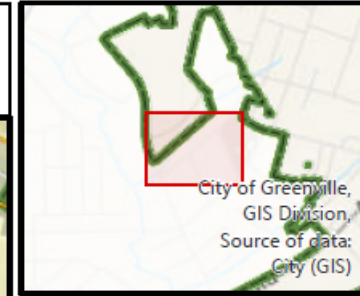
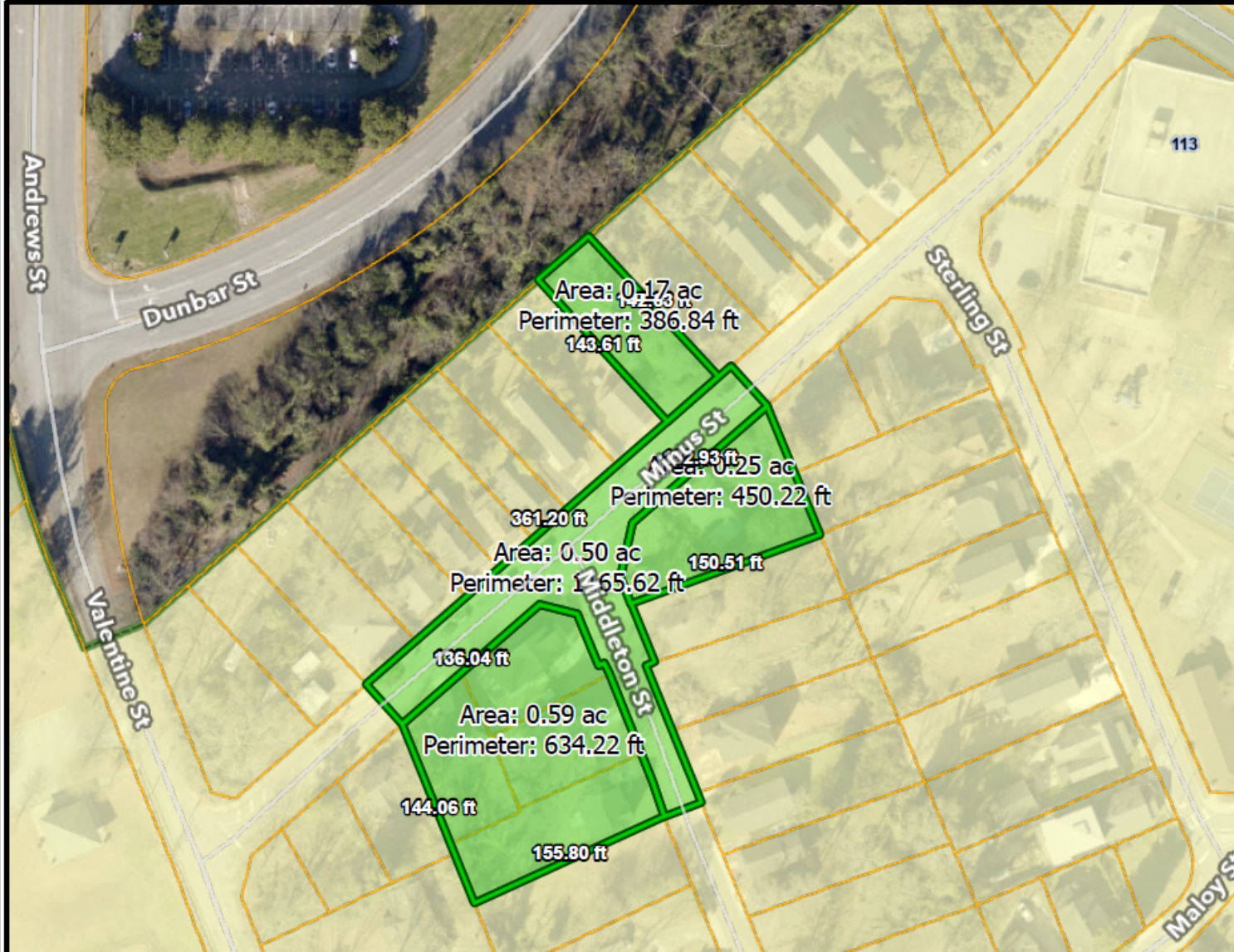
— Planning and Zoning —

- Zoning – RN-A – Neighborhood A District (proposed)
- Overlay Zone – N/A
- Future Land Use – N/A
- Special Emphasis – Sterling

— Services —

- Fire – Greenville City Fire Department
- Police – City of Greenville Zone 1
- Water – Greenville Water
- Sewer – Metro
- Sanitation – City
- City Council – District 2 (Flemming)
- Transportation – City





Legend

language-designer-
RDCLASS

- Major Collector
- Local

Property

- City Addresses
- Parcels with Ownership

Boundaries

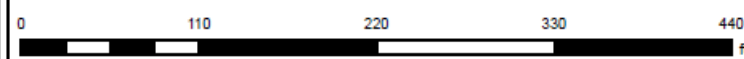
- City of Greenville Limit
- County Background

language-designer-
City Limit

- Override 1
- Override 2

Notes

Total area to be annexed: 1.51 acres: City Council District: 2; County Zoning District: R-6, R-7.5; City Zoning District: RN-A



1 : 1331



This map is user generated from the City of Greenville's MapIT 4.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 4.0 program and data.

© City of Greenville, SC Date Created: 1/6/2026



AX-6-2026

— Staff Recommendation —

Recommend Approval
of annexation and rezone
to RN-A for the property.

— Planning Commission Decision —

Recommend approval
of the rezone request to
RN-A by a vote of 6-0.





REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council

FROM: Shannon Lavrin, City Manager

Agenda Item No.

11c

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO ANNEX APPROXIMATELY 1.15 ACRES OF REAL PROPERTY AND 0.02 ACRE OF ADJACENT RIGHT-OF-WAY AT REDLAND WAY AND TO PROVIDE THE ZONING DESIGNATION OF RH-C, HOUSE C DISTRICT (TAX MAP NUMBERS 0543150100100, 0543150100600, 0543150100800, 0543150101200, AND 0543150102300) (AX-7-2026)

SUMMARY BACKGROUND:

A proper petition for annexation of contiguous real property consisting of approximately 1.15 acres located at Redland Way (Tax Map Numbers 0543150100100, 0543150100600, 0543150100800, 0543150101200, and 0543150102300)) and 0.02 acre of adjacent right-of-way, together comprising approximately 1.17 acres to be annexed (collectively, the "Property"), has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code of Laws Annotated Section 5-3-150(3). An application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation R-20, Single-family residential district, to city zoning designation RH-C, House C District.

The City Planning Commission, pursuant to public notice, held a public hearing on February 5, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 5-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Motion to Approve Passed 5-0

IMPACT IF DENIED:

The Property will not be annexed and rezoned.

FINANCIAL IMPACT:

The Property annexed by this Ordinance shall be subject to the intergovernmental agreements with Metropolitan Sewer Subdistrict d/b/a MetroConnects and Wade Hampton Fire District according to their terms while it is in effect.

REQUIRED SIGNATURES

Department Director

Signed by:

Mary Douglas Hirsch

AF9CCB743D694BC...

City Attorney

DocuSigned by:

Leigh Paoletti

5CBFADE322244F8...

Signed by:

Shannon Lavrin

B6D12FA1F89A405...

Chief Financial Officer

City Manager

AN ORDINANCE

TO ANNEX APPROXIMATELY 1.15 ACRES OF REAL PROPERTY AND 0.02 ACRE OF ADJACENT RIGHT-OF-WAY AT REDLAND WAY AND TO PROVIDE THE ZONING DESIGNATION OF RH-C, HOUSE C DISTRICT (TAX MAP NUMBERS 0543150100100, 0543150100600, 0543150100800, 0543150101200, AND 0543150102300) (AX-7-2026)

WHEREAS, a proper petition for annexation of contiguous real property consisting of approximately 1.15 acres located at Redland Way (Tax Map Numbers 0543150100100, 0543150100600, 0543150100800, 0543150101200, and 0543150102300) and 0.02 acre of adjacent right-of-way, together comprising approximately 1.17 acres to be annexed (collectively, the “Property”), has been made to the city of Greenville (the “City”) by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code of Laws Annotated Section 5-3-150(3); and

WHEREAS, an application has been made to the City Planning Commission and City Council to rezone the Property from county zoning designation R-20, Single-family residential district, to city zoning designation RH-C, House C District; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on February 5, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 5-0; and

WHEREAS, City Council has reviewed the application of the owners and the staff recommendation and has found the proposed zoning designation of RH-C, House C District, to be compatible with the GVL2040 Comprehensive Plan; and

WHEREAS, City Council has determined that annexation of the Property would promote the City’s policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly in the attached Exhibits A and B, providing the annexation map and property description of Tax Map Numbers 0543150100100, 0543150100600, 0543150100800, 0543150101200, and 0543150102300, respectively. The annexed Property is provided the zoning designation RH-C, House C District, and shall be included in City Council District 3.

Upon annexation, the Property shall become subject to the City’s jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City’s Floodplain Management Regulations, as from time to time amended.

The Property annexed by this Ordinance shall be subject to the intergovernmental agreements with Metropolitan Sewer Subdistrict d/b/a MetroConnects and Wade Hampton Fire District according to their terms while it is in effect.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2026 tax year.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY

REVIEWED

CITY MANAGER

Legend

- Property
- City Addresses
- Parcels with Ownership
- Boundaries
- City of Greenville Limit
- County Background

Notes

Total area to be annexed: 1.17 acres; City Council District 3; County Zoning District R-20; City Zoning District RH-C

Map Data:

Lot Number	Area (ac)	Perimeter (ft)
221	0.22	481.77
214	0.22	441.33
212	0.22	443.20
210	0.26	507.47
208	0.02	140.80
202	0.23	414.20

Scale: 1" = 1331'

Scale Bar: 0, 200, 400 ft

North Arrow: A

Date created: 12/30/2025 15:36:40

Disclaimer: This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Warning: THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT B

Property Description

All that certain piece, parcel or lot of land with improvements thereon, if any, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lots 1 and 12 on a plat entitled FINAL SUBDIVISION PLAT HUDSON POINTE, prepared by Site Design, Inc., dated February 14, 2024, and recorded July 12, 2024, in the Greenville County ROD Office in Plat Book 1493 at Page 42, reference to said plat being made for a more complete metes and bounds description thereof.

This being a portion of the property conveyed to SID Hudson Pointe, LLC, a South Carolina limited liability company, by deeds of (i) Will-S Limited Partnership, a South Carolina limited partnership dated November 14, 2022, and recorded November 18, 2022, in the Greenville County ROD Office in Deed Book 2674 at Page 148; (ii) Kenneth G. Buehring and Cheryl C. Buehring dated November 17, 2022, and recorded November 18, 2022, in the Greenville County ROD Office in Deed Book 2674 at Page 183; (iii) LPA Pelham, LLC, a North Carolina limited liability company, dated November 17, 2022, and recorded November 18, 2022, in the Greenville County ROD Office in Deed Book 2674 at Page 241; and (iv) Alex Kiriakides, III, Trustee, of Trust FBO Alex Kiriakides, III under Trust A of the Revocable Trust Agreement dated February 2, 2001 established by Alex S. Kiriakides, Jr., as Grantor, and Cathy Cannon, Trustee of Trust FBO Cathy Cannon under Trust A of the Revocable Trust Agreement dated February 2, 2001, established by Alex S. Kiriakides, Jr., as Grantor, dated November 17, 2022, and recorded November 18, 2022, in the Greenville County ROD Office in Deed Book 2674 at Page 106.

TMS: 0543.15-01-001.00 and 0543.15-01-012.00

Together with:

All those certain pieces, parcels or lots of land with improvements thereon, if any, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lots 2, 3, 4, 5, 6, 7, 8, 17, 18, 19, 20, 21, 22 and 23 on a plat entitled FINAL SUBDIVISION PLAT HUDSON POINTE, prepared by Site Design, Inc., dated February 14, 2024, and recorded July 12, 2024, in the Greenville County ROD Office in Plat Book 1493 at Page 42, reference to said plat being made for a more complete metes and bounds description thereof.

This being a portion of the property conveyed to SID Hudson Pointe, LLC, a South Carolina limited liability company, by deeds of (i) Will-S Limited Partnership, a South Carolina limited partnership dated November 14, 2022, and recorded November 18, 2022, in the Greenville County ROD Office in Deed Book 2674 at Page 148; (ii) Kenneth G. Buchring and Cheryl C. Buchring dated November 17, 2022, and recorded November 18, 2022, in the Greenville County ROD Office in Deed Book 2674 at Page 183; (iii) LPA Pelham, LLC, a North Carolina limited liability company, dated November 17, 2022, and recorded November 18, 2022, in the Greenville County ROD Office in Deed Book 2674 at Page 241; and (iv) Alex Kiriakides, III, Trustee, of Trust FBO Alex Kiriakides, III under Trust A of the Revocable Trust Agreement dated February 2, 2001 established by Alex S. Kiriakides, Jr., as Grantor, and Cathy Cannon, Trustee of Trust FBO Cathy Cannon under Trust A of the Revocable Trust Agreement dated February 2, 2001, established by Alex S. Kiriakides, Jr., as Grantor, dated November 17, 2022, and recorded November 18, 2022, in the Greenville County ROD Office in Deed Book 2674 at Page 106.

TMS: 0543.15-01-002.00, 0543.15-01-003.00, 0543.15-01-004.00, 0543.15-01-005.00, 0543.15-01-006.00, 0543.15-01-007.00, 0543.15-01-008.00, 0543.15-01-017.00, 0543.15-01-018.00, 0543.15-01-019.00, 0543.15-01-020.00, 0543.15-01-021.00, 0543.15-01-022.00 and 0543.15-01-023.00

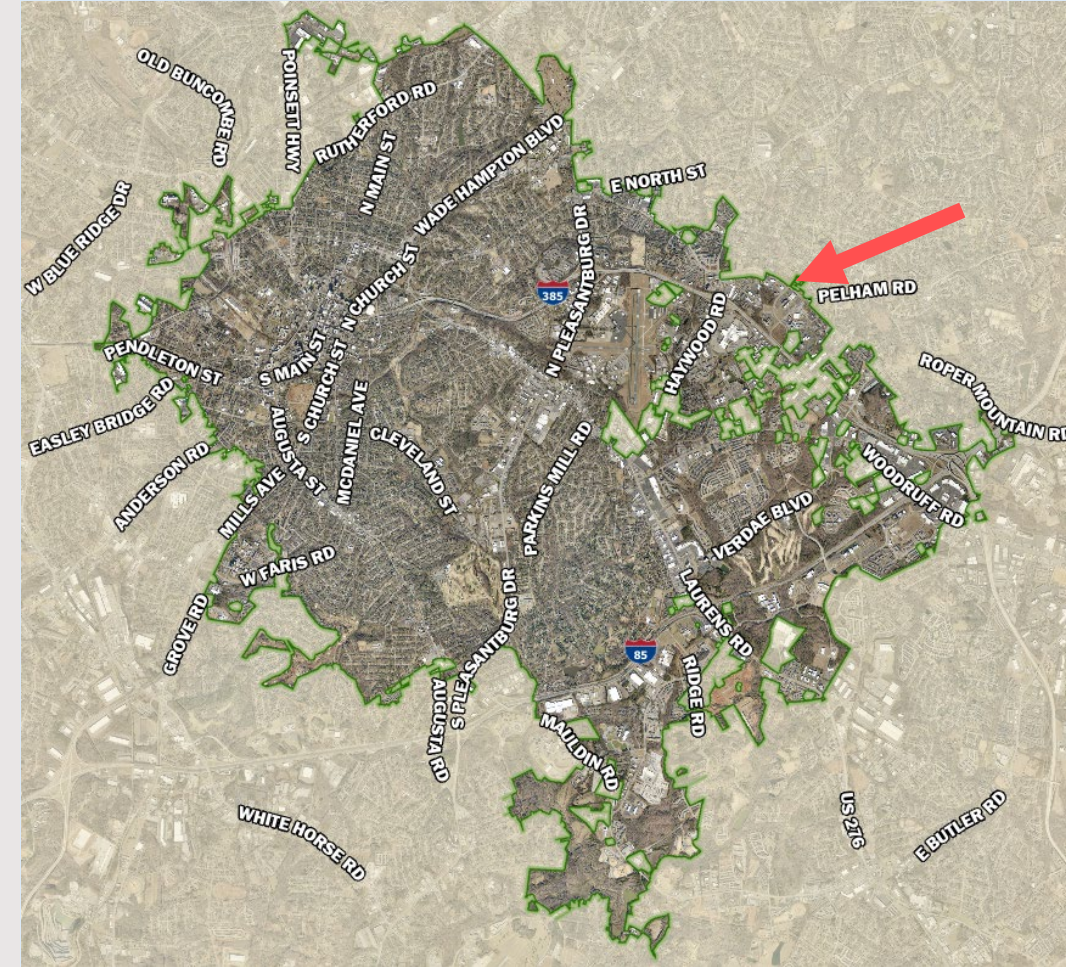
Property Description for Right-of-Way

To include the 0.02 acre of adjacent Redland Way right-of-way as shown within the associated Annexation Map exhibit.

AX-7-2026 | Redland Way

REQUEST

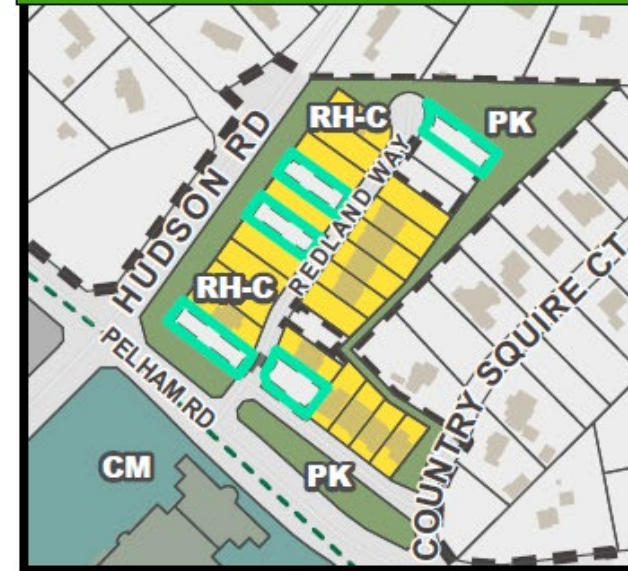
ANNEXATION and **REZONE** of approximately 1.15 acres located on **REDLAND WAY** from R-20, Single-family residential district, in Greenville County to RH-C, House C District, in the City of Greenville. (TM#s 0543150100100, 0543150100600, 0543150100800, 0543150101200, and 0543150102300)



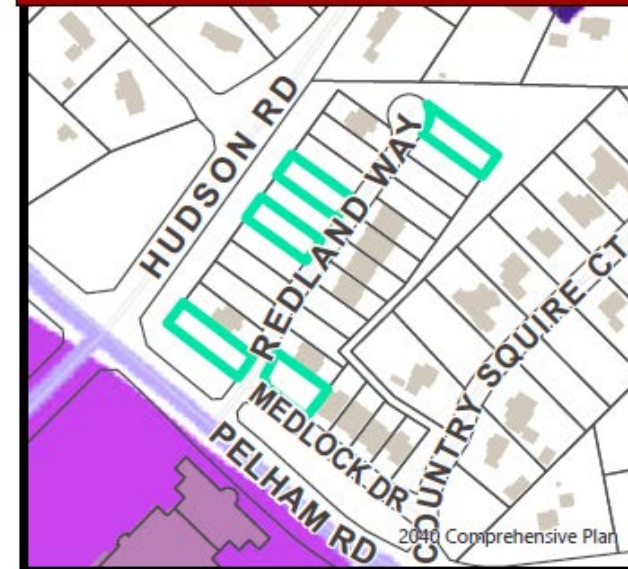
AERIAL VIEW



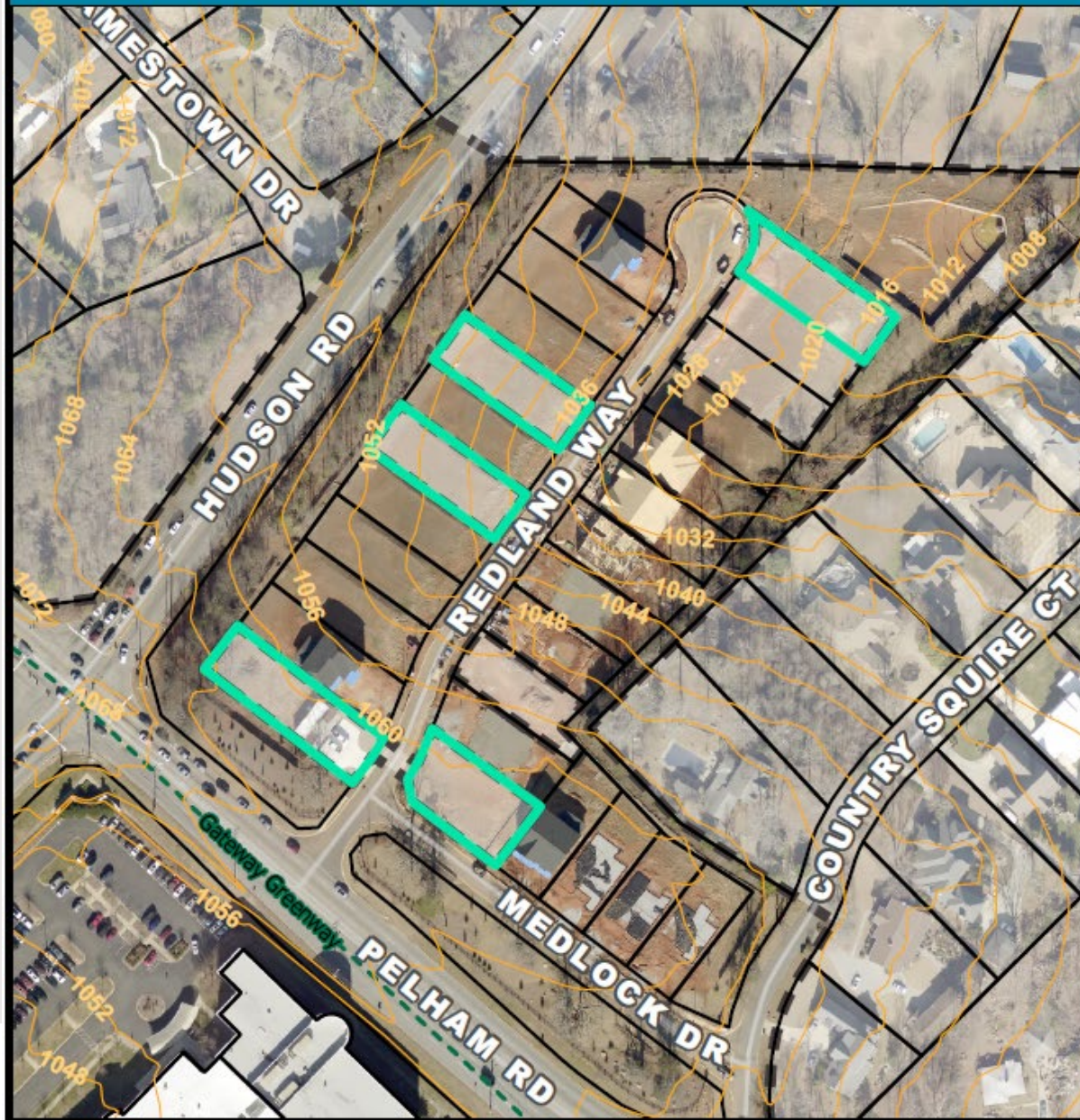
CURRENT ZONING



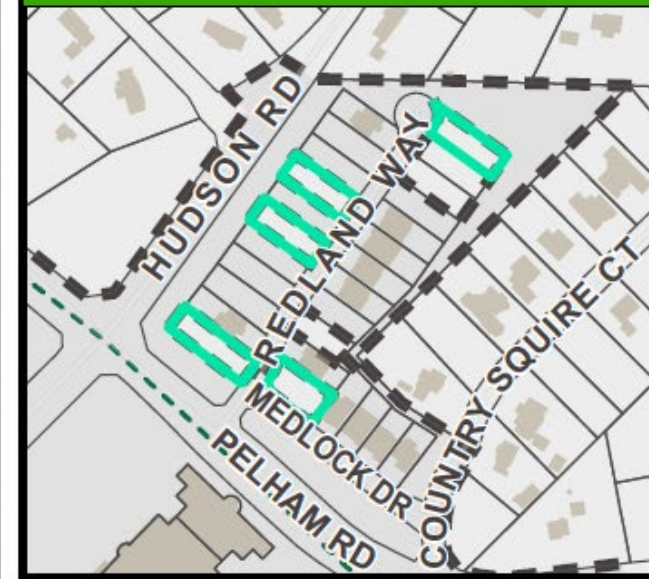
FUTURE LAND USE



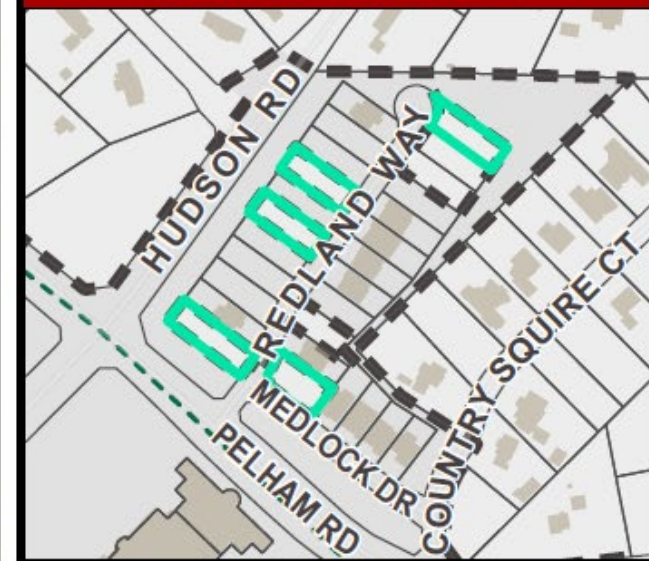
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-7-2026

— Planning and Zoning —

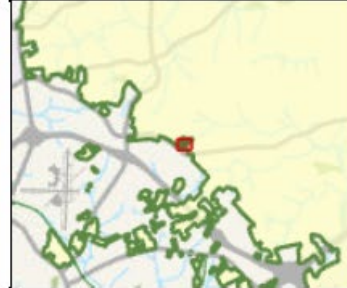
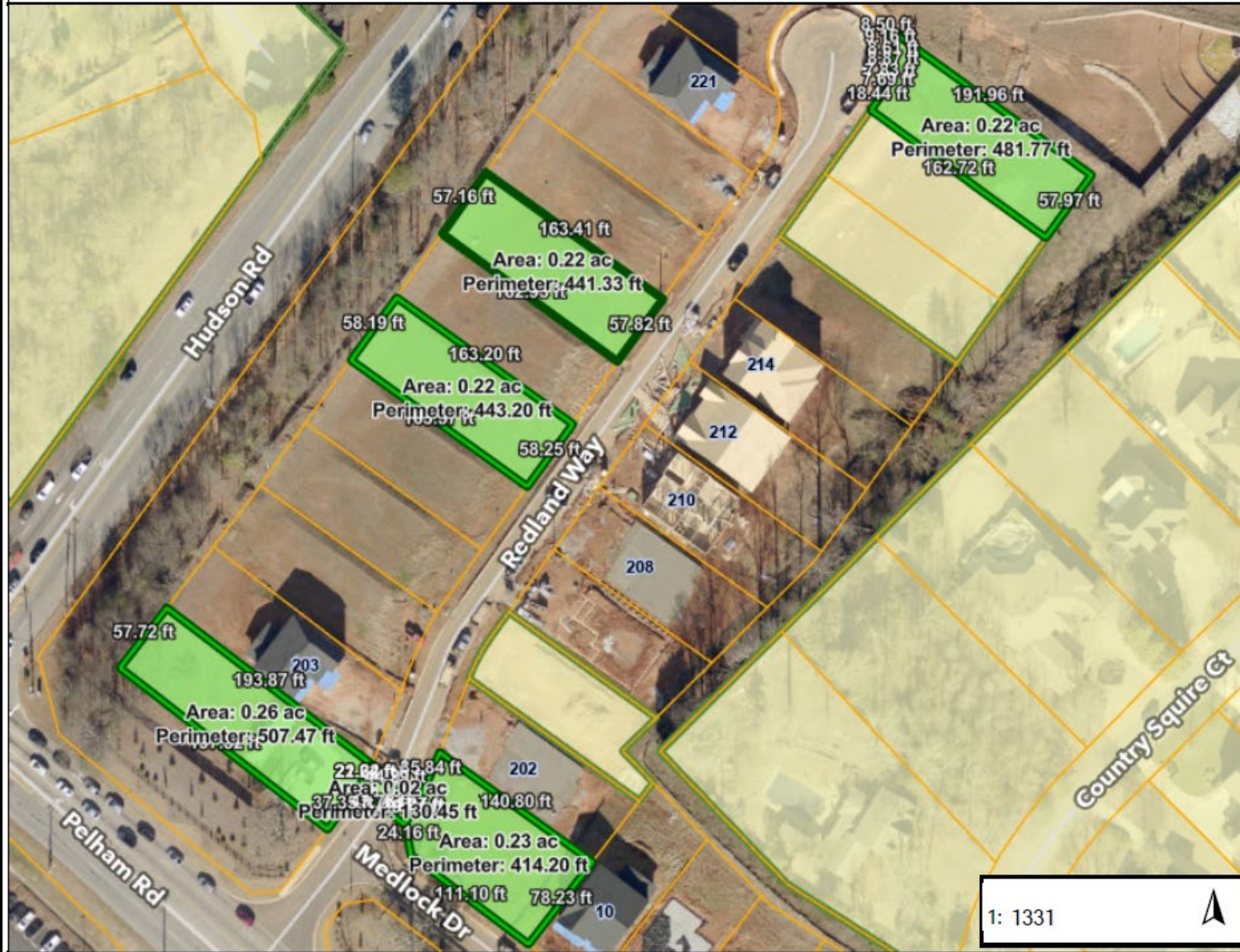
- Zoning – RH-C – House C District (proposed)
- Overlay Zone – N/A
- Future Land Use – N/A
- Special Emphasis –Areas Suitable for Missing Middle Housing

— Services —

- Fire – Greenville City Fire Department
- Police – City of Greenville Zone 3
- Water – Greenville Water
- Sewer – Metro
- Sanitation – City
- City Council – District 3 (Gibson)
- Transportation –City



AX-6-2026: Redland Way

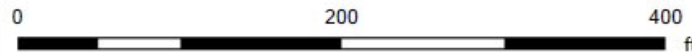


Legend

- Property
 - City Addresses
 - Parcels with Ownership
- Boundaries
 - City of Greenville Limit
 - County Background

Notes

Total area to be annexed: 1.17 acres; City Council District 3; County Zoning District R-20; City Zoning District RH-C



1: 1331



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Date created: 12/30/2025 15:36:40



AX-7-2026

— Staff Recommendation —

Recommend Approval
of annexation and rezone
to RH-C for the property.

— Planning Commission Decision —

Recommend approval
of the rezone request to
RH-C by a vote of 5-0.





REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Shannon Lavrin, City Manager

Agenda Item No.

11d

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO ANNEX APPROXIMATELY 5.87 ACRES OF REAL PROPERTY AT WORLEY ROAD AND 0.40 ACRE OF ADJACENT RIGHT-OF-WAY, AND TO PROVIDE THE ZONING DESIGNATION OF RC-3, COMMUNITY 3 DISTRICT (TAX MAP NUMBER 0174020600500) (AX-9-2026)

SUMMARY BACKGROUND:

A proper petition for annexation of contiguous real property consisting of approximately 5.87 acres located at Worley Road (Tax Map Number 0174020600500) and 0.40 acre of adjacent right-of-way, together comprising approximately 6.27 acres to be annexed (collectively, the "Property"), has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code of Laws Annotated Section 5-3-150(3). An application has been made to City Planning Commission and City Council to rezone the Property from county zoning designations of R-12, Single-family residential district, and C-3, Commercial district, to city zoning designation RC-3, Community 3 District.

The City Planning Commission, pursuant to public notice, held a public hearing on February 5, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 6-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Motion to Approve Passed 6-0

IMPACT IF DENIED:

The Property will not be annexed and rezoned.

FINANCIAL IMPACT:

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

REQUIRED SIGNATURES

Department Director

Signed by:

Mary Douglas Hirsch

AF9CCB743D694BC...

City Attorney

DocuSigned by:

Leigh Paoletti

5C8FANE32244F8

Signed by:

Chief Financial Officer

City Manager

Shannon Lavrin

B6D12FA1F89A405...

AN ORDINANCE

TO ANNEX APPROXIMATELY 5.87 ACRES OF REAL PROPERTY AT WORLEY ROAD AND 0.40 ACRE OF ADJACENT RIGHT-OF-WAY, AND TO PROVIDE THE ZONING DESIGNATION OF RC-3, COMMUNITY 3 DISTRICT (TAX MAP NUMBER 0174020600500) (AX-9-2026)

WHEREAS, a proper petition for annexation of contiguous real property consisting of approximately 5.87 acres located at Worley Road (Tax Map Number 0174020600500) and 0.40 acre of adjacent right-of-way, together comprising approximately 6.27 acres to be annexed (collectively, the "Property"), has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code of Laws Annotated Section 5-3-150(3); and

WHEREAS, an application has been made to City Planning Commission and City Council to rezone the Property from county zoning designations of R-12, Single-family residential district, and C-3, Commercial district, to city zoning designation RC-3, Community 3 District; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on February 5, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 6-0; and

WHEREAS, City Council has reviewed the application of the owners and the staff recommendation and has found the proposed zoning designation of RC-3, Community 3 District, to be compatible with the GVL2040 Comprehensive Plan; and

WHEREAS, City Council has determined that annexation of the Property would promote the City's policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly in the attached Exhibits A and B, providing the annexation map and property description of Tax Map Number 0174020600500. The annexed Property is provided the zoning designation RC-3, Community 3 District, and shall be included in City Council District 1.

Upon annexation, the Property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City's Floodplain Management Regulations, as from time to time amended.

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2026 tax year.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY

REVIEWED

CITY MANAGER

EXHIBIT B

Property Description

LEGAL DESCRIPTION

ALL OF GRANTOR'S RIGHT, TITLE, AND INTEREST, IF ANY, IN AND TO:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING SITUATE IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING APPROXIMATELY 7.20 ACRES, AS SHOWN ON THAT CERTAIN TOPOGRAPHICAL SURVEY FOR REALTYLINK, LLC PREPARED BY SITE DESIGN, INC., DATED OCTOBER 3, 2006, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN THE PLAT BOOK 1030 AT PAGE 51, REFERENCE BEING MADE THERETO FOR A MORE COMPLETE DESCRIPTION OF THE AFORESAID PROPERTY.

LESS AND EXCEPTING:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING LOCATED IN GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, BEING MORE PARTICULARLY SHOWN ON A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST", PREPARED BY SITE DESIGN, INC., DATED OCTOBER 3, 2014, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN PLAT BOOK 1193 AT PAGE 72, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT AN IRON PIN OLD 5/8" REBAR LOCATED ON THE NORTHERN RIGHT OF WAY OF NORTH PLEASANTBURG DRIVE AND AT THE COMMON CORNER WITH TRACT "J" AND PROPERTY N/F OF SS REALTY LLC; SAID PIN ALSO BEING LOCATED 632.58'+/- EAST OF THE EASTERN RIGHT OF WAY OF FURMAN HALL ROAD; SAID POINT BEING DESIGNATED ON THE PLAT AS "P.O.C. TRACT A"; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING WITH THE COMMON LINE OF SAID TRACT "J" AND SS REALTY LLC PROPERTY N 26-16-55 E, 478.73' TO AN IRON PIN OLD 1" CRIMP TOP; THIS BEING THE TRUE POINT OF BEGINNING AND SHOWN AS P.O.B. TRACT "A"; THENCE CONTINUING WITH THE COMMON LINE OF TRACT "J" N 07-41-04 E, 205.82' TO AN IRON PIN OLD 5/8" REBAR LOCATED AT THE COMMON CORNER WITH TRACT "C"; THENCE RUNNING ALONG THE COMMON LINE WITH SAID TRACT "C" N 08-08-39 E, 75.48' TO AN IRON PIN OLD 3/4" OPEN TOP LOCATED AT THE COMMON CORNER WITH PROPERTY N/F OF VIRGINIA L HOLMES AND PROPERTY N/F OF CHERRYDALE PLEASANTBURG, LLC; THENCE RUNNING ALONG THE COMMON LINE WITH SAID CHERRYDALE PLEASANTBURG, LLC PROPERTY S 22-22-19 E, 238.54' TO AN IRON PIN

SET 1/2" REBAR; THENCE S 12-13-16 W, 126.27' TO AN IRON PIN SET 1/2" REBAR; THENCE S 02-46-05 E, 138.07' TO AN IRON PIN SET 1/2" REBAR LOCATED ON THE COMMON LINE WITH LOT 20 OF P.L. BRUCE SUBDIVISION; THENCE RUNNING ALONG SAID LOT 20 AND ALSO ALONG LOT 19 S 71-24-26 W, 85.34' TO AN OLD 3" DRIVE SHAFT LOCATED AT THE COMMON CORNER WITH PROPERTY N/F OF CHARLES N FOSTER; THENCE RUNNING ALONG THE COMMON LINE WITH SAID CHARLES N FOSTER PROPERTY S 70-55-05 W, 75.83' TO AN IRON PIN OLD 5/8" REBAR LOCATED AT THE COMMON CORNER WITH PROPERTY N/F OF SS REALTY LLC; THENCE RUNNING ALONG THE COMMON LINE WITH SAID SS REALTY LLC PROPERTY N 09-41-49 E, 258.92 FEET TO THE POINT OF BEGINNING; CONTAINING 1.131 ACRES.

TMS NUMBER 0174020600500

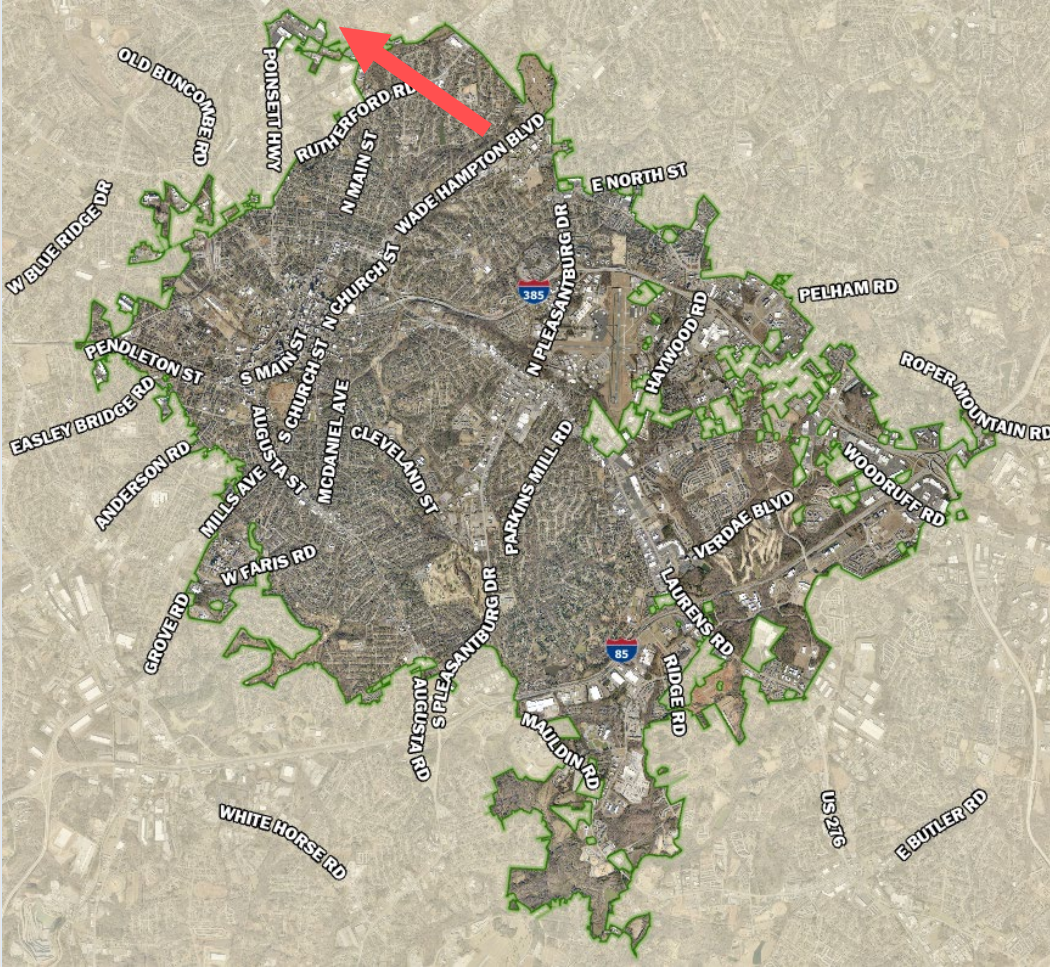
Property Description for Right-of-Way

To include the 0.40 acre of adjacent Worley Road right-of-way as shown within the associated Annexation Map exhibit.

AX-9-2026 | Worley Road

REQUEST

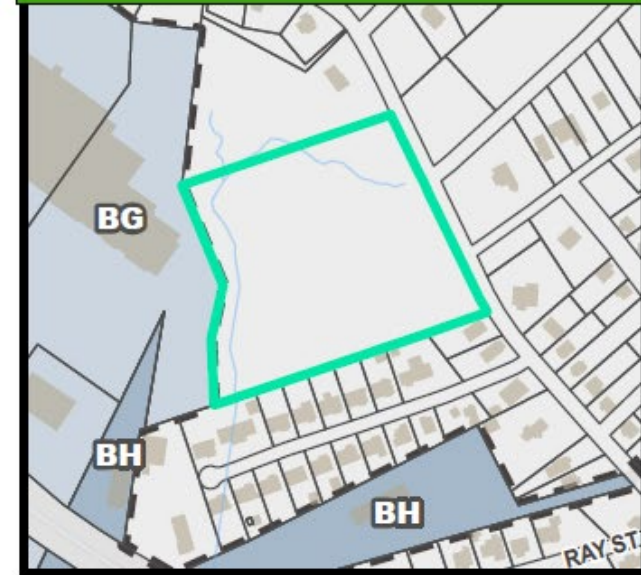
ANNEXATION and **REZONE** of approximately 5.87 acres located on **WORLEY ROAD** from R-12, Single-family residential district, and C-3, Commercial district, in Greenville County to RC-3, Community 3 District, in the City of Greenville. (TM# 0174020600500)



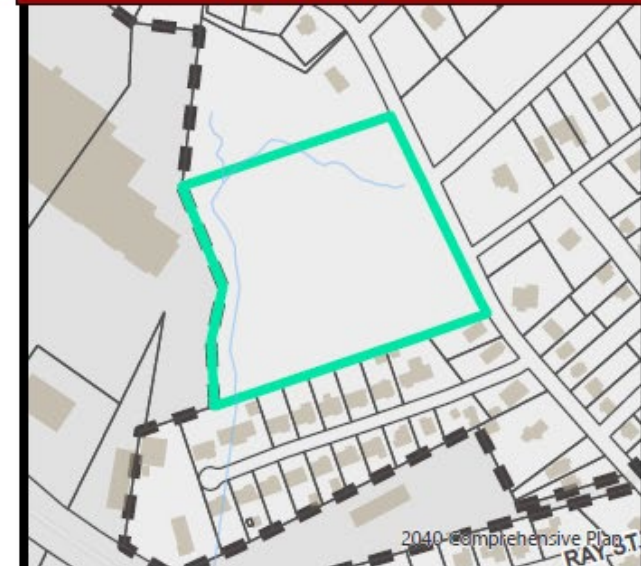
AERIAL VIEW



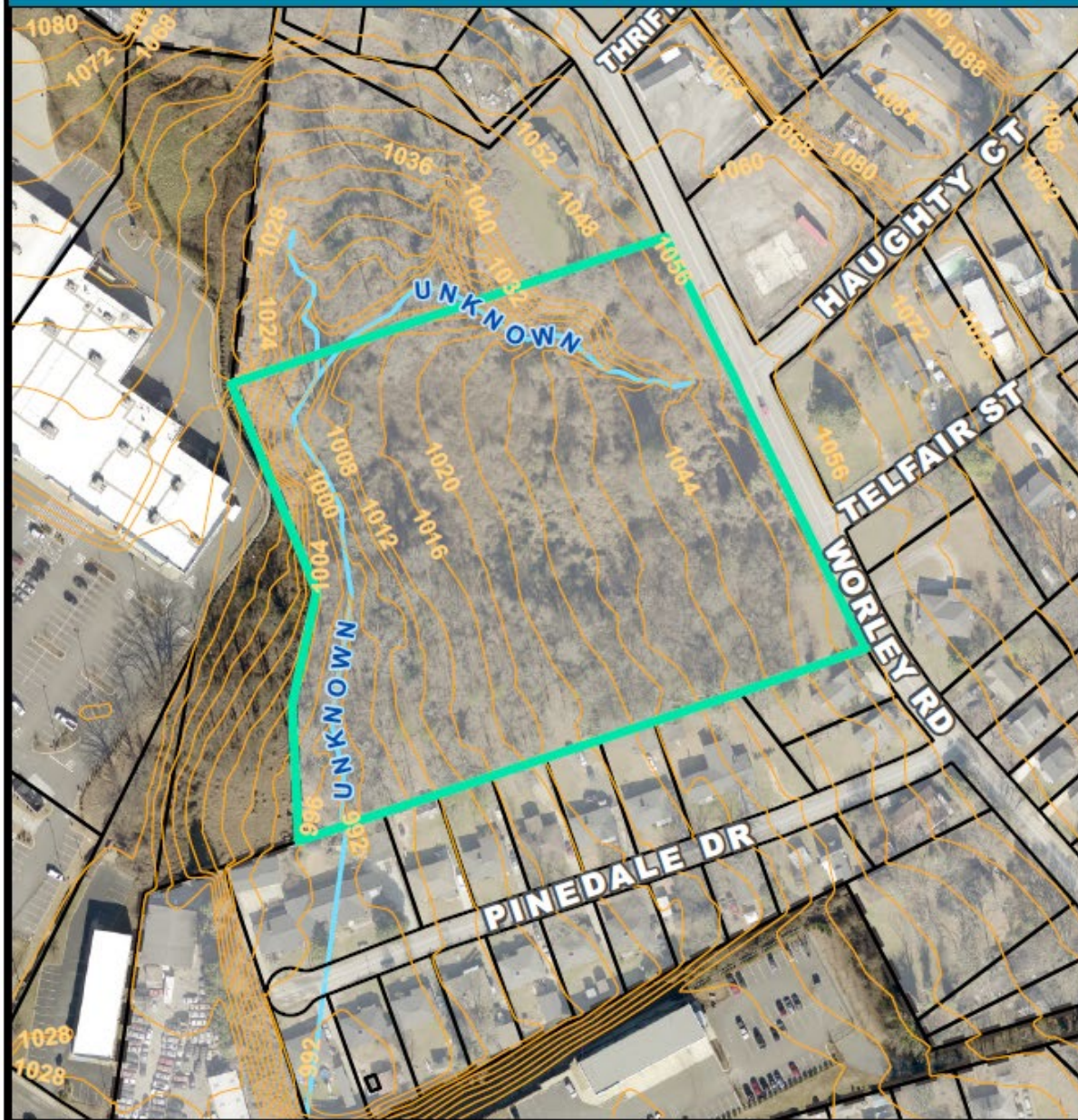
CURRENT ZONING



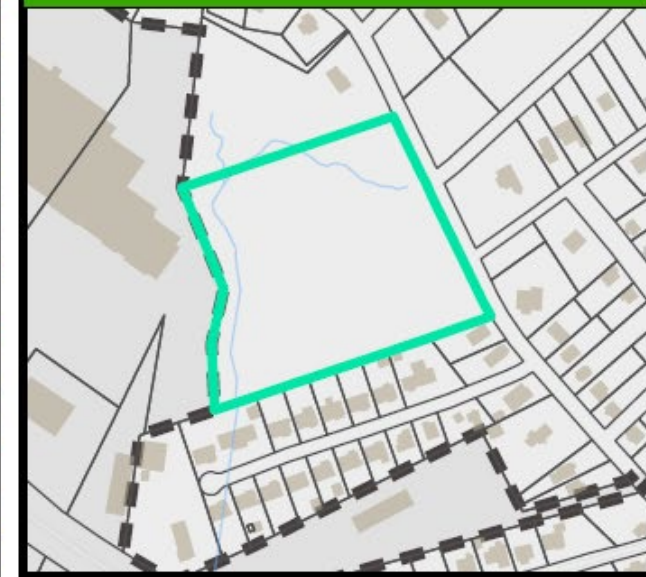
FUTURE LAND USE



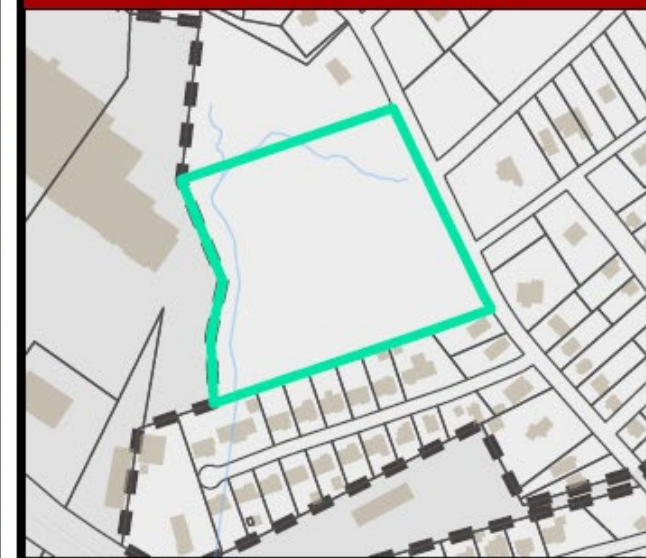
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-9-2026

— Planning and Zoning —

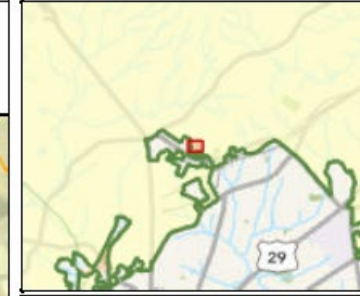
- Zoning – RC-3 – Community 3 District (proposed)
- Overlay Zone – N/A
- Future Land Use – N/A
- Special Emphasis – N/A

— Services —

- Fire – Greenville City Fire Department
- Police – City of Greenville Zone 2
- Water – Greenville Water
- Sewer – Metro
- Sanitation – Private
- City Council – District 1 (DeWorken)
- Transportation –SCDOT



AX-9-2026: Worley Road



Legend

Property

City Addresses

Parcels with Ownership

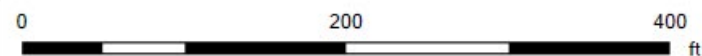
Boundaries

City of Greenville Limit

County Background

Notes

Total area to be annexed: 6.27 acres; City Council District: 1; County Zoning District: R-12 and C-3; City Zoning District: RC-3



Date created: 12/31/2025 08:02:25

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

AX-9-2026

— Staff Recommendation —

Recommend Approval
of annexation and rezone
to RC-3 for the property.

— Planning Commission Decision —

Recommend approval
of the rezone request to
RC-3 by a vote of 6-0.





REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Shannon Lavrin, City Manager

Agenda Item No.

11e

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO ANNEX APPROXIMATELY 0.18 ACRE OF REAL PROPERTY AT 113 DAVID STREET AND 115 CREST LANE, AND TO PROVIDE THE ZONING DESIGNATION OF RN-A, NEIGHBORHOOD A DISTRICT (TAX MAP NUMBERS 0150001500200 AND 0150001500300) (AX-10-2026)

SUMMARY BACKGROUND:

A proper petition for annexation of contiguous real property consisting of approximately 0.18 acre located at 113 David Street and 115 Crest Lane (Tax Map Numbers 0150001500200 and 0150001500300, respectively) (the "Property"), has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code of Laws Annotated Section 5-3-150(3). An application has been made to City Planning Commission and City Council to rezone the Property from county zoning designation R-M10, Multifamily residential district, to city zoning designation RN-A, Neighborhood A District.

The City Planning Commission, pursuant to public notice, held a public hearing on February 5, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 6-0.

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Motion to Approve Passed 6-0

IMPACT IF DENIED:

The Property will not be annexed and rezoned.

FINANCIAL IMPACT:

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

REQUIRED SIGNATURES

Department Director

Signed by:

Mary Douglas Hirsch

AF9CCB743D694BC...

City Attorney

DocuSigned by:

Leigh Paolletti

5C8FANE32244F8

Signed by:

Chief Financial Officer

City Manager

Shannon Lavrin

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AN ORDINANCE

TO ANNEX APPROXIMATELY 0.18 ACRE OF REAL PROPERTY AT 113 DAVID STREET AND 115 CREST LANE, AND TO PROVIDE THE ZONING DESIGNATION OF RN-A, NEIGHBORHOOD A DISTRICT (TAX MAP NUMBERS 0150001500200 AND 0150001500300) (AX-10-2026)

WHEREAS, a proper petition for annexation of contiguous real property consisting of approximately 0.18 acre located at 113 David Street and 115 Crest Lane (Tax Map Numbers 0150001500200 and 0150001500300, respectively) (the "Property"), has been made to the city of Greenville (the "City") by 100% percent of the freeholders owning 100% percent of the assessed value of the Property in accordance with S.C. Code of Laws Annotated Section 5-3-150(3); and

WHEREAS, an application has been made to City Planning Commission and City Council to rezone the Property from county zoning designation R-M10, Multifamily residential district, to city zoning designation RN-A, Neighborhood A District; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on February 5, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 6-0; and

WHEREAS, City Council has reviewed the application of the owners and the staff recommendation and has found the proposed zoning designation of RN-A, Neighborhood A District, to be compatible with the GVL2040 Comprehensive Plan; and

WHEREAS, City Council has determined that annexation of the Property would promote the City's policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly in the attached Exhibits A and B, providing the annexation map and property description of Tax Map Numbers 0150001500200 and 0150001500300. respectively. The annexed Property is provided the zoning designation RN-A, Neighborhood A District, and shall be included in City Council District 2.

Upon annexation, the Property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City's Floodplain Management Regulations, as from time to time amended.

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2026 tax year.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY

REVIEWED

CITY MANAGER

EXHIBIT A

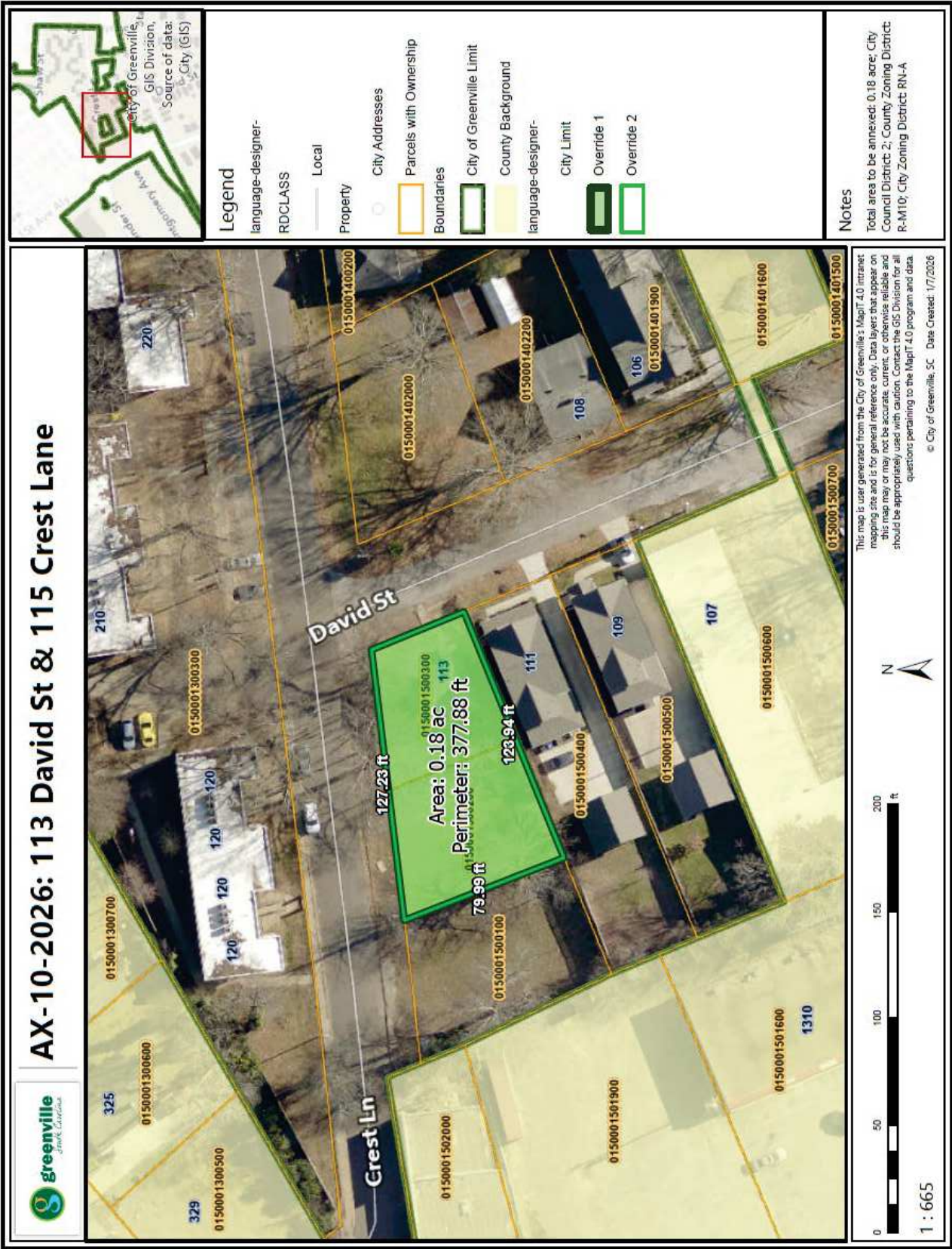


EXHIBIT B

Property Description

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina. On South side of David Street, just beyond the City Limits of the City of Greenville, having a frontage of Forty Four (44) feet, more or less, on David Street and a rear line of Sixty One (61) feet, more or less, with eastern side line of Sixty (60) feet, more or less, and western side line of Sixty Four (64) feet, more or less; bounded by said David Street on the North, by lot now, or formerly, owned by Howie on the East, by lot now, or formerly, owned by Daniel on the South, and by the old abandoned right of way of the G. & L. R. R. Co., on the West.

Together with:

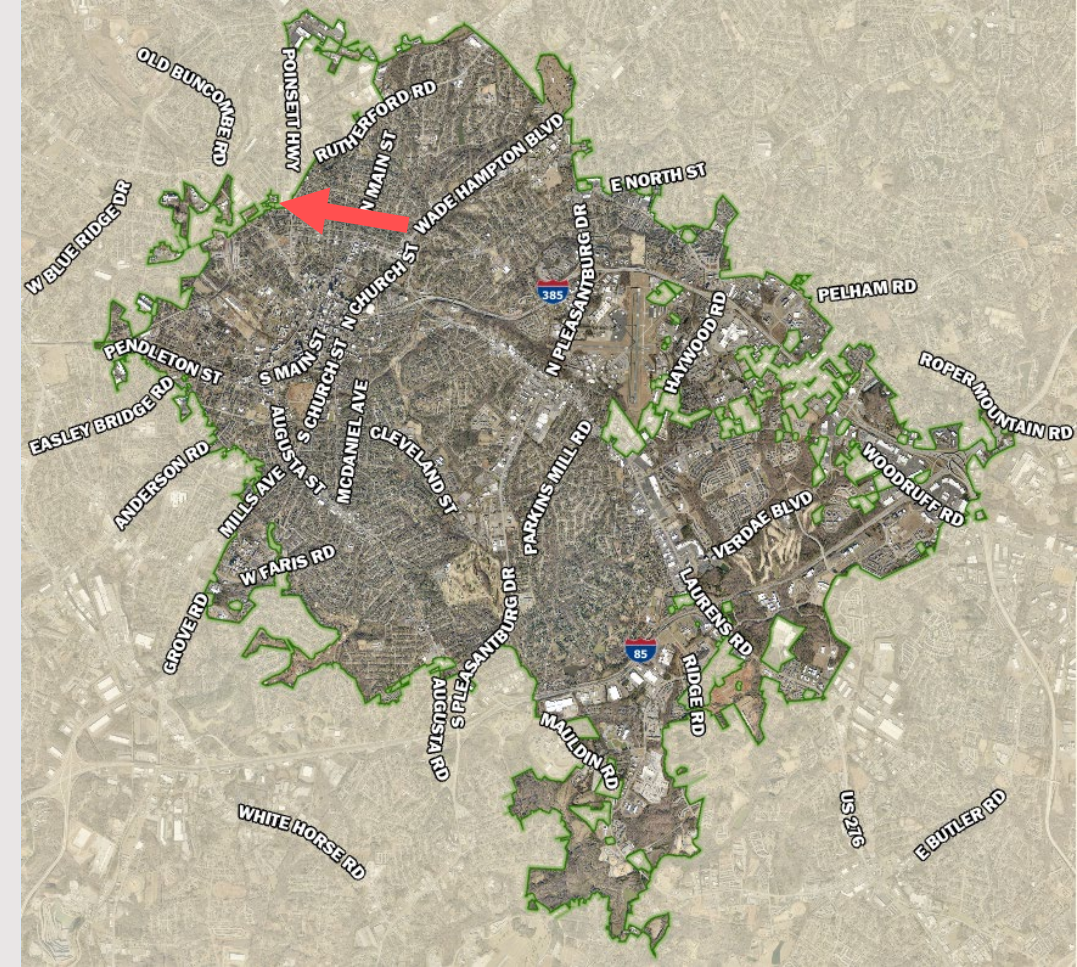
ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, GREENVILLE TOWNSHIP ON THE SOUTH SIDE OF THE RIGHT OF WAY OF OLD GREENVILLE AND LAURENS RAILROAD NOW ABANDONED AND KNOWN AS DAVID ST. EXTENSION. BEGINNING AT AN IRON PIN ON THE SOUTH SIDE OF DAVID ST. EXTENSION AT POINT 64 FT. WEST OF DAVID ST. AND RUNNING THENCE IN A LINE PARALLEL TO DAVID ST. S 23.05 WEST 61.4 FT. TO AN IRON PIN ON A 5 FT. ALLEY; THENCE ALONG LINE OF SAID ALLEY S 67.W 60FT. TO AN IRON PIN; THENCE N 23.05W 77.9 FT. TO AN IRON PIN ON SOUTH SIDE OF SAID RAILROAD RIGHT OF NOW KNOWN AS DAVID ST. EXTENSION; THENCE ALONG LINE OF SAID STREET N 82 E 63 FT. TO BEGINNING CORNER. LESS HOWEVER ANY PORTION PREVIOUSLY CONVEYED AND SUBJECT TO RESTRICTIONS OF RECORD..

TMS: 0150.00-015-002.00

AX-10-2026 | 113 David Street & 115 Crest Lane

REQUEST

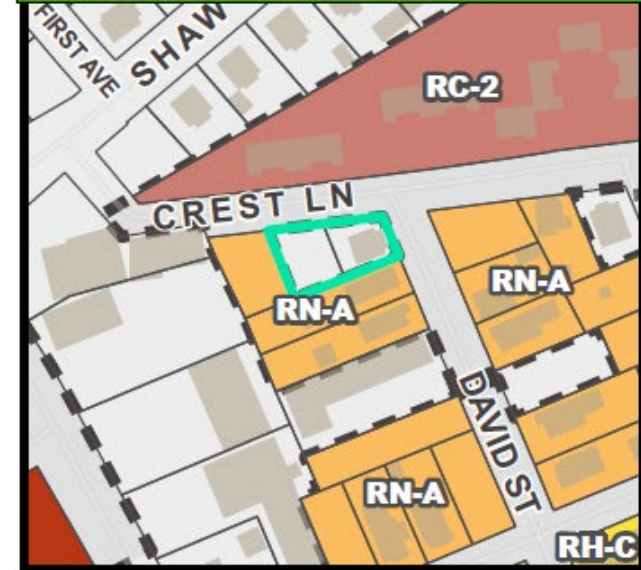
ANNEXATION and REZONE of approximately 0.18 acre located at **113 DAVID STREET AND 115 CREST LANE** from R-M10, Multifamily residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM#s 0150001500200 and 0150001500300)



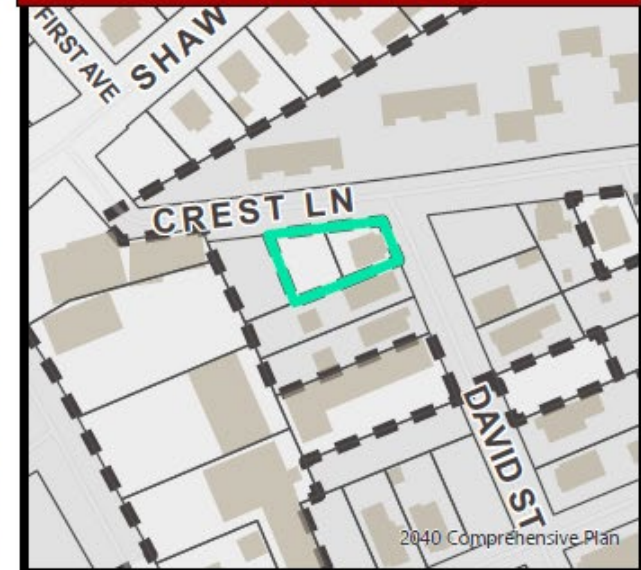
AERIAL VIEW



CURRENT ZONING



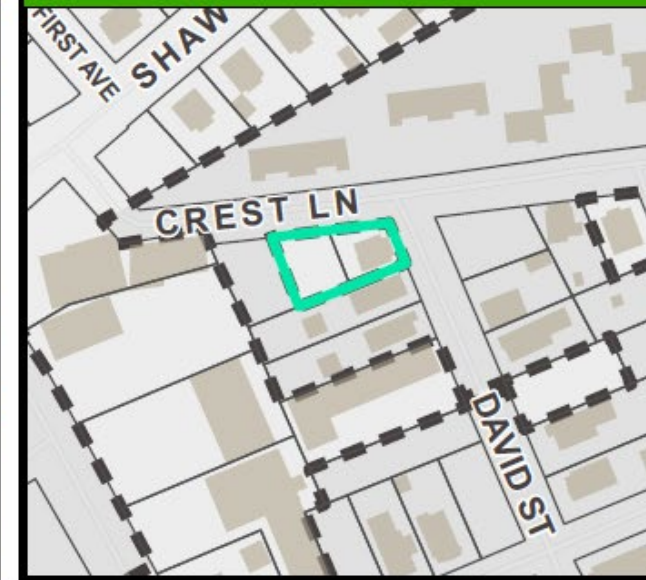
FUTURE LAND USE



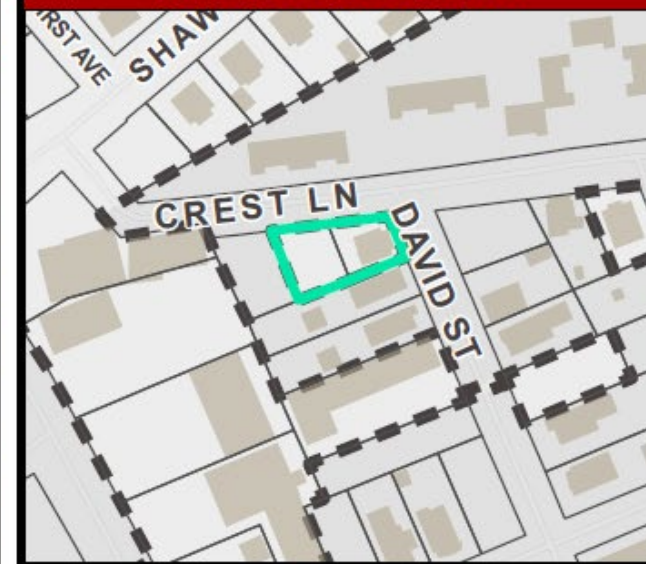
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



AX-10-2026

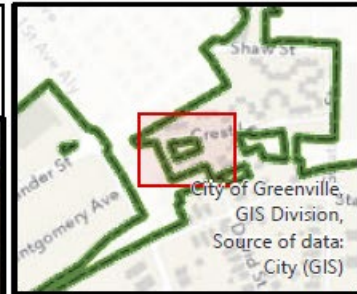
— Planning and Zoning —

- Zoning – RN-A – Neighborhood A District (proposed)
- Overlay Zone – N/A
- Future Land Use – N/A
- Special Emphasis – N/A

— Services —

- Fire – Greenville City Fire Department
- Police – City of Greenville Zone 2
- Water – Greenville Water
- Sewer – Metro
- Sanitation – Private
- City Council – District 2 (Flemming)
- Transportation – City





 Override 2

Total area to be annexed: 0.18 acre; City Council District: 2; County Zoning District: R-M10; City Zoning District: RN-A

© City of Greenville, SC Date Created: 1/7/2026



1 : 665

AX-10-2026

— Staff Recommendation —

Recommend Approval
of annexation and rezone
to RN-A for the property.

— Planning Commission Decision —

Recommend approval
of the rezone request to
RN-A by a vote of 6-0.





REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Shannon Lavrin, City Manager

Agenda Item No.

15a

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO APPROPRIATE \$500,000 IN THE HOSPITALITY TAX FUND AND CAPITAL PROJECTS FUND FOR THE LAKE CONESTEE DAM RESTORATION PROJECT

SUMMARY BACKGROUND:

The Conestee Dam, originally constructed in 1892, was a 133-year-old structure located near the Conestee Nature Preserve and outside the of the city of Greenville's jurisdiction. Due to its age and the volume of contaminated sediment retained along the Reedy River, the Dam posed significant environmental and public safety risks. The Lake Conestee Dam Restoration Project (LCDRP), a multi-agency initiative, successfully constructed a new dam downstream of the original structure, mitigating hazards and preserving a vital regional environmental and recreational resource. LCDRP, completed in 2025, had a total cost exceeding \$43.5 million and included financial participation by Greenville County, ReWa, Duke Energy, and the State of South Carolina. The City previously agreed to contribute \$1 million toward this effort over a two-year period. This appropriation designates \$500,000 to LCDRP, with an additional \$500,000 to be appropriated in a future period. The Conestee Nature Preserve and Conestee Park attract approximately 200,000 visitors annually and serve as major tourism destinations. Because the restoration directly supports the preservation and enhancement of these attractions, the LCDRP qualifies for funding from the City's Hospitality Tax Fund, which is restricted to tourism-related activities and improvements.

IMPACT IF DENIED:

The City would not contribute to the Lake Conestee Dam Restoration Project.

FINANCIAL IMPACT:

This appropriation utilizes \$500,000 in Hospitality Tax funds.

REQUIRED SIGNATURES

Department Director

Signed by:

Patricia Dennis

3F292597F562498...

City Attorney

DocuSigned by:

Leigh Paoletti

5C9FADE322244F8

Signed by:

Shannon Lavrin

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Chief Financial Officer

City Manager

AN ORDINANCE

TO APPROPRIATE \$500,000 IN THE HOSPITALITY TAX FUND AND CAPITAL PROJECTS FUND FOR THE LAKE CONESTEE DAM RESTORATION PROJECT

WHEREAS, the Conestee Dam, originally constructed in 1892, was a 133-year-old structure located near the Conestee Nature Preserve and outside of the jurisdiction of the city of Greenville (the “City”); and

WHEREAS, the Dam posed significant environmental and public safety risks due to structural deterioration and contaminated sediment along the Reedy River; and

WHEREAS, the Lake Conestee Dam Restoration Project (“LCDRP”), a multi-agency initiative, successfully constructed a new dam downstream of the original structure, mitigating hazards and preserving a vital regional environmental and recreational resource at a cost exceeding \$43.5 million; and

WHEREAS, the City previously agreed to contribute \$1 million toward LCDRP over a two year period, and this appropriation designates the first contribution of \$500,000 to the LCDRP; and

WHEREAS, the now completed LCDRP ensures the continued viability of the Conestee Nature Preserve and Conestee Park, which combined attracts approximately 200,000 visitors annually; and

WHEREAS, the Conestee Nature Preserve and Conestee Park serve as major tourism draws, and the dam restoration directly supports the preservation and enhancement of these attractions, thereby qualifying for Hospitality Tax funding;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the amount of \$500,000 is appropriated from the Hospitality Tax Fund and Capital Projects Fund as reflected in the attached Exhibit. This Ordinance shall become effective upon passage on the second and final reading.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

BUDGET AMENDMENT

BUDGET AMENDMENT						
BUDGET	Hospitality Tax and Cap. Projects		REQUESTED BY	Finance / City Manager's Office		
FISCAL YEAR	2025-26		DATE			
<u>INCREASE</u>			<u>DECREASE</u>			
<u>Description</u>			<u>Description</u>			
Hospitality Tax Fund						
Fund Balance Appr (REV)		500,000				
Transfer to Cap Proj. Fund (EXP)		500,000				
Capital Projects Fund						
Transfer from Hospitality Tax (REV)		500,000				
Project Expense (EXP)		500,000				
Explanation:	TO APPROPRIATE \$500,000 IN THE HOSPITALITY TAX FUND AND CAPITAL PROJECTS FUND FOR THE LAKE CONESTEE DAM RESTORATION PROJECT					
DATE			APPROVED BY	City Council/City Manager Camilla Pitman/City Clerk		
FOR OMB POSTING PURPOSES ONLY						
<u>Budget Adjustments</u>		Increase (Decrease) <u>Amount</u>	<u>Journal Entry</u>			
<u>Project Code</u>	<u>Account</u>		<u>Project Code</u>	<u>Account</u>		<u>Amount</u>
PRXXXX	341-0000-391.81-22	500,000		341-0000-101.05-00	DR	500,000
PRXXXX	341-9010-455.68-09	500,000	PRXXXX	341-0000-391.81-22	CR	500,000
	122-0000-390.10-01	500,000		122-9030-491.81-41	DR	500,000
	122-9030-491.81-41	500,000		122-0000-101.05-00	CR	500,000
	Total	2,000,000		Total		2,000,000
	Prepared By					
	Posted By					
	Date			Number		



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council

FROM: Shannon Lavrin, City Manager

Agenda Item No.

15b

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO ANNEX APPROXIMATELY 41.71 ACRES OF REAL PROPERTY AND 6.89 ACRES OF ADJACENT RIGHT-OF-WAY LOCATED ON ANDREWS STREET, BEL AIRE DRIVE, EASLEY BRIDGE ROAD, 4TH STREET, A STREET, 3RD STREET, LYNCREST STREET, B STREET, C STREET, 2ND AVENUE, 3RD AVENUE, 6TH STREET, NEUBERT STREET, 5TH STREET, AND AN UNNAMED ALLEY, AND TO PROVIDE THE ZONING DESIGNATIONS OF RN-A, NEIGHBORHOOD A DISTRICT, AND IX, INDUSTRIAL FLEX DISTRICT (AX-8-2026)

SUMMARY BACKGROUND:

The city of Greenville (the "City") has received an annexation petition utilizing the 75% Annexation Method, dated November 10, 2025, (the "Petition"), which includes the signatures of freeholders owning 83% percent of the real property and 99% percent of the assessed value in the area proposed to be annexed thus exceeding the requirements of S.C. Code of Laws Annotated Section 5-3-150(1) ("S.C. Code Section").

The Petition includes proposed rezoning of the Property from county zoning designations R-7.5, Single-family residential district, FRD, Flexible review district, and PD, Planned development district, to city zoning designations of RN-A, Neighborhood A District, and IX, Industrial Flex District, as described in Exhibit A and shown in Exhibit B, respectively.

The City Planning Commission, pursuant to public notice, held a public hearing on February 5, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 5-0.

Pursuant to S.C. Code Section 5-3-150(1), City Council conducted the required public hearing at its meeting on February 23, 2026, prior to the first reading of this Ordinance.

Planning Staff Recommendation: Approve
 Planning Commission Recommendation: Approve rezone as shown in Exhibit A by a vote of 5-0.

IMPACT IF DENIED:

The Property will not be annexed and rezoned.

FINANCIAL IMPACT:

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with the Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

REQUIRED SIGNATURES

Department Director

Signed by:

Mary Douglas Hirsch

AF9CCB743D694BC...

City Attorney

DocuSigned by:

Leigh Paolletti

5CBFADDF322247F8...

Signed by:

Chief Financial Officer

City Manager

Shannon Lavrin

B6D12FA1F89A405...

A N O R D I N A N C E

TO ANNEX APPROXIMATELY 41.71 ACRES OF REAL PROPERTY AND 6.89 ACRES OF ADJACENT RIGHT-OF-WAY LOCATED ON ANDREWS STREET, BEL AIRE DRIVE, EASLEY BRIDGE ROAD, 4TH STREET, A STREET, 3RD STREET, LYNCREST STREET, B STREET, C STREET, 2ND AVENUE, 3RD AVENUE, 6TH STREET, NEUBERT STREET, 5TH STREET, AND AN UNNAMED ALLEY, AND TO PROVIDE THE ZONING DESIGNATIONS OF RN-A, NEIGHBORHOOD A DISTRICT, AND IX, INDUSTRIAL FLEX DISTRICT (AX-8-2026)

WHEREAS, S.C. Code of Laws Annotated Section 5-3-150(1) (“S.C. Code Section”) authorizes a municipality to annex an area when presented with a petition signed by the freeholders owning at least 75% percent of the real property and at least 75% percent of the assessed value in the area proposed to be annexed, commonly known as the 75% Annexation Method; and

WHEREAS, the city of Greenville (the “City”) has received a proper annexation petition of contiguous property utilizing the 75% Annexation Method, dated November 10, 2025 (the “Petition”), which includes the signatures of freeholders owning 83% percent of the real property and 99% percent of the assessed value in the area proposed to be annexed, thus exceeding the requirements of S.C. Code Section 5-3-150(1); and

WHEREAS, the area contained in the Petition consists of approximately 41.71 acres and 6.89 acres of right-of-way located on Andrews Street, Bel Aire Drive, Easley Bridge Road, 4th Street, A Street, 3rd Street, Lyncrest Street, B Street, C Street, 2nd Avenue, 3rd Avenue, 6th Street, Neubert Street, 5th Street, and an unnamed alley, and includes 22 individual parcels owned by Randall Gordon, HR Properties and Construction, LLC, Southern Land Company, LLC, Second Act, LLC, RE Headquarters, LLC, Homes of Hope, Inc., Judson Mill Ventures, LLC, Judson Mill Ventures I, LLC, Judson Mill Ventures II, LLC, Judson Mill Ventures III, LLC, Judson Mill Ventures IV, LLC, and United Housing Connections (Tax Map Numbers 0113000701800, 0113000702100, 0113000800100, 0113000800105, 0113000800104, 0113000800103, 0113000800102, 0113000800101, 0114000501000, 0114000400900, 0114000401200, 0114000901200, 0114001000100, 0115000400300, 0115000400100, 0114001000102, 0114001000103, 0114001000104, 0114001000105, 0114001100500, 0111000200100, 0114000900600), together comprising approximately 48.60 acres to be annexed (collectively, the “Property”); and

WHEREAS, the Petition includes proposed rezoning of the Property from county zoning designations R-7.5, Single-family residential district, FRD, Flexible review district, and PD, Planned development district, to city zoning designations of RN-A, Neighborhood A District, and IX, Industrial Flex District, as described in Exhibit A and shown in Exhibit B, respectively; and

WHEREAS, the City has met all notice requirements of S.C. Code Section 5-3-150(1) including providing a copy of the Petition for public inspection at least 30 days prior to the public hearing in the City Clerk’s office, publishing notice in a local newspaper of general circulation in the community, posting notice on the City’s bulletin board, and mailing notices to all taxpayers of record, the chief administrative officer of the county, public service or special purpose districts, and all fire departments in the annexed area; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on February 5, 2026, to consider the proposed rezoning and recommended approval of the application by a vote of 5-0; and

WHEREAS, pursuant to S.C. Code Section 5-3-150(1), the City Council conducted the required public hearing at its meeting on February 23, 2026, prior to the first reading of this Ordinance; and

WHEREAS, City Council has reviewed the Petition and corresponding rezoning application and finds the proposed zoning designations of RN-A, Neighborhood A District, and IX, Industrial Flex District, as described in Exhibit A and shown in Exhibit B, to be compatible with the GVL2040 Comprehensive Plan; and

WHEREAS, City Council has determined that annexation of the Property would promote the City's policy of planned growth and development;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Property shall be annexed into the corporate limits of the city of Greenville. The Property is identified more particularly on the attached Exhibits C and D, providing the annexation map and property descriptions for the annexed parcels and adjacent rights-of-way, respectively. The annexed Property is provided the zoning designations of RN-A, Neighborhood A District, and IX, Industrial Flex District, as presented in Exhibit A, and shall be included in City Council District 2. The annexed property consisting of Tax Map Numbers 0113000701800 and 0113000702100 shall be included within the City's Sterling Emphasis Neighborhood. The annexed Property's County-approved Special Tax Assessments for Rehabilitated Historic Property for Tax Map Numbers 0114001000102, 0114001000103, 0114001000105, and 0114001000104 and shall be honored by the city of Greenville to the full term previously approved by Greenville County Council.

Upon annexation, the Property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Engineer determines to be in compliance with the criteria set forth in the City's Floodplain Management Regulations, as from time to time amended.

The Property annexed by this Ordinance shall be subject to the intergovernmental agreement with the Metropolitan Sewer Subdistrict d/b/a MetroConnects according to its terms while it is in effect.

This Ordinance shall take effect on second and final reading and shall be effective for the 2026 tax year.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY

REVIEWED

CITY MANAGER

EXHIBIT A

Address	TMS#	Acreage	County Zoning	Proposed City Zoning
114 Andrews Street	0113000701800	0.2	R-7.5, Single-family residential district	RN-A, Neighborhood A District
115 Bel Aire Drive	0113000702100	0.3	R-7.5, Single-family residential district	RN-A, Neighborhood A District
116 Bel Aire Drive	0113000800100	0.6	FRD, Flexible review district	RN-A, Neighborhood A District
112 Bel Aire Drive	0113000800105	0.2	FRD, Flexible review district	RN-A, Neighborhood A District
108 Bel Aire Drive	0113000800104	0.3	FRD, Flexible review district	RN-A, Neighborhood A District
104 Bel Aire Drive	0113000800103	0.4	FRD, Flexible review district	RN-A, Neighborhood A District
20 Bel Aire Drive	0113000800102	0.8	FRD, Flexible review district	RN-A, Neighborhood A District
10 Bel Aire Drive	0113000800101	0.6	FRD, Flexible review district	RN-A, Neighborhood A District
38 4th St	0114000501000	0.5	R-7.5, Single-family residential district	RN-A, Neighborhood A District
29 4th St	0114000400900	0.3	R-7.5, Single-family residential district	RN-A, Neighborhood A District
109 A Street	0114000401200	0.2	R-7.5, Single-family residential district	RN-A, Neighborhood A District
21 3rd Street	0114000901200	0.2	R-7.5, Single-family residential district	RN-A, Neighborhood A District
915 2nd Ave	0114001000100	18.2	PD, Planned development district	IX, Industrial Flex District
0 2nd Ave	0115000400300	1.2	PD, Planned development district	IX, Industrial Flex District
0 3rd Ave	0115000400100	0.5	PD, Planned development district	IX, Industrial Flex District
701 Easley Bridge Rd	0114001000102	8.7	PD, Planned development district	IX, Industrial Flex District
701 Easley Bridge Rd	0114001000103	3.1	PD, Planned development district	IX, Industrial Flex District
701 Easley Bridge Rd	0114001000104	3.3	PD, Planned development district	IX, Industrial Flex District
701 Easley Bridge Rd	0114001000105	1.8	PD, Planned development district	IX, Industrial Flex District
923 2nd Ave	0114001100500	0.2	R-7.5, Single-family residential district	RN-A, Neighborhood A District
1500 5th St	0111000200100	0.1	R-7.5, Single-family residential district	RN-A, Neighborhood A District

109 3rd St	0114000900600	0.1	R-7.5, Single-family residential district	RN-A, Neighborhood A District
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EXHIBIT B

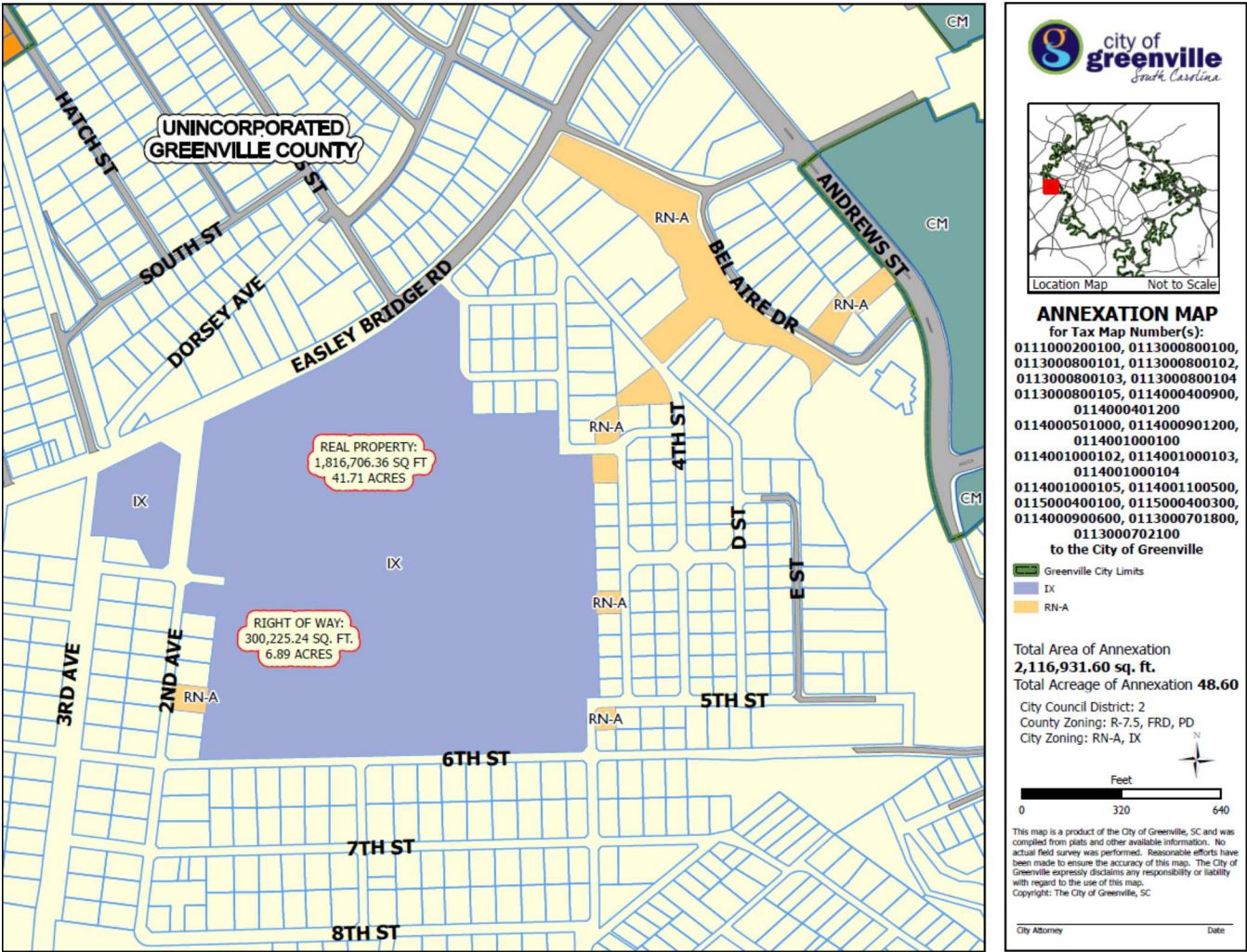


EXHIBIT C

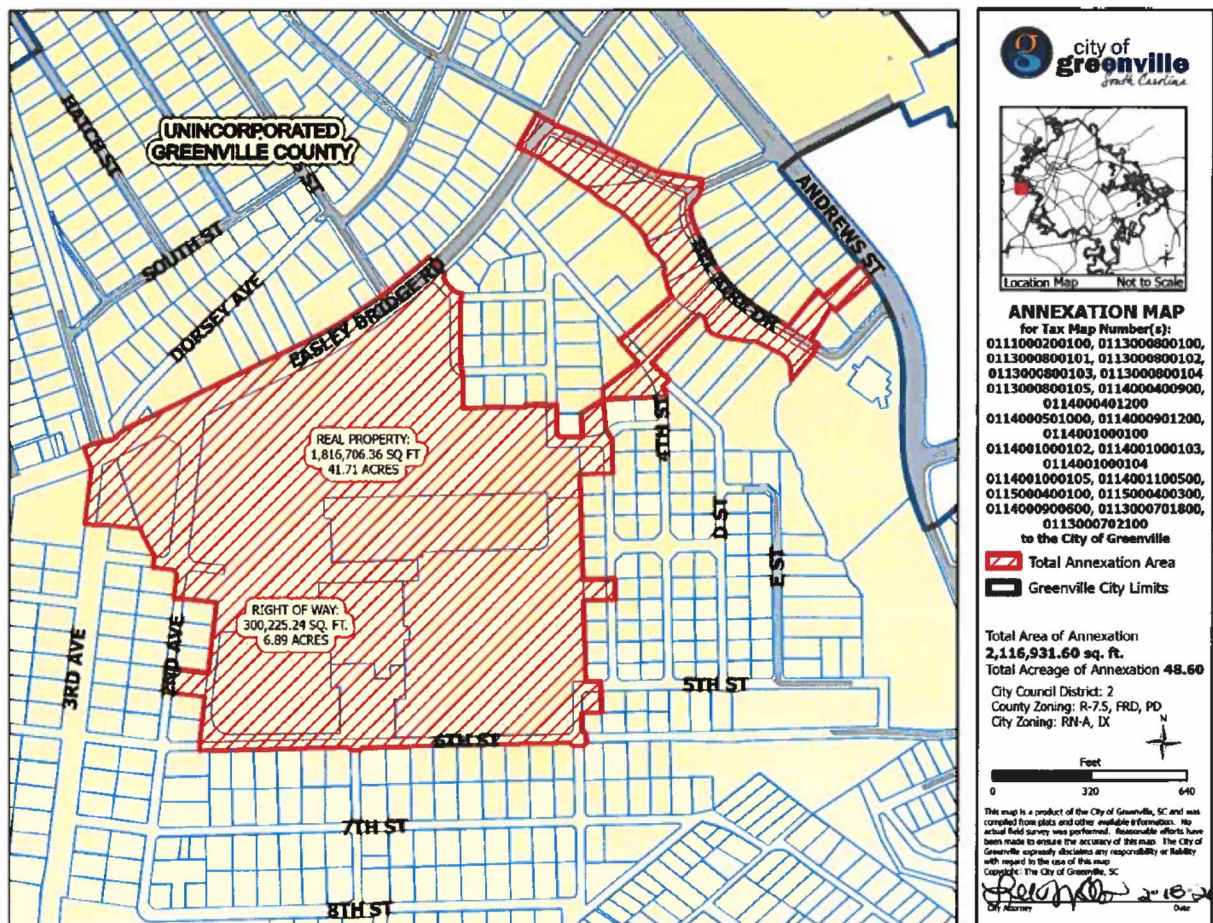


EXHIBIT D

Property DescriptionTMS# 0113000701800:

ALL that certain lot of land in Greenville County, State of South Carolina, Greenville Township, being shown as Lot 8 on Map No. 6 of a subdivision of the property of Talmer Cordell as shown on plat thereof made by Dalton & Neves, Engineers, January 1951, reference to which plat is craved for a metes and bounds description.

Plat Book – Z Page 151

D. C H 5-5-11

Being the same property conveyed to T. J. Gordon and Barbara C. Gordon by deed of Ann W. Russo dated August 3, 1977, and recorded August 4, 1977, in Deed Book 1061 at Page 852 in the Office of the Register of Deeds for Greenville County, South Carolina. Subsequently, T. J. Gordon passed away on November 9, 2005, (See Greenville County Probate C.A. No. 2009ES2301293) and his undivided one-half (1/2) interest was conveyed to Barbara Ann Croft Gordon by deed of distribution of Barbara Ann Croft Gordon as Personal Representative of the Estate of T. J. Gordon dated December 29, 2010, and recorded December 29, 2010, in the Office of the Register of Deeds for Greenville County, South Carolina in Book 2382 at Page 2940.

TMS# 0113000702100:

ALL that piece, parcel or lot or land situate, lying and being on the northern side of Bel Aire Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 11 of a subdivision of property of Talmer Cordell, Plat No. 6, which plat is recorded in the RMC Office for Greenville County in Plat Book Z at Page 151. Reference is hereby made for a more complete metes and bounds description thereof.

This being the same property conveyed to Gibson Family Limited Partnership by deed of Lollie G. Gibson dated June 21, 1996 and recorded July 10, 1996 in the ROD Office for Greenville County, South Carolina in Deed Book 1646 at Page 154.

This conveyance is made subject to any and all easements, zoning ordinances, rights-of-way and restrictions of record or may be seen by an inspection of the ground.

TMS# 0113000800100, 0113000800105, 0113000800104, 0113000800103, 0113000800102, and 0113000800101:

All those certain pieces, parcels of lots of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as **Lot 1**, 0.61 Acres, 26,759 Sq. Feet, **Lot 2**, 0.80 Acres, 34.638 Sq. Feet, **Lot 3**, 0.42 Acres, 18.083 Sq. Feet, **Lot 4**, 0.27 Acres, 11,595 Sq. Feet, **Lot 5**, 0.18 Acres 8,008 Sq. Feet, and **Lot 6**, 0.63 Acres, 27,541 Sq. Feet on a survey entitled “Bel Aire Drive, Sheet 1 of 1,” prepared by W. Glen Dalton, PLS, dated 04/26/2022 and recorded 05/04/2023 in the Office of the Register of Deeds, Greenville, SC in Plat Book 1461 at Page 54. Reference to said plat is hereby made for a metes and bounds description thereon.

TMS# 0114000501000:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Part of Lot 9 and Lot 10, Judson Mills Village, Section 6, on a survey entitled “Cathie Robertson”, prepared by Site Design, Inc., dated March 27, 1997 and recorded April 2, 1997 in Plat Book 35-B at Page 82 in the RMC Office for Greenville County, South Carolina. Reference is hereby craved to said plat for a more complete metes and bounds description thereof.

THIS being the same property conveyed to Roland J. Wimmer by Cathie Robertson by Deed dated July 22, 2005 and of record in the County Clerk's Office, Greenville County, South Carolina, in Deed Book 2157 at page 16 on July 26, 2005.

TMS# 0114000400900:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 7 Block 10 of Judson Mills on a plat entitled "Survey for Farlisa Lester" prepared by Site Design, Inc., dated August 25, 1998 recorded in Plat Book 38-V at Page 19, in the Office of the Register of Deeds for Greenville County on October 9, 1998. Reference is made to the aforesaid plat for a more full and accurate description by metes and bounds, courses and distances.

THIS being the same property conveyed to BSW Investments, LLC by Juergen Bittner by Deed dated June 3, 2016 and of record in the County Clerk's Office, Greenville County, South Carolina, in Deed Book 2490 at page 2680 on June 20, 2016.

TMS# 0114000401200:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina being shown and designated as **Lot No. 10, BLOCK 10, JUDSON MILLS** on a plat thereof, prepared by Piedmont Engineering Service, dated April 11, 1950 and recorded in Plat Book X at Page 149 in the RMC Office for Greenville, South Carolina and being further shown on a plat entitled "Survey for Zina L. Adams", prepared by Site Design, Inc., dated September 21, 1996 and recorded in Plat Book 35-O, Page 96 in the aforesaid RMC Office. Reference is hereby made to most recent plat of record for a more complete and accurate description as to the metes and bounds, courses and distances as appear thereon.

This being the same property conveyed unto Greer State Bank by Deed of Charles B. Simmons, Jr. as Master in Equity for Greenville County, South Carolina deed dated December 3, 2008 and recorded December 15, 2008 in Deed Book 2349, at Page 2124, in the ROD Office for Greenville County, South Carolina.

TMS# 0114000901200:

All Grantor's right, title and equitable or legal interest in and to:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 11, Block 11 of Judson Mills, containing 0.16 acre, more or less, on plat entitled "Survey for the Housing Authority of the City of Greenville SC, Inc.", prepared by Landrith Surveying, Inc., dated March 11, 1998, recorded in Plat Book 37-Q at Page 66, in the Office of the Register of Deeds for Greenville County, SC. According to said plat, the within lot fronts on Third Street for a distance of 83.02 feet, more or less. Reference is made to the aforesaid plat for a more full and accurate description by metes and bounds.

This being the same property conveyed to Greenville Housing Fund, LLC by deed of the City of Greenville dated August 20, 2020 and recorded September 3, 2020 at the Register of Deeds Office for Greenville County, South Carolina in Deed Book 2602 at Page 4751; also see amended articles of organization recorded in Deed Book 2641 at Page 5440.

TMS# 0114001000100:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, designated as Common Area, 819,153 Sq.Ft., 18.805 Acres on a Recombination Plat for Judson Mill Ventures LLC, prepared by Site Design, Inc., dated July 16, 2018, revised August 22, 2019 and

recorded August 28, 2019 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1346 at Pages 25 – 26. Reference to said plat is hereby made for a more complete description.

LESS:

Those portions of TMS No. 01140010000100 shown as 20,747 Sq.Ft., 0.476 Acres and 7,399 Sq.Ft., 0.170 Acres a Recombination Plat for Judson Mill Venture III, prepared by Site Design, Inc., dated April 17, 2019 and recorded September 19, 2023 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1471 at Page 56, which have been combined with and made a portion of TMS No. 0114001000104.

TMS# 0115000400300:

All that certain piece, parcel or tract of land, lying and being in the County of Greenville, State of South Carolina, designated as 59,601 Sq.Ft., 1.368 Acres on that certain survey prepared for Milliken and Company (Judson Plant Site – Additional Property), prepared by James R. Freeland, Professional Engineer and Land Surveyor No. 4781, Freeland & Associates, Inc., dated June 5, 2014 and recorded July 31, 2014 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1184 at Page 91. Reference to said plat is hereby made for a more complete description.

TMS# 0115000400100:

All that certain piece, parcel or tract of land, lying and being in the County of Greenville, State of South Carolina, designated as 6,884 Sq.Ft., 0.158 Acres on that certain survey prepared for Milliken and Company (Judson Plant Site – Additional Property), prepared by James R. Freeland, Professional Engineer and Land Surveyor No. 4781, Freeland & Associates, Inc., dated June 5, 2014 and recorded July 31, 2014 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1184 at Page 91. Reference to said plat is hereby made for a more complete description.

TOGETHER WITH:

All that certain piece, parcel or lot of land lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as 0.24 acres on survey prepared for Christ United Methodist Church on January 12, 2019, by Austin Surveying, LLC and being more particularly described as follows:

Beginning at an X set in concrete at the intersection of Easley Bridge Road (US 123) and Third (3rd) Avenue and running thence N 63-47-48 E 56.11 feet to an iron pin; thence running S 05-54-09 W 228.53 feet to an iron pin; thence turning and running N 89-26-51 W 48.28 feet to an iron pin; thence N 06-03-20 E 203.21 feet to the point of beginning.

TMS# 0114001000102:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, designated as Lot 1, 377,529 Sq.Ft., 8.667 Acres on a Recombination Plat for Judson Mill Ventures LLC, prepared by Site Design, Inc., dated July 16, 2018, revised August 22, 2019 and recorded August 28, 2019 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1346 at Pages 25 – 26, and more recently shown on an Alta / NSPS Land Title Survey for Judson Mill Ventures I, LLC, prepared by Site Design, Inc., dated October 25, 2019 and recorded November 12, 2019 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1352 at Pages 88 – 90. Reference to the most recent plat is hereby made for a more complete description.

TMS# 0114001000103:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, designated as Lot 2, 135,225 Sq.Ft., 3.104 Acres on a Recombination Plat for Judson Mill Ventures LLC, prepared by Site Design, Inc., dated July 16, 2018, revised August 22, 2019 and recorded August 28, 2019 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1346 at Pages 25 – 26. Reference to said plat is hereby made for a more complete description.

TMS# 0114001000104:

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, shown and designated as 143,693 Sq.Ft., 3.299 Acres on a Recombination Plat for Judson Mill Venture III, prepared by Site Design, Inc., dated April 17, 2019 and recorded September 19, 2023 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1471 at Page 56 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin located at the northwestern corner of Lot 5; running thence S 88-46-03 W 21.25 feet to an iron pin; running thence N 01-15-47 W 68.67 feet to an iron pin; running thence N 88-46-03 E 302.20 feet to an iron pin; running thence N 88-48-14 E 440.88 feet to an iron pin; running thence S 01-11-46 E 16.78 feet to an iron pin at the northeastern corner of Lot 3; running thence along the northern boundary of Lot 3, S 88-48-16 W 440.88 feet to an iron pin at the northwestern corner of Lot 3; running thence along the western boundary of Lot 3, S01-09-51 E 51.89 feet to an iron pin on the northern boundary of Lot 4; running thence along the northern boundary of Lot 4, S 88-46-03 W 280.83 feet to the Point of Beginning.

TMS# 0114001000105:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, designated as Lot 4, 76,946 Sq.Ft., 1.766 Acres on a Recombination Plat for Judson Mill Ventures LLC, prepared by Site Design, Inc., dated July 16, 2018, revised August 22, 2019 and recorded August 28, 2019 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1346 at Pages 25 – 26. Reference to said plat is hereby made for a more complete description.

TMS# 0114001100500:

All that certain, piece, parcel or lot of land, with the improvements thereon, situate, lying and being in Judson Mill Village, Greenville County, South Carolina, and being known and designated as Lot #4 of Block 18, according to a plat of said Block made by Piedmont Engineering Service, Greenville, South Carolina, dated April 11, 1950 and recorded in Plat Book X at Page 153 in the RMC Office for Greenville County, South Carolina;

Minus, All that piece, parcel and triangular shaped portion at the rear of said above described lot deeded to Milliken and Company by deed recorded in the RMC Office of Greenville County, South Carolina in Deed Book 1393 at Page 589 as shown in a plat prepared by Neil R. Phillips, Surveyor, dated January 4, 1990 referred to as Parcel “A”, and in the Tax Maps for Greenville County on Sheet 114, Block 11, Lot 5.

This being same property conveyed to the Greenville County Redevelopment Authority by Deed of Charles B. Simmons Jr., on behalf of The John M. Bradley, et al. (2007-CP-23-6028) dated April 16, 2008 and recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2322 at Page 1439 on April 30, 2008.

TMS# 0111000200100:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 95 of Judson Mills Village, Section 6, on Fifth Street, on a survey thereof recorded in Plat Book K at pages 106 and 107, reference to which is hereby craved for a more complete and accurate description.

This being the identical property conveyed to Greenville County Redevelopment Authority by deed of Citizens Building and Loan Association dated and recorded September 17, 2009, in Deed Book 2362 at page 1031, in the ROD Office for Greenville County, SC.

TMS# 0114000900600:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 5. Judson Mills, Block II on plat entitled “Survey

for Upstate Homeless Coalition” prepared by Site Design, Inc. of date October 9, 2000 recorded in Plat Book 43C at Page 11 in the Office of the Register of Deeds for Greenville County on October 23, 2000. According to said lot, the within lot fronts on Third Street for a distance of 69.97 feet, more or less. Reference is made to the aforesaid plat for a more full and accurate description as to metes and bounds, courses and distances.

This is the same property conveyed to the Greenville County Redevelopment Authority by Deed of Charles B. Simmons, Jr. as Master in Equity for Greenville County recorded in Deed Book 1896 at Page 728 in the Office of the Register of Deeds for Greenville County on February 7, 2000.

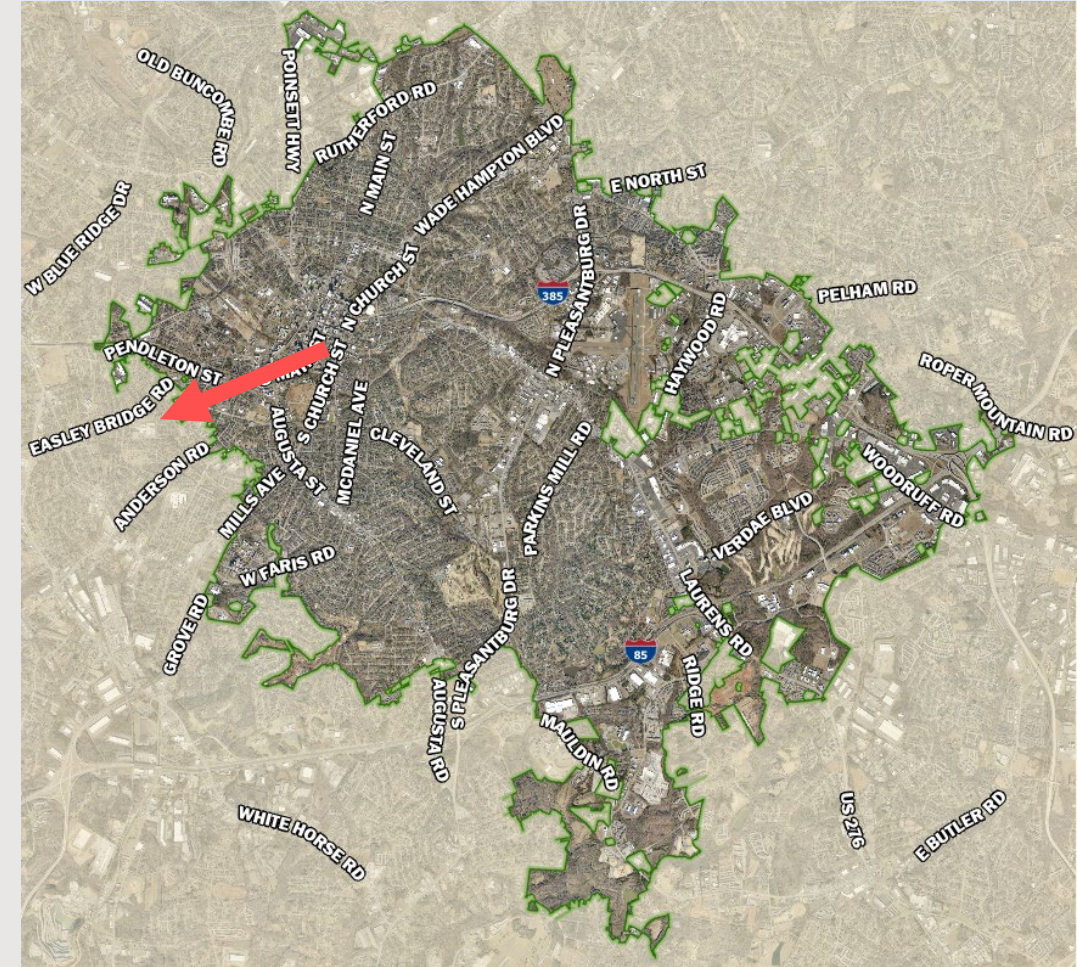
Property Description for Right-of-Way

To include the 6.89 acres of Andrews Street, Bel Aire Drive, Easley Bridge Road, 4th Street, A Street, 3rd Street, Lyncrest Street, B Street, C Street, 2nd Avenue, 3rd Avenue, 6th Street, Neubert Street, 5th Street, and an unnamed alley as shown within the associated Annexation Map exhibit.

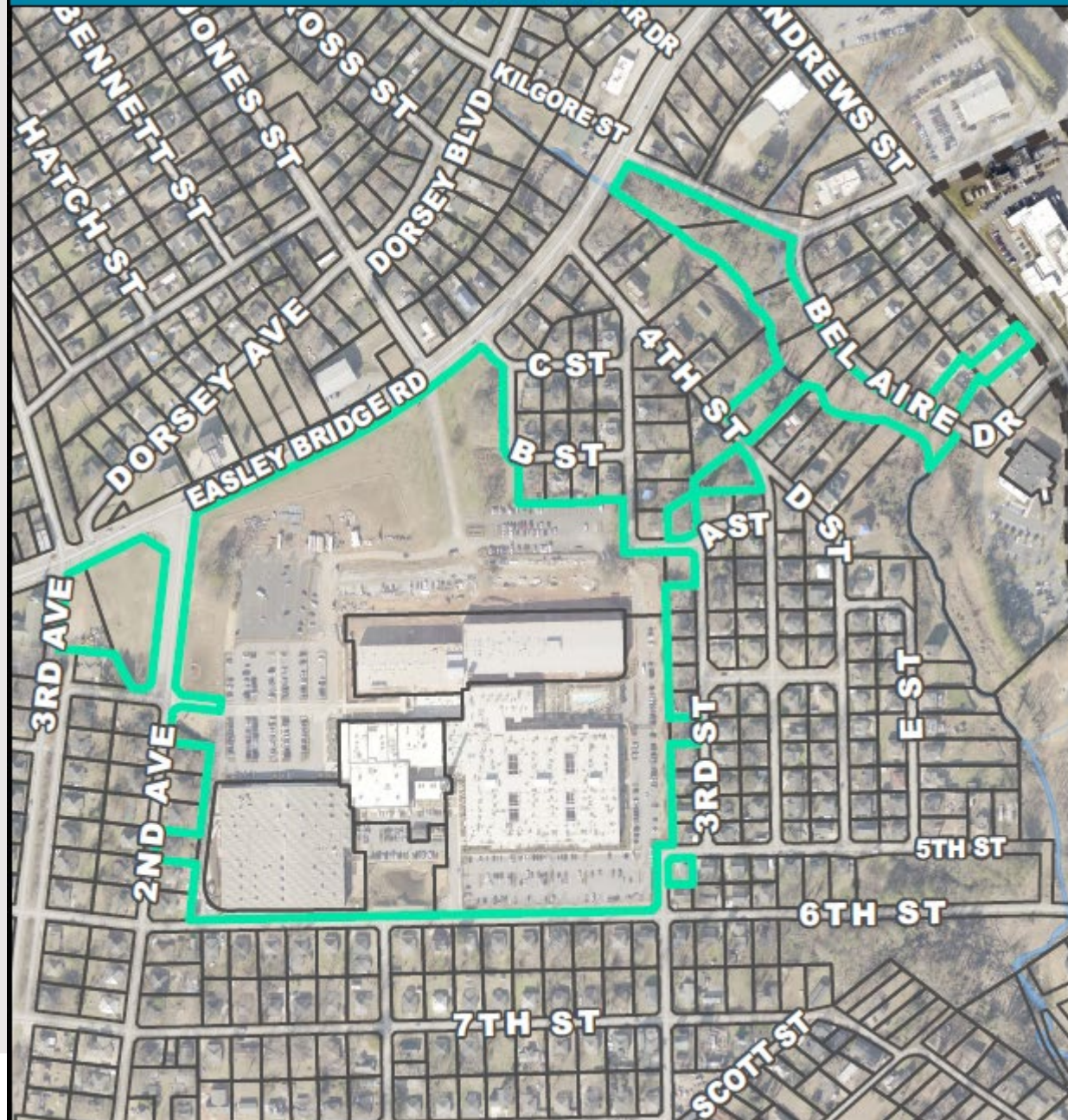
AX-8-2026 | 75% Method

REQUEST

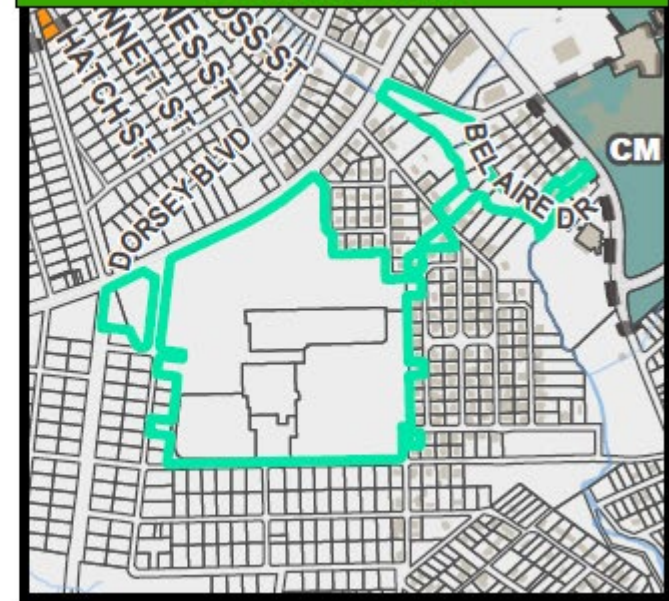
75% Method **ANNEXATION**, submitted under the provisions of S.C. Code §5-3-150(1), and **REZONE** of approximately 41.71 acres located on **ANDREWS STREET, BEL AIRE DRIVE, EASLEY BRIDGE ROAD, 4TH STREET, A STREET, 3RD STREET, LYNCREST STREET, B STREET, C STREET, 2ND AVENUE, 3RD AVENUE, 6TH STREET, NEUBERT STREET, 5TH STREET, AND AN UNNAMED ALLEY** from R-7.5, Single-family residential district, FRD, Flexible review district, and PD, Planned development district, in Greenville County to RN-A, Neighborhood A District, and IX, Industrial Flex District, in the City of Greenville. (TM# 0113000701800, 0113000702100, 0113000800100, 0113000800105, 0113000800104, 0113000800103, 0113000800102, 0113000800101, 0114000501000, 0114000400900, 0114000401200, 0114000901200, 0114001000100, 0115000400300, 0115000400100, 0114001000102, 0114001000103, 0114001000104, 0114001000105, 0114001100500, 0111000200100, 0114000900600)



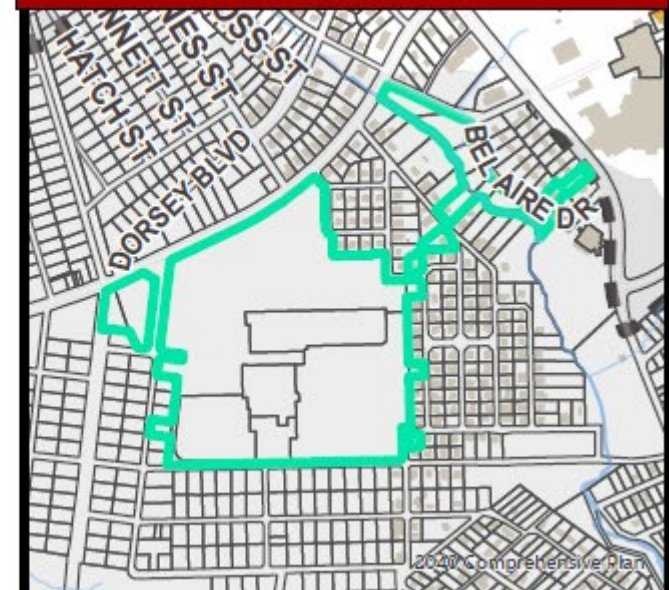
AERIAL VIEW



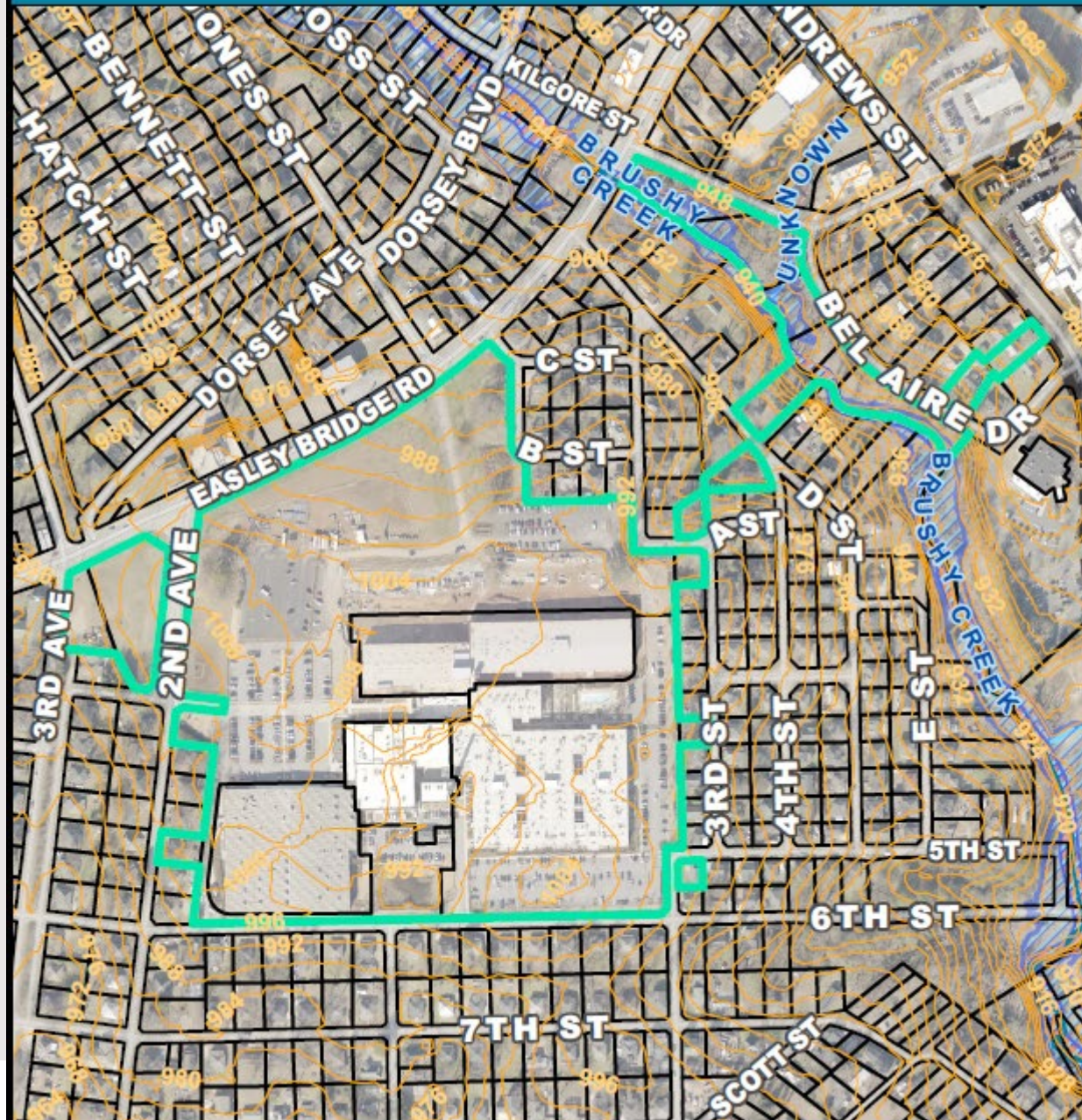
CURRENT ZONING



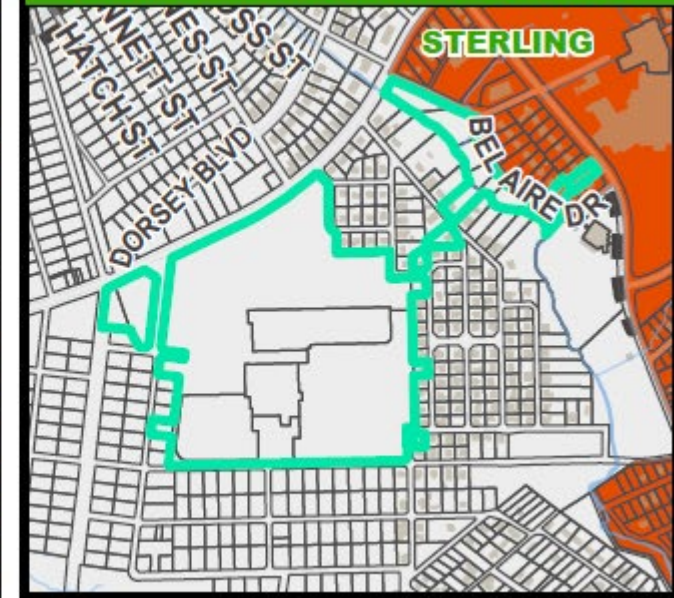
FUTURE LAND USE



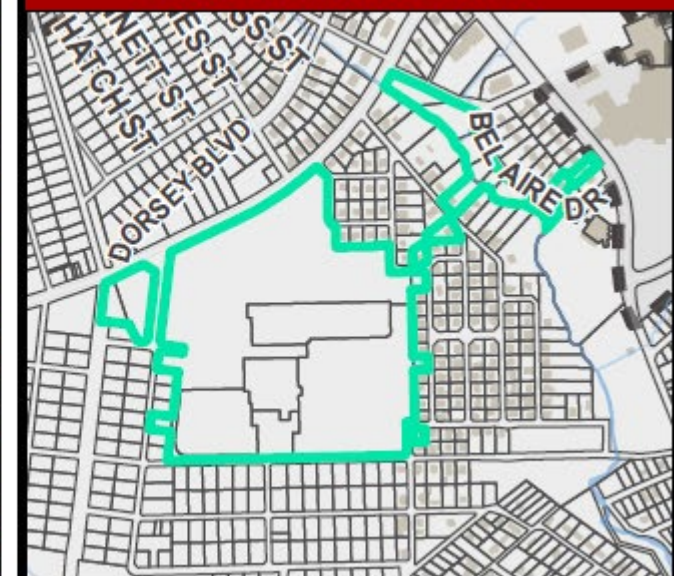
NATURAL / ENVIRONMENTAL FEATURES

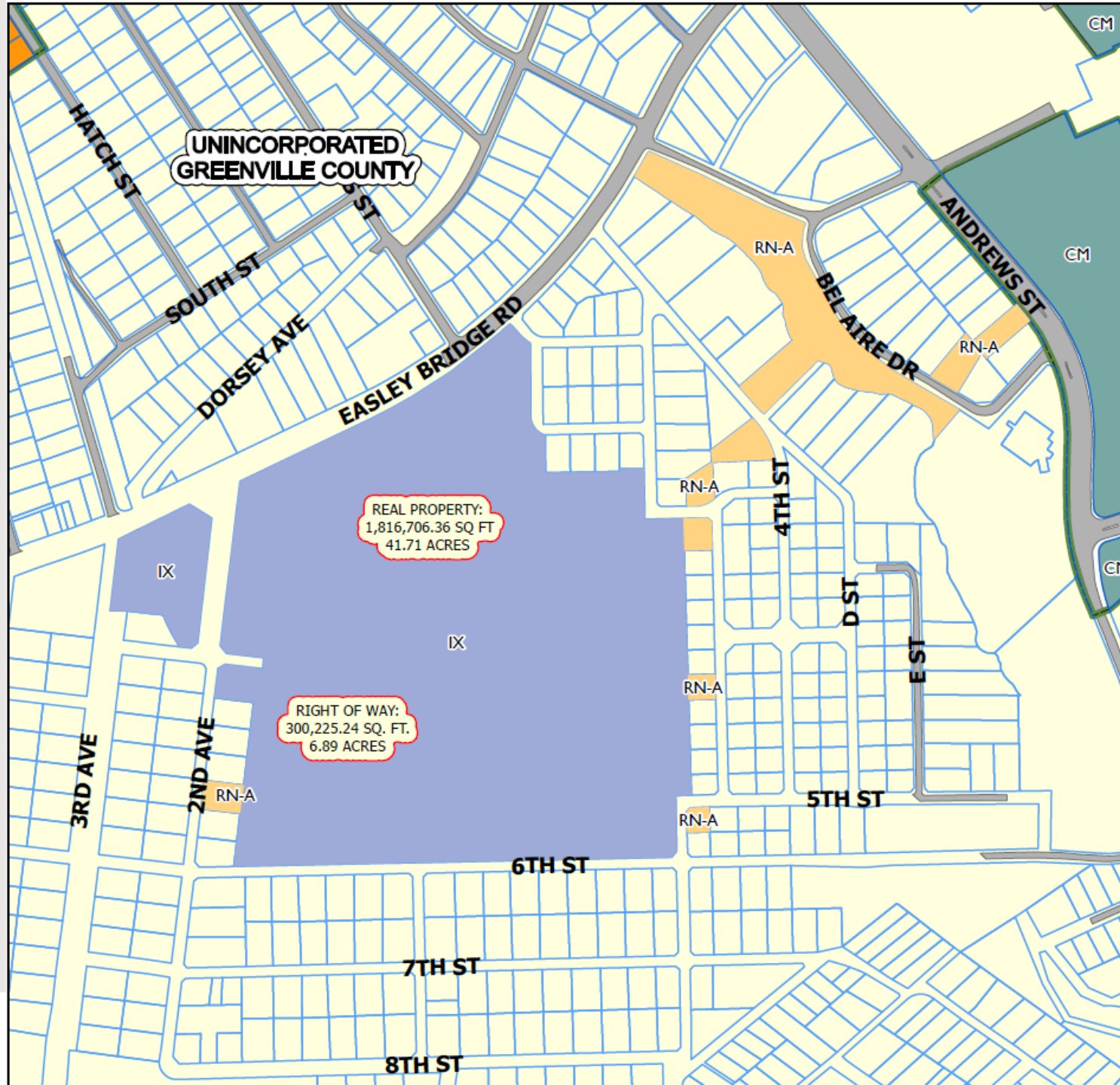


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





Location Map Not to Scale

ANNEXATION MAP

for Tax Map Number(s):

0111000200100, 0113000800100,
0113000800101, 0113000800102,
0113000800103, 0113000800104
0113000800105, 0114000400900,
0114000401200
0114000501000, 0114000901200,
0114001000100
0114001000102, 0114001000103,
0114001000104
0114001000105, 0114001100500,
0115000400100, 0115000400300,
0114000900600, 0113000701800,
0113000702100

to the City of Greenville

- Greenville City Limits
- IX
- RN-A

Total Area of Annexation

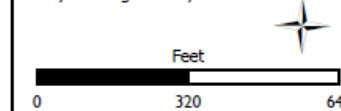
2,116,931.60 sq. ft.

Total Acreage of Annexation **48.60**

City Council District: 2

County Zoning: R-7.5, FRD, PD

City Zoning: RN-A, IX



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



AX-8-2026

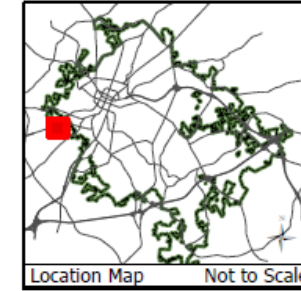
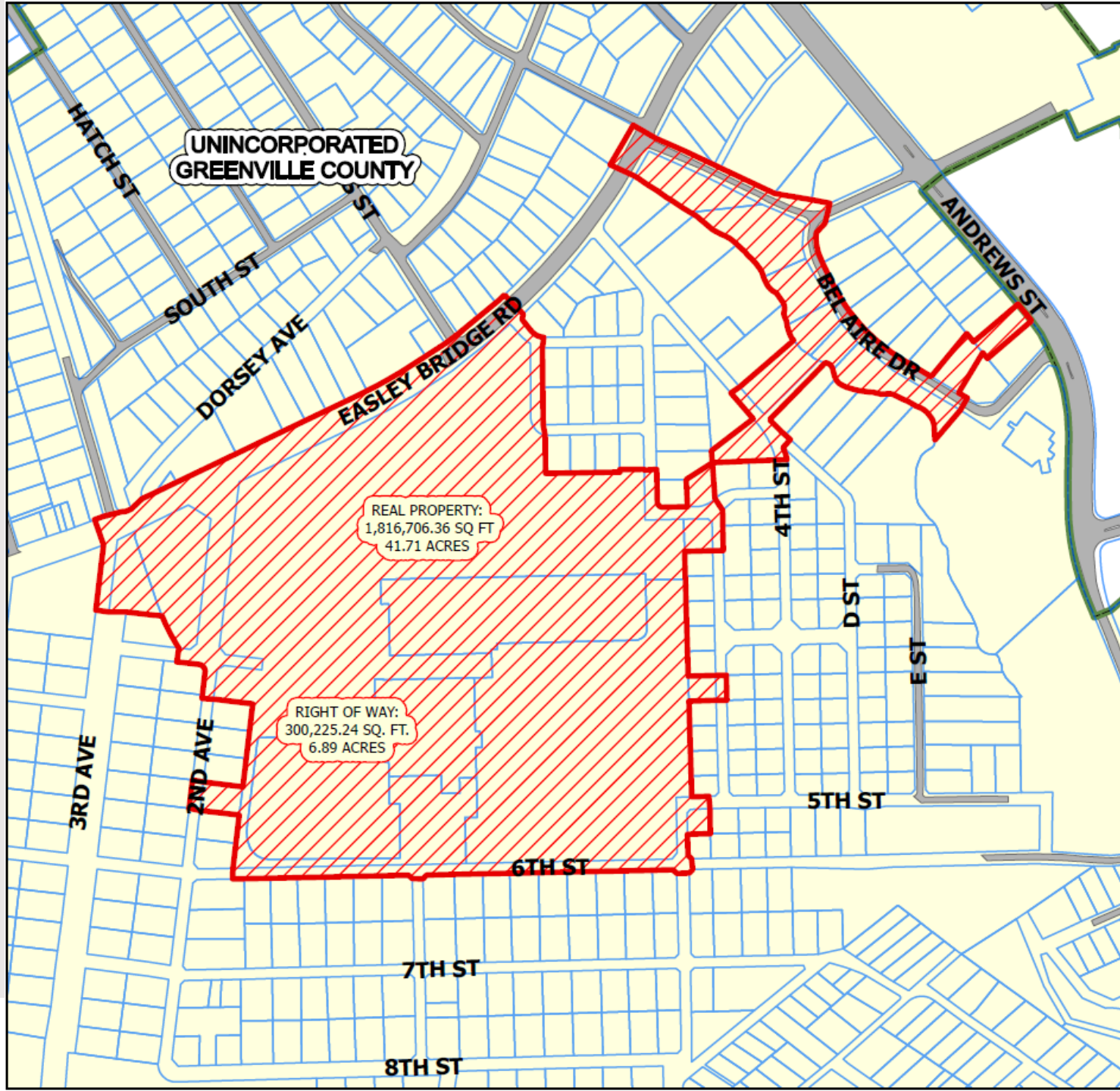
— Planning and Zoning —

- Zoning – RN-A, Neighborhood A District, and IX, Industrial Flex District (proposed)
- Overlay Zone – N/A
- Future Land Use – N/A
- Special Emphasis – Sterling (partial)

— Services —

- Fire – Greenville City Fire Department
- Police – City of Greenville Zone 1
- Water – Greenville Water
- Sewer – Metro
- Sanitation – City and Private
- City Council – District 2 (Flemming)
- Transportation – SCDOT and City





ANNEXATION MAP

for Tax Map Number(s):

0111000200100, 0113000800100,
0113000800101, 0113000800102,
0113000800103, 0113000800104
0113000800105, 0114000400900,
0114000401200
0114000501000, 0114000901200,
0114001000100
0114001000102, 0114001000103,
0114001000104
0114001000105, 0114001100500,
0115000400100, 0115000400300,
0114000900600, 0113000701800,
0113000702100

to the City of Greenville

 Total Annexation Area

 Greenville City Limits

Total Area of Annexation

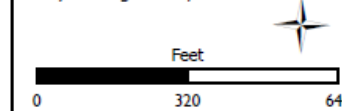
2,116,931.60 sq. ft.

Total Acreage of Annexation **48.60**

City Council District: 2

County Zoning: R-7.5, FRD, PD

City Zoning: RN-A, IX



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 _____

AX-8-2026

— Staff Recommendation —

Recommend Approval
of annexation and rezone
to RN-A and IX for the
property.

— Planning Commission Decision —

Recommend approval
of the rezone request to
RN-A and IX by a vote
of 5-0.



GVL 2040 Goals Summary



**INCREASE CITY
POPULATION %**



**AFFORDABLE
HOUSING**



**TRANSPORTATION
& MOBILITY**



OPEN SPACE



**ECONOMIC
DEVELOPMENT**



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Shannon Lavrin, City Manager

Agenda Item No.

15c

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO ABANDON SURPLUS RIGHT-OF-WAY ALONG HOWE STREET (AB-1-2025)

SUMMARY BACKGROUND:

The city of Greenville (the "City") has received a petition from University Ridge Public Facilities Corporation (URPFC) requesting the abandonment of surplus right-of-way along Howe Street between University Street and Claussen Street. URPFC is proposing improvements to Howe Street to include road widening, on street parking and the construction of a multi-use path as part of the County Square Redevelopment project. The surplus right-of-way petitioned for abandonment is not needed for the road improvements or the traffic operations of street and will result in a more consistent right of way for Howe Street. The abandonment will not result in any adverse impacts to traffic circulation, local access, or operations of the City's street system. The right-of-way will be abandoned and combined with Tax Map Number 0069000300305.

The abandonment has been reviewed by the City engineering, fire, and police departments as well as local utility providers with no objections found.

IMPACT IF DENIED:

The right-of-way will continue to be owned and maintained by the City.

FINANCIAL IMPACT:

None.

REQUIRED SIGNATURES

Department Director

Signed by:

9A000E3FE4FB466...

Chief Financial Officer

City Attorney

DocuSigned by:

4CBFADE322244F0...

Signed by:

City Manager

B6D12FA1F89A405...

AN ORDINANCE

TO ABANDON SURPLUS RIGHT-OF-WAY ALONG HOWE STREET
(AB-1-2025)

WHEREAS, the city of Greenville (the “City”) may have rights and/or entitlements to Howe Street to the extent that it is public right-of-way; and

WHEREAS, the City has received a petition from University Ridge Public Facilities Corporation (“URPFC”) requesting the abandonment of surplus right-of-way along Howe Street between University Street and Claussen Street; and

WHEREAS, URPFC is proposing improvements to Howe Street to include road widening, on street parking and the construction of a multi-use path as part of the County Square Redevelopment project;

WHEREAS, the surplus right-of-way petitioned for abandonment is not needed for the road improvements or the traffic operations of the streets and will result in a more consistent right-of-way for Howe Street; and

WHEREAS, the right-of-way will be abandoned and combined with Tax Map Number 0069000300305 as shown in Exhibit A; and

WHEREAS, the abandonment will not result in any adverse impacts to traffic circulation, local access, or operations of the City’s street system; and

WHEREAS, pursuant to properly published notice, a public hearing was held before City Council on Monday, November 10, 2025, at which time Council provided the opportunity to hear from the public regarding the proposed abandonment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, a total 5,611 square feet (0.128 acre) of right-of-way along Howe Street, which is identified more particularly on Exhibit A, which is attached hereto and incorporated herein, shall be abandoned and closed as a public right-of-way. Further, the abandonment and any subsequent conveyance by way of City quitclaim deed shall be subject to a full width utility easement preserving the currently existing rights and benefits for the present providers of water, sewer, electricity, telephone, and natural gas, if any, including maintenance easements for the same utilities. The City Manager is herewith authorized to execute such documents as are reasonable to implement the purposes of this Ordinance.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Shannon Lavrin, City Manager

Agenda Item No.

15d

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO APPROVE A LEASE AGREEMENT BETWEEN TUPELO HONEY HOSPITALITY CORPORATION AND THE CITY OF GREENVILLE FOR PATIO AREA LOCATED AT 1 NORTH MAIN STREET

SUMMARY BACKGROUND:

Tupelo Honey Hospitality Corporation ("Tupelo Honey") currently leases a patio area in ONE City Plaza from the city of Greenville (the "City") which will expire on April 30, 2026. This Ordinance proposes an updated lease agreement that will allow Tupelo Honey to continue to offer outdoor dining space to its patrons.

IMPACT IF DENIED:

Tupelo Honey will not be able to utilize this space for outdoor dining.

FINANCIAL IMPACT:

The City will not receive approximately \$1,174 per year in lease payments.

REQUIRED SIGNATURES

Department Director

Signed by:

Will Young

2AD4B71900924D9...

Chief Financial Officer

City Attorney

DocuSigned by:

Leigh Padletti

5CBFAD1F322244F8...

Signed by:

City Manager

Shannon Lavrin

B6D12FA1F89A405...

AN ORDINANCE

TO APPROVE A LEASE AGREEMENT BETWEEN TUPELO HONEY HOSPITALITY CORPORATION AND THE CITY OF GREENVILLE FOR PATIO AREA LOCATED AT 1 NORTH MAIN STREET

WHEREAS, the city of Greenville (the “City”) is the owner of certain real property located downtown Greenville, South Carolina, which consists of a public plaza commonly known as ONE City Plaza, and sits adjacent to the ONE Development located between North Laurens Street and North Main Street in downtown Greenville; and

WHEREAS, Tupelo Honey Hospitality Corporation (“Tupelo Honey”) operates an approximately 5,800 square foot, full-scale restaurant known as “Tupelo Honey Southern Kitchen & Bar” (the “Restaurant”) in the ONE Development; and

WHEREAS, pursuant to that certain Patio Lease Agreement dated May 25, 2016 (the “2016 Lease Agreement”), Tupelo Honey has leased from the City a small portion of ONE City Plaza, consisting of approximately 587 square feet as more fully identified in the Exhibit for the purpose of outdoor dining for the Restaurant, including the selling and serving of alcohol (the “Patio”); and

WHEREAS, the 2016 Lease Agreement is set to expire on April 30, 2026, and Tupelo Honey has requested that it be allowed to continue to lease the Patio for use by the Restaurant; and

WHEREAS, the City is willing to consent to such continued lease in recognition of Tupelo Honey’s unique location and its type of business activity, according to all the terms and conditions more particularly set out herein;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, City Council approves the terms and conditions of the Lease in substantially the same form of the Exhibit, which is attached hereto and incorporated herein by reference. The City Manager is authorized to execute documents reasonably related to this approval on behalf of the City and make such minor changes in the Lease as are consistent with the purposes of this Ordinance after conferring with the City Attorney. This Ordinance shall become effective upon second and final reading.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

PATIO LEASE AGREEMENT

This Patio Lease Agreement (the "Lease Agreement") is made and entered into this _____ day of _____, 2026, by and between the City of Greenville, South Carolina, a municipal corporation organized and existing under the laws of the State of South Carolina (the "City"), and Tupelo Honey Hospitality Corporation, a North Carolina corporation, doing business at 1 North Main Street, Greenville, South Carolina 29601 ("Tupelo Honey").

WHEREAS, the City is the owner of certain real property located in downtown Greenville, South Carolina, which consists of a public plaza commonly known as ONE City Plaza, and sits adjacent to the ONE Development located between North Laurens Street and North Main Street in downtown Greenville; and

WHEREAS, Tupelo Honey operates an approximately 5,800 square foot, full-scale restaurant known as "Tupelo Honey Southern Kitchen & Bar" (the "Restaurant") in the ONE Development; and

WHEREAS, pursuant to that certain Patio Lease Agreement dated May 25, 2016 (the "2016 Lease Agreement"), Tupelo Honey has leased from the City a small portion of One City Plaza, consisting of approximately 587 square feet as more fully identified as Exhibit A, for the purpose of outdoor dining for the Restaurant, including the selling and serving of alcohol (the "Patio"); and

WHEREAS, the 2016 Lease Agreement is set to expire on April 30, 2026, and Tupelo Honey has requested that it be allowed to continue to lease the Patio for use by the Restaurant; and

WHEREAS, the City is willing to consent to such continued lease in recognition of Tupelo Honey's unique location and its type of business activity, according to all the terms and conditions more particularly set out herein.

NOW, THEREFORE, for and in consideration of the lease payments recited herein and for other good and valuable considerations, including the promises contained herein, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

CITY DOES HEREBY LEASE AND LET UNTO TUPELO HONEY THE PATIO ACCORDING TO ALL THE TERMS AND CONDITIONS AS MORE PARTICULARLY SET OUT HEREIN, TO WIT:

1. PATIO IDENTIFIED.

The Patio is located on North Laurens Street adjacent to the Tupelo Honey restaurant in the ONE Development and consists of approximately 587 +/- square feet located in the

State of South Carolina, County and City of Greenville, as more fully set forth on Exhibit A attached hereto and made a part hereof for all purposes.

2. TERM.

The Lease Agreement shall have an initial term of five (5) years, commencing on May 1, 2026, and terminating on April 30, 2031 ("Initial Term"), provided that Tupelo Honey may extend the Initial Term for one (1) additional five-year term (the "Renewal Term") by delivering to the City within sixty (60) days of the end of the Initial Term a written notice of its intent to exercise said extension.

3. AUTHORIZED USE.

- a. Tupelo Honey may use the Patio for outside dining, including the selling and serving of alcohol, in association with Tupelo Honey's business operation in the ONE Development, provided that Tupelo Honey complies with all state and local requirements regarding the serving of alcohol.
- b. To accomplish its purpose of outside dining, Tupelo Honey may place railings, tables, chairs, and planters on the Patio, provided that all furnishings are approved by the City. Tupelo Honey will maintain, at its sole expense, all furnishings in good repair at all times and will clean the furnishings regularly. Tupelo Honey assumes the sole risk of costs and damages incurred as a consequence of vandalism or theft. No bars, live music, or other forms of entertainment are permitted on the Patio.
- c. Tupelo Honey shall not use the Patio, or allow the Patio to be used, for the treatment, storage, use, or disposal of toxic or hazardous waste or substances, or any other substance that is prohibited by any governmental entity having jurisdiction thereof.
- d. Notwithstanding the foregoing, the Patio shall not be used for any offensive, noisy, or dangerous trade or business, as determined by the sole and reasonable judgment of the City, or in violation of any law, ordinance, or regulation of any governmental body or authority having jurisdiction over Tupelo Honey and/or the Patio.
- e. In the event that the City reasonably establishes that Tupelo Honey's business activities on the Patio are promoting, on a recurring basis, the gathering in the area of persons whose conduct harasses or intimidates other persons in lawful use of the surrounding areas, then Tupelo Honey shall, upon the City's request, secure the services of security personnel to give notice to the persons engaged in such harassment and/or intimidation to leave the area or be placed on trespass notice.

4. TERMINATION OF LEASE AGREEMENT.

- a. Tupelo Honey shall have the right to terminate this Lease Agreement upon thirty (30) days' written notice to the City and upon termination be relieved of all obligations not incurred prior to the date of such termination.
- b. The City shall have the right to terminate this Lease Agreement upon (i) fifteen (15) days' written notice to Tupelo Honey of Tupelo Honey's breach and/or default of Tupelo Honey's obligations hereunder, unless Tupelo Honey cures such breach and/or default within such (15) fifteen day period, or (ii) thirty (30) days' written notice to Tupelo Honey if the City reasonably determines that the needs of the public require such termination.
- c. In the event that the Patio is damaged by fire, weather events, human actions, or any other occurrences, to the extent that such damage has substantially destroyed the Patio so as to render its restoration uneconomic, then the City, at its option, may immediately terminate this Lease Agreement and be relieved of any further obligations to Tupelo Honey hereunder. Should the City not elect to terminate this Lease Agreement, and instead undertake the restoration of the Patio, then it is agreed that the City, during the course of such restoration, shall not be in violation of any of the City's obligations to Tupelo Honey by virtue of the City's restoration efforts hereunder.

5. USE PAYMENT.

During the Initial Term of the Lease Agreement, Tupelo Honey hereby covenants and agrees to pay to the City the sum of \$2.00 per square foot of the Patio, totaling \$1,174.00, per year on or before May 1 of each year, by delivering payment to the City of Greenville, Attention: Chief Financial Officer, Post Office Box 2207, Greenville, South Carolina 29602. During any Renewal Term of this Lease Agreement, such payment shall increase five percent (5%) over the amounts due during the Initial Term.

6. TUPELO HONEY ALTERATIONS.

Tupelo Honey shall not make, or suffer to be made, any alterations to the Patio, other than as set out herein, without the advance written consent of the City.

7. RESTORATION UPON TERMINATION.

Tupelo Honey shall, at its sole expense, remove all property and restore the Patio to its original condition upon expiration or termination of this Lease Agreement.

8. MAINTENANCE OF PATIO.

Tupelo Honey shall, at its sole expense, maintain the Patio in a clean and presentable condition at all times, free of any accumulated dirt, trash, including, but not limited to food, paper, or other waste materials associated with Tupelo Honey's usage. The parties acknowledge that repairs to ONE City Plaza may necessitate closure of the Patio for some

period of time (other than as a result of casualty or force majeure pursuant to Section 4(c) above in which case the Lease Agreement may be terminated by City without further liability or obligation on the part of the City). Tupelo Honey hereby waives, holds harmless, and releases the City from any claims associated with such closure, including, but not limited to, loss of business.

9. PAYMENT OF TAXES AND OTHER ASSESSMENTS.

Tupelo Honey shall reimburse the City for payment of all current real estate taxes and assessments of any type which may become due and payable for the Patio, if at all, upon and after the date of the commencement of this Lease Agreement, and that may hereafter become due and payable during the term of this Lease Agreement, whether now known or unknown.

10. ASSIGNMENT.

Neither this Lease Agreement nor any duty or benefit hereunder shall be assigned by Tupelo Honey without the advance written consent of the City. Should the Lease Agreement, or any interest in it, be transferred involuntarily by operation of law, then the Lease Agreement shall terminate automatically, without any action necessary on the City's part, and the City shall be relieved of all obligations hereunder.

11. WAIVER OF COVENANTS.

It is agreed that the waiver of a breach of any of the covenants of the Lease Agreement by either party shall be limited to the particular breach and shall not be deemed to be a waiver of any other breaches of such covenant or any other provision herein contained. No forbearance by either party to seek a remedy for any breach of the Lease Agreement shall be deemed a waiver by such party of its rights or remedies with respect to such breach.

12. DEFAULT BY TUPELO HONEY.

The Lease Agreement is made upon the condition that Tupelo Honey shall punctually and faithfully perform all of its covenants and obligations as herein set forth. Tupelo Honey shall be in default of its obligations herein in the event that any of the following shall occur, to wit: (a) any use payment, taxes, or other sums required to be paid by Tupelo Honey hereunder, or any part thereof, shall at any time be in arrears and unpaid for a period of ten (10) days after the City sends written demand therefore; (b) Tupelo Honey shall file a petition for bankruptcy or be adjudicated as bankrupt, or file a petition or answer seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any present or future federal, state, or other governmental statute, law, or regulation, or make an assignment for the benefit of creditors; (c) any trustee, receiver, or liquidator shall be appointed for Tupelo Honey for all or any substantial portion of its properties in any action, suit, or proceeding by or against Tupelo Honey and such proceeding or action shall not have been dismissed within sixty (60) days after such appointment; (d) the Patio shall be taken on execution or by process of law; (e) Tupelo

Honey shall admit in writing its inability to pay its obligations generally as they become due; or (f) there be any default on the part of Tupelo Honey in the observance or performance of any of the other covenants, obligations, or conditions of the Lease Agreement on the part of Tupelo Honey to be kept and performed, and the default shall continue for a period of fifteen (15) days after written notice thereof from the City to Tupelo Honey. It is specifically understood and agreed by the parties hereto that the indemnification set out in Section 17 shall survive beyond the term of the Lease Agreement to cover all such damages.

13. NOTICES.

Any notice, demand, or other instrument or written communication required or permitted to be given, served, made, or delivered hereunder may be given, served, made, or delivered by hand delivering same, or by mailing same in the United States Mail, postage prepaid, addressed to the following:

City: City of Greenville
Attention: City Manager
Post Office Box 2207
Greenville, South Carolina 29602

Tupelo Honey: Tupelo Honey Hospitality Corporation
Attention: Nick Schulz
1 N. Laurens Rd.
Greenville, South Carolina 29601

14. SIGNS.

No signs of any type shall be installed or otherwise placed on or near the Patio without prior written approval of City, through its regular process of sign approval in the Central Business District.

15. RIGHTS OF SUCCESSORS AND ASSIGNS.

The rights and obligations herein contained shall inure to, and are binding upon, the successors and permitted assigns of the parties hereto, provided such assignment has occurred in accordance with the Lease Agreement.

16. INSURANCE.

All of Tupelo Honey's property kept or maintained on the Patio shall be so kept or maintained at the sole risk of Tupelo Honey. Tupelo Honey shall maintain a general liability policy or policies of insurance, to include liquor liability insurance, at the sole cost and expense of Tupelo Honey, with the City named as additional insured, to cover all claims, demands, or actions for personal injury (including death) and/or property damage arising from, related to, or in any way connected with this Lease Agreement or Tupelo

Honey's use of the Patio, in an amount not less than \$1,000,000 per occurrence. Further, Tupelo Honey shall maintain employer's liability insurance in the amount of \$500,000/\$500,000/\$500,000, and workers' compensation insurance at statutory limits for all of Tupelo Honey's employees and such insurance shall comply with all applicable state laws and provide a waiver of subrogation against the City, its officers, officials, agents, and employees. The policy or policies, or duly executed certificate(s) for same, together with satisfactory evidence of the payment of the premium thereon, shall be deposited with the City at the time of Tupelo Honey's execution of the Lease Agreement, and annually thereafter, and shall contain, in addition to the matters customarily set forth in such certificate(s) under standard insurance industry practices, an agreement by the insurer to give the City not less than thirty (30) days' prior written notice of any cancellation, nonrenewal, or change in scope or amount of coverage of such policy.

17. INDEMNIFICATION OF THE CITY.

Notwithstanding anything herein to the contrary, Tupelo Honey shall indemnify and hold the City free and harmless from and against any and all liabilities, losses, claims, judgments, suits, causes of action, and/or expenses of any kind or nature, to include personal injury and/or death to persons or property damage, resulting from or in any way arising out of the Lease Agreement or the use of the Patio by Tupelo Honey or its employees, contractors and/or agents, invitees, or licensees, including the payment of reasonable attorneys' fees, except where such injury or damage is caused by the gross negligence or willful misconduct of the City. Should the City be named in any suit, action, or claim under the terms hereof, then Tupelo Honey shall appear and defend the City at its sole cost and expense; provided that the City shall always have the option to appear and defend such action or claim on its own behalf, and all reasonable costs for same shall be borne by Tupelo Honey. The foregoing indemnity shall survive the expiration or termination of this Lease Agreement.

18. TIME.

It is understood and agreed by and between the parties hereto that time is of the essence as to the performance of all terms and conditions of this Lease Agreement.

19. SEVERABILITY.

If any part or provision of this Lease Agreement is held invalid or unenforceable under applicable law, such invalidity or unenforceability shall not in any way affect the validity or enforceability of the remaining parts and provisions of this Lease Agreement.

20. COMPLIANCE WITH LAWS.

Tupelo Honey shall comply with all applicable federal, state, county, and City laws, rules, regulations, codes, and ordinances in the performance of its obligations hereunder and its use of the Patio.

21. GOVERNING LAW AND VENUE.

The Lease Agreement and the rights, obligations, and remedies of the parties hereto shall in all respects be governed by and construed in accordance with the laws of the State of South Carolina. Any dispute arising out of or related in any manner to this Lease Agreement shall be brought exclusively in Greenville County, South Carolina.

22. MISCELLANEOUS.

The headings, captions, and numbers in this Lease Agreement are solely for convenience and shall not be considered in construing or interpreting any provision of the Lease Agreement. The Lease Agreement contains all agreements, promises, and understandings between the City and Tupelo Honey, and no verbal or oral agreements, promises, statements, assertions, or representations by the City or Tupelo Honey or any employees, agents, contractors, or other representations of either, shall be binding upon the City or Tupelo Honey. It is further specifically understood and agreed by and between the parties hereto that the entering into the Lease Agreement in no way relieves Tupelo Honey of the responsibility to obtain any necessary licenses, authorizations, or permits of any federal, state, or local government body having jurisdiction hereof, nor does it create any rights in favor of any third party.

[Signature pages follow]

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement as of the date first above written.

WITNESSES: **CITY OF GREENVILLE, SOUTH CAROLINA**

_____ Witness #1	_____ Shannon Lavrin City Manager
_____ Witness #2	

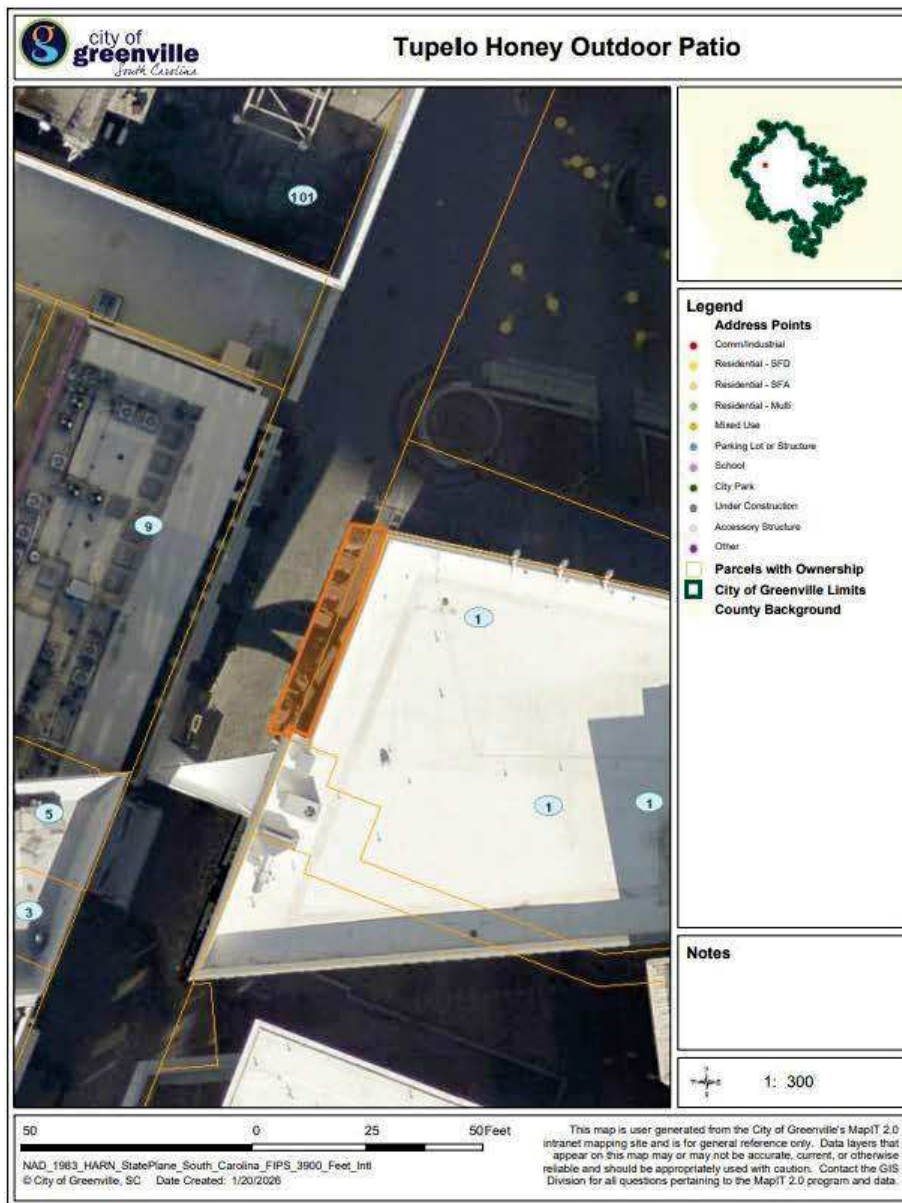
STATE OF SOUTH CAROLINA)	ACKNOWLEDGMENT
)	
COUNTY OF GREENVILLE)	
The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Shannon Lavrin, City Manager for the City of Greenville, South Carolina.	
SWORN to before me this _____ day of _____, 2026.	
_____ NOTARY PUBLIC FOR SOUTH CAROLINA (Signature)	
_____ (Printed Name of Notary)	
My Commission Expires: _____	

WITNESSES: **TUPELO HONEY HOSPITALITY CORPORATION**

Witness #1 Name: _____
Title: _____

Witness #2

STATE OF _____) COUNTY OF _____)	ACKNOWLEDGMENT
The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by _____, _____ of Tupelo Honey Hospitality Corporation.	
SWORN to before me this _____ day of _____, 2026.	
_____ NOTARY PUBLIC FOR _____ (Signature)	
_____ (Printed Name of Notary)	
My Commission Expires: _____	



Approved as to form:

City Attorney's Office

Reviewed:

City Director of Parks, Recreation & Tourism

Reviewed:

City Chief Financial Officer

Reviewed:

City Risk Manager

Received:

City Purchasing Administrator

Tupelo Honey Outdoor Patio

Parks, Recreation & Tourism



city of
greenville
South Carolina

Tupelo Honey Outdoor Patio

Legend

Address Points

- Commercial
- Residential - SFD
- Residential - SFA
- Residential - Multi
- Mixed Use
- Parking Lot or Structure
- School
- City Park
- Under Construction
- Accessory Structure
- Other

Parcels with Ownership

- City of Greenville Limits
- County Background

Notes

1: 300



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

15e

TO: Honorable Mayor and Members of City Council
FROM: Shannon Lavrin, City Manager

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO APPROPRIATE \$400,000 IN THE CAPITAL PROJECTS FUND FROM THE NEIGHBORHOOD INFRASTRUCTURE BOND (NIB) INTEREST FOR ADDITIONAL CONSTRUCTION EXPENSES AND THE PROCUREMENT OF A GENERATOR TO ESTABLISH THE UPSTATE'S FIRST RESILIENCE HUB AT THE NICHOLTOWN COMMUNITY CENTER

SUMMARY BACKGROUND:

The Nicholtown Community Center Renovation Project has incurred additional construction expenses requiring additional funding. Following Hurricane Helene in September 2024 and the widespread damage which occurred, a recommendation was made to establish a Resilience Hub in Greenville for the purpose of serving community facilities which support residents, coordinating communication and distributing resources during such major weather events. The Resilience Hub is being established at the Nicholtown Community Center, and it requires a generator which costs \$310,640. Funds from South Carolina's Big Idea Grant recently awarded by the Municipal Association of South Carolina is being applied to the expense, leaving an additional balance.

City staff is requesting an appropriation of \$400,000 from interest earned from the Neighborhood Infrastructure Bond (NIB) to cover the additional construction expense and the outstanding cost of the generator for the Nicholtown Community Center.

IMPACT IF DENIED:

The Resilience Hub will not be established.

FINANCIAL IMPACT:

\$400,000 will be appropriated from interest from the Neighborhood Infrastructure Bond (NIB).

REQUIRED SIGNATURES

Department Director _____

City Attorney _____

Chief Financial Officer _____

City Manager _____

AN ORDINANCE

TO APPROPRIATE \$400,000 IN THE CAPITAL PROJECTS FUND FROM THE NEIGHBORHOOD INFRASTRUCTURE BOND (NIB) INTEREST FOR ADDITIONAL CONSTRUCTION EXPENSES AND THE PROCUREMENT OF A GENERATOR TO ESTABLISH THE UPSTATE'S FIRST RESILIENCE HUB AT THE NICHOLTOWN COMMUNITY CENTER

WHEREAS, City Council approved Ordinance No. 2024-64 appropriating funds from the Capital Projects Fund for the Nicholtown Community Center Renovation Project (the "Project"); and

WHEREAS, the Project has incurred additional construction expenses for repairing existing masonry walls, removing buried debris, additional asphalt paving, intersection improvements at Rebecca Street and Nichol Street, and additional draining improvements at the basketball court; and

WHEREAS, funding to cover the additional expenses is available from interest earned from the Neighborhood Infrastructure Bond (NIB); and

WHEREAS Hurricane Helene occurred in September 2024 causing widespread damage as a major weather event in the Upstate, and the city of Greenville (the "City") desires to establish the Upstate's first Resilience Hub as a part of the renovations at the Nicholtown Community Center for the purpose of serving community facilities which support residents, coordinates communication, and distributes resources during major weather events; and

WHEREAS, the Resilience Hub requires a generator which costs \$310,640, and the amount of \$83,680 is being applied to the costs from the Big Idea Grant awarded by the Municipal Association of South Carolina, leaving a balance of \$226,960; and

WHEREAS the amount required to cover the additional construction expenses and the outstanding balance of the generator for the Nicholtown Community Center Renovation Project totals \$400,000;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the amount of \$400,000 is appropriated from the NIB Capital Projects Fund to the Nicholtown Community Center Renovation Project as reflected in the attached Exhibit. This Ordinance shall become effective upon passage on the second and final reading.

DONE, RATIFIED, AND PASSED THIS ____ DAY OF ____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

**EXHIBIT
BUDGET AMENDMENT**

BUDGET	Capital Projects	REQUESTED BY	PMO
FISCAL YEAR	2026-27	DATE	March 09, 2026
<u>INCREASE</u>		<u>DECREASE</u>	
<u>Description</u>		<u>Description</u>	
<u>Capital Projects Fund</u>			
Interest Revenue (REV)	400,000		
Construction (EXP)	400,000		
Explanation:	TO APPROPRIATE \$400,000 IN THE CAPITAL PROJECTS FUND FROM THE NEIGHBORHOOD INFRASTRUCTURE BOND (NIB) INTEREST FOR ADDITIONAL CONSTRUCTION EXPENSES AND THE PROCUREMENT OF A GENERATOR TO HELP ESTABLISH THE UPSTATE'S FIRST RESILIENCE HUB AT THE NICHOLTOWN COMMUNITY CENTER		
DATE		APPROVED BY	City Council/City Manager Camilla Pitman/City Clerk
FOR OMB POSTING PURPOSES ONLY			
<u>Budget Adjustments</u>		Increase (Decrease)	<u>Journal Entry</u>
<u>Project Code</u>	<u>Account</u>	<u>Amount</u>	<u>Project Code</u> <u>Account</u> <u>Amount</u>
PW3485	341-0000-361.10-64	400,000	PW3483 341-0000-361.10-64 DR 400,000
PW3485	341-9010-433.68-04	400,000	PW3485 341-0000-361.10-64 CR 400,000
PR4238	341-0000-361.10-64	400,000	
PR4238	341-9010-455.68-04	400,000	
	Total	1,600,000	Total 800,000.00
	Prepared By		
	Posted By		
	Date		Number

NICHOLTOWN COMMUNITY CENTER

7,134 sq ft renovation

Multipurpose Room

Large & Small Meeting Rooms

Teen Lounge

Fitness Room

Kitchen

Renovated Basketball Court

New Picnic Shelter

Outdoor Fitness Equipment

Walking Track

Renovated & New Parking

Resiliency Hub













REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council

FROM: Shannon Lavrin, City Manager

Agenda Item No.

16a

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

A RESOLUTION TO PROVIDE FOR CERTAIN CERTIFICATIONS REGARDING AN ABANDONED BUILDING AND ABANDONED BUILDING SITES ACCORDING TO SOUTH CAROLINA CODE OF LAWS ANNOTATED SECTION 12-67-100, ET SEQ. LOCATED AT 505 NORTH MAIN STREET (TAX MAP NUMBER 0003000200100)

SUMMARY BACKGROUND:

This Resolution certifies real property located at 505 North Main Street (Tax Map Number 0003000200100) as an abandoned building and abandoned building site for purposes of the South Carolina Abandoned Buildings Revitalization Act. The Resolution itself provides no tax relief. The applicant is seeking State Income Tax Credits.

IMPACT IF DENIED:

The property will not be certified as an abandoned building and abandoned building sites.

FINANCIAL IMPACT:

None.

REQUIRED SIGNATURES

Department Director

Signed by:

Sam Konduros

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City Attorney

DocuSigned by:

Leigh Paolletti

5CBFA0F322244F8...

Signed by:

Chief Financial Officer

City Manager

Shannon Lavrin

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A R E S O L U T I O N

TO PROVIDE FOR CERTAIN CERTIFICATIONS REGARDING AN ABANDONED BUILDING AND ABANDONED BUILDING SITES ACCORDING TO SOUTH CAROLINA CODE OF LAWS ANNOTATED SECTION 12-67-100, ET SEQ. LOCATED AT 505 NORTH MAIN STREET (TAX MAP NUMBER 0003000200100)

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the “Act”) was enacted as South Carolina Code of Laws Annotated Section 12-67-100, et seq. to create an incentive for the rehabilitation, renovation, and redevelopment of abandoned buildings; and

WHEREAS, the Act provides that transformation of abandoned buildings to productive assets for the communities in which the abandoned buildings are located serves a public and corporate purpose and results in an increased tax base; and

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against income taxes, license fees, or premium taxes, or credit against local property taxes, all as further described in the Act; and

WHEREAS, NP OX 505 Greenville, LLC (the “Taxpayer”) is the owner and developer who is responsible for all of the rehabilitation expenses associated with the redevelopment of real property, which, according to the information provided by the Taxpayer to the city of Greenville (the “City”), is located in the City’s corporate limits at 505 North Main Street (the “Property”), which contains 3.12 acres, more or less, and is further identified by Greenville County Tax Map Number 0003000200100; and

WHEREAS, the Taxpayer has represented to the City that it is in the Taxpayer’s best interest to pursue only the credit against income taxes pursuant to Section 12-67-140(A)(1) of the Act; and

WHEREAS, the Taxpayer has supplied information as required by the South Carolina Department of Revenue Ruling 26-1, dated January 6, 2026, to the City, a copy of which is attached to this Resolution as Attachment 1, represented to the City that the information is truthful and accurate and contains all such information as is required by Revenue Ruling 26-1, and has requested that the City certify the Property is a “building site” that contains an “abandoned building,” all as fully described in the Act;

NOW, THEREFORE, BASED SOLELY ON THE INFORMATION PROVIDED TO THE CITY BY THE TAXPAYER, WITHOUT INVESTIGATION, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, AS FOLLOWS:

Section 1. The City finds that:

- (a) The geographic area of the abandoned building site is consistent with the definition of “building site” as found in Section 12-67-120(2) of the Act;
- (b) Located on the building site, there appears to be an “abandoned building,” as defined in Section 12-67-120(1) of the Act.

Section 2. This Resolution provides no property tax relief whatsoever, and the Taxpayer has represented to the City that the Taxpayer will not seek any relief from real property taxes or fees under South Carolina law. This Resolution provides no information regarding the availability of any benefit to the Taxpayer.

Section 3. This Resolution is effective as of the date of its adoption.

RESOLVED THIS THE _____ DAY OF _____, 2026.

MAYOR

Attest:

CITY CLERK

ATTACHMENT 1
TAXPAYER'S SUPPORTING AND DOR-REQUIRED INFORMATION

- (1) The Property contains an abandoned building as defined in Section 12-67-120(1) of the Act, as documented by the Affidavit dated March 31, 2025, from Nayan R. Desai, President of North Hills- North Main Plaza, L.L.C. ("Affidavit," a copy of which is attached as Exhibit A), the former owner of the Property as to the abandonment of the leased spaces within the building on the Property.
- (2) The only building located on the Property ("Building"), which is being designated as "abandoned" contains 10 spaces or units which are or have been leased, with 8 of such spaces or units being vacant or unoccupied as depicted in the Schedule of Abandoned Sites ("Schedule," a copy of which is attached as Exhibit B);
- (3) The total square footage of the Building (depicted in Exhibit C) is 40,044 square feet, the total square footage of the Building that has been closed continuously to business or nonoperational for income producing purposes for five consecutive years is 35,181 square feet, as documented by the Affidavit and the Schedule, and the percentage of the total square footage that has been closed continuously to business or nonoperational for income producing purposes for the relevant five-year period is no less than 87.86%;
- (4) The business and income producing purpose that the Building served prior to the date the Building was abandoned was for general retail and/or office use; and
- (5) The dates on which the eight spaces and/or units in the Building became closed continuously to business or nonoperational for income producing purposes are set forth on the Schedule.

EXHIBIT A
AFFIDAVIT OF NAYAN R. DESAI
PRESIDENT OF NORTH HILLS – NORTH MAIN PLAZA, L.L.C.

AFFIDAVIT

STATE OF SOUTH CAROLINA	)	
	)	Regarding Greenville County Tax Map Number
	)	0003000200100
COUNTY OF GREENVILLE	)	

AFFIDAVIT REGARDING ABANDONED BUILDING STATUS

APPEARED before me the undersigned, who being duly sworn, swears and states:

1. My name is Nayan R. Desai.
2. I am 18 years of age or older, am of sound mind and body, and personally aware of the information contained in this Affidavit.
3. I swear and affirm the following:
 - A. I am President of North Hills-North Main Plaza, L.L.C., a South Carolina limited liability company (the "Company") and have knowledge of the Company's activities and operations;
 - B. The Company acquired the real property in Greenville, South Carolina at 505 North Main Street, Greenville, South Carolina or with the Greenville County Tax Map Number referenced above the "Property") on July 29, 1997 and has owned and operated the Property for commercial leasing purposes since that time;
 - C. The Company proposes to sell the Property to NP OX 505 Greenville, LLC ("Purchaser") and, at the present time and at all times since January 1, 2020, there has been and is one two-story building located on the Property containing approximately 40,044 square feet in the aggregate, and all of leased spaces located therein have been 100% vacant and have been and are not being used for income producing purposes, except for two leased spaces containing 3,303 square feet and 1,571 square feet, respectively, which are currently occupied and being used for commercial purposes;
4. I intend for the City of Greenville, South Carolina to rely on this Affidavit in making a determination as provided in Section 12-67-120 of the South Carolina Code of Laws, 1976, as amended, for the benefit of Purchaser.

Further Affiant sayeth not.

AFFIANT:

Rayan R Desai

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

I certify that Rayan Desai personally appeared before me this day and acknowledged that he voluntarily signed the foregoing Affidavit as his free act and deed for the purposes stated therein.

Date: 3-31-2025

By: ON

Print Name: Jacqui Lanier
Notary Public for South
Carolina

[SEAL OR STAMP]

My Commission Expires: 6/26/2033



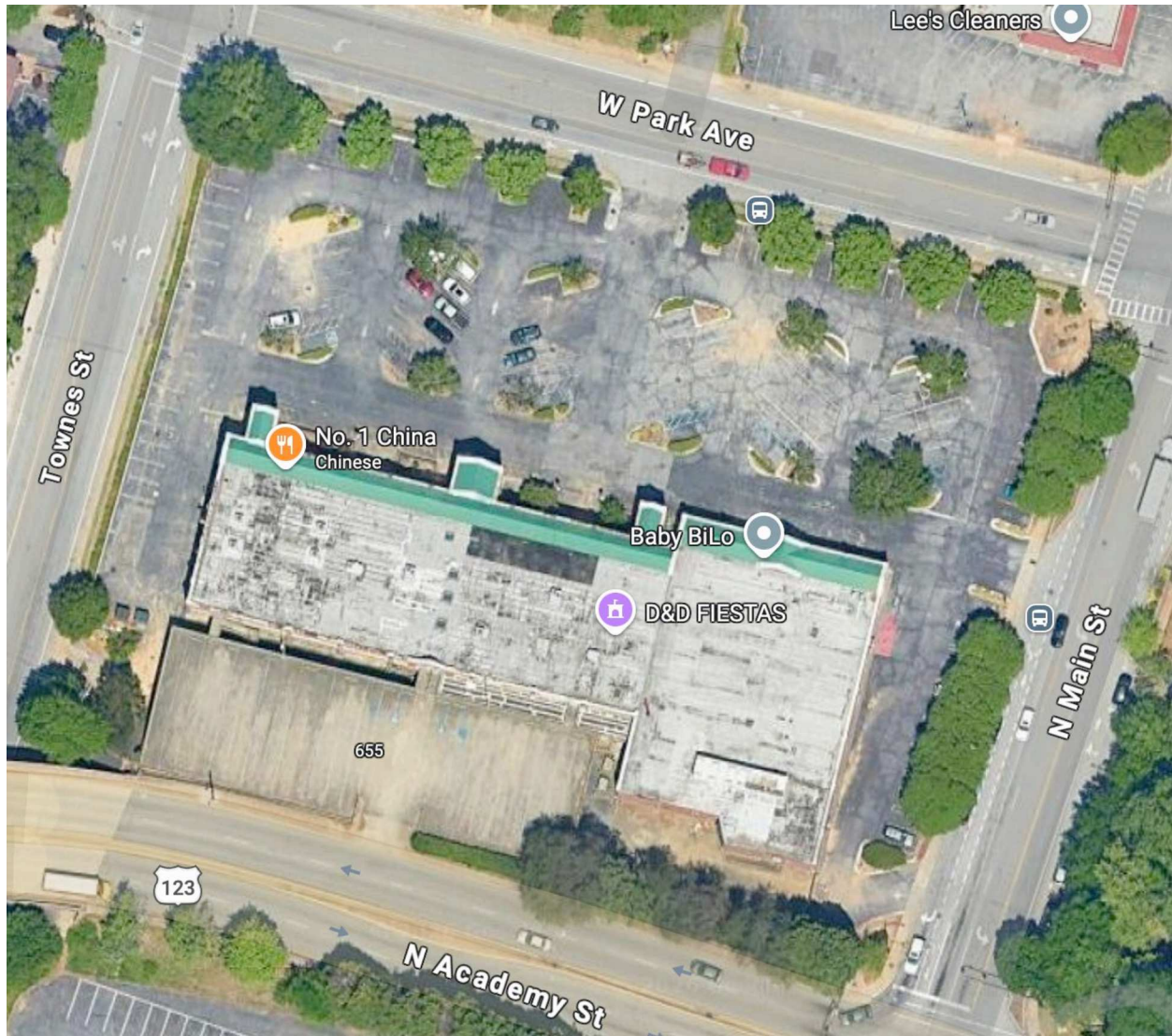
EXHIBIT B
SCHEDULE OF ABANDONED SITES

Abandoned Building Certification

505 North Main Street
Greenville, South Carolina 29601

Unit	Current Square Feet	Percent Vacant Since 01/01/2021
Unit A	14,560	100%
Unit B	6,349	100%
Unit D	1,100	100%
Unit F	1,129	100%
Unit G	3,002	100%
Unit H	3,625	100%
Unit K	2,362	100%
Unit N	3,054	100%

EXHIBIT C
(Tax Map No. 0003000200100)



A Resolution for Certification for Abandoned Building and Abandoned Building Sites: 505 North Main Street, Greenville SC

March 9, 2026





- **Applicant:** NP OX 505 Greenville, LLC
- **Request:** Certify Property at 505 North Main Street for Abandoned Building and Abandoned Building Sites Special Tax Assessment.
- **History:**
 - 8 Units (Greater than 87.86%) Vacant and non-operational since 01/01/2021.



505 North Main St

PROJECT CONCEPT

PROJECT FEATURES

- Extensive Renovation Plan
 - Commercial / Retail Units
 - 40,044 Square Feet
 - Interior Renovation
 - Façade Modernization
 - 405' Frontage on N Academy St
 - 330' Frontage on N Main St

PROJECTED COST / INVESTMENT

TOTAL: \$17,750,000





PROJECT CONCEPT

505 North Main St





PROJECT CONCEPT

505 North Main St



PROJECT CONCEPT

505 North Main St





PROJECT CONCEPT

505 North Main St



STAFF RECOMMENDATION:

Approval Via Resolution at City Council Public Meeting

FISCAL IMPACT:

No fiscal impact

(Seeking State Income Tax Credits only)

CERTIFICATIONS & SUPPORT:

- **Statutorily qualifies based on the opinion of outside reviewing counsel for GCEDC.**



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Shannon Lavrin, City Manager

Agenda Item No.

16b

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE TO ADOPT FISCAL YEAR 2027 PRIORITIES

SUMMARY BACKGROUND:

The city of Greenville (the "City") held its City Council Annual Retreat on February 12 and 13, 2026, at which City Council identified distinct priorities as areas of focus for FY27. This Resolution adopts the priorities of Neighborhoods and Affordable Housing, Economic Development, Recreation, Open Space, and Resilience, Public Safety and Engagement, and Mobility as a strategic plan consistent with the GVL2040 Comprehensive Plan.

IMPACT IF DENIED:

The priorities as identified by City Council will not be adopted.

FINANCIAL IMPACT:

None.

REQUIRED SIGNATURES

Department Director _____

Chief Financial Officer _____

City Attorney _____

City Manager _____

DocuSigned by:

Leigh Padletti

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Signed by:

Shannon Lavrin

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A R E S O L U T I O N

OF THE CITY COUNIL OF THE CITY OF GREENVILLE TO ADOPT FISCAL YEAR 2027 PRIORITIES

WHEREAS, a strategic plan consisting of the priorities of the city of Greenville (the “City”) is needed to guide the City’s budget process and ensure that City Council clearly communicates its priorities to City staff and the public; and

WHEREAS, City Council has conducted strategic planning sessions to determine the priorities for the City; and

WHEREAS, during the Annual City Council Retreat held on February 12 and 13, 2026, City Council identified several distinct priorities as key focus areas for Fiscal Year 2027;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, City Council hereby adopts the following priorities as its strategic plan for quality growth consistent with the GVL2040 Comprehensive Plan:

Neighborhoods and Affordable Housing. Support balanced development that protects established neighborhoods, expands access to affordable housing and addresses infrastructure needs, including sidewalks, drainage, and traffic calming measures to promote pedestrian safety and neighborhood stability.

Economic Development. Strengthen our economy through coordinated business recruitment and retention strategies, continued development of an entrepreneurial ecosystem, thoughtful use of annexation, and support of innovation-driven industries. In addition, maintain a vibrant, mixed-use downtown and commercial nodes throughout the city; and support tourism, cultural activities and signature events that contribute to economic vitality, community identity and quality of life.

Recreation, Open Space, and Resilience. Protect and enhance the City’s natural assets and built environment through responsible stewardship, infrastructure investment, climate and hazard preparedness, technological innovation, river restoration, upkeep of parks and trails and preservation, and expansion of the City’s tree canopy. Promote long-term resilience by ensuring systems, public facilities, and neighborhoods are prepared to adapt, recover, and thrive amid growth and changing conditions.

Public Safety and Engagement. Provide superior emergency services to residents and businesses that meet the highest professional standards, including the strategic use of technology to enhance service delivery, transparency, and operational effectiveness. Conduct City business with openness, encourage citizen participation, and ensure residents’ voices are heard in decision-making.

Mobility. Increase mobility through smart traffic planning, roadway design, expanded public transportation service, and the maintenance and enhancement of existing streets, sidewalks, bike lanes, and trail networks.

The City Manager and City staff shall take such actions deemed necessary or advisable to further the stated priorities and to regularly report progress on the stated priorities to City Council.

RESOLVED THIS THE __ DAY OF _____, 2026.

MAYOR

ATTEST:

CITY CLERK



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council

FROM: Shannon Lavrin, City Manager

Agenda Item No.

16c

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

A RESOLUTION APPROVING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF CERTAIN PROPERTY FROM TIMBERLAND HOLDING COMPANY, LLC IN SUPPORT OF THE DOWNTOWN GREENVILLE CONFERENCE CENTER PROJECT

SUMMARY BACKGROUND:

This Resolution approves the execution of a Purchase and Sale Agreement for the acquisition of certain property from Timberland Holding Company, LLC in support of the Downtown Greenville Conference Center Project in the amount of Thirteen Million Nine Hundred Sixty-Five Thousand and No/100 Dollars (\$13,965,000.00).

IMPACT IF DENIED:

The Purchase and Sale Agreement will not be approved by Council.

FINANCIAL IMPACT:

None – necessary appropriations will be presented to City Council in the future as appropriate.

REQUIRED SIGNATURES

Department Director

Signed by:

Patricia Dennis

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City Attorney

DocuSigned by:

Leigh Paoletti

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Signed by:

Shannon Lavrin

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Chief Financial Officer

City Manager

A R E S O L U T I O N

APPROVING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT
FOR THE ACQUISITION OF CERTAIN PROPERTY FROM TIMBERLAND
HOLDING COMPANY, LLC IN SUPPORT OF THE DOWNTOWN GREENVILLE
CONFERENCE CENTER PROJECT

WHEREAS, the city of Greenville’s GVL2040 Comprehensive Plan provides an integrated framework for economic development, downtown vitality, and investment in catalytic projects that enhance urban quality of life and support long-term growth; and

WHEREAS, the city of Greenville (the “City”) has also undertaken focused and comprehensive downtown planning efforts, including the Downtown Greenville Strategic Master Plan, which guide downtown development and support strategic investments in major civic and commercial facilities that strengthen Greenville’s core; and

WHEREAS, in addition, City Council adopted the Economic Development Strategic Plan in early 2025 which established updated priorities to strengthen the City’s economic competitiveness and identifies high-impact projects, public-private partnerships, and destination development as key tools to stimulate economic growth, increase employment opportunities, and expand the City’s tax base; and

WHEREAS, based on multiple previous studies including the 2016 feasibility study conducted by Hunden Strategic Partners and a 2024 update of that study by CSL International, City Council has identified the development of a downtown conference center as a critical component necessary to achieve many of the goals established in the City’s adopted planning framework; and

WHEREAS, the development of a downtown conference center is consistent with the goals, objectives, and framework set forth in GVL2040, the Downtown Strategic Master Plan, the City’s Economic Development Strategic Plan, the 2016 Hunden feasibility study, and CSL’s 2024 study update; and

WHEREAS, having identified the development of a conference center downtown as a priority project for many years, the City issued a Request for Interest and subsequent Request for Proposals to attract potential plans for a downtown conference center and connected hotel, recognizing the project’s potential to increase tourism, business travel and spending in Greenville’s Central Business District and beyond; and

WHEREAS, in response, the City received multiple responsive proposals for the project from qualified development teams; and

WHEREAS, each proposal was assessed by City staff members and subject matter experts who reviewed developer qualifications, financial feasibility, project design, proposed public benefits, economic impact projections and consistency with adopted City planning objectives; and

WHEREAS, following the proposal evaluation process, the City selected the Furman Company as the responsive developer whose proposed project provides the best overall value to the City and most effectively advances the development of a downtown conference center consistent with the City's strategic planning and economic development goals; and

WHEREAS, to facilitate the development of the downtown conference center as proposed by the Furman Company in the form of a public-private partnership, the City must assemble certain parcels of real property necessary to support the construction, access, and overall functionality of the project design, as the City has done for other downtown catalytic projects; and

WHEREAS, specifically, multiple, contiguous parcels of real property located along Calvin Street more particularly described in Exhibit A attached hereto (the "Property") owned by Timberland Holding Company, LLC is suitably located and sized to accommodate portions of the proposed conference center development and related infrastructure; and

WHEREAS, the City Manager, acting within the authority granted in the Code of Ordinances of the City of Greenville, executed a Real Estate Purchase and Sale Agreement on January 29, 2026, with Timberland Holding Company, LLC for the purchase of the Property; and

WHEREAS, the Agreement provides for the purchase of the Property for Thirteen Million Nine Hundred Sixty-Five Thousand and No/100 Dollars (\$13,965,000.00);

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the City Council hereby ratifies and approves the execution of a Real Estate Purchase and Sale Agreement by the City Manager with Timberland Holding Company, LLC, for which a description of the subject property is attached hereto as Exhibit A and incorporated herein by reference. Further, the City Manager is authorized and directed to take all necessary actions to carry out the terms of the Agreement, including execution of closing documents and any additional instruments required to complete the acquisition.

This Resolution shall take effect immediately upon adoption.

RESOLVED THIS THE _____ DAY OF _____, 2026.

MAYOR

Attest:

CITY CLERK

EXHIBIT A

Legal Description of the Property

All those certain pieces, parcels or tracts of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and City of Greenville, lying along the right-of-way of Calvin Street, and consisting of the following Parcels:

Parcel One and Parcel Three: Greenville County Tax Map No. 0061.00-05.0001.00 and Tax Map No. 0061.00-05-007.00, respectively, and being described more fully as follows:

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, State of South Carolina, lying on the west side of Calvin Street also known as Boyce Street, and having according to survey for Noah R. Robinson made by Arbor Engineering on August 24, 1983, the following metes and bounds, to wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Calvin Street and Vivian Street, and running thence S. 18-22 W. 167.18 feet to an iron pin at the corner of Calvin Street and Webster Street; running thence with the north side of Webster Street N. 70-02 W. 110.65 feet to an iron pin; thence N. 16-56 E. 69.57 feet to an iron pin; thence N. 71-14 W. 126.04 feet to an iron pin; thence N. 20-20 E. 91.42 feet to an iron pin on the south side of Vivian Street; thence with the south side of Vivian Street S. 72-11 E. 235.27 feet to the point of beginning. This being the same property shown in the Block Book Department for Greenville County as Sheet 61, Block 5, Lots 1 and 7.

Derivation: This being a portion of the property conveyed to Timberland Holding Company, LLC a Delaware limited liability company, by Timberland Capital Investments, LLC, a Delaware limited liability company, recorded on January 4, 2021, in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2612 at Page 4961 as Parcels 13 and 19.

Parcel Two: Greenville County Tax Map No. 0061.00-05-006.00), and being described more fully as follows:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County and City of Greenville, on the northerly side of Webster Street and being more particularly described as follows:

Beginning at a point on the north side of Webster Street, said point being approximately 110 feet from the intersection of Webster Street and Calvin Street and running thence in a northerly direction along property of H. Caldwell Harper, a distance of approximately 71 feet to a point; thence turning and running along other property of Harper in a westerly direction a distance of approximately 45.75 feet to a point; thence turning and running along new line of property of Mary Ann Stone Brown (said property being conveyed simultaneously to Jural Limited Partnership), in a southerly direction a distance of approximately 72 feet, more or less, to a point on Webster Street; thence turning and running in an easterly direction along the northern edge of Webster Street a distance of approximately 46.75 feet to the point of beginning.

Derivation: This being a portion of the property conveyed to Timberland Holding Company, LLC a Delaware limited liability company, by Timberland Capital Investments, LLC, a Delaware limited

liability company, recorded on January 4, 2021, in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2612 at Page 4961 as Parcel 21.

Parcel Four: Greenville County Tax Map No. 0061.00-04-004.00, and being described more fully as follows:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon in Ward Four of the City of Greenville, County of Greenville, State of South Carolina, and having the following courses and distances, to wit:

BEGINNING at stake on south side of Webster Street 100 feet westward from Boyce Street on northwest corner of Lot 1 on plat hereinafter referred to and running thence along said Webster Street N. 71 W. 95 feet to stake one foot eastward from corner of Lot 3 on said plat; thence S. 19 W. (parallel with east boundary line of said Lot 3 and at all points one foot eastward from said boundary line and from prolongation thereof, if same were extended) 122 feet to stake on right of way of Charleston & W.C. Railway; said right of way being 11 feet from center of track of said right of way; thence along said right of way (and at all points 11 feet from center of said track) S. 79 E. 103.6 feet to stake on southwest corner of said Lot 1; thence along line of Lot 1, N. 19 E. 90 feet to beginning corner.

Together with and including all rights which the Grantor has to use that strip of land lying on south side of Lot 1 and on the north side of C&W.C. Railway right of way, as described in deed from E.L. Statling and J.W. Johnson to L.L. Barr, recorded in Register of Deeds Office for Greenville County, S.C. in Deed Book 117 at Page 144.

Derivation: This being a portion of the property conveyed to Timberland Holding Company, LLC a Delaware limited liability company, by Timberland Capital Investments, LLC, a Delaware limited liability company, recorded on January 4, 2021, in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2612 at Page 4961 as Parcel 16.

Parcel Five: Greenville County Tax Map No. 0061.00-04-001.00, and being described more fully as follows:

ALL that piece, parcel or lot of land with the buildings and improvements thereon in the City of Greenville, County of Greenville, State of South Carolina, at southwestern corner of Calvin Street and Webster Streets, being shown as Lot 1 on a plat of the warehouse property of Webster and Jordan made by W.D. Neves, December 10, 1917, and described as follows:

BEGINNING at a stake at the southwestern corner of Webster and Calvin Streets (formerly Boyce Street) and running thence with southern side of Webster Street N. 71 W. 100 feet to stake at corner of Lot 2; thence along line of said lot S. 19 W. 90 feet to stake on right of way of C. & W.C. Railroad; thence along line of said right of way N. 82-30 E. 120.4 feet to stake on west side of Calvin Street; thence with the western side of Calvin Street N. 7 E. 43.5 feet to the beginning corner.

Derivation: This being a portion of the property conveyed to Timberland Holding Company, LLC a Delaware limited liability company, by Timberland Capital Investments, LLC, a Delaware limited liability company, recorded on January 4, 2021, in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2612 at Page 4961 as Parcel 18.

Parcel Six: Greenville County Tax Map No. 0069.00-02-001.00, and being described more fully as follows:

ALL that certain piece, parcel or lot of land, with building and improvements thereon, situate, lying and being on the Western side of Calvin Street (formerly known as Boyce Street and also formerly known as Gas Street) in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Dalton & Neves, Engineers, dated May, 1927, revised December 1944, entitled "Property of J.E. Lipscomb and Clarence Lipscomb" the following metes and bounds:

Beginning at an iron pin on the Western side of Calvin Street at the corner of property now or formerly of Hattie G. Parker, and running thence with the Western side of Calvin Street, N. 6-40 E. 159.2 feet to an iron pin the Southern line of the former right of way of the C. & W.C. Railway Company; thence with the southern line of the former C. & W.C. Railway Company right of way, N. 88-58 W. 89.4 feet to an iron pin; thence continuing with said former right of way, S. 74-41 W. 90.4 feet to an iron pin; thence still with said former right of way, S. 66-45 W. 99.1 feet to an iron pin; thence still with the Southern side of said former right of way, S. 61-10 W. 76.4 feet to an iron pin in the line of property now or formerly of Camperdown Mills; thence with the line of the said Camperdown Mills property, S. 57-25 E. 74 feet to an iron pin; thence continuing with the line of said Camperdown Mills property, S. 69-55 E. 81 feet to an iron pin; thence with the line of said Camperdown Mills property and property now or formerly of Hattie G. Parker, N. 87-30 E. 177.5 feet to the point of beginning, however, less and excepting from the above described property that portion thereof conveyed by H. Caldwell Harper to The Citizens and Southern National Bank of South Carolina by deed dated September 17, 1990, and which said deed was recorded in the Office of the Register of Deeds for Greenville County, South Carolina, in Deed Book 1414 at Page 487.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, situate near the east side of Falls Street, containing 0.08 acres, more or less, and being shown as Exchange Tract on plat attached to deed recorded in the Office of the Register of Deeds in Deed Book 1414 at Page 489 and incorporated herein by reference and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point in northeasterly corner of property now or formerly owned by The Citizens and Southern National Bank of South Carolina and running thence N. 17-13 W. 97.5 feet to point in line of railroad right of way; thence turning and running along line of railroad, S. 74-20 E. 43.5 feet and N. 79-36 E. 16.8 feet to point; thence turning and running S. 4-52 E. 74.5 feet to an iron pin; thence turning and continuing S. 74-13 W. 37.4 feet to the point of beginning.

Together with and including the right, title and interest of the Grantor in and to the non-exclusive right of way 14.5 feet in width along and adjoining the northern boundary of property, now or formerly owned by The Citizens and Southern National Bank of South Carolina, running from Falls Street to the property hereinabove described and which easement was granted in deed recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 1414 at Page 489, and to which instrument is craved for a more particular description of the terms, conditions and rights granted therein. Said right of way is an easement appurtenant to the above described property and runs with the land. Said right of way is for the purpose of ingress and egress by Grantor and Grantor's tenants, and employees of tenants from Falls Street to the other contiguous property of Grantor.

ALSO: ALL that certain piece, parcel or lot of land, situate in the City of Greenville, County of Greenville, State of South Carolina, a short distance from the east side of Falls Street, being shown on Survey for Jural Limited Partnership, prepared by Freeland-Clinkscapes & Associates, Inc., dated October 18, 1990 and as last revised on February 21, 1991, recorded in the Office of the Register of

Deeds for Greenville County, South Carolina in Plat Book 19-Z at Page 100, and having according to said survey, the following metes and bounds, to-wit:

Beginning at a point in the northeasterly corner of property conveyed to the Citizens and Southern National Bank of South Carolina on June 7, 1991 (said point being 141.6 feet measured in a southeasterly direction from the east side of Falls Street), and running thence, S. 78-19 E. 77.7 feet to an iron pin; thence turning and running N. 16-27 E. 3.1 feet to N & C at joint property corner of property now or formerly of Jural Limited Partnership and now or formerly Antony C. Harper; thence turning and running along line of property of now or formerly Antony C. Harper, S. 86-38 E. 97.6 feet; thence N. 85-43 E. 120.0 feet to point on the west side of Calvin Street; thence turning and running along the west side of Calvin Street, S. 7-26 W. 41.2 feet to old bolt; thence turning and running N. 88-44 W. 89.5 feet; S. 77-56 W. 33.3 feet; N. 80-46 W. 48.2 feet; N. 80-51 W. 51.8 feet; S. 79-36 W. 16.8 feet; N. 74-20 W. 43.5 feet to a R.R.S. in line of property conveyed to The Citizens and Southern National Bank of South Carolina on June 7, 1991; thence along said line, N. 17-13 W. 32.1 feet to the point of beginning.

ALSO: ALL that piece, parcel or tract of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, near the northerly side of Camperdown Way, containing 0.04 acres (1562.24 square feet), and having, according to a plat prepared by Freeland-Clinkscates & Associates, Inc., dated July 18, 1989, entitled "Survey for Bowater North America Corporation," the following metes and bounds, to-wit:

Beginning at an iron pin, which iron pin is located 125 feet, more or less, in a northwesterly direction from the northwestern corner of the intersection of Camperdown Way and Calvin Street, to an iron pin at the joint front corners of property, now or formerly owned by Bowater and Beckwith; thence turning and running along joint line of property of Bowater and Beckwith, N. 36-16 E. 136.4 feet to an iron pin; thence running along joint line of property of Bowater and Harper, N. 01-33 E. 4.77 feet to an iron pin, said pin being the True Point of Beginning; thence running, N. 45-28 W. 76.4 feet to an iron pin; thence, running along joint line of Harper property, N. 87-37 E. 56.0 feet to an iron pin; thence turning and running along joint line of property of Harper, S. 01-33 W. 55.9 feet to the True Point of Beginning, containing 0.04 acres, more or less.

ALSO: ALL of that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, consisting of approximately 610 square feet, according to a plat dated August, 1973, revised January, 1974, prepared by Dalton & Neves Co., Engineers, entitled "Plat of Camperdown Property," and having, according to said plat, the following metes and bounds:

Beginning at a point lying south of the right of way of Atlantic Coast Line Ry. And being the easternmost point of the larger tract owned or formerly owned by Carolina National Mortgage Investment Co., Inc. (containing 0.47 acres) shown on a plat recorded in the Office of the Register of Deeds for Greenville County, South Carolina, in Plat Book 5-B at Page 24; thence along the boundary of said property now or formerly owned by Camperdown Co., Inc., S. 71-53 W. 51.47 feet to a point; thence, N. 4-54 W. 24.34 feet to an iron pin; thence, S. 80-49 E. 51.66 feet to a point, the point of beginning.

Together with and including all right, title and interest of the Grantor in and to that certain right of way and easement granted to Grantor's predecessors in title by Carolina National Mortgage Investment Co., Inc. in that certain deed of conveyance, dated April 16, 1974, in Deed Book 997 at Page 259, and to

which Deed reference is craved for a more particular description of the terms, conditions and rights of said right of way and easement.

Together with and including all right, title and interest of the Grantor in and to that certain right of way and easement granted to Grantor's predecessors in title by Carolina National Mortgage Investments Co., Inc. in that certain deed of conveyance, dated April 16, 1974, in Deed Book 997 at Page 259, and to which Deed reference is craved for a more particular description of the terms, conditions and rights of said right of way and easement.

ALSO: ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the western side of Calvin Street (formerly Boyce Street) and having according to a plat entitled "Property of W.P. Trotter", dated September, 1963 by C.O. Riddle, RLS, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Calvin Street at the joint front corner with lands now or formerly owned or occupied by Polar Ice & Coal Company; thence with the western side of Calvin Street, S. 9-37 W. 55 feet to an iron pin; thence, S. 23-06 W. 27.4 feet to an iron pin in an old fence post at the joint front corner with lands now or formerly owned or occupied by Camperdown Mills; thence, N. 82-35 W. 102.5 feet to an old iron pipe; thence, N. 1-24 E. 61 feet to an old iron pin; thence, N. 87-30 E. 120.4 feet to the point of beginning.

Together with and including all right, title and interest of the Grantor in and to that certain nonexclusive right of way 25 feet in width, commencing on Falls Street, curving and running in an easterly direction along the southerly property line of property now or formerly owned by Jural Limited Partnership to the westerly property line of Grantor. Said right of way is shown as shaded area extending from Falls Street to easterly boundary of property now or formerly owned by The Citizens and Southern National Bank of South Carolina. The westerly portion of this easement lies between two curbs contiguous to Falls Street, all of which is shown on plat entitled Survey for C&S National Bank and Jural Limited Partnership, dated May 4, 1991, said plat being recorded in Plat Book 20-J at Page 96. The right of way granted herein was granted to Grantor's predecessors in title by The Citizens and Southern National Bank by Right of Way Deed recorded in the Office of the Register of Deeds for Greenville County, South Carolina, on August 21, 1991, in Deed Book 1446 at Page 60, and to which said instrument reference is craved for a more particular description as to the terms, conditions and right granted thereby.

Together with and including all right, title and interest which the Grantor has by virtue of that certain Agreement executed between H. C. Harper (Grantor's predecessor's in title) and Camperdown Company, Inc., dated December 23, 1957, and recorded in the Office of the Register of Deeds for Greenville County, South Carolina, on December 27, 1957 in Deed Book 590 at Page 54.

Derivation: The foregoing parcels being a portion of the property conveyed to Timberland Holding Company, LLC a Delaware limited liability company, by Timberland Capital Investments, LLC, a Delaware limited liability company, recorded on January 4, 2021, in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2612 at Page 4961 as Parcel 9.

Parcel Seven: Greenville County Tax Map No. 0069.00-01-010.00, and being described more fully as follows:

All that certain piece, parcel or lot of land, lying and being situate in the State of South Carolina at corner of Boyce and Webster Streets in the City of Greenville and having the following metes and bounds as shown by a plat of property of Carolina Loan and Trust Co made by Dalton & Neves, Engineers in December 1938, to-wit:

Beginning at an iron pin on the south side of Webster Street at the corner of H. E. Langley and running thence along the south side of Webster Street N. 70-48 W. 83.4 feet to an iron pin on the right of way of the C & WC Railroad siding; thence along said right of way S. 78-46 W. 50.5 feet to an iron pin on the east side of Boyce Street; thence along the side of Boyce Street, S. 4-51 W. 63.3 feet to an iron pin; thence S 69.21 E 107.7 feet to an iron pin corner of H. E. Langley property; thence along line of H. E. Langley property N. 21-30 E 89.7 feet to the beginning corner. Boyce Street referred to above is now known as Calvin Street.

Together with all the right, title and interest of Grantor in and to the right to use a strip land 30 feet in width adjoining the above described lot for parking purposes. Said strip is more particularly described as being a portion of lot lying on the eastern side of Calvin Street and adjoining the above described property as shown on plat of Miller Outdoor Advertising, Inc. recorded in Plat Book Z, page 200 and fronting on Calvin Street a distance of 30 feet and running back parallel line the total depth of the lot to the rear lot line.

ALSO: All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, at corner of Boyce and Webster Streets in the City of Greenville, lying at the southeastern corner of the intersection of Webster and Calvin Street, being shown on a plat entitled "Corner of Webster Street, Abandonment" recorded in Plat Book 20-X at Page 76, and having the following metes and bounds, to-wit:

Beginning at an iron pin at the southeastern corner of the intersection of Webster Street and Calvin Street, and running thence with Calvin Street, N. 5-38-16 E. 26.31 feet to an iron pin; thence S. 70-24-32 E. 49.91 feet to an iron pin; thence S. 79-12-52 W. 50.50 feet to the point of beginning.

Derivation: The foregoing parcels being a portion of the property conveyed to Timberland Holding Company, LLC a Delaware limited liability company, by Timberland Capital Investments, LLC, a Delaware limited liability company, recorded on January 4, 2021, in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2612 at Page 4961 as Parcel 10.

Parcel Eight: Greenville County Tax Map No. 0069.00-01-011.00, and being described more fully as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the northeastern corner of Calvin Street and Lois Street and being more particularly described according to a survey and plat by J. C. Hill, dated April 30, 1954, recorded in Plat Book Z at Page 200B, and having the following metes and bounds, to-wit:

BEGINNING at old iron pin at the northeastern corner of said streets, thence with Lois Street S. 67 E 86.1 feet to iron pin; thence with line of the right of way of South Carolina Highway Department for Church Street, N. 18-15 E. 86.8 feet to iron pin; thence N. 68-50 W. 102.4 feet to iron pin on Calvin Street; thence with said street. S. 6-10-W 85.7 feet to beginning.

Together with all right, title, and interest of the Grantor in and to that certain strip of land formerly within the right of way of Lois Street now abandoned.

Derivation: This being a portion of the property conveyed to Timberland Holding Company, LLC a Delaware limited liability company, by Timberland Capital Investments, LLC, a Delaware limited liability company, recorded on January 4, 2021, in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2612 at Page 4961 as Parcel 17.

Additional Property: All of the rights, title, and interest of Seller in and to all real property in which it may own or in which it may have an interest in or abutting the above referenced Parcels, whether or not such property is fully or properly described herein, including all beneficial easements or rights appurtenant thereto.



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

16d

TO: Honorable Mayor and Members of City Council

FROM: Shannon Lavrin, City Manager

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

A RESOLUTION APPROVING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF CERTAIN PROPERTY FROM UNITED COMMUNITY BANK IN SUPPORT OF THE DOWNTOWN GREENVILLE CONFERENCE CENTER PROJECT

SUMMARY BACKGROUND:

This Resolution approves the execution of a Purchase and Sale Agreement for the acquisition of certain property from United Community Bank in support of the Downtown Greenville Conference Center Project in the amount of Eight Million Eighty-Four Thousand Seven Hundred Thirty-Six and No/100 Dollars (\$8,084,736.00).

IMPACT IF DENIED:

The Purchase and Sale Agreement will not be approved by Council.

FINANCIAL IMPACT:

None – necessary appropriations will be presented to City Council in the future as appropriate.

REQUIRED SIGNATURES

Department Director

Signed by:

Patricia Dennis

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City Attorney

DocuSigned by:

Leigh Paoletti

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Signed by:

Shannon Lavrin

B6D12FA1F89A405...

Chief Financial Officer

City Manager

A R E S O L U T I O N

APPROVING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF CERTAIN PROPERTY FROM UNITED COMMUNITY BANK IN SUPPORT OF THE DOWNTOWN GREENVILLE CONFERENCE CENTER PROJECT

WHEREAS, the city of Greenville's GVL2040 Comprehensive Plan provides an integrated framework for economic development, downtown vitality, and investment in catalytic projects that enhance urban quality of life and support long-term growth; and

WHEREAS, the City of Greenville (the "City") has also undertaken focused and comprehensive downtown planning efforts, including the Downtown Greenville Strategic Master Plan, which guide downtown development and support strategic investments in major civic and commercial facilities that strengthen Greenville's core; and

WHEREAS, in addition, City Council adopted the Economic Development Strategic Plan in early 2025 which established updated priorities to strengthen the City's economic competitiveness and identifies high-impact projects, public-private partnerships, and destination development as key tools to stimulate economic growth, increase employment opportunities, and expand the City's tax base; and

WHEREAS, based on multiple previous studies including the 2016 feasibility study conducted by Hunden Strategic Partners and a 2024 update of that study by CSL International, City Council has identified the development of a downtown conference center as a critical component necessary to achieve many of the goals established in the City's adopted planning framework; and

WHEREAS, the development of a downtown conference center is consistent with the goals, objectives, and framework set forth in GVL2040, the Downtown Strategic Master Plan, the City's Economic Development Strategic Plan, the 2016 Hunden feasibility study, and CSL's 2024 study update; and

WHEREAS, having identified the development of a conference center downtown as a priority project for many years, the City issued a Request for Interest and subsequent Request for Proposals to attract potential plans for a downtown conference center and connected hotel, recognizing the project's potential to increase tourism, business travel and spending in Greenville's Central Business District and beyond; and

WHEREAS, in response, the City received multiple responsive proposals for the project from qualified development teams; and

WHEREAS, each proposal was assessed by City staff members and subject matter experts who reviewed developer qualifications, financial feasibility, project design, proposed public benefits, economic impact projections and consistency with adopted City planning objectives; and

WHEREAS, following the proposal evaluation process, the City selected the Furman Company as the responsive developer whose proposed project provides the best overall value to the City and most effectively advances the development of a downtown conference center consistent with the City's strategic planning and economic development goals; and

WHEREAS, to facilitate the development of the downtown conference center as proposed by the Furman Company in the form of a public-private partnership, the City must assemble certain parcels of real property necessary to support the construction, access, and overall functionality of the project design, as the City has done for other downtown catalytic projects; and

WHEREAS, specifically, multiple, contiguous parcels of real property located at the along Falls Street and Camperdown Way totaling approximately 2.312 acres and more particularly described in Exhibit A attached hereto (the "Property"), owned by United Community Bank is suitably located and sized to accommodate portions of the proposed conference center and related infrastructure; and

WHEREAS, the City Manager, acting within the authority granted in the Code of Ordinances of the City of Greenville, executed a Real Estate Purchase and Sale Agreement on March 3, 2026, with United Community Bank for the purchase of the Property; and

WHEREAS, the Agreement provides for the purchase of the Property for Eight Million Eighty-Four Thousand Seven Hundred Thirty-Six and No/100 Dollars (\$8,084,736.00);

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, City Council hereby ratifies and approves the execution of a Real Estate Purchase and Sale Agreement by the City Manager with United Community Bank, for which a description of the subject property is attached hereto as Exhibit A and incorporated herein by reference. Further, the City Manager is authorized and directed to take all necessary actions to carry out the terms of the Agreement, including execution of closing documents and any additional instruments required to complete the acquisition.

This Resolution shall take effect immediately upon adoption.

RESOLVED THIS THE ____ DAY OF _____, 2026.

MAYOR

Attest:

CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL A

All that piece, parcel or tract of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, lying at the intersection of the rights-of-way of Falls Street and Webster Street, identified as Parcel A, containing 0.121 acres, more or less, according to a plat of survey entitled "ALTA/NSPS Land Title Survey for United Community Bank", prepared by James R. Freeland, PLS, Registration Number 4781, with Freeland & Associates, Inc., dated January 25, 2021, last revised May 6, 2021, bearing Drawing No. 74126-ALTA, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin at the intersection of Falls Street and Webster Street and running with the eastern side of Falls Street, N 19°51 '05" E for 58.01 feet to an iron pin; thence leaving said right-of-way, S 69°33' 13" E for 89.93 feet to an iron pin located on the western side of a 16' alley; thence along said alley, S 19°51 '05" W for 58.74 feet to an iron pin located on the northern side of Webster Street; thence along the northern side of Webster Street, N 69°05' 15" W for 89.95 feet to the Point of Beginning. Said tract contains 0.121 acres (5,250 sq. ft.) more or less.

Tax Map No. 0061000500400 and 0061000500500

PARCEL B

All that piece, parcel or tract of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, lying at the intersection of the rights-of-way of Falls Street and Webster Street, identified as Parcel B, containing 0.208 acres, more or less, according to a plat of survey entitled "ALTA/NSPS Land Title Survey for United Community Bank", prepared by James R. Freeland, PLS, Registration Number 4781, with Freeland & Associates, Inc., dated January 25, 2021, last revised May 6, 2021, bearing Drawing No. 74126-AL TA, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin located on the northern right-of-way of Webster Street and the eastern side of a 16' alley; thence along said alley, N 19°51 '05" E for 92.02 feet to a point in building; thence S 70°23' 1 0" E for 72.20 feet to an iron pin; thence turning and running S 21 ° 18' 16" W for 18.46 feet to an iron pin; thence S 68° 59'09" E for 35.10 feet to an iron pin; thence S 22° 04'41" W for 72.69 feet to an iron pin located on the northern side of Webster Street; thence along Webster Street, N 70°26'03" W for 104.00 feet to the Point of Beginning. Said tract contains 0.208 acres (9,065 sq. ft.) more or less.

Tax Map No. 0061000500501

PARCELC

All that piece, parcel or tract of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, lying on northerly right-of-way of Webster Street identified as Parcel C, containing 0.077 acres, more or less, according to a plat of survey entitled

"ALTA/NSPS Land Title Survey for United Community Bank", prepared by James R. Freeland, PLS, Registration Number 4781, with Freeland & Associates, Inc., dated January 25, 2021, last revised May 6, 2021, bearing Drawing No. 74126-ALTA, and having, according to said plat, the following metes and bounds: having the following metes and bounds:

Beginning at an iron pin located on the northern right-of-way of Webster Street, said iron pin situated southeasterly 209.4 feet from the intersection of Falls Street and Webster Street; thence leaving said northern right-of-way, N 22°04'41" E for 72.69 feet to an iron pin; thence S 67°30'24" E for 45.70 feet to an iron pin; thence S 21°10'58" W for 71.62 feet to an iron pin located on the northern right-of-way of Webster Street; thence along said northern right-of-way, N 68°50'11" W for 46.83 feet to the Point of Beginning. Said tract contains 0.077 acres (3,338 sq. ft.), more or less.

Tax Map No. 0061000500601

Parcel D

All that piece, parcel or tract of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, lying at the intersection of the rights-of-way of Falls Street and Webster Street, identified as Parcel D, containing 0.250 acres, more or less, according to a plat of survey entitled "ALTA/NSPS Land Title Survey for United Community Bank", prepared by James R. Freeland, PLS, Registration Number 4781, with Freeland & Associates, Inc., dated January 25, 2021, last revised May 6, 2021, bearing Drawing No. 74126-ALTA, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin at the intersection of Falls Street and Webster Street and running with the southern side of Webster Street, S 69°05'15" E for 139.80 feet to an iron pin; thence leaving Webster Street, and running S 20°35'29" W for 72.75 feet to an iron pin; thence turning and running N 73°18'15" W for 140.00 feet to an iron pin located on the eastern right-of-way of Falls Street; thence along the right-of-way of Falls Street, N 20°30'35" E for 83.04 feet to the Point of Beginning. Said tract contains 0.250 acres (10,885 sq. ft.), more or less.

Tax Map No. 0061000400600

Parcel E

All that piece, parcel or tract of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, lying on southern right-of-way of Webster Street identified as Parcel E, containing 0.434 acres, more or less, according to a plat of survey entitled "ALTA/NSPS Land Title Survey for United Community Bank", prepared by James R. Freeland, PLS, Registration Number 4781, with Freeland & Associates, Inc., dated January 25, 2021, last revised May 6, 2021, bearing Drawing No. 74126-ALTA, and having, according to said plat, the following metes and bounds: having the following metes and bounds:

Beginning at an iron pin located on the southern right-of-way of Webster Street, said iron pin situated southeasterly 139.80 feet from the intersection of Falls Street and Webster Street; thence along Webster Street, S 69°05'15" E for 80.80 feet to an iron pin; thence leaving Webster Street, S 19°54'23" W for 122.61 feet to an iron pin; thence N 78°12'12" W for 77.82 feet to an iron pin;

thence N 73°04'55" W for 69.56 feet to an iron pin; thence N 66°26'24" W for 72.07 feet to an iron pin located on the easterly side of Falls Street; thence along Falls Street, N 62°54'55" W for 3.59 feet to an iron pin; thence N 20°30'35" E for 53.01 feet to an iron pin; thence leaving Falls Street, S 73°18'15" E for 140.00 feet to an iron pin; thence N 20°35'29" E for 72.75 feet to the Point of Beginning. Said tract contains 0.434 acres (18,900 sq. ft.), more or less.

Tax Map No. 0061000400700

Parcel F

All that piece, parcel or tract of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, lying on eastern right-of-way of Falls Street identified as Parcel F, containing 0.577 acres, more or less, according to a plat of survey entitled "ALTA/NSPS Land Title Survey for United Community Bank", prepared by James R. Freeland, PLS, Registration Number 4781, with Freeland & Associates, Inc., dated January 25, 2021, last revised May 6, 2021, bearing Drawing No. 74126-AL TA, and having, according to said plat, the following metes and bounds: having the following metes and bounds:

Beginning at an iron pin on the eastern side of Falls Street, said iron pin situated south 136 feet from the intersection of Falls and Webster Streets; thence leaving Falls Street; thence S 66°26'24" E for 72.07 feet to an iron pin; thence S 73°04'55" E for 69.56 feet to an iron pin; thence S 17°08'14" E for 31.75 feet to a railroad spike; thence S 17°08'49" E for 182.49 feet to an iron pin; thence N 69°34'44" W for 51.12 feet to a Mag Nail; thence N 56°55'35" W for 73.95 feet to a Mag Nail; thence S 60°27'33" W for 38.39 feet to an iron pin located on the eastern side of Falls Street; thence along Falls Street, N 15°24'29" W for 206.14 feet to an iron pin; thence N 8° 12'56" E for 15.94 feet to the Point of Beginning. Said tract contains 0.577 acres (25,132 sq. ft.), more or less.

Tax Map No. 0069000200200

Parcel G

All that piece, parcel or tract of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, lying on eastern right-of-way of Falls Street identified as Parcel G, containing 0.282 acres, more or less, according to a plat of survey entitled "ALTA/NSPS Land Title Survey for United Community Bank", prepared by James R. Freeland, PLS, Registration Number 4781, with Freeland & Associates, Inc., dated January 25, 2021, last revised May 6, 2021, bearing Drawing No. 74126-AL TA, and having, according to said plat, the following metes and bounds: having the following metes and bounds:

Beginning at an iron pin on the eastern right-of-way of Falls Street, said iron pin situated south 358.1 feet from the intersection of Falls and Webster Streets; thence leaving Falls Street, N 60°27'33" E for 38.39 feet to a Mag Nail; thence S 56°55'35" E for 73.95 feet to a Mag Nail; thence S 69°34'44" E for 51.12 feet to an iron pin; thence S 34°47'00" W for 141.04 feet to an iron pin located on the eastern side of Falls Street; thence along Falls Street, N 43°05'54" W for 19.58 feet to an iron pin; thence N 21 °47'00" W for 70.30 feet to a Mag Nail; thence N 17° 10'44" W for 79.05 feet to the Point of Beginning. Said tract contains 0.282 acres (12,288 sq. ft.), more or less.

Tax Map No. 0069000200300

Parcel H

All that piece, parcel or tract of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, lying on eastern right-of-way of Falls Street identified as Parcel H, containing 0.363 acres, more or less, according to a plat of survey entitled "AL TA/NSPS Land Title Survey for United Community Bank", prepared by James R. Freeland, PLS, Registration Number 4781, with Freeland & Associates, Inc., dated January 25, 2021, last revised May 6, 2021, bearing Drawing No. 74126-ALTA, and having, according to said plat, the following metes and bounds: having the following metes and bounds:

Beginning at an iron pin on the eastern right-of-way of Falls Street, said iron pin situated south 527 feet from the intersection of Falls and Webster Streets; thence leaving Falls Street, N 34°47'00" E for 141.04 feet to an iron pin; thence S 69°30'21" E for 31.06 feet to an iron pin; thence S 45°38'33" E for 76.47 feet to an iron pin; thence S 02°22'49" W for 4.75 feet to an iron pin; thence S 36°33'39" W for 136.97 feet to an iron pin located on the northeasterly side of Falls Street; thence along Falls Street, N 60°14'42" W for 55.85 feet to an iron pin; thence N 43°41'44" W for 49.16 feet to the Point of Beginning. Said tract contains 0.363 acres (15,812 sq. ft.), more or less.

Tax Map No. 0069000200301

The survey entitled "ALTA/NSPS Land Title Survey for United Community Bank", prepared by James R. Freeland, PLS, Registration Number 4781, with Freeland & Associates, Inc., dated January 25, 2021, last revised May 6, 2021, bearing Drawing No. 74126-AL TA, noted in the above referenced legal description is recorded in the Office of the Register of Deeds for Greenville County, South Carolina on May 12, 2021 in Plat Book ____ at Page ____.

Derivation: Not required on Quitclaim Deed pursuant to S.C. code Ann. §30-5-35.



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Shannon Lavrin, City Manager

Agenda Item No.

16e

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

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

A RESOLUTION APPROVING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF CERTAIN PROPERTY FROM DESIGN DEVELOPMENT, LLC IN SUPPORT OF THE DOWNTOWN GREENVILLE CONFERENCE CENTER PROJECT

SUMMARY BACKGROUND:

This Resolution approves the execution of a Purchase and Sale Agreement for the acquisition of certain property from Design Development, LLC in support of the Downtown Greenville Conference Center Project in the amount of Two Million Fifty Thousand and No/100 Dollars (\$2,050,000.00).

IMPACT IF DENIED:

The Purchase and Sale Agreement will not be approved by Council.

FINANCIAL IMPACT:

None – necessary appropriations will be presented to City Council in the future as appropriate.

REQUIRED SIGNATURES

Department Director

Signed by:

Patricia Dennis

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City Attorney

DocuSigned by:

Leigh Padletti

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Signed by:

Shannon Lavrin

B6D12FA1F89A405...

Chief Financial Officer

City Manager

A R E S O L U T I O N

APPROVING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT
FOR THE ACQUISITION OF CERTAIN PROPERTY FROM DESIGN
DEVELOPMENT, LLC IN SUPPORT OF THE DOWNTOWN GREENVILLE
CONFERENCE CENTER PROJECT

WHEREAS, the city of Greenville’s GVL2040 Comprehensive Plan provides an integrated framework for economic development, downtown vitality, and investment in catalytic projects that enhance urban quality of life and support long-term growth; and

WHEREAS, the city of Greenville (the “City”) has also undertaken focused and comprehensive downtown planning efforts, including the Downtown Greenville Strategic Master Plan, which guide downtown development and support strategic investments in major civic and commercial facilities that strengthen Greenville’s core; and

WHEREAS, in addition, City Council adopted the Economic Development Strategic Plan in early 2025 which established updated priorities to strengthen the City’s economic competitiveness and identifies high-impact projects, public-private partnerships, and destination development as key tools to stimulate economic growth, increase employment opportunities, and expand the City’s tax base; and

WHEREAS, based on multiple previous studies including the 2016 feasibility study conducted by Hunden Strategic Partners and a 2024 update of that study by CSL International, City Council has identified the development of a downtown conference center as a critical component necessary to achieve many of the goals established in the City’s adopted planning framework; and

WHEREAS, the development of a downtown conference center is consistent with the goals, objectives, and framework set forth in GVL2040, the Downtown Strategic Master Plan, the City’s Economic Development Strategic Plan, the 2016 Hunden feasibility study, and CSL’s 2024 study update; and

WHEREAS, having identified the development of a conference center downtown as a priority project for many years, the City issued a Request for Interest and subsequent Request for Proposals to attract potential plans for a downtown conference center and connected hotel, recognizing the project’s potential to increase tourism, business travel and spending in Greenville’s Central Business District and beyond; and

WHEREAS, in response, the City received multiple responsive proposals for the project from qualified development teams; and

WHEREAS, each proposal was assessed by City staff members and subject matter experts who reviewed developer qualifications, financial feasibility, project design, proposed public benefits, economic impact projections and consistency with adopted City planning objectives; and

WHEREAS, following the proposal evaluation process, the City selected the Furman Company as the responsive developer whose proposed project provides the best overall value to the City and most effectively advances the development of a downtown conference center consistent with the City's strategic planning and economic development goals; and

WHEREAS, to facilitate the development of the downtown conference center as proposed by the Furman Company in the form of a public-private partnership, the City must assemble certain parcels of real property necessary to support the construction, access, and overall functionality of the project design, as the City has done for other downtown catalytic projects; and

WHEREAS, specifically, multiple, contiguous parcels of real property totaling approximately 0.369 acres located along Falls Street and at the intersection of Falls Street and Vivian Street more particularly described in Exhibit A attached hereto (the "Property") owned by Design Development, LLC is suitably located and sized to accommodate portions of the proposed conference center and related infrastructure; and

WHEREAS, the City Manager, acting within the authority granted in the Code of Ordinances of the City of Greenville, executed a Real Estate Purchase and Sale Agreement on January 21, 2026, with Design Development, LLC for the purchase of the Property; and

WHEREAS, the Agreement provides for the purchase of the Property for Two Million Fifty Thousand and No/100 Dollars (\$2,050,000.00); and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, City Council hereby ratifies and approves the execution of a Real Estate Purchase and Sale Agreement by the City Manager with Design Development, LLC, for which a description of the subject property is attached hereto as Exhibit A and incorporated herein by reference. Further, the City Manager is authorized and directed to take all necessary actions to carry out the terms of the Agreement, including execution of closing documents and any additional instruments required to complete the acquisition.

This Resolution shall take effect immediately upon adoption.

RESOLVED THIS THE ____ DAY OF _____, 2026.

MAYOR

Attest:

CITY CLERK

EXHIBIT A

Legal Description of the Property

All those certain abutting pieces, parcels or tracts of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and City of Greenville, consisting of two adjoining lots, the first containing a one story, multitenant office building at the intersection of Falls Street and Vivian Street identified as Greenville County Tax Map No. 0061.00-05-002.00, and the second being an adjoining lot fronting on Falls Street and identified as Greenville County Tax Map No. 0061.00-05-003.00, together containing approximately 0.39 acres, more or less, and having such metes-and-bounds as are set forth as follows:

	REQUEST FOR COUNCIL ACTION City of Greenville, South Carolina TO: Honorable Mayor and Members of City Council FROM: Shannon Lavrin, City Manager	Agenda Item No. 16f
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☐ Ordinance/First Reading
 ☐ Ordinance/Second & Final Reading
 ☒ Resolution/First & Final Reading
 ☐ Information Only

AGENDA DATE REQUESTED: March 9, 2026

ORDINANCE/RESOLUTION CAPTION:

A RESOLUTION APPROVING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF CERTAIN PROPERTY FROM THRYOTHORUS LUDAVICIANUS, LLC IN SUPPORT OF THE DOWNTOWN GREENVILLE CONFERENCE CENTER PROJECT

SUMMARY BACKGROUND:

This Resolution approves the execution of a Purchase and Sale Agreement for the acquisition of certain property from Thryothorus Ludavicianus, LLC in support of the Downtown Greenville Conference Center Project in the amount of Property for Two Million Forty Thousand and No/100 Dollars (\$2,040,000.00).

IMPACT IF DENIED:

The Purchase and Sale Agreement will not be approved by Council.

FINANCIAL IMPACT:

None – necessary appropriations will be presented to City Council in the future as appropriate.

REQUIRED SIGNATURES			
Department Director	Signed by:  3F292591F562498...	City Attorney	DocuSigned by:  5CBFADF322244F8...
	Chief Financial Officer		City Manager

A R E S O L U T I O N

APPROVING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT
FOR THE ACQUISITION OF CERTAIN PROPERTY FROM THRYOTHORUS
LUDAVICIANUS, LLC IN SUPPORT OF THE DOWNTOWN GREENVILLE
CONFERENCE CENTER PROJECT

WHEREAS, the city of Greenville’s GVL2040 Comprehensive Plan provides an integrated framework for economic development, downtown vitality, and investment in catalytic projects that enhance urban quality of life and support long-term growth; and

WHEREAS, the city of Greenville (the “City”) has also undertaken focused and comprehensive downtown planning efforts, including the Downtown Greenville Strategic Master Plan, which guide downtown development and support strategic investments in major civic and commercial facilities that strengthen Greenville’s core; and

WHEREAS, in addition, City Council adopted the Economic Development Strategic Plan in early 2025 which established updated priorities to strengthen the City’s economic competitiveness and identifies high-impact projects, public-private partnerships, and destination development as key tools to stimulate economic growth, increase employment opportunities, and expand the City’s tax base; and

WHEREAS, based on multiple previous studies including the 2016 feasibility study conducted by Hunden Strategic Partners and a 2024 update of that study by CSL International, City Council has identified the development of a downtown conference center as a critical component necessary to achieve many of the goals established in the City’s adopted planning framework; and

WHEREAS, the development of a downtown conference center is consistent with the goals, objectives, and framework set forth in GVL2040, the Downtown Strategic Master Plan, the City’s Economic Development Strategic Plan, the 2016 Hunden feasibility study, and CSL’s 2024 study update; and

WHEREAS, having identified the development of a conference center downtown as a priority project for many years, the City issued a Request for Interest and subsequent Request for Proposals to attract potential plans for a downtown conference center and connected hotel, recognizing the project’s potential to increase tourism, business travel and spending in Greenville’s Central Business District and beyond; and

WHEREAS, in response, the City received multiple responsive proposals for the project from qualified development teams; and

WHEREAS, each proposal was assessed by City staff members and subject matter experts who reviewed developer qualifications, financial feasibility, project design, proposed public benefits, economic impact projections and consistency with adopted City planning objectives; and

WHEREAS, following the proposal evaluation process, the City selected the Furman Company as the responsive developer whose proposed project provides the best overall value to the City and most effectively advances the development of a downtown conference center consistent with the City's strategic planning and economic development goals; and

WHEREAS, to facilitate the development of the downtown conference center as proposed by the Furman Company in the form of a public-private partnership, the City must assemble certain parcels of real property necessary to support the construction, access, and overall functionality of the project design, as the City has done for other downtown catalytic projects; and

WHEREAS, specifically, a parcel of real property totaling approximately 0.39 acres located along Falls Street and at the intersection of Calvin Street and East Camperdown Way more particularly described in Exhibit A attached hereto (the "Property") owned by Thryothorus Ludavicianus, LLC is suitably located and sized to accommodate portions of the proposed conference center and related infrastructure; and

WHEREAS, the City Manager, acting within the authority granted in the Code of Ordinances of the City of Greenville, executed a Real Estate Purchase and Sale Agreement on January 27, 2026, with Thryothorus Ludavicianus, LLC for the purchase of the Property; and

WHEREAS, the Agreement provides for the purchase of the Property for Two Million Forty Thousand and No/100 Dollars (\$2,040,000.00);

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, City Council hereby ratifies and approves the execution of a Real Estate Purchase and Sale Agreement by the City Manager with Thryothorus Ludavicianus, LLC, for which a description of the subject property is attached hereto as the Exhibit A and incorporated herein by reference. Further, the City Manager is authorized and directed to take all necessary actions to carry out the terms of the Agreement, including execution of closing documents and any additional instruments required to complete the acquisition.

This Resolution shall take effect immediately upon adoption.

RESOLVED THIS THE ____ DAY OF _____, 2026.

MAYOR

Attest:

CITY CLERK

EXHIBIT A

Legal Description of the Property

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and City of Greenville, lying at the intersection of the westerly edge of the right-of-way of Calvin Street and the northerly edge of the right-of-way of Camperdown Way, containing approximately 0.39 acres, more or less, being depicted on the Greenville County tax maps as Tax Map No. 0069.00-02-004.00 and having such metes-and-bounds as are set forth as follows:

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat entitled "Property of Camperdown Corporation, Greenville, SC" prepared by C. O. Riddle, and dated May 1966, the following metes and bounds:

BEGINNING at an iron pin on the western edge of the right-of-way for Calvin Street at the joint corner of the premises herein described and property now or formerly of W. P. Trotter and running these with the western edge of the right-of-way for Calvin Street S. 24-42 W. 169.2 feet to an iron pin at the northern corner of the intersection of said Calvin Street and Camperdown Way and running thence with the northern edge of the right-of-way for said Camperdown Way N. 69-16 W. 35 feet to an iron pin; thence continuing along the northern edge of the right-of-way for Camperdown Way N. 60-47 W. 90 feet to an iron pin; thence N. 36-03 E. 136.4 feet to an iron pin located on the line of said W. P. Trotter property; thence along the line of said Trotter property S. 82-48 E. 102.5 feet to the point of beginning. This being the same property as shown on that certain plat entitled Survey for Thryothorus Ludovicianus, LLC dated October 1, 2018 and recorded in Plat Book 1325 at Page 9 on December 26th, 2018.