



City Council Agenda

Agenda Of 8-12-2019

Documents:

[AGENDA OF 8-12-2019 ADA.PDF](#)

Draft - Formal Minutes Of 7-8-2019

Documents:

[DRAFT - FORMAL MINUTES OF 7-8-2019.PDF](#)

Item 11a

Documents:

[ITEM 11A - Z-26-2018 - REZONE HAYWOOD ROAD AND PELHAM ROAD.PDF](#)

Item 11b

Documents:

[ITEM 11B - AX-6-2019 - ANNEXATION - 13 RIDGE STREET.PDF](#)

Item 11c

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[ITEM 11C - Z-9-2019 - REZONE - SOLOMON CIRCLE AND CHICK SPRINGS ROAD.PDF](#)

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Documents:

[ITEM 11D - AB-3-2019 ABANDONMENT OF PORTION OF VIOLA STREET.PDF](#)

Item 11e

Documents:

[ITEM 11E - AB-4-2019 ABANDONMENT OF PORTION OF EAST WASHINGTON STREET.PDF](#)

Item 11f

Documents:

**ITEM 11F - APPROPRIATION - 100,000 GREENVILLE POLICE DEPARTMENT
INFORMATION SYSTEMS.PDF**

Item 15a

Documents:

ITEM 15A - APPROPRIATION - 315,000 POLICE PAY PLAN.PDF

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**ITEM 15B - ABANDON EXISTING SEWER EASEMENT - WOODRUFF ROAD
AND OLD WOODRUFF ROAD.PDF**

Item 15c

Documents:

**ITEM 15C - APPROPRIATION - 32,500 SCDHEC GRANT -REDUCTION AND
RECYCLING.PDF**

Item 16a

Documents:

ITEM 16A - QUARTERS FOR CONSERVATION - 60,000.PDF

Item 16b

Documents:

ITEM 16B - ACCEPT LAND FROM VERDAE PROPERTIES LLC.PDF

*Questions on an agenda item? Contact Camilla Pitman, city clerk, at cpitman@greenvillesc.gov.
All media inquiries, please contact Leslie Fletcher, city public information officer, at
lfletcher@greenvillesc.gov*



AGENDA

FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS

Monday, August 12, 2019 - 5:30 p.m.

-
1. Call to Order Mayor Knox H. White
 2. Invocation Councilmember Jil Littlejohn
 3. Pledge of Allegiance
 4. Roll Call
 5. Approval of the Minutes July 8, 2019
 6. Communications/Announcements from the Mayor and Council
 7. Citizens Wishing to Address Council
 8. Presentation
None
 9. Public Hearing
None
 10. APPOINTMENTS – Boards and Commissions
None

CONSENT AGENDA

11. *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.*

UNFINISHED BUSINESS -- (Ordinances – Second and Final Reading)

- a. Ordinance to rezone approximately 19.388 acres of real property located on Haywood Road and Pelham Road from R-6, Single-Family Residential District, to

PD, Planned Development District (Tax Map Numbers 0278000200300 and 0278000200301) (Z-26-2018) (REVISED)
(Roll Call)

- b. Ordinance to annex approximately 0.097 acre of real property located at 13 Ridge Street and to provide the zoning designation of RM-1, Single-family and Multifamily residential district (Tax Map Number 0106000201200) (AX-6-2019)
(Roll Call)
- c. Ordinance to rezone approximately 2.567 acres of real property located on Solomon Circle and Chick Springs Road from RM-2, Single and Multifamily residential district, to R-6, Single-family residential district (Tax Map Number 0185000200702) (Z-9-2019)
(Roll Call)
- d. Ordinance to abandon a portion of Viola Street (AB-3-2019)
(Roll Call)
- e. Ordinance to abandon a portion of East Washington Street (AB-4-2019)
(Roll Call)
- f. Ordinance to appropriate \$55,000 in the Law Enforcement Special Revenue Fund, Department of Homeland Security, and \$45,000 in the Law Enforcement Special Revenue Fund, Department of Justice Account, for a total of \$100,000 for the purpose of funding a collaborative software development initiative to enhance existing police information systems
(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 \$315,000 from the General Fund Fund Balance to provide revenues necessary to enhance the sworn pay plan of the Greenville Police Department to ensure greater parity and equity among competing organizations, to ensure the city of Greenville remains an employer of first choice

for recruiting purposes, and to ensure the retention of a highly qualified and experience police workforce
(Roll Call)

- b. Ordinance to abandon an existing sanitary sewer easement located on property owned by Verdae III LLC near the intersection of Woodruff Road and Old Woodruff Road (Tax Map Number 0263000300200)
(Roll Call)
- c. Ordinance to appropriate \$32,500 in the Miscellaneous Grant Fund for FY 2020 Grant Funds received from the South Carolina Department of Health and Environmental Control
(Roll Call)

16. NEW BUSINESS -- (Resolutions – First and Final Reading)

- a. Resolution to award \$60,000 in funding received through the Greenville Zoo “Quarters for Conservation” program from July 1, 2018, through June 30, 2019, to five designated Global Conservation Organizations
- b. Resolution to accept a dedication of 114,057 square feet (2.618 acres) of public right of way from Verdae Properties, LLC and to accept Verdae Commons Drive into the City Street System

17. ADJOURN



MINUTES

FORMAL MEETING OF CITY COUNCIL

CITY HALL, 206 S. MAIN STREET, COUNCIL CHAMBERS
Monday, July 8, 2019 - 5:30 p.m.

1. CALL TO ORDER

Mayor Knox H. White

2. INVOCATION

Councilmember Lillian Flemming

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

The following members of City Council were in attendance: Mayor Knox White, Amy Doyle, Lillian Flemming, Jil Littlejohn, and Russell Stall

Absent: Wil Brasington and George Fletcher

5. APPROVAL OF THE MINUTES

June 24, 2019; Approved as submitted

6. COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL

None

7. CITIZENS WISHING TO ADDRESS COUNCIL

Clarence Thornton, 114 N. Douthit Street, referred to City Council having a tendency to pay and bribe judges who rule in their favor and referred to rulings from certain judges without specifying the case or ruling. Mr. Thornton stated there are issues with the police department and that African American officers do not want to work at the department. Mr. Thornton commented that Justice (Donald) Beatty has stated the office is violating the Sixth Amendment, and Council should take it seriously.

8. PRESENTATION

None

9. PUBLIC HEARING

a. Proposed Abandonment of a portion of Viola Street (AB-3-2019)

Engineering Services Manager Dwayne Cooper presented a request from Diamond Jubilee, LLC for a proposed abandonment of a portion of Viola Street for the purpose of building a proposed hotel. Mr. Cooper stated all utilities and abutting property owners have been notified and no opposition has been expressed. No one spoke in support or opposition to the proposed abandonment.

Councilmember Flemming requested discussions with the Viola Street neighborhood regarding runoff and stormwater matters. Mr. Cooper advised he was aware of the concerns and would provide an update regarding her request.

- b. Proposed Abandonment of a portion of East Washington Street (AB-4-2019)

Mr. Cooper presented a request from J. Darryl Holland for a proposed abandonment of a portion of East Washington Street for the purpose of parking for a redevelopment at 811 Laurens Road. Mr. Cooper stated all utilities and abutting property owners have been notified and no opposition has been expressed. No one spoke in support or opposition to the proposed abandonment.

10. APPOINTMENTS – Boards and Commissions

- a. Springwood Cemetery Advisory Committee
Councilmember Doyle recommended Gwen Garrett, Fletcher Kirkland, and Cherron Saad each to fill a two year term ending July 31, 2021. There being no further nominations, Ms. Garrett, Mr. Kirkland, and Ms. Saad were appointed by unanimous consent.
- b. Design Review Board – Neighborhood Panel
Councilmember Flemming recommended Monica Floyd and Jermaine Johnson each to fill a two year term ending July 31, 2021. There being no further nominations, Ms. Floyd and Mr. Johnson were appointed by unanimous consent.
- c. Design Review Board – Urban Panel
Councilmember Stall recommended William Crawford, Carmella Cioffi, and John Edwards each to fill a two year term ending July 31, 2021. There being no further nominations, Mr. Crawford, Ms. Cioffi, and Mr. Edwards were appointed by unanimous consent.

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

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

- a. Ordinance to approve the FY2019 Operating Budget for the South Carolina Technology and Aviation Center Board of Directors and to accept the FY 2018 Annual Auditor's Report
- b. Ordinance to annex approximately 0.30 acre of real property located on Mason Street along with approximately 0.15 acre of right-of-way along Mason Street and to provide the zoning designation of RM-1, Single-family and Multifamily Residential District (Tax Map Number 0118001401300) (AX-4-2019)

- c. Ordinance to rezone approximately 24.73 acres of real property located on Fairforest Way and United Way from I-1, Industrial District, to RM-3, Single-family and Multifamily Residential District (Tax Map Number M011010100315) (Z-7-2019)
 - d. Ordinance to amend Chapter 40, Taxation, Article IV, Special Tax Assessment for Rehabilitated Historic Property, of the Code of Ordinances of the City of Greenville to provide for administrative revisions
 - e. Ordinance approving amendments to the City of Greenville's Firefighters' Pension Fund Plan
 - f. Ordinance to abandon Cemetery Street and an unnamed alley located between Cemetery Street and East Stone Avenue (AB-1-2019)
 - g. Ordinance to abandon Solomon Circle (AB-2-2019)
 - h. Ordinance to appropriate \$38,125 in the Hospitality Tax Fund to support the Lake Conestee Nature Park pursuant to the city of Greenville's Agreement with Conestee Foundation, Inc.
- 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 rezone approximately 0.252 acre of real property located on Easley Bridge Road from RM-2, Single-family and Multifamily Residential District, to RDV, Redevelopment District (Tax Map Number 0077000300400) (Z-8-2019)

Councilmember Flemming moved, seconded by Councilmember Stall, to approve second and final reading. The motion carried unanimously.
 - b. Ordinance authorizing a sublease and license agreement between the City of Greenville and Sutera USA, LLC for the purpose of locating trash receptacles in the vicinity of Boggs Street (REVISED)

Councilmember Doyle moved, seconded by Councilmember Stall, to approve second and final reading.

Public Works Director Mike Murphy stated final work on the agreement has been completed and he hopes for construction to begin in the next one to two weeks dependent upon weather.

Councilmember Stall asked when the underground containers would be operational, and Mr. Murphy responded two to three weeks. Mr. Murphy stated Solid Waste and the Codes Department have been working together to ensure the area remains trash free. Mr. Murphy also stated this effort will be a showcase to determine if the underground containers can work elsewhere in the City.

After discussion, the motion carried unanimously.

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to rezone approximately 19.388 acres of real property located on Haywood Road and Pelham Road from R-6, Single-Family Residential District, to PD, Planned Development District (Tax Map Numbers 0278000200300 and 0278000200301) (Z-26-2018) (REVISED)

Councilmember Doyle moved, seconded by Councilmember Stall, to approve first reading.

Dan Bruce, 2643 Augusta Street, spoke as owner and developer of the project advising there have been major changes to address traffic concerns while maintaining the integrity of the plan's proportions. Mr. Bruce stated the daily traffic generation associated with this site has been lowered by nearly 65% percent in peak hours based on the plan's redesigns. Mr. Bruce added he and others working on the project have listened intently to the Planning staff, the Planning Commission, City Council, and the surrounding neighborhoods.

Councilmember Doyle verified the top four uses of the property will be multifamily, senior facility, dentist office, and restaurant. Mayor White stated he appreciated the plans being modified and noted the neighborhoods attended the Planning Commission meeting in support of the project.

After discussion, the motion carried unanimously.

- b. Ordinance to annex approximately 0.097 acre of real property located at 13 Ridge Street and to provide the zoning designation of RM-1, Single-family and Multifamily residential district (Tax Map Number 0106000201200) (AX-6-2019)

Councilmember Littlejohn moved, seconded by Councilmember Stall, to approve first reading. The motion carried unanimously.

- c. Ordinance to rezone approximately 2.567 acres of real property located on Solomon Circle and Chick Springs Road from RM-2, Single and Multifamily residential district, to R-6, Single-family residential district (Tax Map Number 0185000200702) (Z-9-2019)

Councilmember Doyle moved, seconded by Councilmember Littlejohn, to approve first reading.

Councilmember Doyle asked for the timeline of the project. Planning and Development Manager Jay Graham referred to the rezoning and building plans and advised the City has not received a timeline for the project.

After discussion, the motion carried unanimously.

- d. Ordinance to abandon a portion of Viola Street (AB-3-2019)

Councilmember Stall moved, seconded by Councilmember Flemming, to approve first reading. The motion carried unanimously.

- e. Ordinance to abandon a portion of East Washington Street (AB-4-2019)

Councilmember Littlejohn moved, seconded by Councilmember Stall, to approve first reading. The motion carried unanimously.

- f. Ordinance to appropriate \$55,000 in the Law Enforcement Special Revenue Fund, Department of Homeland Security, and \$45,000 in the Law Enforcement Special Revenue Fund, Department of Justice Account, for a total of \$100,000 for the purpose of funding a collaborative software development initiative to enhance existing police information systems

Councilmember Flemming moved, seconded by Councilmember Stall, to approve first reading.

Police Chief Ken Miller stated the new systems will assist his department and the Greenville County IT Department as well as provide data validation, cleaner data, and faster data to the analytic software.

After discussion, the motion carried unanimously.

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

- a. Resolution to certify property at Woodside Avenue and East Main Street as an Abandoned Textile Mill Site (Tax Map Number 0122000300100)

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

- b. Resolution to certify 711 W. Washington Street as an abandoned building site (Tax Map Number 0052000200100)

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

- c. Resolution to accept a dedication from Hollingsworth Funds, Inc. of 11,680 square feet (0.27 acre) of real property for the Salters Road Realignment Project

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

- d. Resolution to express City Council's support for enhancing the sworn pay plan of the Greenville Police Department to ensure greater parity and equity among competing organizations, to ensure the City remains an employer of first choice for recruiting purposes, and to ensure the retention of a highly qualified and experienced police workforce

Councilmember Doyle moved, seconded by Councilmember Stall, to approve first and final reading.

Interim City Manager Nancy Whitworth referred to a completed compensation study and the City's interest in staying competitive in the market. Ms. Whitworth also referred to the allocation of funds in the current budget for salary adjustments and advised the adjustment would be available beginning January 1, 2020.

Councilmember Doyle stated the five salary categories addressed in the study included police, fire, the professional, hourly, and leadership team, and added the employees who contribute so much to the City should be rewarded. Councilmember Flemming stated studies should be done sooner than every three years because of the changing market.

Chief Miller stated he appreciates Council's support and noted the expense in training new employees and losing experienced employees.

After discussion, the motion carried unanimously.

17. **ADJOURN.** There being no further business, the meeting adjourned at 6:04 p.m.

KNOX H. WHITE, MAYOR

CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON JULY 5, 2019.



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Nancy P. Whitworth, Interim City Manager

Agenda Item No.

11a

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

AGENDA DATE REQUESTED: August 12, 2019

ORDINANCE/RESOLUTION CAPTION:

TO REZONE APPROXIMATELY 19.388 ACRES OF REAL PROPERTY LOCATED ON HAYWOOD ROAD AND PELHAM ROAD FROM R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO PD, PLANNED DEVELOPMENT DISTRICT (TAX MAP NUMBERS 0278000200300 AND 0278000200301) (Z-26-2018) REVISED

SUMMARY BACKGROUND:

Planning Commission conducted a public hearing on the original proposed rezoning, which included at that time a gas station and an unspecified commercial parcel, on March 21, 2019, and by a vote of 5-2 passed a motion recommending approval of the PD rezone to City Council with comments and conditions. When presented for first reading on April 22, 2019, to City Council, Council voted to table the original Adams Hill PD application with instructions to further study specific aspects of the project including traffic, access points, density, land use, narrowing the permitted land uses on the unspecified commercial parcel, stormwater, and consideration of affordable housing as part of the development.

The applicant submitted a revised application for Adams Hill with the gas station removed and replaced by a sit-down restaurant, and the commercial outparcel identified for a dental office use. The remainder of the application remains approximately the same as the original. The Planning Commission conducted a public hearing on June 20, 2019, and voted to recommend approval with comments and conditions.

Revised ordinance to rezone two parcels, a total of 19.388 acres, at the corner of Haywood Road and Pelham Road from R-6 to PD, and to approve the PD for the site consisting of the following:

- Approximately 280 multi-family units primarily situated along Pelham Road
- Approximately 170 senior living units primarily situated along Haywood Road
- A sit-down restaurant at the northwest corner of the intersection of Haywood Road and Pelham Road
- A dental office or similar use on the parcel fronting Pelham Road
- Site, roadway, and infrastructure improvements

EXHIBIT B is updated with revised PD application materials.

EXHIBIT C includes revised staff report with comments and conditions.

IMPACT IF DENIED:

The PD will not be approved and the property will retain its current R-6 zoning classification.

FINANCIAL IMPACT

None

REQUIRED SIGNATURES

Department Director _____

OMB Director _____

City Attorney _____

City Manager _____

DocuSigned by:

Michael S. Pitts

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DocuSigned by:

Nancy Whitworth

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A N O R D I N A N C E

TO REZONE APPROXIMATELY 19.388 ACRES OF REAL PROPERTY LOCATED ON HAYWOOD ROAD AND PELHAM ROAD FROM R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO PD, PLANNED DEVELOPMENT DISTRICT (TAX MAP NUMBERS 0278000200300 AND 0278000200301) (Z-26-2018)

WHEREAS, Dan Bruce (“the Applicant”), on behalf of the owner, Beacon Hill Development LLC, has applied to the City Planning Commission and City Council to rezone approximately 19.388 acres located on the northwest corner of the intersection of Haywood Road and Pelham Road (Tax Map Numbers 0278000200300 and 0278000200301) (“the Property”) from R-6, Single-family residential district, to PD, Planned development district; and

~~WHEREAS, the rezoning application proposes a mix of residential and commercial land uses including a senior living facility, multifamily development, fueling station, and commercial outparcel interconnected with shared parking lots, access points, driveways, open space, sidewalks, and associated site infrastructure, with a proposed development name of “Adam’s Hill,” all as more fully set forth with documents attached hereto and incorporated herein as Exhibit B (the “PD”); and~~

~~WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on March 21, 2019, to consider the proposed rezoning, and the Commission recommended approval of the proposed zoning designation of PD, Planned Development, subject to the conditions listed in the staff report and included in the Planning Commission motion for approval; and~~

WHEREAS, the original application, which was recommended for approval by the Planning Commission on March 21, 2019, and subsequently presented to City Council at its regular meeting on April 22, 2019, proposed a mix of residential and commercial land uses including a senior living facility, multifamily development, fueling station, and commercial outparcel interconnected with shared parking lots, access points, driveways, open space, sidewalks, and associated site infrastructure, with a proposed development name of “Adams Hill”; and

WHEREAS, City Council, at its meeting on April 22, 2019, voted to table the Ordinance and remand the matter to the Planning Commission with instructions to further study specific aspects of the project; and

WHEREAS, the Applicant has submitted a revised rezoning application with the fueling station removed and the previously unspecific commercial outparcel now identified, such that the application now proposes a mix of residential and commercial land uses including a senior living facility, multifamily development, sit-down restaurant, and dental office interconnected with shared parking lots, access points, driveways, open space, sidewalks, and associated site infrastructure, with a proposed development name of “Adams Hill,” all as more fully set forth with documents attached hereto and incorporated herein as Exhibit B (the “PD”); and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on June 20, 2019, to consider the proposed rezoning, and the Commission recommended approval of the proposed zoning designation of PD, Planned Development, subject to the conditions listed in the staff report and included in the Planning Commission motion for approval; and

WHEREAS, City Council finds the PD, Planned Development, classification to be compatible with the City’s Comprehensive Development Plan and with the zoning of surrounding properties; and

WHEREAS, City Council additionally finds that the PD meets the criteria set forth in Section 19-3.2.2(N) of the Code of Ordinances of the City of Greenville;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, as follows:

Section 1. The Property currently titled in the name of Beacon Hill Development LLC, shown as Tax Map Numbers 0278000200300 and 0278000200301, and located at the intersection of Haywood Road and Pelham Road, shall be rezoned from R-6, Single-Family Residential District, to PD Planned Development. The attached maps shown as Exhibit A, prepared by the city of Greenville Zoning Division, are incorporated by reference for purposes of identifying the location of property.

Section 2. The PD is hereby approved for the property rezoned by this Ordinance, subject to all comments and conditions included in the June 13, 2019, Planning Staff Report, attached hereto as Exhibit C, ~~along with the additional conditions as identified by the Planning Commission and set forth in Exhibit D, which were incorporated in the Planning Commission motion to recommend approval.~~

Section 3. In order to provide the City with PD documents that accurately reflect the approved Planned Development with the required changes and conditions as set forth in this Ordinance, and for archival purposes, the applicant shall, as an additional condition, and within ninety (90) calendar days of the passage of this Ordinance, provide a revised PD document submittal to the city of Greenville Planning Office that addresses and incorporates all comments, conditions, and changes as required by this Ordinance. Unless an extension is granted in writing by the Planning and Zoning Administrator, failure to submit revised PD documents within ninety (90) calendar days of the second and final reading shall be grounds for termination of any vested rights granted herein in accordance with Section 19-2.2.14 (B) of the Code of Ordinances of the City of Greenville. This Ordinance shall be effective upon second and final reading.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

Exhibit A

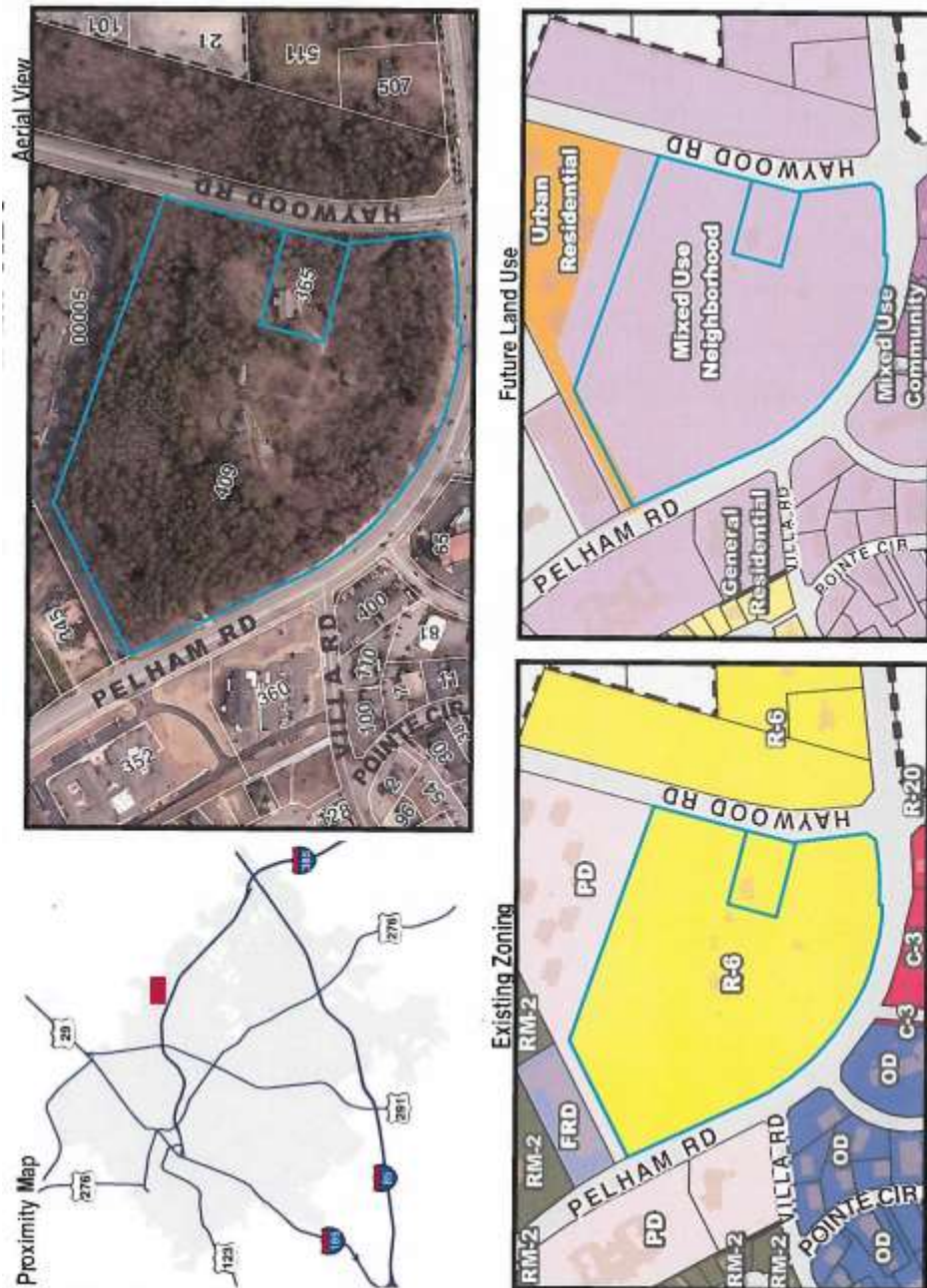


Exhibit B

ADAMS HILL PLANNED DEVELOPMENT

Pelham Road at Haywood Road
City of Greenville

Beacon Hill, LLC
P.O. Box 8716
Greenville, SC 29604



SITE DESIGN, INC.

1. INTRODUCTION:

This Statement of Intent ("SOI") is to describe in detail the proposed planned development of a +/- 19.4-acre site located at the northwest corner of Pelham Road ("Pelham") and Haywood Road ("Haywood") (the "**Adams Hill Planned Development**" or the "**Site**"). The Site consists of two parcels with the following tax sheets:

- 0278000200300 (existing R-6 zoning)
- 0278000200301 (existing R-6 zoning)

The Site is currently owned by Beacon Hill Development, LLC (the "**Master Developer**"), which is a real estate development, investment, and management company and is leading the efforts for development of the Site. The Master Developer is comprised of principals that have extensive experience in developing real estate properties in the Greenville area and the Southeastern United States. Mr. Dan Bruce, president of the Master Developer, has owned and assembled numerous properties surrounding the Site; including assembling the land for Haywood Mall and developing Orchard Park. His relationship to the site and the previous owners (Adams family) date back to the 1970's. It was at that time Mr. Bruce arranged the donation of 18 acres that was restricted and designated as a buffer for future development including Orchard Park and the Adams property.

The Master Developer will be partnering with developers of the multifamily and senior living components. Together, the "**Adams Hill Developers**" are excited to bring a modern, mixed-use development to this prominent Site, which sits at the highest point within the City of Greenville. The site is bordered by multifamily residential to the northeast, self-storage to the northwest, Haywood to the east, and Pelham to the south.

The Site will be subdivided into 4 parcels, each with its own unique use:

- Lot A (+/- 10.0 acres): Multifamily.
- Lot B (+/- 5.7 acres): Senior Living.
- Lot C (+/- 1.4 acres): Medical / Dental Office.
- Lot D (+/- 2.3 acres): Sit Down Restaurant.

The intent of the Adams Hill Developers is to put forth a master-planned, mixed-use development that would otherwise not be possible under standalone zoning for each of the four uses. Please refer to bold, underlined green text throughout this document to review the Adams Hill Developers plan to achieve this intent.

2. EXISTING ZONING & SITE CONDITIONS

The Site has the following zoning-related attributes:

- Existing zoning: R-6 (single-family residential)
- Existing use: two single-family residences in a wooded setting
- Neighboring zoning:
 - North & west: PD
 - South (across Pelham & Haywood intersection): C-3
 - South (along Pelham): O-D & PD
 - East (across Haywood): R-6 separated by a buffer with permanent, restrictive covenants
 - School district: Greenville County School District
 - Schools: East North Street Elementary; Greenville Middle Academy, and Eastside High

- The Greenville County School District has confirmed these assignments & service for the Adams Hill Planned Development

3. TRANSPORTATION, DRAINAGE, & UTILITIES

3.1 Transportation

The Site currently has the following transportation-related attributes:

- Existing road frontage: ~750' along Haywood Road & ~1,545' along Pelham
- Existing curb-cuts: 1 on Pelham. None on Haywood
- Existing sidewalk: None along property; however, there is sidewalk along the southside of Pelham

The Master Developer proposes the following transportation-related improvements:

- Proposed curb-cuts: 4 points of ingress / egress in total.
 - Driveway 1 (northern driveway on Haywood): Full access
 - Driveway 2 (southern driveway on Haywood): Right-in & right-out
 - Driveway 3: (eastern driveway on Pelham): Right-in & right-out
 - Driveway 4: (western driveway on Pelham): Full access, signalized. Located at the existing T-intersection with Villa Road
- Proposed, external sidewalk: Along Pelham & Haywood ROWs connecting to crosswalks at the intersection of Pelham & Haywood
- Proposed crosswalk: Across Pelham, connecting pedestrian traffic from Pelham and Villa Road
- Deceleration lane on Pelham Road for new ingress/egress points.
- Improvements and signalization to maintain a comparable level of service
- Restriping for additional turn lane at Pelham and Haywood south bound
- Concrete median divider on Haywood Road from the Haywood Rd / Pelham Rd intersection to the northern driveway (Driveway 1).
- Concrete median divider on Pelham Road across from eastern driveway on Pelham (Driveway 3) to prevent left turn movement at the Driveway 3 encroachment.

3.2 Drainage

A new stormwater drainage system will be designed to meet and exceed local, state, and federal regulations involving stormwater flow/discharge, siltation, and erosion control. The Site does not lie within designated flood zones or delineated wetlands. Stormwater peak runoff will be addressed with stormwater detention ponds and underground detention. Existing stormwater flow from the Site is conveyed to two discharge locations: (i) a portion of the Site discharges to the north and enters the existing stormwater system of Beacon Ridge Apartments and (ii) the remaining portion of the Site discharges to the SCDOT right of way of Pelham and Haywood. The discharge points will remain unchanged.

3.3 Utilities

The Master Developer proposes the following utility-related improvements:

- Proposed Sanitary sewer: New extension will be constructed to serve the Site. The sanitary sewer system will be owned & maintained by Metro Connects
- Water: To be provided by the Greenville Water System
- Electricity: To be provided by Duke Energy
- Natural Gas: To be provided by Piedmont Natural Gas

4. DEVELOPMENT SCHEDULE

The Adams Hill Developers propose the following:

- Site-wide infrastructure: to be constructed in one phase beginning in 2019 when permits have been approved (to include sanitary sewer, domestic water, data, and electricity)
- Lot A – Multifamily: Beginning construction in 2019 with a +/- 20-month construction schedule
- Lot B – Senior: Beginning construction in 2019 with a +/- 20-month construction schedule
- Lot C – Medical / Dental Office: Schedule unknown at this time
- Lot D – Sit Down Restaurant: Schedule unknown at this time

5. DEVELOPMENT CONCEPT

5.1 Landscape Architecture

The intent of landscape guidelines within the PD is to provide an aesthetically pleasing environment for property owners and residents of the PD that exceed the minimum requirements of The City of Greenville. These guidelines are intended to maintain and enhance property values, enhance the appearance of all development, provide adequate buffers between different land uses, improve the character, appearance, and micro-climate of the city, address heat and noise abatement, and reduce erosion and stormwater runoff.

The following area general requirements for landscaping within the PD:

- All planting areas shall be protected from vehicle damage by the installation of curbing or other methods.
- The plant materials used in and around parking lots and adjacent to street rights-of-way and pedestrian ways shall be designed to ensure visibility at intersections and safety of pedestrians.
- All planting areas shall be stabilized with ground covers, mulches, or other approved materials to prevent soil erosion and to allow rainwater infiltration.
- All plants shall be placed in such a manner as to ensure maintenance access, to maintain unobstructed sight distances, and shall be a species suitable for proposed location, including conflicts with all utility easements and rights-of-way.
- All planting areas shall be automatically irrigated, rain sensors shall be required on all automatic irrigation systems that will receive city water.
- Canopy trees shall have a minimum size at planting of 3" caliper, 14' height and 6' of clear trunk. Ornamental/understory trees shall have a minimum size at planting of 2" caliper, 10' height and 5' clear trunk.
- All trees shall come from the City of Greenville's list of approved of tree species.
- Seasonal plantings to provide color and enhanced appearance around signage and at intersections.
- Enhanced foundation plantings and ornamental plantings around the senior living and multifamily parcels.

The public road frontage streetscape will incorporate improvements along Pelham Road which will include a meandering 8' sidewalk with lawn strip. The public road frontage streetscape along Haywood

Road will include a 5' lawn strip and 6' sidewalk to help activate the streetscape. With the exception of the area contained within the sight distance triangle (as shown on site plans) along Pelham Road, street trees shall be planted at a spacing of 40 feet on-center for shade trees or 20 feet on-center for ornamental and understory trees along the entire length of the street frontage along Pelham Road and Haywood Road. Ornamental and understory trees shall be used as street trees only when there is an overhead obstacle which would preclude the use of taller-growing shade trees.

Parking areas will be landscaped to exceed City of Greenville requirements by requiring a minimum of 1.2 trees and 10 shrubs per 2,000 sf, or portion thereof, vehicular use area. Emphasis will be placed on locating canopy trees to break up parking areas and reduce the urban heat island effect. No more than ten continuous parking spaces shall be allowed without an island (minimum 180 sf) containing a canopy tree. Canopy trees shall be diverse in nature and a mixture of naturalized species shall be used. Parking areas visible from any public right of way shall be screened with a 2'-3' high evergreen hedge or berm. Lighting in parking areas shall be provided to meet the functional needs of safe circulation of vehicles and pedestrians, and provide protection of people and property. Poles shall be no taller than 15' above grade. Fixtures shall of the cut off variety to minimize glare off site. Light selection, including bollards and other site lighting, shall be of a uniform selection and design to create a cohesive appearance. Pedestrian paths and walkways shall be illuminated for safety.

The primary Pelham entrance to the site will consist of a median divided drive and will include street trees and outdoor lighting to enhance the entrance. Crosswalk areas will be enhanced with specialty paving. An art form and monument sign for the development will be located at the corner of Pelham and Haywood outside of the sight triangle. The entrance drive will terminate at a round- a-bout which will serve as the interior access to the multifamily units, senior living facility, medical / dental office, and sit down restaurant. This junction will be enhanced with specialty paving, detailed landscaping, an art element and lighting. In addition, the major road "spokes" from the round-a-bout will all features 5'-wide sidewalks, which will encourage pedestrian connectivity throughout the Site, which is a key component of the Planned Development proposal that would not be possible with standalone zoning. Please refer to the Connectivity and Open Space plan depicting these internal sidewalks.

Each of the components of the Site will be heavily-amenitized with the inclusion of:

- Lot A – Multifamily:
 - ~17,000 ft² of activated, external courtyard & amenity deck space for multifamily residents. Amenities to include the following:
 - Resort-style pool with sunshelf and semi-private cabanas
 - Outdoor, community dining area with grills & family seating
 - Greenspace for outdoor games including cornhole, bocce ball, etc.
 - Pet areas with exercise paths
 - ~2,000 ft² interior space for a cooperative working space available to not only multifamily residents, but also the wider community
 - ~8,000 ft² of interior space for the use of multifamily residents including:
 - 24-hour, state-of-the-art fitness center
 - Standalone separate yoga / cross training room
 - Indoor, tiled pet spa area
 - Multiple gathering areas with community seating and automated mail & package access
- Lot B – Senior living:
 - ~10,000 ft² of motor court space to serve as an outdoor amenity directly access from the shared round-a-bout

- ~30,000 ft² of activated, external courtyard & amenity deck space for senior living residents. Amenities to include:
 - Outdoor, community dining area with grills & family seating
 - Play area for children and outdoor games
 - Secure Memory Care courtyard with outdoor space for residents and their family members
- ~25,000 ft² of interior space for the senior living residents. Amenities to include:
 - Multiple dining venues and a café
 - Spa/salon
 - Fitness and exercise
 - Onsite rehab services
 - Multipurpose room for movies, speakers, church and other activities
 - Arts & crafts
- Various social and entertainment engagement areas
- Lot C – Medical / Dental Office:
- Lot D – Sit Down Restaurant:
 - Art form at the corner of Pelham & Haywood. The Adams Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning
 - Outdoor benches and/or tables
- Other amenities shared between Lots:
 - Activated greenspace to serve as an outdoor amenity between the multifamily & senior uses for enjoyment of the public. The Adams Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning
 - Master-developed entrance road lined by parallel parking creating a feeling of organic, mixed-use development leading to a shared round-a-bout via internal, interconnected roadways to each of the 4 Lots. The Adams Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning
 - The site's family history originated with settlers from Beacon Hill of Boston, which is also the highest point in Boston, Massachusetts. Art Pieces will be chosen to reflect "Adams Hill" as the highest point in the City of Greenville. The Art Pieces will be placed in the Round-a-bout and the corner of Pelham and Haywood.

Please refer to each subsection below for additional detail above on these amenity spaces. Additionally, this application includes an exhibit on the open spaces proposed within the Site.

Foundation landscaping shall be provided along all sides of buildings. These plantings shall have a minimum depth of 6 feet. Foundation planting shall compliment the building's architecture, emphasizing vertical elements while not blocking views from windows.

Screening shall be provided for all exterior equipment, service and/or delivery areas, trash storage, and accessory uses and structures that may produce noise, odors, glare, vibration, etc.. This screening shall comprise of evergreen plant material, fencing or a combination thereof.

Total open space will be comprised of common open space and private open space. Total open space will exceed City of Greenville requirements by requiring a minimum of 240 sf per dwelling unit, of which private open space may be provided at a rate of 100 sf per dwelling unit. The remaining difference of the open space must be common open space. The common open space may be comprised of green space,

hardscape, and/or canopy trees for usable areas of walking or gathering. Connectivity shall be provided between these spaces and the buildings and parking areas to provide easy accessibility and to form an uninterrupted network of "vehicle free areas". Sidewalks shall be a minimum of 4' wide. Entry points and intersections of pedestrian walkways should be framed by enhanced landscaping, lighting, and hardscape materials scaled to the pedestrian context. Art elements are encouraged at strategic points throughout the development. Access to public transportation shall be provided as necessary. Additionally, the landscape architecture for all lots will complement one another. The Adams Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

5.1 Lot A – Multifamily

The multifamily portion of the Site will be primarily accessed from Driveway #4 (the signalized intersection at Pelham); however, the multifamily residents will also enjoy use of the interconnected, internal roads from each of the four points of ingress & egress across the larger Site. The Adams Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

The multifamily project is comprised of larger, 3/4-story residential buildings (up to 55' in height as defined by 19-5.2.9) throughout Lot A. The Adams Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

The multifamily project will feature ~280 units with a mix of one, two, and three bedroom units. The clubhouse and leasing facility will be approximately ~10,000 ft² and is integrated into the courtyard building. Of the 10,000 ft² of internal, amenity space, the multifamily project will dedicate ~2,000 ft² of this space for a cooperative & collaborative workspace with semi-private offices and community working spaces.

Regarding construction, the courtyard building will be stepped to work with the natural topography of the Site and the courtyard will also have a level change which will create an interesting landscape and hardscape design for the pool area. Entering this project from Pelham residents will drive uphill with the front of the Clubhouse/Leasing office in view at the top of the hill. There will be a parallel parking street between the courtyard building and the angled building creating the feel of an urban streetscape. At the end of that streetscape there will be a round-a-bout that will access the parking areas for both buildings as well as giving a connection to the adjacent Senior housing project. The large residential buildings will provide "tuck-under" garages on the parking lot sides of the building that will have direct access to the corridors leading to the units.

The architectural style for the multifamily project is "mountain rustic" meets "industrial" and mixes elements like wood brackets, stone columns, steep peaked roof elements and earth tones along with red brick, larger window elements and flat roofed areas found in both mountain and industrial styles. The multifamily elevations shall be comprised of at least 15% non-siding materials. None of the siding will be vinyl.

*Architecture design standards will be generally consistent with city design guidelines and will meet or exceed the non-residential development standards set forth in Section 19-6.5 of the City's Code of Ordinances. Additionally, the architecture for Lot A will complement the architecture featured in Lots B, C, and D. The Adams Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

*All signage shall conform to the signage standards set forth in 19-6.6 of the City of Greenville Ordinances. Additionally, the signage design for Lot A will complement the signage featured in Lots B, C, and D. The Adams Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

5.2 Lot B – Senior Living

The senior living portion of the Site will be primarily accessed from Driveway #1 (the full access intersection on Haywood); however, the senior living residents will also enjoy use of the interconnected, internal roads from each of the four points of ingress & egress across the larger Site. The Adams Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

The senior living project will feature independent living (“IL”) units will be generally on the northern portion of the senior site, primarily facing the northern property line and the internal streets to the west. The tallest portion of IL units will be four stories, the bottom level accommodating private garages. The majority of the building will be three stories. The IL units will create a common use amenity courtyard with two levels of amenity and open spaces abutting the central, two story commons building. The courtyard will open to Haywood on the East, reducing the presence of the structure along the street front. The central commons building will serve as the center of hospitality for all residents, housing functions such as main entry/lobby, dining, living rooms, fitness centers, back of house, etc. The main entry faces a hospitality style motor court for resident drop off and short term visitor parking.

The senior living project will feature its main motor court connecting to the central round-a-bout, creating a focal element for the primary entrance to the development. The southern portion of the building will house assisted living (“AL”) and memory care (“MC”) units. The AL and MC unit portion of the building will be three stories and create an internal courtyard for AL residents that faces the commons building and dining rooms. MC will be on the ground level and AL will occupy the second and third levels. MC will have its own courtyard at the southeast corner of the facility which serves outdoor space requirements for MC residents. It will be a fenced courtyard, compatible with the architecture, and continuously monitored by staff. The facility will have consistent finishes consisting of a masonry base, complimenting fiber cement fields, warm wood tone accents (on fiber cement materials), and dark soffits, windows, and balcony details similar to current transitional design trends. The commons building at the center of the facility will be primarily warm wood finishes (on fiber cement materials) to better identify the entry and hospitality portion of the facility.

*Architecture design standards will be generally consistent with city design guidelines and will meet or exceed the non-residential development standards set forth in Section 19-6.5 of the City’s Code of Ordinances. Additionally, the architecture for Lot B will complement the architecture featured in Lots A, C, and D. The Beacon Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

*All signage shall conform to the signage standards set forth in 19-6.6 of the City of Greenville Ordinances. Additionally, the signage design for Lot B will complement the signage featured in Lots A, C, and D. The Beacon Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

5.3 Lot C – Medical / Dental Office

The Medical / Dental Office portion of the Site will be primarily accessed from Driveways #2 & #3 (the right-in, right-out on Haywood & the right-in, right-out on Pelham); however, the medical / dental customers will also enjoy use of the interconnected, internal roads from each of the four points of ingress

& egress across the larger Site. The Adams Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

*Architecture design standards will be generally consistent with city design guidelines and will meet or exceed the non-residential development standards set forth in Section 19-6.5 of the City's Code of Ordinances. Additionally, the architecture for Lot C will complement the architecture featured in Lots A, B, and D. The Beacon Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

*All signage shall conform to the signage standards set forth in 19-6.6 of the City of Greenville Ordinances. Additionally, the signage design for Lot C will complement the signage featured in Lots A, B, and D. The Beacon Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

5.4 Lot D – Sit Down Restaurant (drive thru prohibited)

Lot D is restricted to a sit down type restaurant, which drive through order and pick up windows are prohibited. The sit down restaurant portion of the Site will be primarily accessed from Driveways #2 & #3 (the right-in, right-out on Haywood & the right-in, right-out on Pelham); however, the restaurant customers will also enjoy use of the interconnected, internal roads from each of the four points of ingress & egress across the larger Site. The Adams Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

Additionally, the southeast corner of Lot D will feature an art feature that faces the intersection of Pelham & Haywood and ties into the art feature in the central round-a-bout. The Adams Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

*Architecture design standards will be generally consistent with city design guidelines and will meet or exceed the non-residential development standards set forth in Section 19-6.5 of the City's Code of Ordinances. Additionally, the architecture for Lot D will complement the architecture featured in Lots A, B, and C. The Beacon Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.

*All signage shall conform to the signage standards set forth in 19-6.6 of the City of Greenville Ordinances. Additionally, the signage design for Lot D will complement the signage featured in Lots A, B, and C. The Beacon Hill Developers believe this is a key component of the Planned Development Proposal that would not be possible with standalone zoning.









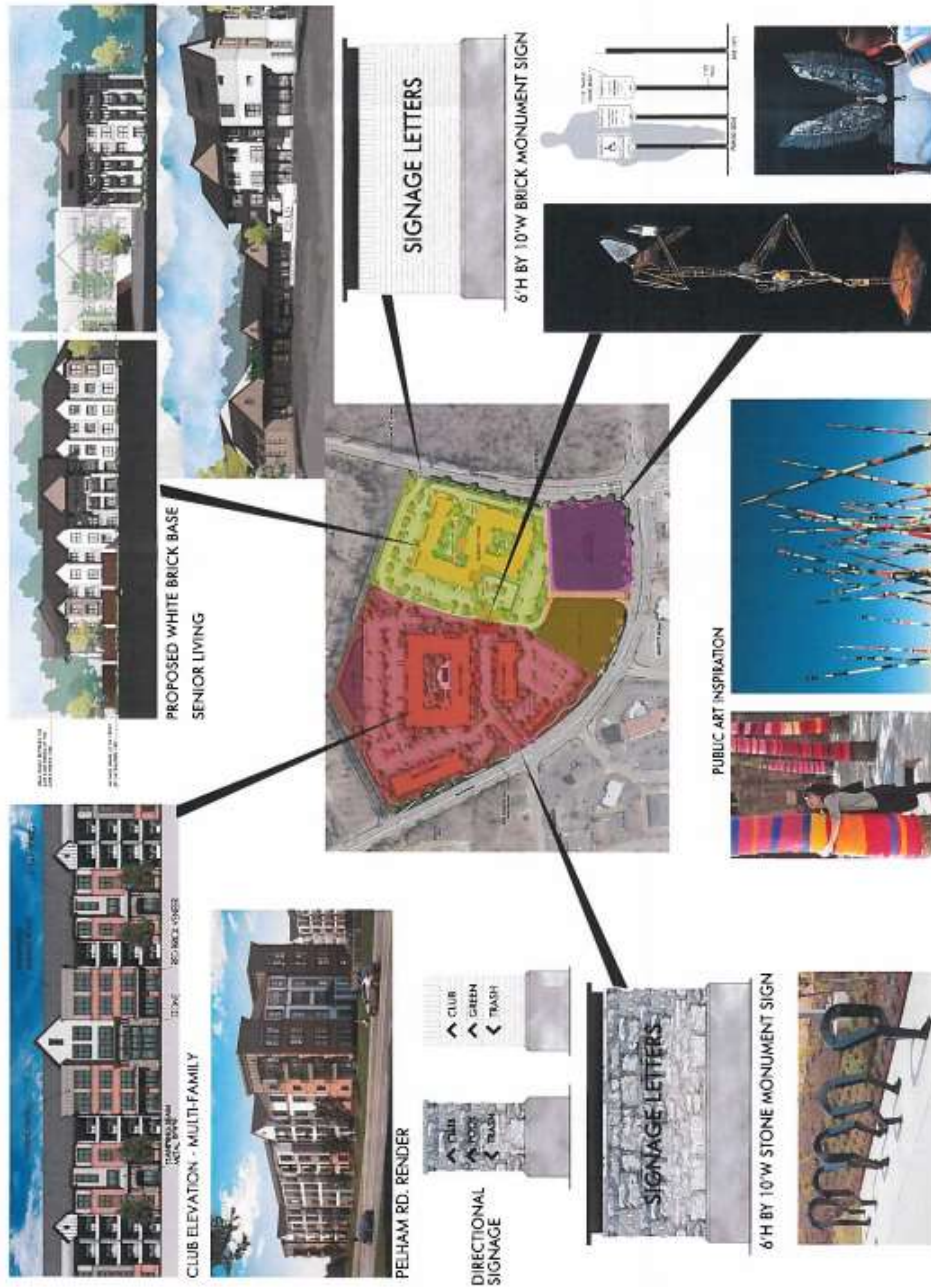
SITE DESIGN, INC.
1000 S. 10TH AVE. SUITE 100
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Adams Hill

May 20, 2019

CONNECTIVITY PLAN







VIEW FROM DROP-OFF COURT





LIV Greenville
SENIOR LIVING

February 11, 2019

cbd
charleston brick & concrete

prdg

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LIV Greenville
PELHAM ROAD RENDERING

February 11, 2019

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LIV Greenville
CONCEPTUAL ELEVATION

February 11, 2019

c b a
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Stepped Elevation
East side



3 story building
West side



3 story building
Pelham side

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CONCEPTUAL ELEVATION

February 11, 2019

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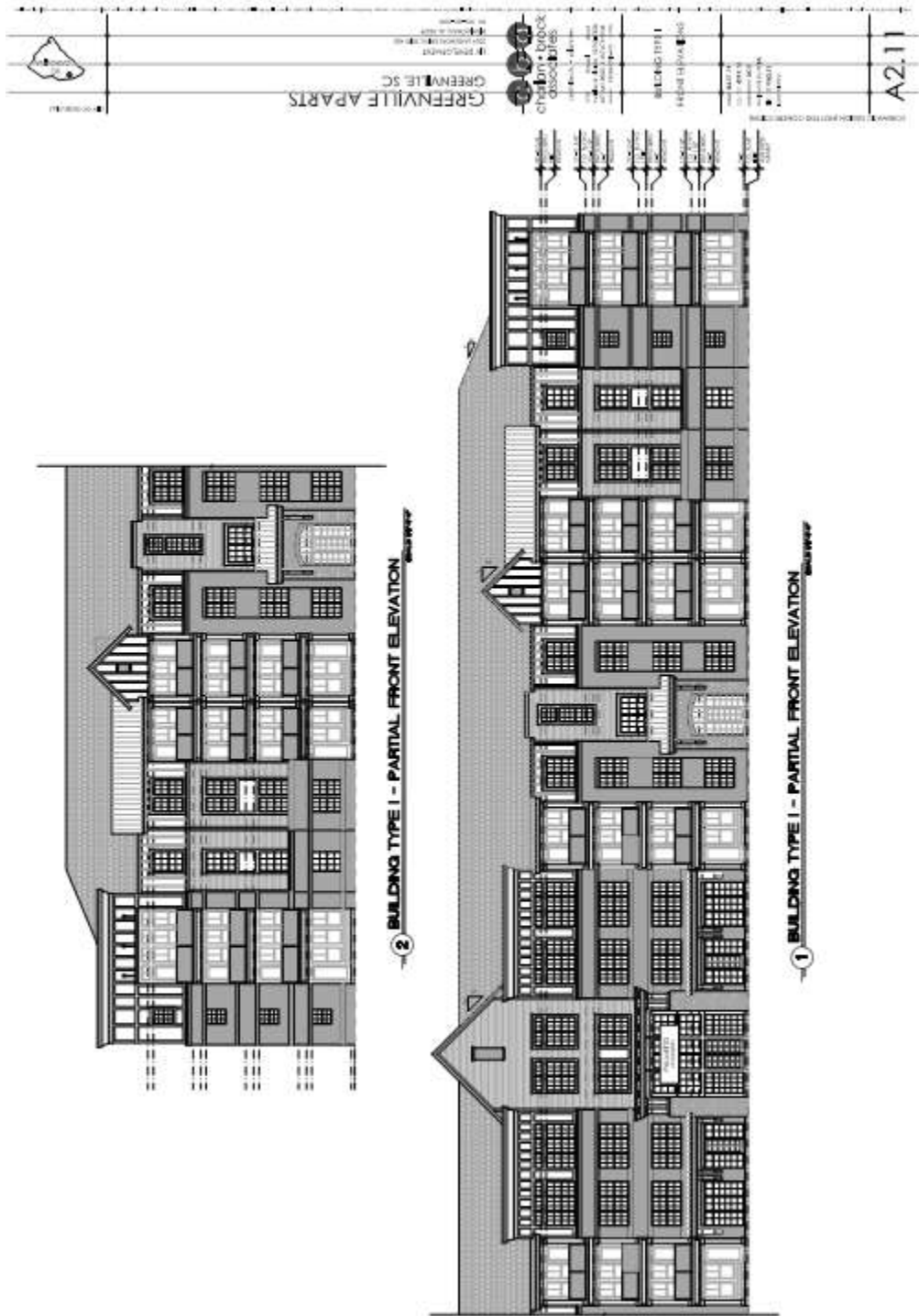


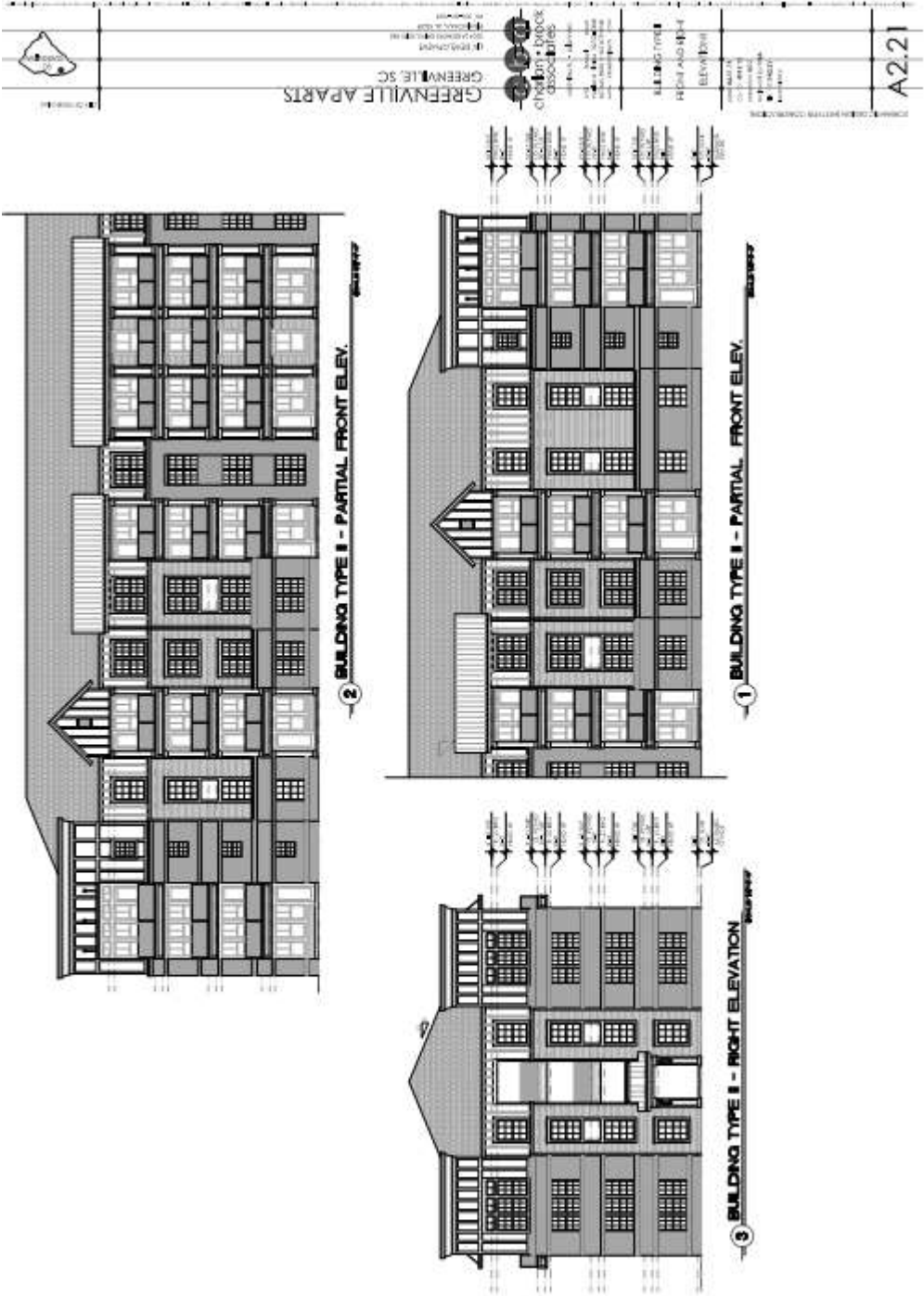
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cba
charleston-based architects

LIV Greenville
CONCEPTUAL ELEVATIONS

February 11, 2019





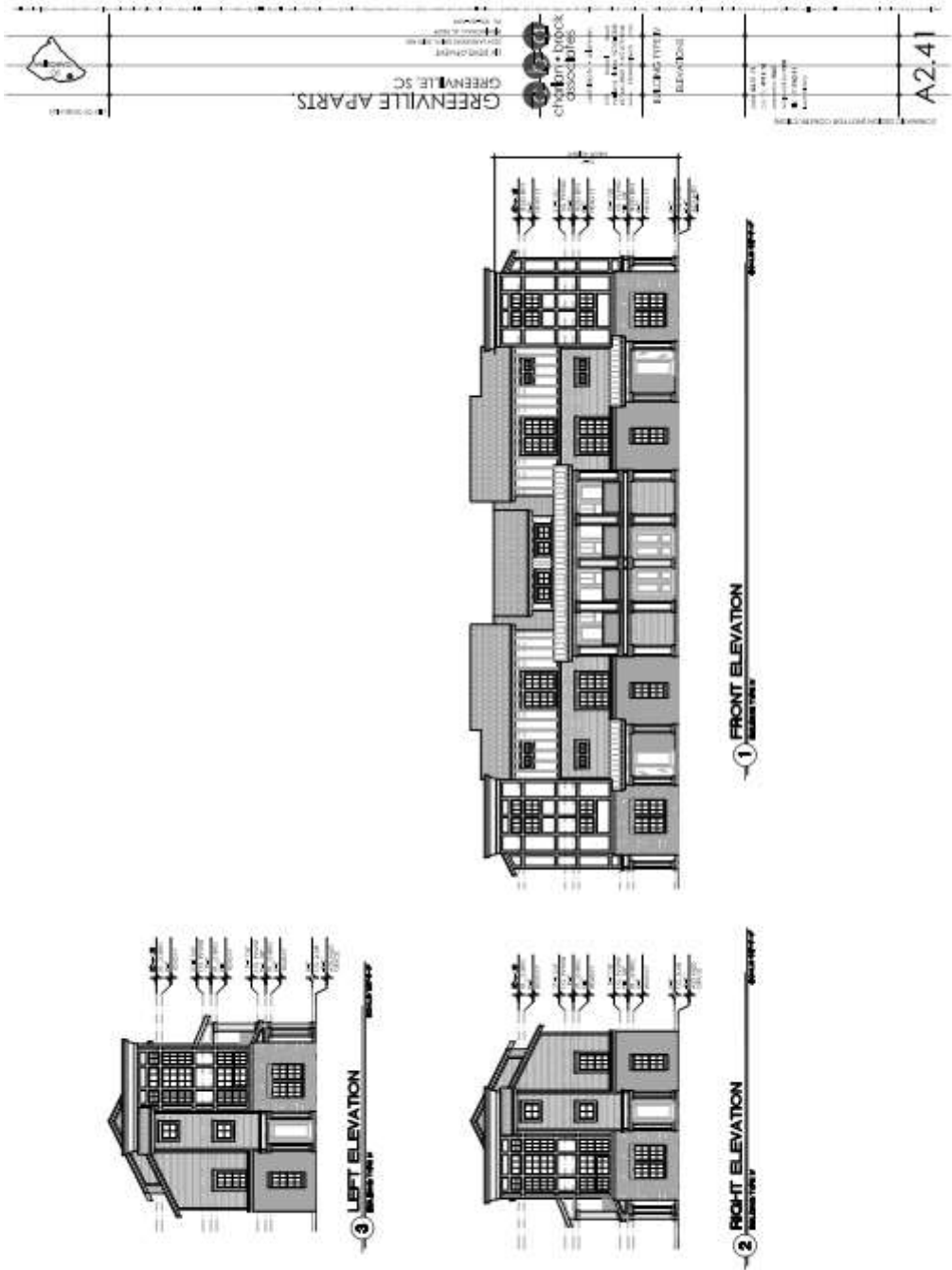


Exhibit C



**Planning Staff Report to
Greenville Planning Commission
June 13, 2019
for the June 20, 2019 Public Hearing**

Docket Number:	Z-26-2018
Applicant:	Dan Bruce
Property Owner:	BEACON HILL DEVELOPMENT LLC
Property Location:	345 HAYWOOD RD
Tax Map Number:	027800-02-00300
Acreage:	18.394 Acres
Zoning:	R-6, Single-Family Residential District
Property Owner:	BEACON HILL DEVELOPMENT LLC
Property Location:	365 PELHAM RD
Tax Map Number:	027800-02-00301
Acreage:	.994 Acre
Zoning:	R-6, Single-Family Residential District
Proposal:	REZONE 19.4 ACRES FROM R-6 TO PD, PLANNED DEVELOPMENT
Staff Recommendation:	Recommend Approval with Conditions to City Council

Staff Analysis:**Applicable Sections of the City of Greenville Code of Ordinances:**

Sec. 2-372, Function, Powers, and Duties of the Planning Commission
Sec. 19-1.3, Purpose and Intent
Sec. 19-2.1.2, Planning Commission Powers and Duties
Sec. 19-6.5, Design Standards for Nonresidential Development
Sec. 19-6.8, Design Standards for Multifamily Residential
Sec. 19-2.3.3, Planned Development District

Application History:

- *December 20, 2018* – This application was originally presented at the Planning Commission's regular December meeting. The staff report included a recommendation for denial. At the request of the applicant, the Planning Commission voted to defer the application to allow time for revisions to address staff and Planning Commission concerns, which are noted in the staff report and minutes from that meeting.
- *January 17, 2019* – The applicant resubmitted for the January Planning Commission meeting, but subsequently requested an additional deferral to further modify their application.
- *March 21, 2019* – The applicant presented the revised application at the March public hearing. Staff recommended approval with comments and conditions. The Planning Commission likewise recommended approval with additional comments and conditions. These are reflected in the staff report and minutes from the March 21 Planning Commission meeting, and were also incorporated in the ordinance that was eventually presented to City Council.

- *April 22, 2019* – The ordinance was presented to City Council for first reading. Councilmembers heard numerous public comments, received information from the applicant, and asked staff for clarification on certain items. Ultimately, Council voted to table the application, with instructions to further study specific aspects of the project including traffic, access points, density, land use, narrowing the permitted land uses on the unspecified commercial parcel, stormwater, and consideration of affordable housing as part of the development.
- *June 20, 2019* – The revised application has been submitted for a new public hearing and consideration by Planning Commission. Once the Planning Commission makes its recommendation, the request will go back to City Council for first and second reading.

Summary of Changes:

- The gas station, previously proposed at the corner of Pelham Rd and Haywood Rd, has been removed from the project. In its place, a "sit down restaurant" is now proposed. Eligible restaurants within Table 19-4.1.2, *Table of Uses*, in the Land Management Ordinance would include: restaurants with indoor and outdoor seating and/or food service areas and restaurants with indoor seating only. Restaurants with a drive-thru are prohibited. Any request for another use other than a "sit down restaurant" would be considered a major modification and would require an amendment to the Planned Development (PD) by Planning Commission and Council.
- The previously unspecified commercial parcel is now shown as a dental office. Staff contends some flexibility should be granted for this parcel, and a medical or office use would also be appropriate; provided, however, that any such use shall not exceed the traffic counts or peak hour trips shown for the Dental Office in the traffic report.
- The access points and site layouts for the previous gas station have been removed. Final site design, building orientation, and parking lot layouts will be reviewed by the Planning Commission as part of the Final Development Plan (FDP) review and approval process for the future site development.
- The Statement of Intent includes language that indicates the buildings across all four lots within the Adams Hill development will feature complimentary architecture. Revised renderings for the multifamily development are not included in the revised PD submittal. The architecture firm is awaiting final PD zoning approval before they begin architectural revisions. Final architecture for all buildings will be reviewed by the Planning Commission during the FDP review and approval process.
- The applicant has indicated that the service drive between the senior living facility and Haywood Road provides essential access for service vehicles to the senior living facility. Previously, staff and the Planning Commission requested, and included as a condition of PD approval, that this service drive be grass-paved or structured soil to deemphasize this drive as a means of vehicular access, while still providing required fire and emergency access. Staff is agreeable to a change to the previous staff conditions and accepts this service drive as a 12-foot paved driveway for daily use by service vehicles, with additional structured soil or pervious pavement provided alongside the paved drive in order to provide the required fire access width in the event of an emergency.

Staff Comments in Response to City Council's Motion to Table

At its meeting on April 22, 2019, Council voted to table the application, with instructions to further study specific aspects of the project. Staff provides the following comments in response to the items that Council felt warranted additional study and the modified application:

- *Traffic* – The previous gas station proposal expected to generate an additional 8,400 trips per day, including an estimated 307 trips during the AM peak hour and 389 during the PM peak hour. With the removal of the gas station and new specified uses for the two commercial parcels, the total daily trip generation is now 3,304 trips per day, with 194 in the AM peak hour and 269 in the PM peak hour. The City's Traffic Engineer, who previously recommended denial due to traffic impacts, has changed her recommendation to approval, noting that, based on the updated impact analysis, the revised scope of the project and proposed improvements will sufficiently mitigate the future traffic generated by the development. Only minor increases in delay are now expected.
- *Access Points* – The locations of the proposed access points meet SCDOT and City of Greenville Engineering standards. The new signalized intersection at Villa Road will provide a safe means of

ingress and egress for the development. With newly installed medians and other road improvements, the access points nearest to the Pelham-Haywood intersection will be right-in, right-out only. Finally, as the updated traffic report indicates, the change in use to a sit-down restaurant will result in significantly reduced traffic access to the development compared to the previous gas station proposal.

- *Density* – The number of residential units remains unchanged from the previous submittal. Approximately 280 multifamily units and 170 senior living units remain proposed for a total of 450 units. This equals 23.2 dwelling units per acre across the entire 19.4-acre site. The current zoning classification of R-6 would permit approximately 100 single-family residences to be developed, with consideration for land lost to roads and other infrastructure. The requested density is possible from the PD zoning designation, provided that the PD demonstrates "superior design or the provision of additional amenities such as public open space." Staff believes that with the required changes and conditions identified in the previous staff report, the development achieves the superior design and open space requirements to justify an increase in unit density.
- *Land Use* – The community expressed many concerns about a gas station being placed on such a prominent and already congested intersection. The Planning Commission required a reconfiguration of the pumps in order to mitigate the visual impact of the gas station, to the extent possible. With the gas station removed, and the use categories now identified for both sites, staff believes many of the land use concerns have been addressed. Moreover, as explained in its previous staff report, staff supports a rezone of this property to include a mix of residential and commercial uses. The proposed uses are appropriate for this intersection, and the zoning change is consistent with the Future Land Use Map.
- *Narrowing the permitted land uses on the unspecified commercial parcel* – As detailed above, the unspecified parcel is now shown as a Dental Office.
- *Stormwater* – Final stormwater plans will be reviewed during the permitting stage.
- *Consideration of affordable housing* – The applicant has not committed to a provision of affordable housing as part of this development. Staff fully supports the provision of new affordable and workforce housing throughout the city. However, in the State of South Carolina, inclusionary zoning is not permitted, and provisions that require affordable housing may not be included as a condition to a request to rezone. Staff continues to encourage the developer to consider an affordability component. The City's Community Development Department is available to provide or recommend resources and strategies that could allow for a number of the units to be provided at a more affordable rate.

Department Recommendations, Comments, and Conditions for Revised Application

Planning Department: *Recommend Approval with Comments and Conditions*

Comments and Conditions:

1. Proposed uses shall serve the idea of a Mixed Use Neighborhood, as recommended by the Future Land Use Map. Permitted uses shall be limited to those reflected on the PD Regulating Plan and Statement of Intent.
2. The corner parcel shall be limited to a sit-down restaurant with combined customer and employee capacity not to generate more than 604 daily vehicle trips, 5 total new AM peak hour trips, or 28 total new PM peak hour trips.
3. The previously unspecified commercial parcel fronting Pelham Road shall be limited to a dental, medical, or office use, with combined customer and employee capacity not to generate more than 264 daily vehicle trips, 18 total new AM peak hour trips, or 26 total new PM peak hour trips.
4. At the time of FDP submittal, architectural details shall be improved as mentioned in the staff report, and any other applicable multifamily design standards or non-residential design standards shall be addressed for staff and Planning Commission review and approval.
5. A comprehensive sign package shall be submitted that complies with the intent of the PD and the City's Sign Ordinance.
6. The fire and service lane along the senior living facility (next to Haywood Rd) shall be a 12-foot paved driveway for daily use by service vehicles, with additional structured soil or pervious pavement provided alongside the paved drive in order to provide the required fire access width in the event of an emergency. The final design shall be reviewed and approved by the Planning Commission as part of the FDP for the senior living facility.

7. Any trees, on the proposed site, that are protected under the City's ordinances must receive proper review and permits prior to any site grading or tree removal.
8. All Fire Department, Civil Engineer, and City Engineer review comments must be addressed as part of each FDP.
9. Per 19-2.2.13. Conditions of approval. General. As a condition of the approval, the proposed use, and the premises to be developed or used, pursuant to such approval, is required to comply with the general goals and policies of this chapter or with particular standards of this chapter to prevent or minimize adverse effects from the proposed development on surrounding lands.

Additional Conditions (as recommended by Planning Commission on March 21, 2019):

10. Special consideration should be given for a clear and direct route providing access from the public transit stop to the interior of the site
11. Architecture should be consistent with the senior living facility, with the senior living facility being the standard that all of the architecture on the site should achieve
12. The water retention facilities should be treated as an amenity, rather than something that would detract from the development, and must be maintained
13. All building designs, including those for the future outparcel, must be presented as FDPs to the planning commission for review and approval
14. Special design consideration should be given to the face of all retaining walls, particularly the one at Haywood Road so that it is an amenity rather than a large concrete wall face
15. Screen service and garbage areas and control odors near open space or relocate them away from the open space entirely
16. Consideration of light pollution potential and photometrics must be presented as part of the permit and review process for each FDP.

City Engineer: *Approve with Conditions*

Comments and Conditions:

The Development will have to comply with all City and State requirements including street improvements, sewer capacity improvements, and stormwater management facilities. The following improvements must be completed as a condition of approval for the PD zoning:

- 1) A mast arm signal is to be installed at the Villa/Pelham intersection.
- 2) Dual left lanes are to be installed on the southbound Haywood approach to Pelham Road.
- 3) Signal timing shall be adjusted as approved by City Traffic Engineering and the SCDOT.
- 4) Concrete medians to be added on Haywood Road north of Pelham Rd.
- 5) Deceleration lanes to be added for right turns into the development.
- 6) Any other improvement required by the SCDOT or by the standard requirements for road construction.

The applicant has agreed to all of the items that the Engineering staff has requested, short of grade separating the intersection, or adaptive signal controls on the Haywood corridor. The existing level of service (LOS) of the intersection at Pelham/Haywood is an F at peak hours. The installation of these items and timing changes to the signals do not fully mitigate all of the impacts from the proposed development on the intersection, but do reduce the impacts.

Civil Engineering: *Approve with Conditions*

Comments and Conditions:

- 1) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 2) All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the public right of way require an approved encroachment permit.
- 3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements and site access.

- 4) A traffic impact analysis will be required as a condition of site permit approval if the administrator determines that a proposed development will generate 100 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "D" for any intersection within the study area as a result of the proposed development.
- 5) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.

Traffic Engineering: Approve with Conditions

Comments and Conditions:

Based on the updated impact analysis, the revised scope of the project indicates that the proposed improvements will sufficiently mitigate the future traffic generated by the development. Only minor increases in delay are expected.

All proposed improvements as recommended in the study are to be implemented.

The developer is to restudy the network 6 months after the development is completed in order to ensure that the proposed timings and infrastructure improvements are adequate.

Environmental Engineering: Approve with Comments

Comments and Conditions:

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. A revised PSSAR must be submitted to include the sit down restaurant. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa.
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each building shall require a new service fee through ReWa.
- 2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
 - a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence
 - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.

- a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2, 10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
 - c. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2014 Flood Insurance Rate Maps.

Fire Marshall: *Approve with Conditions*

Comments and Conditions:

This project must be developed utilizing all current IFC codes that are in effect upon the date of submittal. Fire access and drive aisle widths will be expected to comply with aerial access requirements as discussed in predevelopment meetings. When presenting a site plan, I will need to see detail regarding the proposed partially paved partially grass through paver fire access road.



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Nancy P. Whitworth, Interim City Manager

Agenda Item No.

11b

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

AGENDA DATE REQUESTED: August 12, 2019

ORDINANCE/RESOLUTION CAPTION:

TO ANNEX APPROXIMATELY 0.097 ACRE OF REAL PROPERTY LOCATED AT 13 RIDGE STREET AND TO PROVIDE THE ZONING DESIGNATION OF RM-1, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBER 0106000201200) (AX-6-2019)

SUMMARY BACKGROUND:

Renaissance Custom Homes, LLC, owner of the subject property, applied for annexation of approximately 0.097 acre of real property located at 13 Ridge Street (Tax Map Number 0106000201200) (the "Property") and for rezoning of the Property from county zoning designation RM-10 to city zoning designation RM-1, Single-family and multifamily residential district.

The City Planning Commission, pursuant to public notice, held a public hearing on June 20, 2019, to consider the proposed annexation and rezoning. The motion to approve the application was approved by a vote of 5-0.

Planning Staff Recommendation: Approve with the condition that the parcel be added to the West Greenville Special Emphasis Neighborhood

Planning Commission Recommendation: Approve 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 intergovernmental agreements with Parker Sewer and Fire Subdistrict and Greater Greenville Sanitation District and governed by their terms.

REQUIRED SIGNATURES

Department Director _____

OMB Director _____

City Attorney _____

City Manager _____

DocuSigned by:

Michael S. Pitts

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DocuSigned by:

Nancy Whitworth

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A N O R D I N A N C E

TO ANNEX APPROXIMATELY 0.097 ACRE OF REAL PROPERTY LOCATED AT 13 RIDGE STREET AND TO PROVIDE THE ZONING DESIGNATION OF RM-1, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBER 0106000201200) (AX-6-2019)

WHEREAS, Renaissance Custom Homes, LLC, owner of the subject property, applied for annexation of approximately 0.097 acre of real property located at 13 Ridge Street (Tax Map Number 0106000201200) (the "Property") and for rezoning of the Property from county zoning designation RM-10 to city zoning designation RM-1, Single-family and multifamily residential district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on June 20, 2019, to consider the proposed annexation and rezoning and at that meeting a motion to approve the application was approved by a vote of 5-0; and

WHEREAS, City Council has reviewed the covenant of annexation as well as the Planning Commission's recommendation to approve with the condition that the parcel be added to the West Greenville Special Emphasis Neighborhood and has found the proposed zoning change of RM-1, Single-family and multifamily residential district, to be compatible with the City's Comprehensive Development 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, there is annexed into the corporate limits of the city of Greenville real property owned by Renaissance Custom Homes, LLC, consisting of approximately 0.097 acre of real property located at 13 Ridge Street (Tax Map Number 0106000201200) (the "Property"). The Property is identified more particularly on the attached Exhibits A and B providing the legal description of the Property and annexation plat, respectively. The Property is provided the zoning designation of RM-1, Single-family and multifamily residential district. The Property will 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 applicable storm water and flood management regulations of the City, as from time to time amended.

The Property annexed by this Ordinance shall be subject to intergovernmental agreements with Parker Sewer and Fire Subdistrict and Greater Greenville Sanitation District and governed by their terms.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

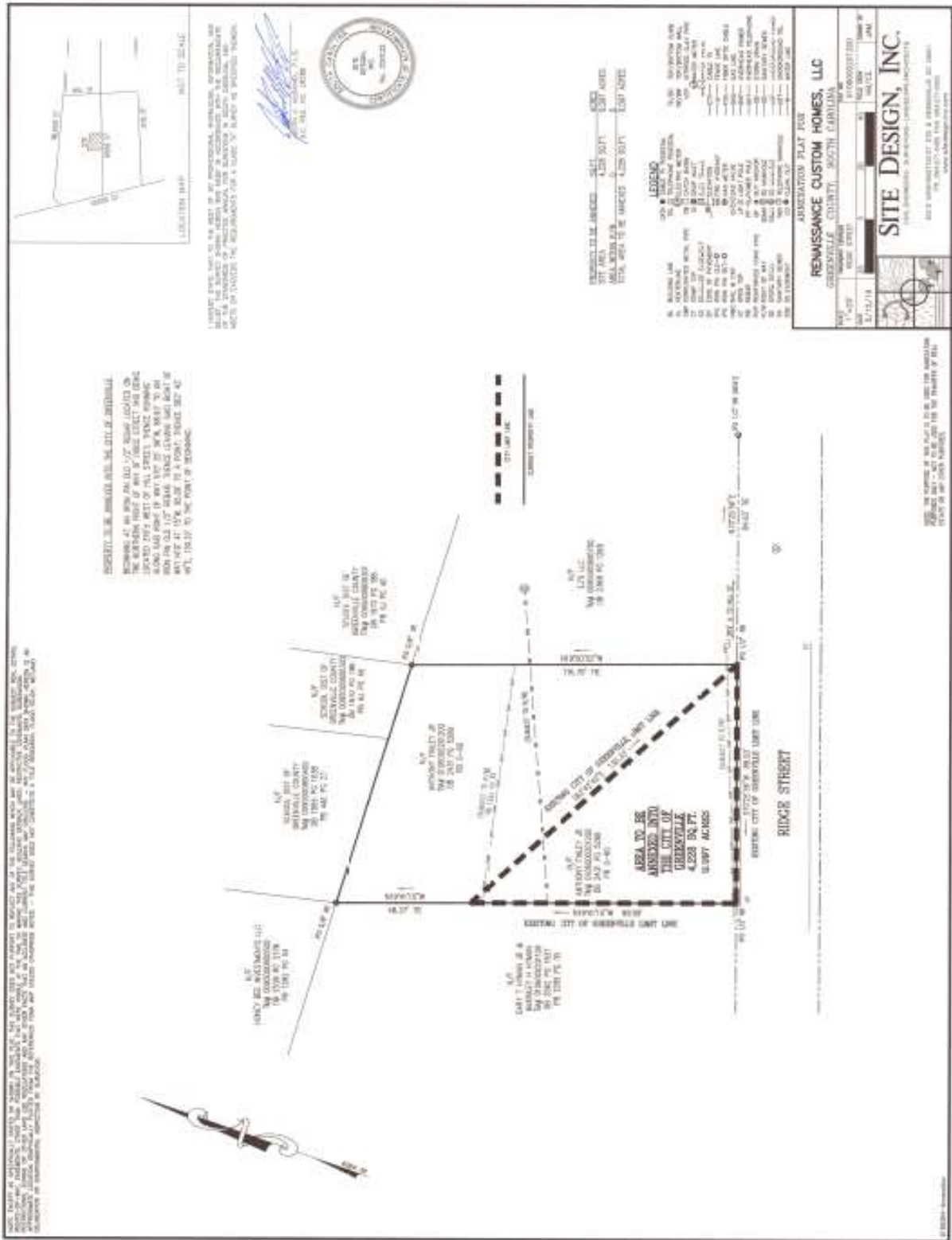
CITY MANAGER

EXHIBIT A

PROPERTY TO BE ANNEXED INTO THE CITY OF GREENVILLE

BEGINNING AT AN IRON PIN OLD 1/2" REBAR LOCATED ON THE NORTHERN RIGHT OF WAY OF RIDGE STREET AND BEING LOCATED 319'± WEST OF HILL STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY S70° 25' 56"W, 88.93' TO AN IRON PIN OLD 1/2" REBAR; THENCE LEAVING SAID RIGHT OF WAY N19° 41' 15"W, 95.09' TO A POINT; THENCE S62° 42' 45"E, 130.33' TO THE POINT OF BEGINNING.

EXHIBIT B





REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council

FROM: Nancy P. Whitworth, Interim City Manager

Agenda Item No.

11c

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

AGENDA DATE REQUESTED: August 12, 2019

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO REZONE APPROXIMATELY 2.567 ACRES OF REAL PROPERTY LOCATED ON SOLOMON CIRCLE AND CHICK SPRINGS ROAD FROM RM-2, SINGLE- AND MULTI-FAMILY RESIDENTIAL DISTRICT, TO R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBER 0185000200702) (Z-9-2019)

SUMMARY BACKGROUND:

Greenville County Schools proposes an expansion of Summit Drive Elementary School to include a new building behind the current facility and a new drive onto Chick Springs Road. The existing school property is zoned R-6, while this adjacent parcel is zoned RM-2. Before the properties can be consolidated, the zoning districts must be the same.

This school expansion project also depends on the abandonment of of Solomon Circle, and receiving a Special Exception to expand a school in an R-6 district. The BZA granted the Special Exception on June 13, 2019. The Abandonment Ordinance is scheduled for second and final reading on August 12, 2019.

IMPACT IF DENIED:

The school property would have split-zoning, which is not permitted under the Land Management Ordinance.

FINANCIAL IMPACT

None

REQUIRED SIGNATURES

Department Director _____

OMB Director _____

City Attorney _____

City Manager _____

DocuSigned by:

Michael S. Pitts

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DocuSigned by:

Nancy Whitworth

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A N O R D I N A N C E

TO REZONE APPROXIMATELY 2.567 ACRES OF REAL PROPERTY LOCATED ON SOLOMON CIRCLE AND CHICK SPRINGS ROAD FROM RM-2, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT, TO R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBER 0185000200702) (Z-9-2019)

WHEREAS, Greenville County Schools, as owner of property consisting of approximately 2.567 acres located on Solomon Circle and Chick Springs Road, Tax Map Number 0185000200702, has applied to the City Planning Commission and City Council to rezone the property from RM-2, Single-family and multifamily residential district, to R-6, Single-family residential district; and

WHEREAS, the City Planning Commission pursuant to public notice held a public hearing on June 20, 2019, to consider the proposed rezoning, and the Commission recommended approval of the proposed zoning designation of R-6; and

WHEREAS, City Council finds the R-6 classification to be compatible with the City's Comprehensive Development Plan and with the zoning of surrounding properties;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the parcel of property currently titled in the name of Greenville County Schools, shown as Tax Map Number 0185000200702, and located on Solomon Circle and Chick Springs Road, shall be rezoned from RM-2, Single-family and multifamily residential district, to R-6, Single-family residential district. The attached map shown as Exhibit A, prepared by the City of Greenville Zoning Division, is incorporated by reference for purposes of identifying the location of property. This Ordinance shall be effective upon second and final reading.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT A





REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council

FROM: Nancy P. Whitworth, Interim City Manager

Agenda Item No.

11d

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

AGENDA DATE REQUESTED: August 12, 2019

ORDINANCE/RESOLUTION CAPTION:

TO ABANDON A PORTION OF VIOLA STREET (AB-3-2019)

SUMMARY BACKGROUND:

The city of Greenville has received a petition from Diamond Jubilee, LLC requesting the abandonment of a portion of Viola Street. The applicant is proposing a new Comfort Inn Suites hotel at 600 Buncombe Street and is requesting an abandonment of the public right of way along their frontage of Viola Street to meet the required building setbacks. This section of Viola Street is currently closed to traffic and functions as pedestrian access from Buncombe Street to the Viola neighborhood. A portion of this section of Viola Street was abandoned in 2007 as part of the Viola Street Redevelopment project. The City will retain a public access easement to maintain the pedestrian access to the neighborhood but the remainder of the public right of way is proposed to be abandoned to accommodate the hotel development. The abandonment will be subject to easements being established for all utilities currently located within the existing right of way.

The abandonment has been reviewed by the City's Engineering, Public Works, Fire, and Police Departments as well as local utility providers with no objections found. If approved, the abandonment will be subject to the applicant dedicating easements to the existing utility providers with facilities currently located in the right of way.

IMPACT IF DENIED:

The right of way will not be abandoned and the proposed hotel development cannot be approved as currently planned.

FINANCIAL IMPACT

None

REQUIRED SIGNATURES

Department Director
 DocuSigned by: Mike Murphy
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OMB Director _____

City Attorney
 DocuSigned by: Michael S. Pitts
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City Manager
 DocuSigned by: Nancy Whitworth
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AN ORDINANCE

TO ABANDON A PORTION OF VIOLA STREET (AB-3-2019)

WHEREAS, the city of Greenville may have rights and/or entitlements to Viola Street to the extent that it is public right of way; and

WHEREAS, the City has received a petition from Diamond Jubilee, LLC requesting the abandonment of a portion of Viola Street between the existing cul-de-sac and Buncombe Street; and

WHEREAS, the portions of Viola Street to be abandoned are identified as Tracts 3-5, inclusive, on that Plat entitled "Right of Way Abandonment Plat for a Portion of Viola Street" drawn by Freeland-Clinkscales & Associates of NC, Inc., dated August 6, 2018, attached hereto and made a part hereof as Exhibit A (the "Road Section"); and

WHEREAS, Diamond Jubilee, LLC is the developer of a proposed hotel at 600 Buncombe Street and will utilize the abandoned right of way to meet the required setbacks for development; and

WHEREAS, part of the Road Section was abandoned and closed to traffic in 2007 as part of the Viola Street Redevelopment Project and this section of the road currently functions as a pedestrian access only between Buncombe Street and the Viola Neighborhood; and

WHEREAS, a public access easement will be established to maintain the pedestrian access to the Viola neighborhood and the right of way abandonment will not result in any adverse impacts to traffic circulation or operations of the City's street system; and

WHEREAS, the right of way will be abandoned and combined with the existing properties as shown in Exhibit A under that portion of the plat designated "Tract Information"; and

WHEREAS, pursuant to properly published notice, a public hearing was held before City Council on Monday, July 8, 2019, 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, that the Road Section as described above 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 as well as a pedestrian access easement to serve the residents of the Viola neighborhood. The City Manager is herewith authorized to execute such documents as reasonable to implement the purposes of this Ordinance.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

[illegible]



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council

FROM: Nancy P. Whitworth, Interim City Manager

Agenda Item No.

11e

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

AGENDA DATE REQUESTED: August 12, 2019

ORDINANCE/RESOLUTION CAPTION:

TO ABANDON A PORTION OF EAST WASHINGTON STREET (AB-4-2019)

SUMMARY BACKGROUND:

The city of Greenville has received a petition from J. Darryl Holland requesting the abandonment of a portion of East Washington Street.

The applicant is constructing a commercial development at 811 Laurens Road and is proposing to utilize the abandoned right of way as part of the required parking for the development. This section of East Washington Street is unimproved and currently terminates in a dead end with no connection to other city streets. The right of way abandonment will not result in any adverse impacts to traffic circulation or operations of the City's street system.

The abandonment has been reviewed by the City's Engineering, Public Works, Fire, and Police Departments as well as local utility providers with no objections found. If approved, the abandonment will be subject to the applicant dedicating easements to the existing utility providers with facilities currently located in the right of way.

IMPACT IF DENIED:

The right of way will not be abandoned and the parking lot for the proposed commercial development cannot be approved as currently planned.

FINANCIAL IMPACT

None

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Mike Murphy

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City Attorney

DocuSigned by:

Michael S. Pitts

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DocuSigned by:

OMB Director

City Manager

Nancy Whitworth

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AN ORDINANCE

TO ABANDON A PORTION OF EAST WASHINGTON STREET (AB-4-2019)

WHEREAS, the city of Greenville may have rights and/or entitlements to East Washington Street to the extent that it is public right-of-way; and

WHEREAS, the City has received a petition from J. Darryl Holland requesting the abandonment of a portion of East Washington; and

WHEREAS, J. Darryl Holland is the developer of a commercial development at 811 Laurens Road and is proposing to utilize the abandoned right-of-way as part of the required parking for the development; and

WHEREAS, this section of East Washington Street is unimproved and terminates in a dead end with no connection to other city streets; and

WHEREAS, the right of way abandonment will not result in any adverse impacts to traffic circulation or operations of the City's street system; and

WHEREAS, the right-of-way will be abandoned and combined with the existing abutting properties as shown in Exhibit A; and

WHEREAS, pursuant to properly published notice, a public hearing was held before City Council on Monday, July 8, 2019, 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 that a portion of East Washington Street, which is identified more particularly on the plat attached hereto and made a part hereof as Exhibit A as "Right-Of-Way to Be Abandoned 0.05 acres 2,226 Sq. Ft.," 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 reasonable to implement the purposes of this Ordinance.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

[illegible]



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Nancy P. Whitworth, Interim City Manager

Agenda Item No.

11f

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

AGENDA DATE REQUESTED: August 12, 2019

ORDINANCE/RESOLUTION CAPTION:

TO APPROPRIATE \$55,000 IN THE LAW ENFORCEMENT SPECIAL REVENUE FUND, DEPARTMENT OF HOMELAND SECURITY, AND \$45,000 IN THE LAW ENFORCEMENT SPECIAL REVENUE FUND, DEPARTMENT OF JUSTICE ACCOUNT, FOR A TOTAL OF \$100,000 FOR THE PURPOSE OF FUNDING A COLLABORATIVE SOFTWARE DEVELOPMENT INITIATIVE TO ENHANCE EXISTING POLICE INFORMATION SYSTEMS

SUMMARY BACKGROUND:

The Greenville Police Department will use these funds in the following manner:

\$100,000 will be used to reimburse Greenville County for software development services through an independent contractor to upgrade and enhance existing police information systems to current industry standards, and to create a mobile field reporting environment that is web-based, input device agnostic, efficient for its officers to use in any assignment, and validates key data fields, traps data errors, and improves overall user experience, system performance and efficiency. Funding will come from the Department of Homeland Security Fund (\$55,000) and the Department of Justice Fund (\$45,000) for this initiative.

IMPACT IF DENIED:

If denied, improvements to the Records Management System serving the Greenville Police Department will not occur and the needed improvements will need to be sought through other means and funding sources.

FINANCIAL IMPACT

After this appropriation, the Department of Justice account will have approximately \$577 remaining; and the Department of Homeland Security will have approximately \$16,155 remaining for future appropriation.

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Ken Miller

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DocuSigned by:

OMB Director

Karen Crawford

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City Attorney

DocuSigned by:

Michael S. Pitts

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DocuSigned by:

City Manager

Nancy Whitworth

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A N O R D I N A N C E

TO APPROPRIATE \$55,000 IN THE LAW ENFORCEMENT SPECIAL REVENUE FUND, DEPARTMENT OF HOMELAND SECURITY, AND \$45,000 IN THE LAW ENFORCEMENT SPECIAL REVENUE FUND, DEPARTMENT OF JUSTICE ACCOUNT, FOR A TOTAL OF \$100,000 FOR THE PURPOSE OF FUNDING A COLLABORATIVE SOFTWARE DEVELOPMENT INITIATIVE TO ENHANCE EXISTING POLICE INFORMATION SYSTEMS

WHEREAS, the existing police reporting systems and services, related databases, and business processes and workflows for the Greenville Police Department are wholly managed and supported by Greenville County Information Technology; and

WHEREAS, these legacy systems also prevent Greenville Police and Greenville County Records Division from enjoying the full functionality and benefits of a modern Records Management System and related data services; and

WHEREAS, the existing police reporting systems and services, related databases, and business processes and workflows prevent Greenville Police supervisors and Greenville County Records Division from efficiently processing and approving reports, thereby creating unnecessary delays in subsequent service delivery through delayed follow-up investigations, crime analytics and force deployment strategies, and

WHEREAS, the Greenville Police Department wishes to create a mobile field reporting environment that is web-based, input device agnostic, built on the newest industry standards, efficient for its officers to use in any assignment, and validates key data fields, traps data errors, and improves overall user experience, system performance and efficiency; and

WHEREAS, the Greenville Police Department will reimburse Greenville County for software development independent contractor services for the purpose of achieving these objectives;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the amount of \$100,000 is appropriated in the Law Enforcement Special Revenue 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 _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT
BUDGET AMENDMENT

BUDGET	Law Enforcement Fund		REQUESTED BY	Police Department	
FISCAL YEAR	2019-20		DATE	July 08, 2019	
<u>INCREASE</u>			<u>DECREASE</u>		
<u>Description</u>			<u>Description</u>		
<u>Law Enforcement Fund</u>					
Fund Balance Appropriated (REV)		100,000			
Data Processing Equip (EXP)		100,000			
Explanation:	To appropriate \$100,000 in the Law Enforcement Special Revenue fund for the purpose of funding a software development initiative for Police Information Systems. The funding will be split between DOJ (\$45,000) and DOHS (\$55,000).				
DATE			APPROVED BY		
				City Council/City Manager Camilla Pitman/City Clerk	
FOR OMB POSTING PURPOSES ONLY					
<u>Budget Adjustments</u>		Increase (Decrease) Amount	<u>Journal Entry</u>		
<u>Project Code</u>	<u>Account</u>		<u>Project Code</u>	<u>Account</u>	<u>Amount</u>
LEXXX	127-0000-390-10-01	45,000		127-0000-390-10-01	DR 45,000
LEXXX	127-4014-422-63-02	45,000	LEXXX	127-0000-390-10-01	CR 45,000
LEXXX	127-0000-390-10-01	55,000		127-0000-390-10-01	DR 55,000
LEXXX	127-4016-422-63-02	55,000	LEXXX	127-0000-390-10-01	CR 55,000
	Total	200,000		Total	200,000
	Prepared By				
	Posted By				
	Date			Number	



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council

FROM: Nancy P. Whitworth, Interim City Manager

Agenda Item No.

15a

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

AGENDA DATE REQUESTED: August 12, 2019

ORDINANCE/RESOLUTION CAPTION:

TO APPROPRIATE \$315,000 FROM THE GENERAL FUND FUND BALANCE TO PROVIDE REVENUES NECESSARY TO ENHANCE THE SWORN PAY PLAN OF THE GREENVILLE POLICE DEPARTMENT TO ENSURE GREATER PARITY AND EQUITY AMONG COMPETING ORGANIZATIONS, TO ENSURE THE CITY OF GREENVILLE REMAINS AN EMPLOYER OF FIRST CHOICE FOR RECRUITING PURPOSES, AND TO ENSURE THE RETENTION OF A HIGHLY QUALIFIED AND EXPERIENCED POLICE WORKFORCE

SUMMARY BACKGROUND:

The Greenville Police Department will use these funds in the following manner:

The funding will supplement the personnel budget of the Greenville Police Department to adjust sworn police officer compensation within its pay plan structure, to maintain organizational competitiveness.

Three years ago, the city of Greenville created and substantially invested in a pay plan for the Police Department, to assure that it could competitively attract, retain and promote a highly qualified and experienced police workforce. The plan has not been adjusted since its inception.

The current annual compensation study conducted by the City's Human Resources Department, completed in early 2019, revealed that the Police Department was less competitive among regional police and sheriff agencies. The City wishes to continue to be an employer of first choice for police candidates, as well as reduce the risk of elevated attrition rates associated with less competitive compensation programs. City Council previously appropriated \$243,000 in compensation adjustments for sworn officers out of a total of \$400,000 city-wide for compensation adjustments in the FY 2019-20 operating budget, effective January 1, 2020. This additional amount will bring the total mid-year compensation adjustment for sworn police personnel to approximately \$558,000.

City Council desires a highly qualified, professional, experienced and motivated police workforce, and City Council also recognizes the value and importance of its public safety personnel to the overall quality of life within the city of Greenville.

IMPACT IF DENIED:

The Police Department's compensation will be less competitive; the City may experience difficulty recruiting new police officers and will risk greater attrition of experienced officers, with corresponding risks to capacity, capability and service quality.

FINANCIAL IMPACT

The appropriation of \$315,000 represents funding for one half of the current fiscal year, from January through June of 2020. In future fiscal years, the financial impact is an additional \$630,000.

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Ken Miller

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DocuSigned by:

OMB Director

Karen K. Crawford

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City Attorney

DocuSigned by:

Michael S. Pitts

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DocuSigned by:

City Manager

Nancy Whitworth

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A N O R D I N A N C E

TO APPROPRIATE \$315,000 FROM THE GENERAL FUND FUND BALANCE TO PROVIDE REVENUES NECESSARY TO ENHANCE THE SWORN PAY PLAN OF THE GREENVILLE POLICE DEPARTMENT TO ENSURE GREATER PARITY AND EQUITY AMONG COMPETING ORGANIZATIONS, TO ENSURE THE CITY REMAINS AN EMPLOYER OF FIRST CHOICE FOR RECRUITING PURPOSES, AND TO ENSURE THE RETENTION OF A HIGHLY QUALIFIED AND EXPERIENCED POLICE WORKFORCE

WHEREAS, the city of Greenville has previously created and substantially invested in a police pay plan designed to best serve its interests of recruiting, retaining and advancing sworn police officers; and

WHEREAS, the City has a vested interest in maintaining a highly qualified and experienced police workforce; and

WHEREAS, three fiscal years have expired without an adjustment to the Police pay structure; and

WHEREAS, the City's Human Resources Department has conducted an annual comprehensive market analysis among regional police and sheriff agencies, the results of which demonstrated that the Greenville Police Department was less competitive; and

WHEREAS, the City also wishes to insulate itself from a potentially escalating attrition rate of experienced officers departing for competing police and sheriff agencies; and

WHEREAS, City Council recognizes the value and importance of its public safety personnel to the overall quality of life within the City; and

WHEREAS, City Council previously approved \$243,000 for compensation adjustments for sworn officers as part of the annual operating budget effective January 1, 2020. The additional amount of \$315,000, effective January 1, 2020, will result in total compensation adjustments of \$558,000 for sworn police officers in the FY 2019-20 budget year;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the amount of \$315,000 is appropriated from the General Fund Fund balance to enhance the pay plan for sworn police officers effective January 1, 2020, 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 _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

BUDGET AMENDMENT					
BUDGET	General Fund		REQUESTED BY		
FISCAL YEAR	2019-20		DATE		
INCREASE			DECREASE		
Description			Description		
General Fund					
Fund Balance Appropriated (REV)		315,000			
Salaries (EXP)		250,220			
Social Security (EXP)		19,140			
Police Retirement (EXP)		45,640			
Explanation:	To appropriate fund balance for Police Pay Plan Adjustments				
DATE			APPROVED BY	City Council/City Manager Camilla Pitman/City Clerk	
FOR OMB POSTING PURPOSES ONLY					
Budget Adjustments		Increase (Decrease) Amount	Journal Entry		
Project Code	Account		Project Code	Account	Amount
	010-0000-390-10-01	315,000			
	010-4030-422-11-10	250,220			
	010-4030-422-20-21	19,140			
	010-4030-422-20-32	45,640			
Total		630,000	Total		-
Prepared By					
Posted By					
Date				Number	



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Nancy P. Whitworth, Interim City Manager

Agenda Item No.

15b

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

AGENDA DATE REQUESTED: August 12, 2019

ORDINANCE/RESOLUTION CAPTION:

TO ABANDON AN EXISTING SANITARY SEWER EASEMENT LOCATED ON PROPERTY OWNED BY VERDAE III LLC NEAR THE INTERSECTION OF WOODRUFF ROAD AND OLD WOODRUFF ROAD (TAX MAP NUMBER 0263000300200)

SUMMARY BACKGROUND:

Verdae III LLC, the owner of the property located near the intersection of Woodruff Road and Old Woodruff Road, identified as Tax Map Number 0263000300200, has requested that the city of Greenville abandon an existing sanitary sewer easement located on their property. The owner has relocated the sanitary sewer line and a new easement has been recorded for the relocated line. This portion of the existing easement as shown on the Exhibit drawing is no longer needed by the City.

IMPACT IF DENIED:

If denied, the existing sanitary sewer easement will not be abandoned.

FINANCIAL IMPACT

None

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Mike Murphy

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City Attorney

DocuSigned by:

Michael S. Pitts

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DocuSigned by:

OMB Director

City Manager

Nancy Whitworth

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AN ORDINANCE

TO ABANDON AN EXISTING SANITARY SEWER EASEMENT LOCATED ON PROPERTY OWNED BY VERDAE III LLC, NEAR THE INTERSECTION OF WOODRUFF ROAD AND OLD WOODRUFF ROAD (TAX MAP NUMBER 0263000300200)

WHEREAS, Verdae III LLC, the owner of property located near the intersection of Woodruff Road and Old Woodruff Road identified as Tax Map Number 0263000300200, has requested that the city of Greenville abandon an existing sanitary sewer easement located on their property; and

WHEREAS, the sanitary sewer line was relocated by the developer and a new easement was recorded along the relocated line; and

WHEREAS, the old easement is no longer needed by the City and the developer has requested the City to abandon the easement for the old sewer line; and

WHEREAS, the easement to be abandoned is a portion of the easement recorded in the Greenville County Register of Deeds Office in Plat Book 1277, Page 13, and shown more fully as "Sewer Easement Abandoned 35,620 SQ.FT. 0.818 Acres" on a plat prepared by Site Design, Inc. entitled "Sanitary Sewer Abandonment Plat For The City of Greenville" dated June 6, 2019, a copy of which is attached hereto as Exhibit A;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the existing sanitary sewer easement, located near the intersection of Woodruff Road and Old Woodruff Road, highlighted in red on Exhibit A is hereby abandoned. The City Manager is authorized to execute on behalf of the City any deed, easement, or agreement that may be necessary to effectuate the abandonment.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2019.

MAYOR

ATTEST:

DEPUTY CITY CLERK

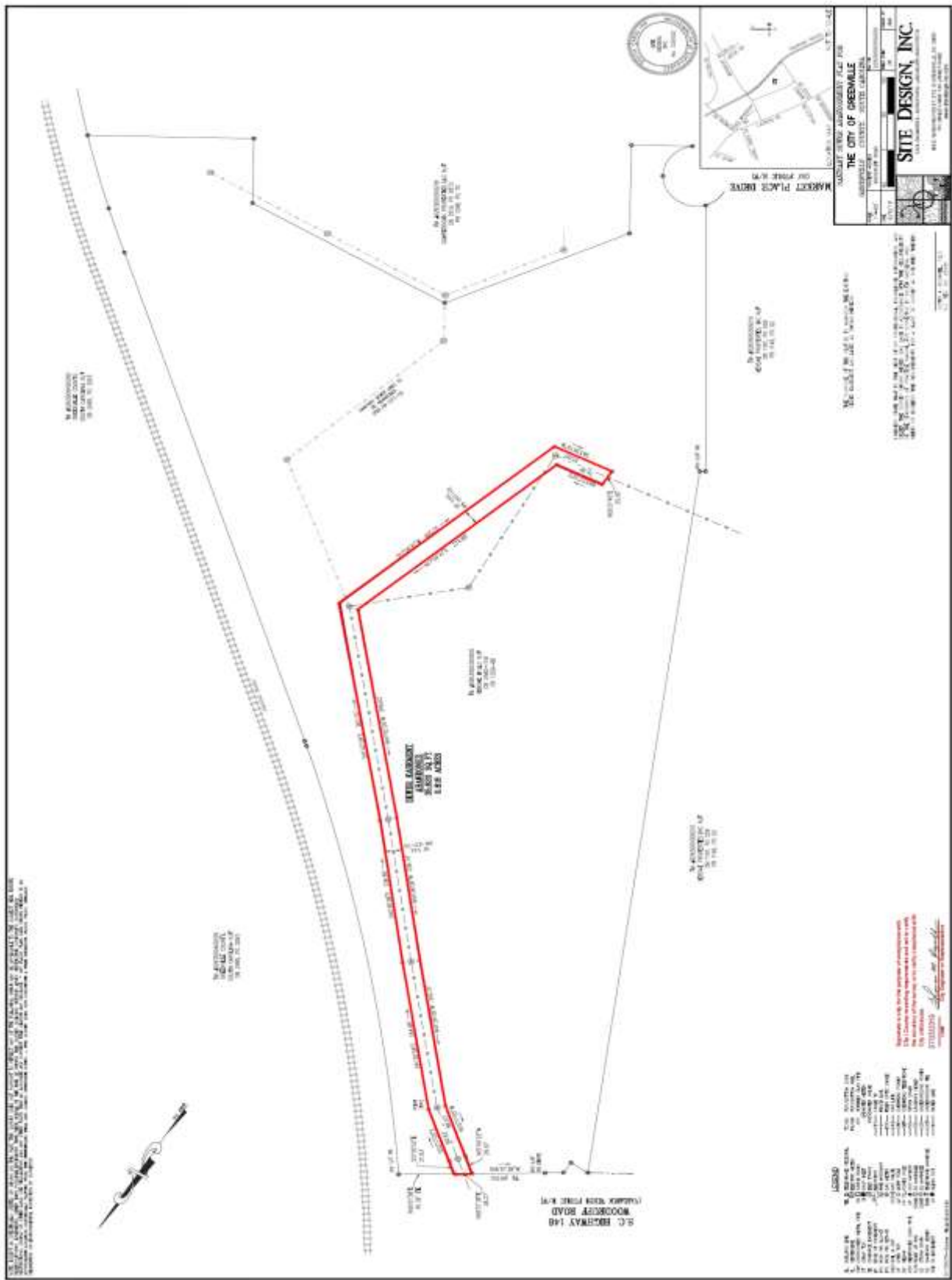
APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT A





REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council

FROM: Nancy P. Whitworth, Interim City Manager

Agenda Item No.

15c

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

AGENDA DATE REQUESTED: August 12, 2019

ORDINANCE/RESOLUTION CAPTION:

TO APPROPRIATE \$32,500 IN THE MISCELLANEOUS GRANT FUND FOR FY 2020 GRANT FUNDS RECEIVED FROM THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

SUMMARY BACKGROUND:

The Public Works Department was awarded three separate grants totaling \$32,500 from the South Carolina Department of Health and Environmental Control (DHEC), Office of Solid Waste Reduction and Recycling. A grant in the amount of \$25,000, awarded under the FY 2020 Solid Waste Management Grant Program, will be used to purchase recycling containers and a compactor for the recycling center and to conduct public education. A grant in the amount of \$3,750, awarded under the FY 2020 Used Motor Oil Recycling Grant Program, will be used to educate the public on the proper collection and disposal of used oil and for professional development activities. A grant in the amount of \$3,750, awarded under the FY 2020 Waste Tire Recycling Grant Program, will be used to educate the public on the proper collection and disposal of used tires and for professional development activities.

IMPACT IF DENIED:

The grant awards will be rejected.

FINANCIAL IMPACT

There is no financial impact.

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Mike Murphy

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City Attorney

DocuSigned by:

Michael S. Pitts

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OMB Director

City Manager

DocuSigned by:

Nancy Whitworth

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A N O R D I N A N C E

TO APPROPRIATE \$32,500 IN THE MISCELLANEOUS GRANT FUND FOR FY 2020 GRANT FUNDS RECEIVED FROM THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

WHEREAS, the city of Greenville Public Works Department was awarded three separate grants, totaling \$32,500, from the South Carolina Department of Health and Environmental Control (DHEC) Office of Solid Waste Reduction and Recycling; and

WHEREAS, a grant in the amount of \$25,000, awarded under the FY 2020 Solid Waste Management Grant Program, will be used to purchase recycling containers and a compactor for the recycling center and to conduct public education; and

WHEREAS, a grant in the amount of \$3,750, awarded under the FY 2020 Used Motor Oil Recycling Grant Program, will be used to educate the public on the proper collection and disposal of used oil and for professional development activities; and

WHEREAS, a grant in the amount of \$3,750, awarded under the FY 2020 Waste Tire Recycling Grant Program, will be used to educate the public on the proper collection and disposal of used tires and for professional development activities;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the amount of \$32,500 is appropriated in the Miscellaneous Grant Fund for the programs described above and 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 _____, 2019.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT
BUDGET AMENDMENT

BUDGET	Miscellaneous Grants Fund		REQUESTED BY		
FISCAL YEAR	2019-20		DATE		
INCREASE			DECREASE		
<u>Description</u>			<u>Description</u>		
Miscellaneous Grants Fund					
State Revenue/ DHEC (REV)		32,500			
Materials and Supplies (EXP)		31,000			
Travel and Training (EXP)		1,500			
Explanation:	To appropriate funding for SC DHEC recycling grants.				
DATE			APPROVED BY		
			City Council/City Manager Camilla Pitman/City Clerk		
FOR OMB POSTING PURPOSES ONLY					
Budget Adjustments		Increase (Decrease)	Journal Entry		
<u>Project Code</u>	<u>Account</u>	<u>Amount</u>	<u>Project Code</u>	<u>Account</u>	<u>Amount</u>
SM4102	128-0000-334-10-09	25,000			
SM4102	128-9020-483-42-01	25,000			
SM4100	128-0000-334-10-09	3,750			
SM4100	128-9020-483-42-01	3,000			
SM4100	128-9020-483-47-01	750			
SM4101	128-0000-334-10-09	3,750			
SM4101	128-9020-483-42-01	3,000			
SM4101	128-9020-483-47-01	750			
Total		65,000	Total		-
Prepared By			Number		
Posted By					
Date					



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Nancy P. Whitworth, Interim City Manager

Agenda Item No.

16a

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

AGENDA DATE REQUESTED: August 12, 2019

ORDINANCE/RESOLUTION CAPTION:

TO AWARD \$60,000 IN FUNDING RECEIVED THROUGH THE GREENVILLE ZOO "QUARTERS FOR CONSERVATION" PROGRAM FROM JULY 1, 2018, THROUGH JUNE 30, 2019, TO FIVE DESIGNATED GLOBAL CONSERVATION ORGANIZATIONS

SUMMARY BACKGROUND:

These five global organizations were selected by the Greenville Zoo Conservation and Research Committee and Greenville Zoo staff to be represented on the Zoo's voting kiosk. The final monetary amount for each organization is based on the percentage of votes received from Zoo visitors throughout the previous fiscal year. The total funds for distribution are drawn from up to 50% percent of the total revenue from the "Quarters for Conservation" Program with the allocations to each as noted below:

1. Zoo Conservation Outreach Group (ZCOG)/Anteaters & Highways Project (\$7800),
2. Bat Conservation International (BCI)/ Bat Conservation (\$8400),
3. World Wildlife Fund (WWF)/ Cross River Gorilla Conservation (\$13,800),
4. Wildcats Conservation Alliance /Amur Leopard Conservation (\$13,200),
5. Red Panda Network/ Red Panda Conservation (\$16,800).

IMPACT IF DENIED:

If denied, the conservation organizations will not receive funds from the Quarters for Conservation Program.

FINANCIAL IMPACT

There is no financial impact on the City or Zoo as monies are in a restricted account to be used specifically for this purpose.

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Marlaine Creasey Smith

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DocuSigned by:

OMB Director

Karen K. Crawford

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City Attorney

DocuSigned by:

Michael S. Pitts

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DocuSigned by:

City Manager

Nancy Whitworth

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A R E S O L U T I O N

TO AWARD \$60,000 IN FUNDING RECEIVED THROUGH THE GREENVILLE ZOO “QUARTERS FOR CONSERVATION” PROGRAM FROM JULY 1, 2018, THROUGH JUNE 30, 2019, TO FIVE DESIGNATED GLOBAL CONSERVATION ORGANIZATIONS

WHEREAS, the Greenville Zoo began the program “Quarters for Conservation” to raise funds for conservation efforts through a \$0.50 surcharge on the admissions fee and a \$5.00 surcharge on memberships; and

WHEREAS, the “Quarters for Conservation” program generated a net amount of \$60,000 for five global conservation organizations that have been highlighted on the “Quarters for Conservation” Voting Kiosk at the Greenville Zoo, and this number is up to 50% percent of the total revenue from “Quarters for Conservation” being earmarked for the five global programs (\$60,000); and

WHEREAS, the Greenville Zoo’s Conservation and Research Committee and Zoo staff selected five global conservation organizations to be represented on the Zoo’s voting kiosk and the final monetary amount for each global organization is based on the percentage of votes received by Zoo visitors throughout the fiscal year; and

WHEREAS, the Greenville Zoo’s Conservation and Research Committee recommended the following distributions to each of the five global conservation projects:

1. Zoo Conservation Outreach Group (ZCOG)/Anteaters & Highways Project (\$7800),
2. Bat Conservation International (BCI)/ Bat Conservation (\$8400),
3. World Wildlife Fund (WWF)/ Cross River Gorilla Conservation (\$13,800),
4. Wildcats Conservation Alliance /Amur Leopard Conservation (\$13,200),
5. Red Panda Network/ Red Panda Conservation (\$16,800).

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, \$60,000 from the Greenville Zoo’s “Quarters for Conservation” program shall be awarded as recommended above by the Zoo’s Conservation and Research Committee.

RESOLVED THIS _____ DAY OF _____, 2019.

MAYOR

Attest:

CITY CLERK



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council

FROM: Nancy P. Whitworth, Interim City Manager

Agenda Item No.

16b

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

AGENDA DATE REQUESTED: August 12, 2019

ORDINANCE/RESOLUTION CAPTION:

TO ACCEPT A DEDICATION OF 114,057 SQUARE FEET (2.618 ACRES) OF PUBLIC RIGHT OF WAY FROM VERDAE PROPERTIES, LLC AND TO ACCEPT VERDAE COMMONS DRIVE INTO THE CITY STREET SYSTEM

SUMMARY BACKGROUND:

Verdae Properties, LLC is the owner and developer of a nine lot commercial subdivision on Laurens Road. The subdivision received preliminary approval in February 2017 and involved the construction of a new public road, two private drives and associated site utilities for the commercial building sites. The road infrastructure improvements have been completed and approved by the City. Verdae Properties desires to dedicate the new public road, Verdae Commons Drive, to the City.

IMPACT IF DENIED:

The right of way will not be accepted and the road will remain a private road.

FINANCIAL IMPACT

Long term maintenance responsibilities for the road and associated drainage system.

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Mike Murphy

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City Attorney

DocuSigned by:

Michael S. Pitts

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DocuSigned by:

OMB Director

City Manager

Nancy Whitworth

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RESOLUTION NO. 2019-_____

A R E S O L U T I O N

TO ACCEPT A DEDICATION OF 114,057 SQUARE FEET (2.618 ACRES)
OF PUBLIC RIGHT OF WAY FROM VERDAE PROPERTIES, LLC AND TO
ACCEPT VERDAE COMMONS DRIVE INTO THE CITY STREET SYSTEM

WHEREAS, Verdae Properties, LLC is the owner of property located on Laurens Road more fully identified as Tax Map Number 0263000300200; and

WHEREAS, Verdae Properties, LLC received preliminary subdivision approval in February 2017 for a nine (9) lot commercial subdivision of the property which involved the construction of a new public road, two private drives and associated site utilities for the commercial building sites; and

WHEREAS, the road infrastructure improvements have been completed and approved by the city of Greenville; and

WHEREAS, Verdae Properties, LLC desires to dedicate, and the City desires to accept, the new public road Verdae Commons Drive as more fully shown on Exhibit A attached hereto and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the city of Greenville hereby accepts a dedication from Verdae Properties, LLC of 114,057 square feet (2.618 acres) of public right of way commonly known as Verdae Commons Drive as shown more specifically on Exhibit A. Further, the City incorporates the same into the City's public infrastructure inventory system. The City Manager is herewith authorized to carry out any action and/or execute such documents as reasonable to implement the purposes of this Resolution. This authority shall apply without further action by City Council to any minor revision or amendment to such documents.

RESOLVED THIS _____ DAY OF _____, 2019.

MAYOR

Attest:

CITY CLERK

PRIVATE DRIVE

VERDE COMMONS DRIVE
(P.U.L.T. 144111-144112-144113-144114)

LAURENS ROAD

U.S. HIGHWAY 276 - LAURENS ROAD
(HIGHLIGHT WITH RIGHT-OF-WAY)

10/1/01

CITY OF GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
CITY OF GREENVILLE

VERDE COMMONS DRIVE
ATTORNEY AND RIGHT OF
WAY DEDICATION PLAT
FOR

THE CITY OF GREENVILLE

LEGEND

RESERVED

TABLE OF LOTS

Lot No.	Area	Volume
1	1.11	1.11
2	1.11	1.11
3	1.11	1.11
4	1.11	1.11
5	1.11	1.11
6	1.11	1.11
7	1.11	1.11
8	1.11	1.11
9	1.11	1.11
10	1.11	1.11
11	1.11	1.11
12	1.11	1.11
13	1.11	1.11
14	1.11	1.11
15	1.11	1.11
16	1.11	1.11
17	1.11	1.11
18	1.11	1.11
19	1.11	1.11
20	1.11	1.11
21	1.11	1.11
22	1.11	1.11
23	1.11	1.11
24	1.11	1.11
25	1.11	1.11
26	1.11	1.11
27	1.11	1.11
28	1.11	1.11
29	1.11	1.11
30	1.11	1.11
31	1.11	1.11
32	1.11	1.11
33	1.11	1.11
34	1.11	1.11
35	1.11	1.11
36	1.11	1.11
37	1.11	1.11
38	1.11	1.11
39	1.11	1.11
40	1.11	1.11
41	1.11	1.11
42	1.11	1.11
43	1.11	1.11
44	1.11	1.11
45	1.11	1.11
46	1.11	1.11
47	1.11	1.11
48	1.11	1.11
49	1.11	1.11
50	1.11	1.11
51	1.11	1.11
52	1.11	1.11
53	1.11	1.11
54	1.11	1.11
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74	1.11	1.11
75	1.11	1.11
76	1.11	1.11
77	1.11	1.11
78	1.11	1.11
79	1.11	1.11
80	1.11	1.11
81	1.11	1.11
82	1.11	1.11
83	1.11	1.11
84	1.11	1.11
85	1.11	1.11
86	1.11	1.11
87	1.11	1.11
88	1.11	1.11
89	1.11	1.11
90	1.11	1.11
91	1.11	1.11
92	1.11	1.11
93	1.11	1.11
94	1.11	1.11
95	1.11	1.11
96	1.11	1.11
97	1.11	1.11
98	1.11	1.11
99	1.11	1.11
100	1.11	1.11