



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

11d

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

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

AGENDA DATE REQUESTED: January 28, 2019

ORDINANCE/RESOLUTION CAPTION:

TO ABANDON A PORTION OF 2nd AND 3rd STREET ALLEY LOCATED OFF OF EAST MAIN STREET NEAR WOODSIDE MILL (AB-5-2018)

SUMMARY BACKGROUND:

As part of annexation AX-15-2017 of Woodside Mill, a portion of 2nd and 3rd Street Alley was annexed into the City's street system. Woodside Property Owner, LLC owns the properties abutting the portion of the alley within the City and is requesting to abandon this portion of the alley as part of their proposed redevelopment plan for Woodside Mill. The proposed abandonment is highlighted in red on the attached plat. The alley is a substandard improved alley measuring 12 feet in width that extends from East Main Street to 2nd Street and serves as a secondary means of access to multiple properties within Greenville County along 2nd Street and 3rd Street. Though the alley right of way connects to East Main Street, the alley is not accessible from East Main Street due to curbing, a retaining wall, and sidewalk on East Main Street. The portion of right of way within the city limits will be abandoned and combined with the applicant's properties and the remainder of the alley will remain open and accessible from 2nd Street as it currently exists.

IMPACT IF DENIED:

The alley will not be abandoned and will adversely impact the redevelopment of Woodside Mill.

FINANCIAL IMPACT

None

REQUIRED SIGNATURES

Department Director DocuSigned by:
Mike Murphy
B8351B3CF7524D2...

OMB Director _____

City Attorney DocuSigned by:
Michael S. Pitts
5E0F2A267E2D413...

City Manager DocuSigned by:
Nancy Whitworth
1DC2D48BBB5D4AB...

AN ORDINANCE

TO ABANDON A PORTION OF 2ND AND 3RD STREET ALLEY LOCATED OFF OF EAST MAIN STREET NEAR WOODSIDE MILL (AB-5-2018)

WHEREAS, as a result of annexation AX-15-2017 of Woodside Mill, the city of Greenville may have rights and/or entitlements to a portion of 2nd and 3rd Street Alley located off of East Main Street near Woodside Mill; and

WHEREAS, as part of the proposed redevelopment plan for Woodside Mill, the City has received a petition from Woodside Property Owner, LLC requesting the abandonment of the portion of the alley located in the city limits that bisects their properties identified as Tax Map Numbers 122-5-14 and 122-5-16, respectively; and

WHEREAS, the alley is a substandard improved alley measuring 12 feet in width that extends from East Main Street to 2nd Street and serves as a secondary means of access to multiple properties within Greenville County along 2nd Street and 3rd Street; though the alley right of way connects to East Main Street, the alley is not accessible from East Main Street due to curbing, a retaining wall, and sidewalk on East Main Street; and

WHEREAS, the portion of right of way within the city limits will be abandoned and combined with the applicant's properties and the remainder of the alley will remain open and accessible from 2nd Street as it currently exists; and

WHEREAS, pursuant to properly published notice, a public hearing was held before City Council on Monday, January 14, 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, a portion of 2nd and 3rd Street Alley located off of East Main Street, which is highlighted in red and identified more particularly on Exhibit A as "Area to be Abandoned", 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

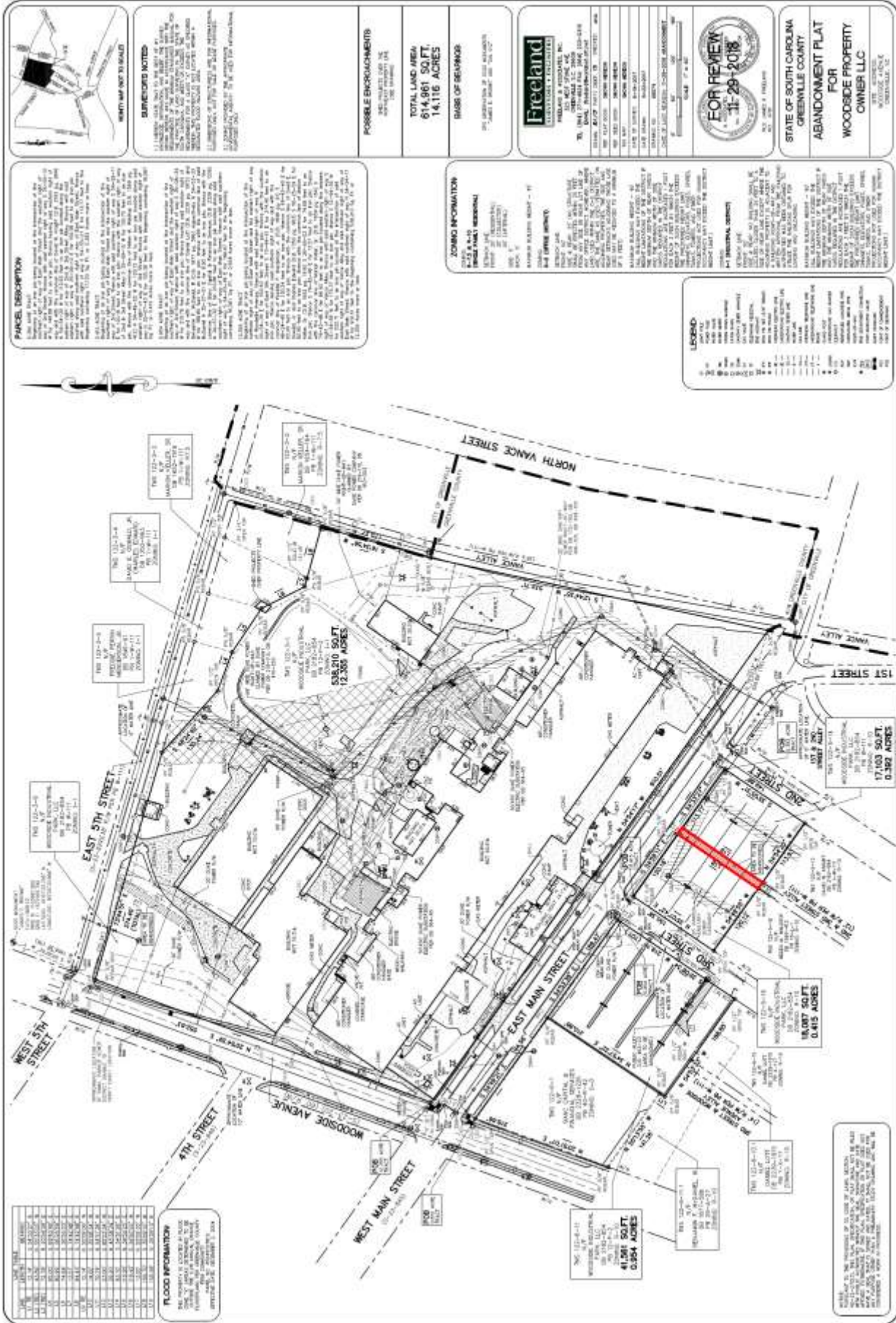
APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT A



PARCEL DESCRIPTION

The parcel shown on this map is described as follows: ... [Detailed description of the parcel, including its location, area, and ownership details.] ...

ADDITIONAL INFORMATION

... [Additional information regarding the parcel, including zoning, encroachments, and other relevant details.] ...



SURVEYOR'S NOTES

... [Surveyor's notes regarding the survey process and any discrepancies.] ...

POSSIBLE ENCROACHMENTS

... [List of possible encroachments on the parcel.] ...

TOTAL LAND AREA
614,961 SQ.FT.
14.116 ACRES

BASE OF REVENUE

... [Details regarding the base of revenue for the parcel.] ...

FOR REVIEW
11-29-2018

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

ABANDONMENT PLAT
FOR
WOODSIDE PROPERTY
OWNER LLC

... [Additional details and signatures related to the abandonment plat.] ...

FLOOD INFORMATION

FLOOD ZONE	AREA (ACRES)	AREA (SQ. FT.)
AE	0.00	0.00
X1	0.00	0.00
X2	0.00	0.00
X3	0.00	0.00
X4	0.00	0.00
X5	0.00	0.00
X6	0.00	0.00
X7	0.00	0.00
X8	0.00	0.00
X9	0.00	0.00
X10	0.00	0.00
X11	0.00	0.00
X12	0.00	0.00
X13	0.00	0.00
X14	0.00	0.00
X15	0.00	0.00
X16	0.00	0.00
X17	0.00	0.00
X18	0.00	0.00
X19	0.00	0.00
X20	0.00	0.00
X21	0.00	0.00
X22	0.00	0.00
X23	0.00	0.00
X24	0.00	0.00
X25	0.00	0.00
X26	0.00	0.00
X27	0.00	0.00
X28	0.00	0.00
X29	0.00	0.00
X30	0.00	0.00
X31	0.00	0.00
X32	0.00	0.00
X33	0.00	0.00
X34	0.00	0.00
X35	0.00	0.00
X36	0.00	0.00
X37	0.00	0.00
X38	0.00	0.00
X39	0.00	0.00
X40	0.00	0.00
X41	0.00	0.00
X42	0.00	0.00
X43	0.00	0.00
X44	0.00	0.00
X45	0.00	0.00
X46	0.00	0.00
X47	0.00	0.00
X48	0.00	0.00
X49	0.00	0.00
X50	0.00	0.00
X51	0.00	0.00
X52	0.00	0.00
X53	0.00	0.00
X54	0.00	0.00
X55	0.00	0.00
X56	0.00	0.00
X57	0.00	0.00
X58	0.00	0.00
X59	0.00	0.00
X60	0.00	0.00

... [Additional flood information and notes regarding the flood zones.] ...

LEGEND

- ... [Legend symbols and their corresponding descriptions.] ...

... [Final notes and disclaimer at the bottom of the plan.] ...