



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

15d

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

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

AGENDA DATE REQUESTED: January 13, 2020

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO ANNEX APPROXIMATELY 25.232 ACRES OF REAL PROPERTY AND 4.223 ACRES OF RIGHT-OF-WAY LOCATED AT 900 WOODSIDE AVENUE AND ADJOINING PROPERTIES ON WOODSIDE AVENUE, EAST BRAMLETT ROAD, EAST MORGAN STREET, AND HOLIDAY STREET AND TO PROVIDE THE ZONING DESIGNATION OF RM-1, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBERS 0137000702000; 0137000702100; 0137000701900; 0137000701800; 0137000701700; 0137000701600) AND RDV REDEVELOPMENT DISTRICT (TAX MAP NUMBERS 0125000101400; 0125000101500; 0125000100100; 0137001100100; 0125000100800; 0125000100900; 0125000101002; 0125000101000; 0125000101001; 0125000101101; 0125000101200; 0125000101300; 0125000102701; 0137001000100; 0137001000101; 01370) (AX-11-2019)

SUMMARY BACKGROUND:

Campbell Young Leaders, West Greenville Investors, LLC, CYL Holdings, LLC, and Legacy School Properties, LLC, as owners of subject properties, applied for annexation of approximately 25.232 acres of real property and 4.223 acres of right-of-way located Woodside Avenue, East Bramlett Road, East Morgan Street, and Holiday Street (approximately 29.455 total acres to be annexed) (collectively the "Property"), and applied for rezoning of the Property from county zoning designation R-7.5 Single-Family Residential District, R-MA Multifamily Residential District, R-MHP Residential Manufactured Home Park District, C-2 Commercial District, and S-1 Services District, to city zoning designation of RDV, Redevelopment district, and RM-1, Single-family and multifamily residential district.

The City Planning Commission, pursuant to public notice, held a public hearing on November 21, 2019, to consider the proposed annexation and rezoning. A motion to approve the application was approved by a vote of 5-0.

Planning Staff Recommendation: Approval
 Planning Commission Recommendation: Approval 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 Fire and Sewer Subdistrict and Greater Greenville Sanitation District and governed by their terms.

REQUIRED SIGNATURES

Department Director Ginny Stroud
DocuSigned by: FE9DC7E5A9C7477...

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

OMB Director _____

City Manager John McDonough
DocuSigned by: FDC2AC15040F440...

AN ORDINANCE

TO ANNEX APPROXIMATELY 25.232 ACRES OF REAL PROPERTY AND 4.223 ACRES OF RIGHT-OF-WAY LOCATED AT 900 WOODSIDE AVENUE AND ADJOINING PROPERTIES ON WOODSIDE AVENUE, EAST BRAMLETT ROAD, EAST MORGAN STREET, AND HOLIDAY STREET AND TO PROVIDE THE ZONING DESIGNATION OF RM-1, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT (TAX MAP NUMBERS 0137000702000; 0137000702100; 0137000701900; 0137000701800; 0137000701700; 0137000701600) AND RDV REDEVELOPMENT DISTRICT (TAX MAP NUMBERS 0125000101400; 0125000101500; 0125000100100; 0137001100100; 0125000100800; 0125000100900; 0125000101002; 0125000101000; 0125000101001; 0125000101101; 0125000101200; 0125000101300; 0125000102701; 0137001000100; 0137001000101; 0137001000200; 0137001000302; 0137001000400; 0137001000500; 0125000102101; 0125000102601; 0125000200100; 0137001100101) (AX-11-2019)

WHEREAS, Campbell Young Leaders, West Greenville Investors, LLC, CYL Holdings, LLC, and Legacy School Properties, LLC, as owners of subject properties, applied for annexation of approximately 25.232 acres of real property and 4.223 acres of right-of-way located Woodside Avenue, East Bramlett Road, East Morgan Street, and Holiday Street (approximately 29.455 total acres to be annexed) (collectively the "Property"), and applied for rezoning of the Property from county zoning designation R-7.5, Single-family residential district, R-MA Multifamily residential district, R-MHP Residential manufactured home park district, C-2 Commercial district, and S-1 Services district, to city zoning designation of RDV, Redevelopment district, and RM-1, Single-family and multifamily residential district; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on November 21, 2019, to consider the annexation and proposed rezoning where the application was approved by a vote of 5-0; and

WHEREAS, City Council has reviewed the application of the owner and the recommendations of the Planning Commission and has found the proposed zoning change of RDV, Redevelopment district, and 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, the Property is hereby annexed into the corporate limits of the city of Greenville. The Property is identified more particularly on the attached Exhibits A and B, providing the annexation plat and property description for the Property. The Property is provided the zoning designation of RDV, Redevelopment district, and RM-1, Single-family and multifamily residential district, as shown in Exhibit C and shall be included in City Council District 2.

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

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

This Ordinance shall take effect upon second and final reading and shall be effective for the 2020 tax year.

DONE, RATIFIED AND PASSED THIS THE ____ DAY OF _____, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT A

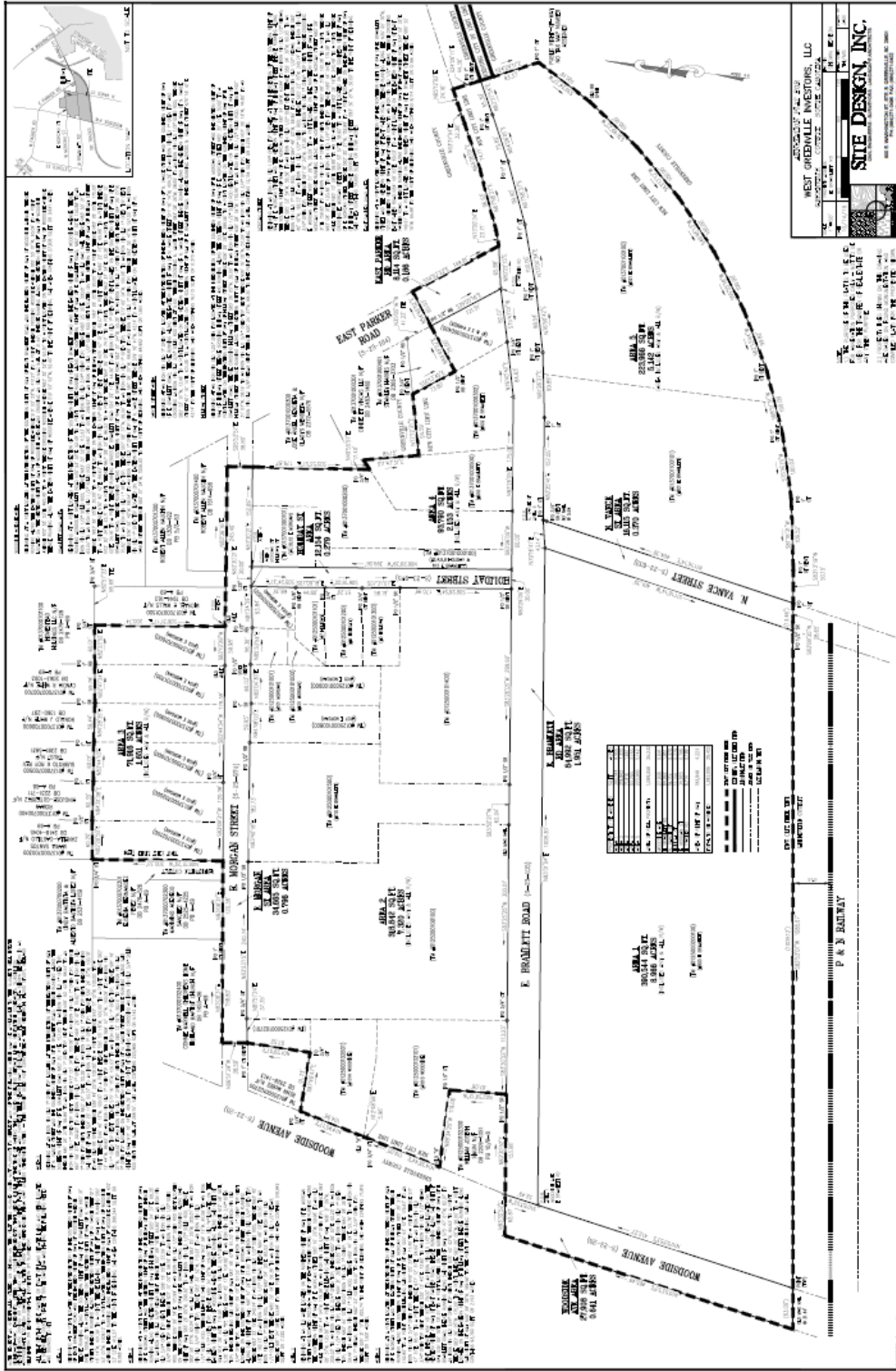


EXHIBIT B

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING LOCATED IN GREENVILLE COUNTY, STATE OF SOUTH CAROLINA AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

AREA 1

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF EAST BRAMLETT ROAD AND THE EASTERN RIGHT OF WAY OF WOODSIDE AVENUE; THENCE RUNNING ALONG THE SOUTHERN RIGHT OF WAY OF E. BRAMLETT ROAD N83° 31' 04"E, 1008.30' TO A POINT LOCATED ON THE WESTERN RIGHT OF WAY OF N. VANCE STREET; THENCE RUNNING ALONG THE WESTERN RIGHT OF WAY OF N. VANCE STREET S11° 16' 14"W, 401.39' TO A POINT; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING S82° 53' 01"W, 1009.12' TO A POINT LOCATED ON THE EASTERN RIGHT OF WAY OF WOODSIDE AVENUE; THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF WOODSIDE AVENUE N10° 53' 53"E, 412.27' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 390,544 SQ.FT. OR 8.966 ACRES.

AREA 2

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF E. MORGAN STREET AND THE WESTERN RIGHT OF WAY OF HOLIDAY STREET; THENCE RUNNING ALONG THE WESTERN RIGHT OF WAY OF HOLIDAY STREET S05° 24' 37"E, 68.35' TO AN IRON PIN OLD 5/8" REBAR BENT; THENCE S07° 09' 18"E, 44.80' TO AN IRON PIN OLD 3/4" OPEN TOP BENT; THENCE S06° 16' 00"E, 57.29' TO AN IRON PIN OLD 3/4" OPEN TOP BENT; THENCE S07° 31' 07"E, 58.19' TO AN IRON PIN OLD 1/2" SOLID ROD; THENCE S06° 28' 54"E, 170.99' TO AN IRON PIN OLD 1/2" SOLID ROD BENT LOCATED ON THE NORTHERN RIGHT OF WAY OF E. BRAMLETT ROAD; THENCE RUNNING ALONG SAID RIGHT OF WAY S83° 26' 05"W, 299.92' TO AN IRON PIN OLD 1/2" SOLID ROD; THENCE S83° 50' 21"W, 62.04' TO AN OLD MAG NAIL; THENCE S83° 25' 25"W, 300.01' TO AN IRON PIN OLD 3/4" CRIMP TOP; THENCE S83° 30' 52"W, 113.23' TO AN IRON PIN OLD 1/2" SOLID ROD; THENCE LEAVING SAID RIGHT OF WAY N02° 59' 12"W, 87.08' TO AN IRON PIN OLD 1.5" OPEN TOP; THENCE N89° 34' 25"W, 119.06' TO AN OLD "X" LOCATED ON THE EASTERN RIGHT OF WAY OF WOODSIDE AVENUE; THENCE RUNNING ALONG SAID RIGHT OF WAY N14° 38' 44"E, 119.05' TO AN IRON PIN OLD 3/4" OPEN TOP; THENCE N12° 48' 56"E, 5.96' TO AN OLD "X"; THENCE N14° 45' 17"E, 104.98' TO AN IRON PIN OLD 3/4" OPEN TOP; THENCE LEAVING SAID RIGHT OF WAY S87° 49' 47"E, 91.73' TO AN IRON PIN OLD 3/4" OPEN TOP; THENCE N01° 29' 07"E, 97.52' TO AN IRON PIN OLD 1" CRIMP TOP BENT LOCATED ON THE SOUTHERN RIGHT OF WAY OF E. MORGAN STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY; N81° 51' 24"E, 37.35' TO AN IRON PIN OLD 3/4" OPEN TOP; THENCE N83° 23' 15"E, 240.74' TO AN IRON PIN OLD 1/2" SOLID ROD; THENCE N83° 40' 18"E, 182.73' TO AN IRON PIN OLD 1/2" REBAR; THENCE N84° 48' 03"E, 59.95' TO AN IRON PIN OLD 1" SOLID ROD; THENCE N82° 04' 30"E, 60.03' TO AN IRON PIN OLD 1/2" BOLT BENT; THENCE N85° 33' 54"E, 56.36' TO AN IRON PIN OLD 1/2" REBAR; THENCE N81° 24' 59"E, 63.84' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 318,842 SQ.FT. OR 7.320 ACRES

AREA 3

BEGINNING AT AN OLD AXLE LOCATED ON THE NORTHERN RIGHT OF WAY OF E. MORGAN STREET AND LOCATED 292.5'+/- WEST OF EAST PARKER ROAD; THENCE

RUNNING ALONG THE NORTHERN RIGHT OF WAY OF E. MORGAN STREET S83° 10' 29"W, 59.98' TO AN OLD AXLE; THENCE S83° 44' 54"W, 179.38' TO AN IRON PIN OLD 3/4" OPEN TOP; THENCE S83° 08' 31"W, 120.38' TO A POINT; THENCE LEAVING SAID RIGHT OF WAY N06° 31' 29"W, 200.33' TO AN IRON PIN OLD 3/4" OPEN TOP; THENCE N82° 28' 50"E, 60.20' TO AN IRON PIN OLD 1/2" OPEN TOP; THENCE N84° 31' 38"E, 60.35' TO AN IRON PIN OLD 1" OPEN TOP; THENCE N83° 44' 10"E, 60.01' IRON PIN OLD 1" CRIMP; THENCE N84° 28' 35"E, 59.44' TO AN IRON PIN OLD 1" SOLID ROD; THENCE N82° 41' 24"E, 59.78' TO AN IRON PIN OLD 1" REBAR; THENCE N82° 23' 52"E, 60.01' TO AN IRON PIN OLD 3/4" OPEN TOP; THENCE S06° 31' 17"E, 200.74' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 71,916 SQ.FT. OR 1.651 ACRES.0

AREA 4

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF E. MORGAN STREET AND THE EASTERN RIGHT OF WAY OF HOLIDAY STREET; THENCE RUNNING ALONG THE SOUTHERN RIGHT OF WAY OF E. MORGAN STREET N83° 30' 21"E, 152.89' TO A POINT; THENCE LEAVING SAID RIGHT OF WAY S05° 53' 57"E, 179.87' TO AN IRON PIN OLD 3/4" OPEN TOP; THENCE N49° 55' 57"E, 17.40' TO A POINT; THENCE S11° 47' 31"E, 85.15' TO A POINT; THENCE N77° 12' 31"E, 94.59' TO AN IRON PIN OLD 3/4" OPEN TOP BENT; THENCE S35° 13' 45"E, 73.80' TO AN IRON PIN OLD 1/2" REBAR BENT; THENCE N54° 49' 52"E, 79.00' TO AN IRON PIN OLD 1/2" REBAR LOCATED ON THE WESTERN RIGHT OF WAY OF EAST PARKER ROAD; THENCE RUNNING ALONG SAID RIGHT OF WAY S35° 05' 16"E, 121.51' TO A POINT LOCATED ON THE NORTHERN RIGHT OF WAY OF E. BRAMLETT ROAD; THENCE RUNNING ALONG SAID RIGHT OF WAY S75° 47' 01"W, 82.07' TO AN IRON PIN OLD 3/4" OPEN TOP BENT; THENCE S76° 40' 42"W, 84.63' TO A POINT; THENCE S83° 26' 05"W, 175.00' TO A POINT; THENCE S83° 26' 05"W, 90.00' TO A POINT LOCATED ON THE EASTERN RIGHT OF WAY OF HOLIDAY STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY N06° 29' 39"W, 399.56' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 93,790 SQ.FT. OR 2.153 ACRES.

AREA 5

BEGINNING AT AN IRON PIN OLD 1" OPEN TOP LOCATED AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF N. VANCE STREET AND THE SOUTHERN RIGHT OF WAY OF E. BRAMLETT ROAD; THENCE RUNNING ALONG THE SOUTHERN RIGHT OF WAY OF E. BRAMLETT ROAD N83° 35' 41"E, 157.05' TO AN IRON PIN OLD 1" OPEN TOP; THENCE N81° 26' 27"E, 99.89' TO AN IRON PIN OLD 1" OPEN TOP BENT; THENCE N76° 50' 42"E, 98.54' TO AN IRON PIN OLD 1" OPEN TOP BENT; THENCE N73° 00' 34"E, 100.06' TO AN IRON PIN OLD 1" OPEN TOP; THENCE N67° 58' 37"E, 99.90' TO AN IRON PIN OLD 1" OPEN TOP; THENCE N64° 26' 01"E, 75.82' TO AN IRON PIN OLD 1" OPEN TOP BENT; THENCE N63° 37' 54"E, 55.39' TO AN IRON PIN OLD 1" OPEN TOP BENT; THENCE LEAVING SAID RIGHT OF WAY S24° 29' 11"E, 93.37' TO AN IRON PIN OLD 1" OPEN TOP; THENCE S30° 24' 37"W, 100.19' TO AN OLD RR SPIKE; THENCE S36° 49' 22"W, 100.00' TO A POINT; THENCE S43° 17' 12"W, 100.00' TO A POINT; THENCE S49° 46' 13"W, 100.00' TO A POINT; THENCE S55° 55' 18"W, 100.00' TO A POINT; THENCE S62° 13' 44"W, 99.82' TO AN IRON PIN OLD 1" OPEN TOP BENT; THENCE S68° 51' 31"W, 100.09' TO AN IRON PIN OLD 1" OPEN TOP BENT; THENCE S75° 16' 15"W, 100.03' TO AN IRON PIN OLD 1" OPEN TOP; THENCE S81° 16' 31"W, 109.52' TO AN IRON PIN OLD 1" OPEN TOP BENT; THENCE S83° 12' 19"W, 50.15' TO AN IRON PIN OLD 1" OPEN TOP LOCATED ON THE WESTERN RIGHT OF WAY OF N. VANCE STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY N11° 16' 14"E, 404.39' TO THE POINT OF BEGINNING AND CROSSING AN IRON PIN OLD 3/4" SOLID ROD BENT WITH NAIL AT 398.75'. SAID AREA CONTAINS 223,966 SQ.FT. OR 5.142

ACRES**WOODSIDE AVENUE AREA**

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF EAST BRAMLETT ROAD AND THE EASTERN RIGHT OF WAY OF WOODSIDE AVENUE; THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF WOODSIDE AVENUE S10° 53' 53"W, 412.27' TO A POINT; THENCE CROSSING WOODSIDE AVENUE S82° 53' 01"W, 63.09' TO A POINT LOCATED ON THE WESTERN RIGHT OF WAY OF WOODSIDE AVENUE AND CROSSING AN OLD MAG NAIL AT 31.44'; THENCE RUNNING ALONG THE WESTERN RIGHT OF WAY OF WOODSIDE AVENUE N10° 53' 53"E, 465.49' TO A POINT; THENCE CROSSING WOODSIDE AVENUE N83° 30' 52"E, 62.87' TO A POINT LOCATED ON THE EASTERN RIGHT OF WAY OF WOODSIDE AVENUE; THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF WOODSIDE AVENUE S10° 53' 53"W, 52.49' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 27,908 SQ.FT. OR 0.641 ACRES.

E. BRAMLETT ROAD AREA

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF EAST BRAMLETT ROAD AND THE EASTERN RIGHT OF WAY OF WOODSIDE AVENUE; THENCE RUNNING ACROSS E. BRAMLETT ROAD N10° 53' 53"E, 52.49' TO A POINT; THENCE RUNNING ALONG THE NORTHERN RIGHT OF WAY OF E. BRAMLETT ROAD; N83° 30' 52"E, 153.98' TO AN IRON PIN OLD 1/2" SOLID ROD; THENCE N83° 30' 52"E, 113.23' TO AN IRON PIN OLD 3/4" CRIMP TOP; THENCE N83° 25' 25"E, 300.01' TO AN OLD MAG NAIL; THENCE N83° 50' 21"E, 62.04' TO AN IRON PIN OLD 1/2" SOLID ROD; THENCE N83° 26' 05"E, 299.92' TO AN IRON PIN OLD 1/2" SOLID ROD BENT LOCATED ON THE WESTERN RIGHT OF WAY OF HOLIDAY STREET; THENCE N83° 26' 05"E, 30.00' TO A POINT LOCATED ON THE EASTERN RIGHT OF WAY OF HOLIDAY STREET; THENCE N83° 26' 05"E, 90.00' TO A POINT; THENCE N83° 26' 05"E, 175.00' TO A POINT; THENCE N76° 40' 42"E, 84.63' TO AN IRON PIN OLD 3/4" OPEN TOP BENT; THENCE N75° 47' 01"E, 82.07' TO A POINT; THENCE N80° 22' 15"E, 65.88' TO A POINT; THENCE N73° 00' 34"E, 23.71' TO A POINT; THENCE N67° 58' 37"E, 96.53' TO A POINT; THENCE N64° 26' 01"E, 74.11' TO A POINT; THENCE N63° 37' 54"E, 32.38' TO A POINT; THENCE N65° 12' 02"E, 24.16' TO A POINT; THENCE RUNNING ACROSS E. BRAMLETT ROAD S24° 29' 11"E, 44.36' TO AN IRON PIN OLD 1" OPEN TOP BENT LOCATED ON THE SOUTHERN RIGHT OF WAY OF E. BRAMLETT ROAD; THENCE RUNNING ALONG THE SOUTHERN RIGHT OF WAY OF E. BRAMLETT ROAD S63° 37' 54"W, 55.39' TO AN IRON PIN OLD 1" OPEN TOP BENT; THENCE S64° 26' 01"W, 75.82' TO AN IRON PIN OLD 1" OPEN TOP; THENCE S67° 58' 37"W, 99.90' TO AN IRON PIN OLD 1" OPEN TOP; THENCE S73° 00' 34"W, 100.06' TO AN IRON PIN OLD 1" OPEN TOP BENT; THENCE S76° 50' 42"W, 98.54' TO AN IRON PIN OLD 1" OPEN TOP BENT; THENCE S81° 26' 27"W, 99.89' TO AN IRON PIN OLD 1" OPEN TOP; THENCE S83° 35' 41"W, 157.05' TO AN IRON PIN OLD 1" OPEN TOP LOCATED ON THE EASTERN RIGHT OF WAY OF N. VANCE STREET; THENCE S79° 16' 41"W, 43.14' TO A POINT LOCATED ON THE WESTERN RIGHT OF WAY OF N. VANCE STREET; THENCE S83° 31' 04"W, 1008.30' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 84,992 SQ.FT. OR 1.951 ACRES.

N. VANCE STREET AREA

BEGINNING AT AN IRON PIN OLD 1" OPEN TOP LOCATED AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF N. VANCE STREET AND THE SOUTHERN RIGHT OF WAY OF E. BRAMLETT ROAD; THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF N. VANCE STREET S11° 16' 14"W, 404.39' TO AN IRON PIN OLD 1" OPEN TOP

AND CROSSING AN IRON PIN OLD 3/4" SOLID ROD BENT AT 5.64'; THENCE CROSSING N. VANCE STREET S83° 08' 35"W, 28.65' TO AN IRON PIN OLD 1/2" SOLID ROD; THENCE S82° 53' 01"W, 13.46' TO A POINT LOCATED ON THE WESTERN RIGHT OF WAY OF N. VANCE STREET; THENCE RUNNING ALONG THE WESTERN RIGHT OF WAY OF N. VANCE STREET N11° 16' 14"E, 401.39' TO A POINT LOCATED ON THE SOUTHERN RIGHT OF WAY OF E. BRAMLETT ROAD; THENCE RUNNING ACROSS N. VANCE STREET N79° 16' 41"E, 43.14' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 16,115 SQ.FT. OR 0.370 ACRES.

HOLIDAY STREET

BEGINNING AT AN IRON PIN OLD 1.25" OPEN TOP LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF E. MORGAN STREET AND THE WESTERN RIGHT OF WAY OF HOLIDAY STREET; THENCE CROSSING HOLIDAY STREET AND RUNNING ALONG THE SOUTHERN RIGHT OF WAY OF E. MORGAN STREET N83° 30' 21"E, 30.00' TO A POINT LOCATED ON THE EASTERN RIGHT OF WAY OF HOLIDAY STREET; THENCE S06° 29' 39"E, 399.56' TO A POINT LOCATED ON THE NORTHERN RIGHT OF WAY OF E. BRAMLETT ROAD; THENCE CROSSING HOLIDAY STREET S83° 26' 05"W, 30.00' TO AN IRON PIN OLD 1/2" SOLID ROD BENT LOCATED ON THE WESTERN RIGHT OF WAY OF HOLIDAY STREET; THENCE RUNNING ALONG THE WESTERN RIGHT OF WAY OF HOLIDAY STREET N06° 28' 54"W, 170.99' TO AN IRON PIN OLD 1/2" SOLID ROD; THENCE N07° 31' 07"W, 58.19' TO AN IRON PIN OLD 3/4" OPEN TOP BENT; THENCE N06° 16' 00"W, 57.29' TO AN IRON PIN OLD 3/4" OPEN TOP; THENCE N07° 09' 18"W, 44.80' TO AN IRON PIN OLD 5/8" REBAR BENT; THENCE N05° 24' 37"W, 68.35' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 12,154 SQ.FT. OR 0.279 ACRES.

E. MORGAN STREET

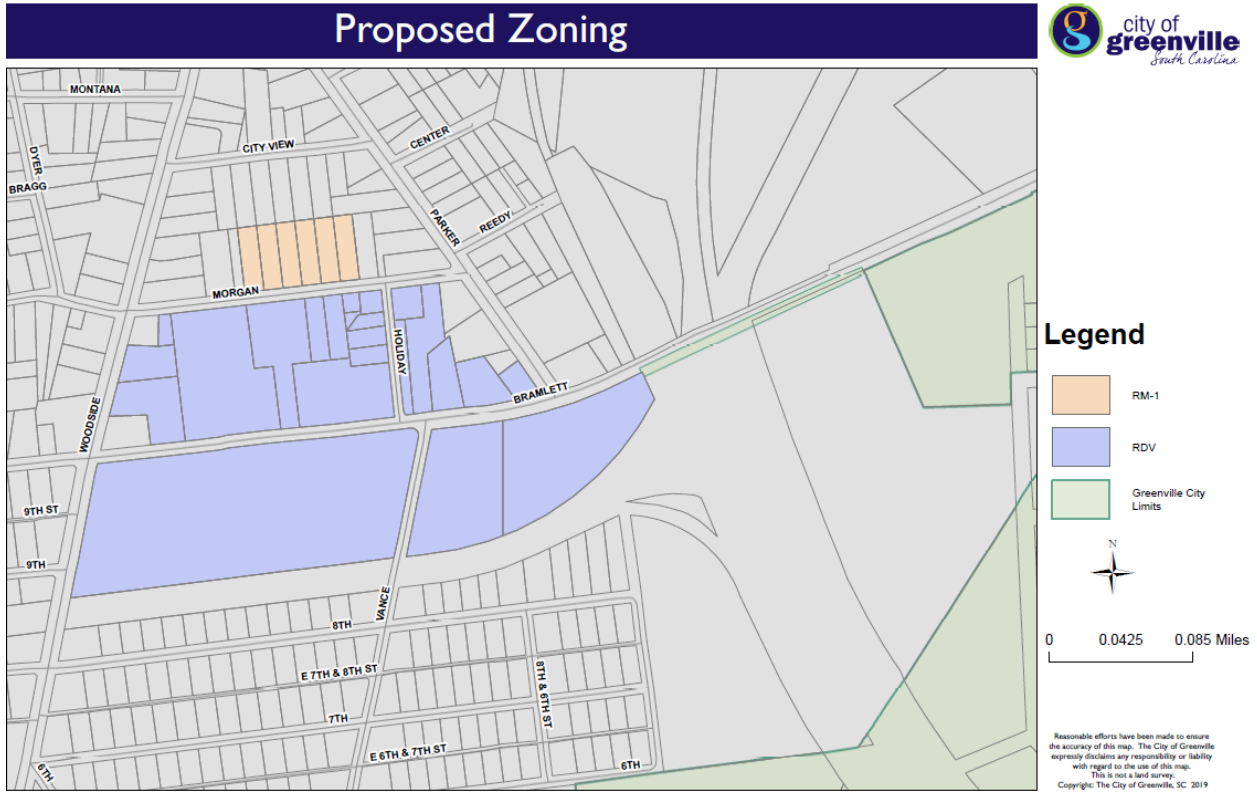
BEGINNING AT AN IRON PIN OLD 1.25" OPEN TOP LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF E. MORGAN STREET AND THE WESTERN RIGHT OF WAY OF HOLIDAY STREET; THENCE RUNNING ALONG THE SOUTHERN RIGHT OF WAY OF E. MORGAN STREET S81° 24' 59"W, 63.84' TO AN IRON PIN OLD 1/2" REBAR; THENCE S85° 33' 54"W, 56.36' TO AN IRON PIN OLD 1/2" BOLT BENT; THENCE S82° 04' 30"W, 60.03' TO AN IRON PIN OLD 1" SOLID ROD; THENCE S84° 48' 03"W, 59.95' TO AN IRON PIN OLD 1/2" REBAR; THENCE S83° 40' 18"W, 182.73' TO AN IRON PIN OLD 1/2" SOLID ROD; THENCE S83° 23' 15"W, 240.74' TO AN IRON PIN OLD 3/4" OPEN TOP; THENCE S81° 51' 24"W, 37.35' TO AN IRON PIN OLD 1" CRIMP TOP BENT; THENCE CROSSING E. MORGAN STREET N06° 51' 29"W, 38.59' TO A POINT LOCATED ON THE NORTHERN RIGHT OF WAY OF E. MORGAN STREET; THENCE RUNNING ALONG THE NORTHERN RIGHT OF WAY OF E. MORGAN STREET N83° 08' 31"E, 158.83' TO AN IRON PIN OLD 1" OPEN TOP BENT; THENCE N83° 08' 31"E, 120.38' TO A POINT; THENCE N83° 08' 31"E, 120.38' TO AN IRON PIN OLD 3/4" OPEN TOP; THENCE N83° 44' 54"E, 179.38' TO AN OLD AXLE; THENCE N83° 10' 29"E, 59.98' TO AN OLD AXLE; THENCE N83° 36' 16"E, 245.49' TO A POINT; THENCE CROSSING E. MORGAN STREET S05° 53' 57"E, 38.80' TO A POINT LOCATED ON THE SOUTHERN RIGHT OF WAY OF E. MORGAN STREET; THENCE S83° 30' 21"W, 152.89' TO A POINT LOCATED ON THE EASTERN RIGHT OF WAY OF HOLIDAY STREET; THENCE CROSSING HOLIDAY STREET S83° 30' 21"W, 30.00' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 34,665 SQ.FT. OR 0.796 ACRES

EAST PARKER ROAD AREA

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF E. BRAMLETT STREET AND THE WESTERN RIGHT OF WAY OF EAST PARKER ROAD; THENCE RUNNING ALONG THE N35° 05' 16"W, 121.51' WESTERN RIGHT

OF WAY OF EAST PARKER ROAD TO AN IRON PIN OLD 1/2" REBAR; THENCE CROSSING EAST PARKER ROAD N54° 49' 52"E, 60.03' TO A POINT LOCATED ON THE EASTERN RIGHT OF WAY OF EAST PARKER ROAD; THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF EAST PARKER ROAD S34° 52' 32"E, 149.91' TO A POINT LOCATED ON THE NORTHERN RIGHT OF WAY OF E. BRAMLETT STREET; THENCE S80° 22' 15"W, 65.88' TO THE POINT OF BEGINNING. SAID AREA CONTAINS 8,114 SQ.FT. OR 0.186 ACRES.

EXHIBIT C



RM-1, SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT

0137000702000; 0137000702100; 0137000701900; 0137000701800; 0137000701700;
0137000701600

RDV REDEVELOPMENT DISTRICT

0125000101400; 0125000101500; 0125000100100; 0137001100100; 0125000100800;
0125000100900; 0125000101002; 0125000101000; 0125000101001; 0125000101101;
0125000101200; 0125000101300; 0125000102701; 0137001000100; 0137001000101;
0137001000200; 0137001000302; 0137001000400; 0137001000500; 0125000102101;
0125000102601; 0125000200100; 0137001100101