



Request to Purchase Property to Replace Pelham Road Branch Library

The Greenville County Library System Board of Trustees is seeking approval to purchase property located at the intersection of Pelham Road and Venture Drive for the purpose of replacing the current Pelham Road Branch Library which needs significant expansion which its current site cannot accommodate.

- The Pelham Road Branch Library opened October 7, 1990 and is the oldest of all the Library System's facilities. It is the branch that has the greatest current and future need for expansion.
- A 2011 study by County Planning staff noted that:
 - the building was serving an area much larger than originally intended
 - the size of the building was "inadequate during peaks" for the level of usage it received and
 - parking was "severely restrained during peak hours".
- A Master Facilities Study conducted by Craig Gaulden Davis in 2011 showed that the Pelham Road Branch (12,053 sq. ft.) is roughly half the size it needs to be by 2030. The study also showed that the existing building site only allows for a possible expansion of up to 5,200 sq. ft. which is over 50% less than what's needed.
- In the Fiscal Year ending June 30, 2018 the Pelham Road Branch was the busiest branch in the Library System with a door count of 194,661 and 279,626 items borrowed.
- The proposed property, located 1.5 miles from the current Pelham Road Branch, is approximately 2.6 acres with a two story building totaling 38,000 +/- square feet and approximately 154 paved parking spaces.
- The property is located in the City of Greenville and is currently zoned PD.
- The terms of the sale include a purchase price of \$4,850,000, a Due Diligence period of 45 days with closing not more than 30 days thereafter, subject to Greenville County Council approval and City of Greenville zoning approval, if needed.
- The Library System's Capital Fund balance is adequate to cover the purchase. Subject to County Council's continued approval of our current millage rate, the Library System will be able to accumulate the funds needed to renovate the building and operate the branch upon opening.
- At project completion, the Library System will request approval to sell the existing Pelham Road Branch and have the sales proceeds returned to the Library's Capital Fund.

Submitted by Beverly James, Library Executive Director