

Greenville County Library System Request to Purchase Property to Replace Existing Pelham Road Branch Library



- The Pelham Road Branch Library is too small to meet the expressed needs of the service area population. These needs include an expanded children's area; more conference rooms, seating and library materials; and a larger meeting room.
- The Library System is under contract and in the due diligence phase for the property outlined in the image above. The site consists of approximately 4.95 acres and includes a 56,000+/- SF building and 273 parking spaces. It is zoned C-2, a classification for which "Library" is listed as a permitted use.
- The title search, survey, and structural assessment have been completed. The Library System is awaiting receipt of the Phase I environmental study, asbestos containing materials report, and appraisal.
- Given the existing infrastructure and anticipated renovation costs, the purchase price of \$6,750,000 is in line with current real estate values.
- The current balance in the Library System's Capital Fund can cover both the purchase of the property and the renovation of 25-28,000 SF to replace the existing Pelham Road Branch. The Library System's current general fund balance can cover anticipated operating costs.
- Space not needed for branch operations would be used for storage, future expansion of public and/or staff work areas, and the Friends of the Library System.