



PLN-REZ-25-0003

REZONING APPLICATION

Please return completed to the Planning & Development Department with required attachments, information, and filing fee. Zoning Map Amendment (Rezoning) applications require a **filing fee of \$200**, a current survey of the property, a copy of the deed, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

- An amendment to the zoning map may be initiated by the city council, the planning commission, or the board of zoning appeals.
- An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing.

PLN-REZ-___-___	PIN: 5038-06-39-6243	Date submitted: 11 / 25 / 2025	Planning Commission meeting date: 12 / 15 / 2025
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals			

OWNER(S) INFORMATION

Last name:	First:	Middle:	Interest
WFLP EVERMORE LLC	Weisz, David, as Manager		☒ Sole owner ☐ Co-owner
Mailing address:	City:	State:	ZIP Code:
219 ANDREA CIRCLE	EASLEY	SC	29642
Daytime phone no.:	Fax no.:	E-mail:	
917-842-3626	()	dweisz@summitmgmtllc.com	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name:	First:	Middle:
Mailing address:	City:	State:
		ZIP Code:
Daytime phone no.:	Fax no.:	E-mail:
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PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from GC to APT			
Property address:	839 Powdersville Rd	Number of Lots or Units: 1	Total Acreage: 2.0 acres

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a zoning map amendment.

Owner name: WFLP EVERMORE LLC

Owner signature:



Date: 11/25/25

To be completed by Applicant:

David Weisz, Manager

I certify that the information in this request is correct.

Applicant Name:

Applicant Signature:

Date:

REQUIRED INFORMATION

REASONS FOR ZONING AMENDMENT REQUEST: I (we) request the rezoning for the following reasons:

Shadowbrook Apartments has been developed, owned, operated and managed as a family business for over 30 years. We lease and maintain our apartments so that they provide good value to our tenants, as shown by our continuous occupancy rate of over 95%, and we believe that our apartments fill a need of tenants in the middle of the apartment market. We are proud to be a part of the Easley business community, and we also have a good relationship with our neighboring property owner, Rock Springs Baptist Church. When the Church constructed the ball fields on Rock Springs Road and had no access to sewer, we were happy to provide a sewer connection to the Church at no cost. Likewise, the Church graciously allows our tenants to use the walking track around the fields.

In early 2021 we applied to the City of Easley to annex the approximately 4.0 acres of property that we own at the intersection of Rock Springs Rd and Andrea Lane, with the intention of developing additional apartments as Phase 3 of Shadowbrook Apartments, to be able to offer a wider range of options to our proposed tenants. Due to both Covid and Easley's moratorium on construction, our plans for Phase 3 were delayed; but hopefully with the rezoning there will be a silver lining for everyone.

If the annexation and rezoning is approved to allow the development of four 3-story buildings containing 102 apartments on the rezoned property (see proposed site plan), we will "swap" or "exchange" properties with the Church, as shown on the attached exhibit, which will greatly benefit the Church by making its 11 and 17 acre parcels on Rock Springs Rd contiguous. We currently intend to develop mostly 2-bedroom apartments (and some 3-bedrooms), with a projected starting rent of \$1395 per month, which is the middle of the market for new apartment developments. We also are planning to upgrade our existing amenities – pool, fitness center and clubhouse – for the benefit of all of the tenants at Shadowbrook.

The rezoned property is a preferable site for Phase 3 of Shadowbrook Apartments both for tenants and the community. The new site will be more private and quieter, with views of the creek and surrounding trees. It will be mostly hidden from view, with more than 50 feet of wooded buffer along the creek (25 feet on each side) shielding the apartments from view from Rock Springs Rd. The primary entrance/exit for Phase 3 will be on Powdersville Rd., which is already commercial, but the apartments will barely be visible from the road because of the height of the property and the closest building being almost 80 feet from the road.

By allowing the property exchange to proceed, the rezoning will benefit the Church, our new and existing tenants, and the community.

TRACT B-1
0.189 ACRES
8237 SQ FT
PORTION TMS# 5038-06-49-1499

Parcel E

TRACT B-2
1.115 ACRES
48574 SQ. FT.

Parcel E2

155034 SQ FT
3.559 ACRES

P.O.B. $\frac{1}{2}$ " RB
PT ϕ 35.54'

2.000 ACRES
87109 SQ FT
5038-06-39-6243

Parcel A

Parcel D
(2.456A)

Parcel D1

ROCK SPRINGS BAPTIST CHURCH
DB 254 PG 14
REMAINDER TMS# 5038-06-49-4131

Parcel B

TMS 5038-06-39-7097
43567 SQ FT
1.000 ACRES

Parcel C
(1.103A)

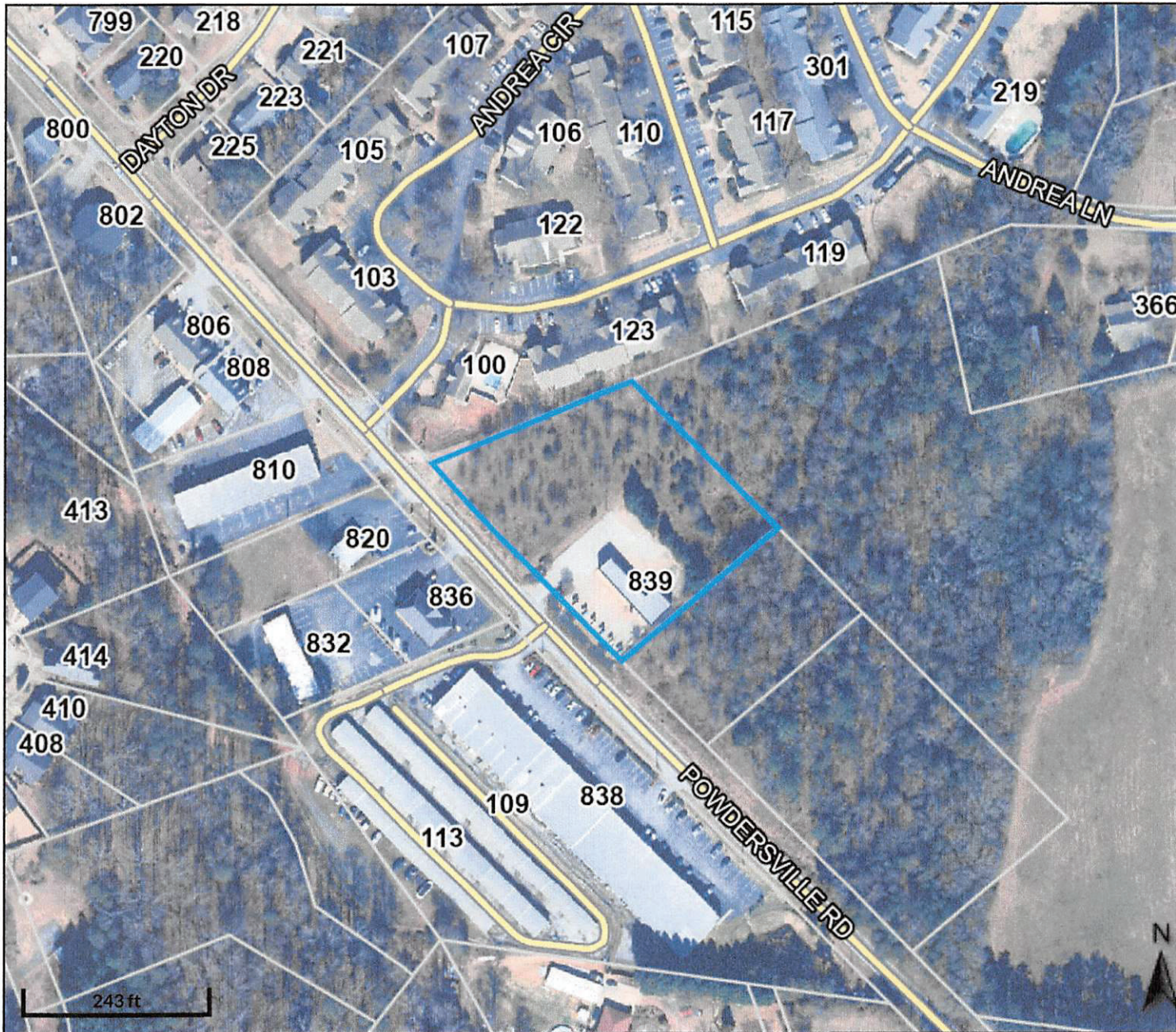
Parcel C1

PHASE 3 SHADOWBROOK
JULY 23, 2025

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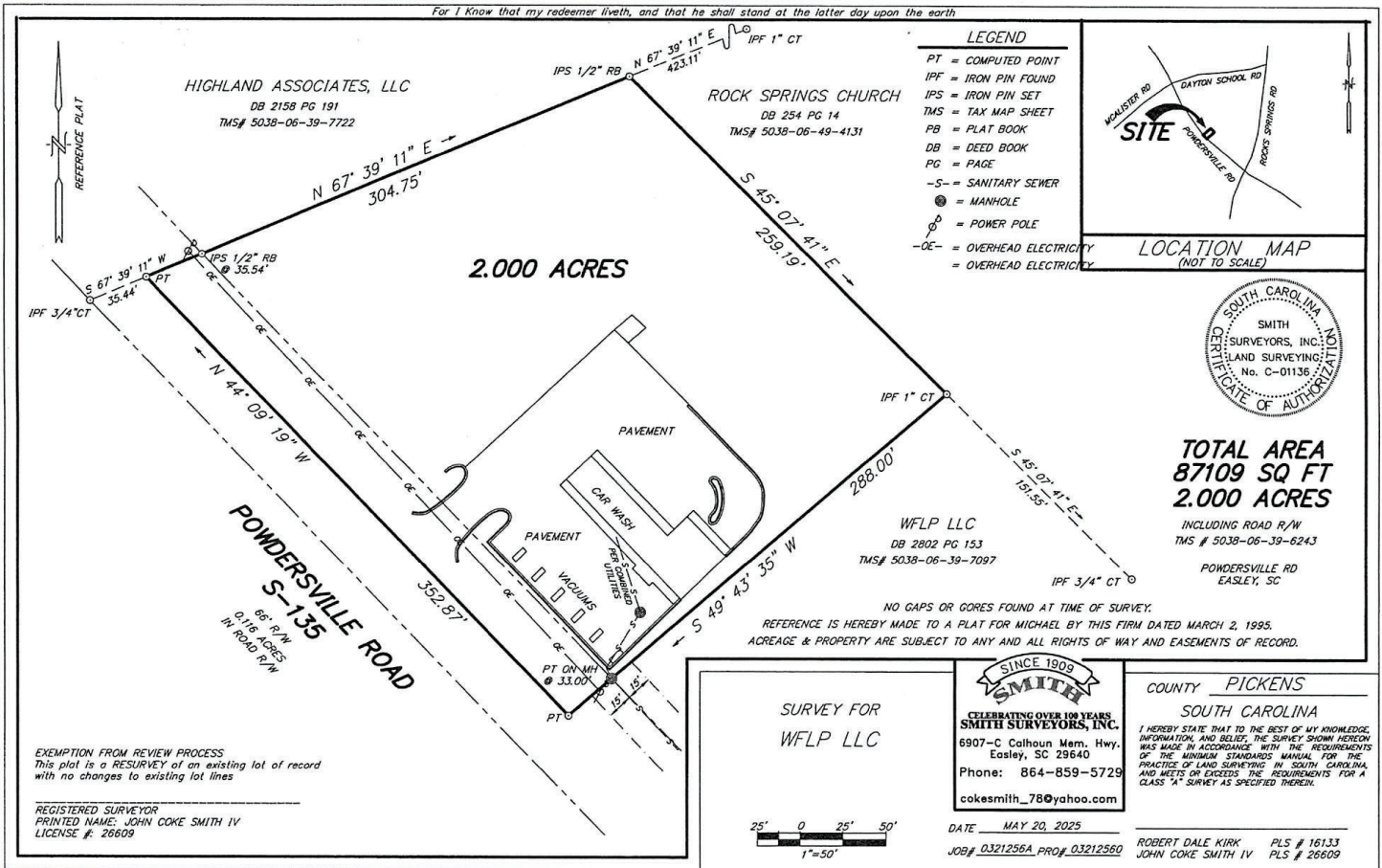


Pickens County, SC



Parcel ID	5038-06-39-6243	Account	Commercial	Ownership	WELP	Documents	
Account No	R0024547	Type			EVERMORE	Date	Price
Property	839 POWDERSVILLE RD	Class	Car Wash - Self		LLC		
Address	EASLEY		Service		219 ANDREA	7/9/2025	\$.
District	1-Easley	Acreage	2.0		CIR	3/1/1995	\$100,0
Brief	W/SIDE ROCK SPRINGS	LEA	0120		EASLEY, SC		
Tax Description	RD	Code			29642-0000		
	(Note: Not to be used on legal documents)	Value	\$262,300				

For I Know that my redeemer liveth, and that he shall stand at the latter day upon the earth



AND, the grantor does hereby bind the grantor and the grantor's successors and administrators to warrant and forever defend all singular the said premises unto the grantee, and the grantee's successors and assigns and against the grantor and the grantor's successors and assigns.

WITNESS my Hand and Seal this 9th day of July, 2025.

SIGNED, sealed and delivered
in the presence of:

[Signature]
Witness
Print Name: Brian Penn
[Signature]
Witness
Print Name: Erin McNeal

[Signature]
Butler Gene Stansell

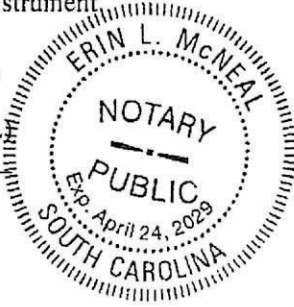
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT
under SC Code Sec. 30-5-30 (C)

I, the undersigned Notary Public, do hereby certify that Butler Gene Stansell, appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 9th day of July, 2025.

[Signature] (SEAL)
Notary Public for the State of South Carolina
My commission expires: 4/24/29



Legal Description

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, in or near the City of Easley on the northeast side of Powdersville Road, and according to a plat by J.C. Smith and Associates, Surveyor, dated January 9, 1995, said lot contains 2 acres, more or less, and is more particularly described, as follows, to-wit:

BEGINNING at a point in the center of Powdersville Road, at the northwest corner; thence along line of property of Hillandale Investments North 67-39-24 East 305.1 feet to property of Rock Springs Baptist Church; thence along church line South 45-07-41 East 259.07 feet to an iron pin; thence along line of other property of Stegall South 49-43-35 West 288.00 feet to a point in the center of the road; thence along the center of the road North 44-11-36 West 352.87 feet to a nail in cap, the BEGINNING corner.

ALSO DESCRIBED AS:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, in or near the City of Easley on the northeast side of Powdersville Road, being shown and designated as 2.000 acres (87,109 Sq. Ft.) on plat of survey entitled "Survey for WFLP LLC" prepared by Smith Surveyors, Inc. dated May 20, 2025 and recorded on _____, 2025 in Plat Book _____ at Page _____. Reference to said plat is made for a more accurate description.

Derivation: Being the same property conveyed to Butler Gene Stansell by Deeds from Willette S. Jennings, et. al. , dated January 30, 1995, etc., recorded on March 9, 1995 in Book 272, Pages 56-65, inclusive, in the Office of the Register of Deeds for Pickens County, South Carolina.

Being TMS Number 5038-06-39-6243