



-THE CITY OF-
EASLEY
SOUTH CAROLINA

Planning & Development Department
205 N. 1st Street, Easley, SC 29640
(864)-855-7908 | planning@cityofeasley.com

PLN-REZ-25-0005

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: Portion of 5038-06-38-9970	Date submitted: 11 / <u>25</u> / 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: ROCK SPRINGS BAPTIST CHURCH,	First: Ellis, Richard, Chairman of Deacons	Middle:	Interest ☒ Sole owner ☐ Co-owner
Mailing address: 201 ROCK SPRINGS ROAD	City: EASLEY	State: SC	ZIP Code: 29642-1409
Daytime phone no.: (864) 859-9854	Fax no.: ()	E-mail: info@rockspringsbaptist.com and ellis9443@bellsouth.net	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: STEGALL PROPERTY HOLDING LLC	First: Weisz, David	Middle:	
Mailing address: 219 ANDREA CIRCLE	City: EASLEY	State: SC	ZIP Code: 29642
Daytime phone no.: (917) 842-3626	Fax no.: ()	E-mail: dweisz@summitmgmtllc.com	

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from R-10 to APT			
Property address: N/E side of Powdersville Road	Number of Lots or Units: 1	Total Acreage:	Approx <u>1.0</u> 6.6 acre

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: ROCK SPRINGS BAPTIST CHURCH Owner signature:

Richard H. Ellis 11-20-25 Date:
Richard H. Ellis, Chairman of Deacons

To be completed by Applicant:

I certify that the information in this request is correct.

Applicant Name: STEGALL PROPERTY HOLDING LLC Applicant Signature:

D. J. Weisz Date: 11/20/25
David Weisz, Manager

REQUIRED INFORMATION

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

Owner requests the rezoning for the following reasons:

1. Currently Rock Springs Baptist Church owns properties on the west side of Rock Springs Road (TMS #5039-18-40-5314 and 5038-06-49-4131) that are divided by Applicant's property also on the west side of Rock Springs Rd. If the rezoning is approved, Applicant and the Church will "swap" or "exchange" properties, which will result in the Church having a contiguous property, which of course will greatly benefit the Church. The exchange of properties has been duly approved by votes of both the Board of Deacons and by the members of the Church (in fact, there were no votes against the proposed exchange by any of the Church members).
2. If the rezoning is not permitted, Applicant will go back to its original plan to develop Phase 3 of Shadowbrook Apartments on the property it already owns on Rock Springs Road and Andrea Lane, which will result in increased traffic on Rock Springs Road going towards the Church's sanctuary and Highway 123. The intersection of Rock Springs Road and Hwy 123 already has serious traffic issues problem when the Church is having events and/or services, and additional traffic from the development of Applicant's property will only make it worse. If the rezoning is approved, the primary entrance/exit of Phase 3 will be on Powdersville Rd.
3. The rezoning makes sense and is good for everyone. The rezoned property is a preferable site for Phase 3 of Shadowbrook Apartments because it will be mostly hidden from view, and the frontage on Powdersville Rd is already commercial. The more than 50 feet of wooded buffer along the creek (25 feet on each side) will shield the apartments from view from Rock Springs Rd, and the apartments will barely be visible from Powdersville Rd. because of the height of the property and the 40-foot buffer along Powdersville Rd.

The property exchange is a "Win-Win" that benefits everyone, but the rezoning must be approved for it to proceed.



Overview



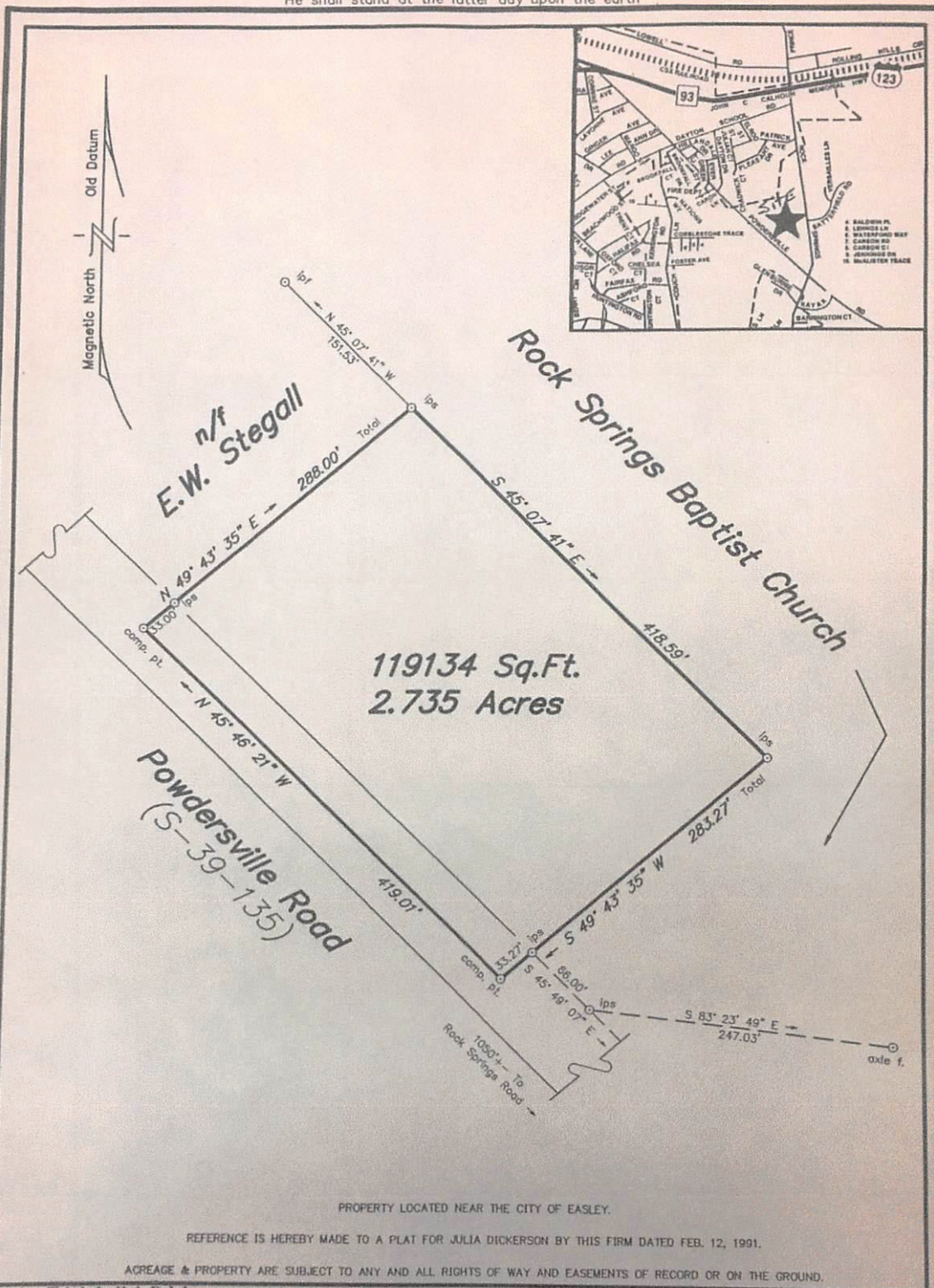
Legend

Owner Names

Roads

Streams and Rivers

Parcel ID	5038-06-38-9970	Account	Exempt	Ownership	CHURCH ROCK SPRINGS BAPTIST INC	Documents			
Account No	R0024498	Type				Date	Price	Doc	Vacant or Improved
Property Address		Class	n/a			5/31/1995	\$136,750	290 / 50	Vacant
District	A09-Easley	Acreage	2.74		212 DAYTON SCHOOL RD	n/a	\$	L	n/a
Brief	NE/SIDE OLD	LEA	n/a		EASLEY, SC 29642-1409				
Tax Description	POWDERSVILLE RD	Code							
	(Note: Not to be used on legal documents)	Value	\$0						



Party Chief J. Hal Belcher

Drawn by J. Hal Belcher

South Carolina
Boundary Survey for

Bill Oates

SINCE 1909
SMITH

J.C. Smith & Associates
R.L.S. #7882
P.O. Box 1090 Easley, SC
29641/803-859-5729
Fax 855-8022

County Pickens

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Date Apr. 21, 1995

F.B. 154 Job# 02129101

A-Cad 04219520

J.C. Smith

50' 0 50' 100'
1"=100'