



-THE CITY OF-
EASLEY
SOUTH CAROLINA

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

PLN-REZ-25-0006

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 5038-06-49-4131	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:	First:	Middle:	Interest
ROCK SPRINGS BAPTIST CHURCH,	Ellis, Richard, Chairman of Deacons		☒ Sole owner ☐ Co-owner
Mailing address:	City:	State:	ZIP Code:
201 ROCK SPRINGS ROAD	EASLEY	SC	29642-1409
Daytime phone no.:	Fax no.:	E-mail: info@rockspringsbaptist.com and ellis9443@bellsouth.net	
(864) 859-9854	()		

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name:	First:	Middle:	
STEGALL PROPERTY HOLDING LLC	Weisz, David		
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	

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from <u>R-10</u> to <u>APT</u>					
Property address:	Between Powdersville Rd and Rock Springs Rd	Number of Lots or Units:	1	Total Acreage:	Approx 2.5 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: ROCK SPRINGS BAPTIST CHURCH Owner signature:

Richard H. Ellis
Richard H. Ellis, Chairman of Deacons

Date: 11-20-25

To be completed by Applicant:

I certify that the information in this request is correct.

Applicant Name: STEGALL PROPERTY HOLDING LLC Applicant Signature:

David Weisz
David Weisz, Manager

Date: 11/20/25

REQUIRED INFORMATION

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

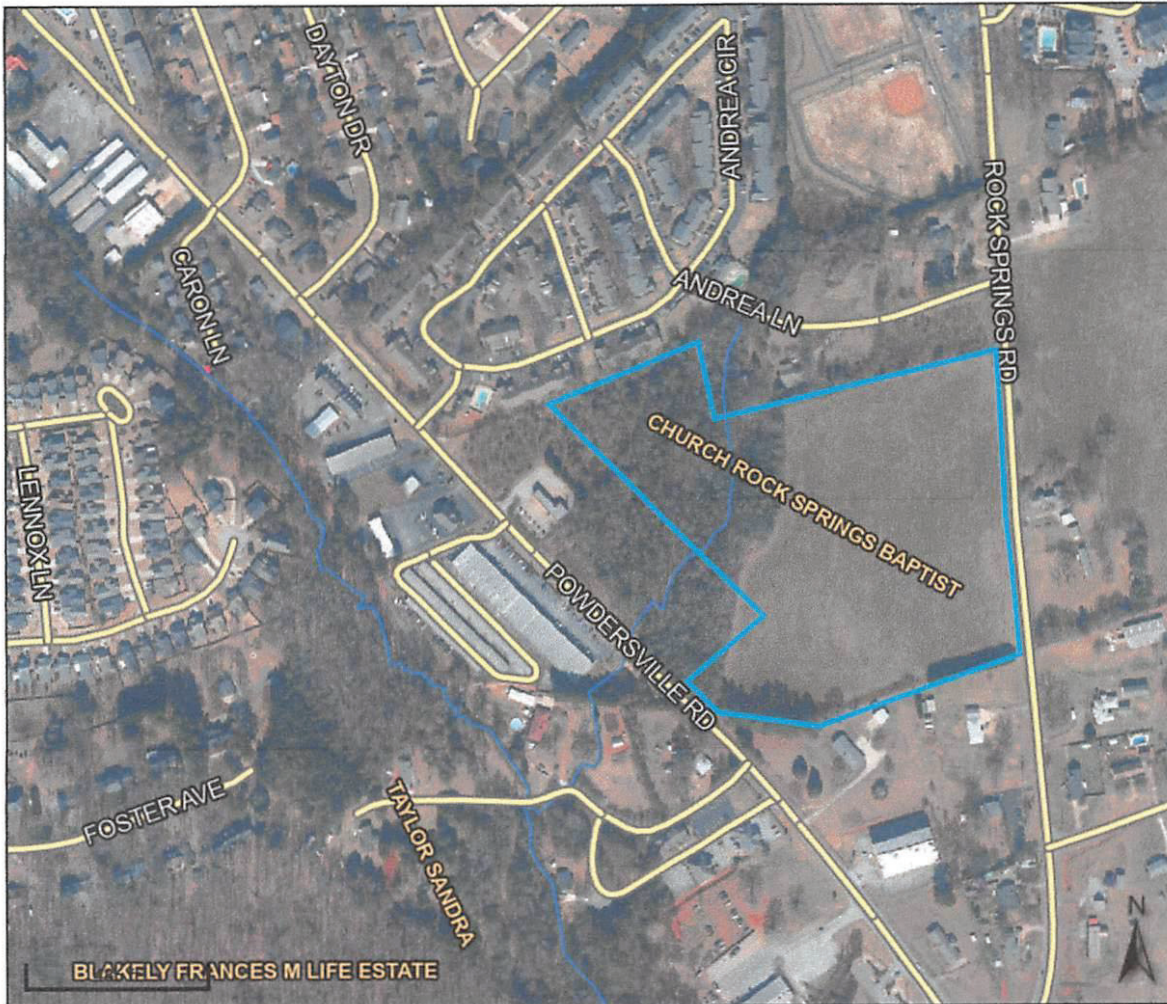
Owner requests the rezoning for the following reasons:

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.



Pickens County, SC



Overview



Legend

Owner Names

Roads

Streams and Rivers

Parcel ID	5038-06-49-4131	Account	Exempt	Ownership	CHURCH ROCK SPRINGS BAPTIST	Documents			
Account No	R0024514	Type			212 DAYTON	Date	Price	Doc	Vacant or Improved
Property Address		Class	n/a		SCHOOL RD	9/1/1994	\$375,760	254/14	Vacant
District	A09-Easley	Acreage	17.08		EASLEY, SC 29642-1409	8/30/1994	\$375,760	254/24	Vacant
Brief	W/SIDE ROCK SPRINGS RD	LEA	n/a						
Tax Description		Code							
		Value	\$0						

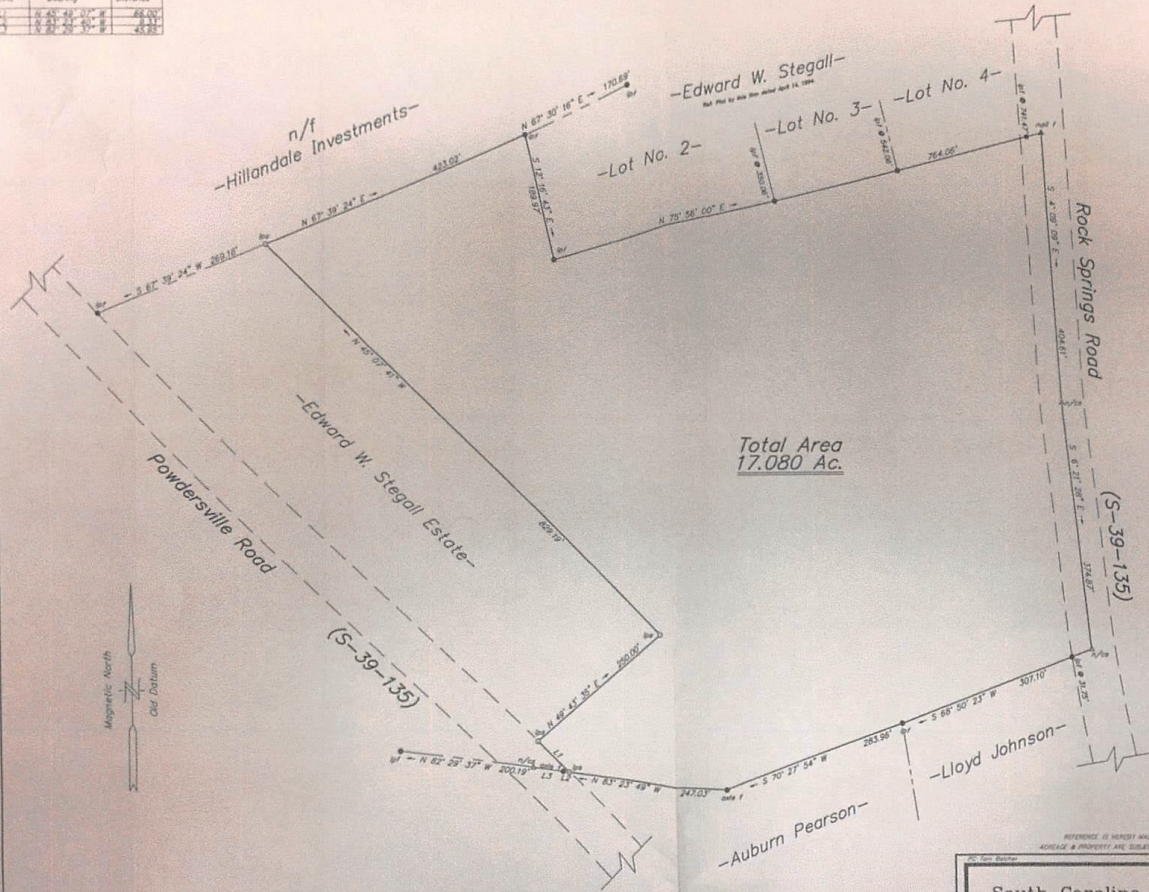
(Note: Not to be used on legal documents)

Date created: 11/25/2025

Last Data Uploaded: 11/25/2025 8:21:46 PM

Developed by SCHNEIDER
GEOSPATIAL

Line	Bearing	Distance
1	N 67° 30' 16" E	170.00'
2	S 12° 16' 45" E	159.53'
3	N 67° 30' 16" E	431.02'
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100	N 67° 30' 16" E	431.02'



Total Area
17.080 Ac.

REFERENCE IS HEREBY MADE TO A PLAT FOR JULIA S. STEGALL BY THIS FIRM DATED FEBRUARY 12, 1984.
ADVERSE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND.

South Carolina
Survey for
Rock Springs
Baptist Church

SINCE 1909
SMITH
J.C. Smith & Associates
R.L.S. #7882
P.O. Box 1090 Colley, SC
29641/803-858-5729
Fax 855-8022

County Pickens

DRAWN July 27, 1984
F.B. 104 Pg. 12 Job 50389101

J.C. Smith

977,60

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

ROBINSON LAW FIRM, P.A.

Part of J14-00-013A

Book 254 Page 14

KNOW ALL MEN BY THESE PRESENTS, that We, Adelene S. Porter, Willette S. Jennings, and Betty Jo S. Sisk

Co. Tax \$ 413.60

In consideration of Three Hundred Seventy-Five Thousand Seven Hundred Sixty & No 100 (\$375,760.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Rock Springs Baptist Church, Inc., its successors and/or assigns: 212 Dayton School Road Easley, SC 29640

ALL MY RIGHT TITLE AND INTEREST IN AND TO:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, near the City of Easley, lying between Powdersville Road and Rock Springs Road and according to a plat by J. C. Smith & Associates, dated July 27, 1994, of property of Rock Springs Baptist Church, said tract contains 17.080 acres, more or less, and is more particularly described as follows, to-wit:

BEGINNING at a point in the center of Rock Springs Road, the northeast corner of the lot herein conveyed; thence along the road South 04-09-09 East 404.61 feet to a point in the road; thence along the road South 06-21-28 East 374.87 feet to a point in the road; thence leaving the road and running South 68-50-23 West 307.10 feet to a point; thence South 70-27-54 West 283.96 feet to a point; thence North 83-23-49 West 247.03 feet to a point on Powdersville Road (S-39-135); thence along the road North 45-49-07 West 66.0 feet to a point; thence leaving the road and running North 49-43-35 East 250.00 feet to a point; thence North 45-07-41 West 829.19 feet to a point; thence North 67-39-24 East 423.02 feet to a point; thence South 12-16-43 East 189.97 feet to a point; thence North 75-56-00 East 764.06 feet to a point in Rock Springs Road, the point of BEGINNING.

This is a portion of the Edward W. Stegall property and was devised to the children of Edward W. Stegall by Palmer O. Stegall in paragraph 2 of his Last Will and Testament dated July 19, 1950. (Probate records, Apt. 329, file 6). Julia Frances Stegall Dickerson conveyed her interest to certain heirs by deed dated February 22, 1990 and recorded in Deed Book 97, at Page 146. Edward W. Stegall (Jr.) and Mildred P. Stegall conveyed their interest to certain heirs by deed dated July 26, 1990, recorded in Deed Book 109, at Page 30. Robert E. Stegall died testate leaving his estate to his wife and children (Pickens County Probate records 87ES3900385). Montez S. Phillips died testate in Mecklenburg County, N.C. devising her estate to her children (file 93-E-1313).

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 1st day of September, 1994

SIGNED, sealed and delivered in the presence of:

Adelene S. Porter (SEAL)
Willette S. Jennings (SEAL)
Betty Jo S. Sisk (SEAL)
Jimmie B. Porter (SEAL)
Wm. Robinson (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)' act and deed, deliver the within written deed and that (s)he, with the other witnesses subscribed above, witnessed the execution thereof.

SWORN to before me this 1st day of September, 1994

Jimmie B. Porter (SEAL)
Notary Public for South Carolina
My commission expires 5-3-99
JIMMY MCCOLLUM, Tax Assessor
222 McDANIEL AVE., B-8
PICKENS, SC 29671

LEGAL DESCRIPTION ROCK SPRINGS TRACT

ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PORTION OF TMS# 5038-06-49-4131, LOCATED ON POWERSVILLE ROAD, IN THE CITY OF EASLEY, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, AND CONTAINING 3.559 ACRES, AS SHOWN ON A SURVEY FOR WFLP, LLC, BY SMITH SURVEYORS INC, DATED JULY 23, 2025 AND BEING MORE FULLY DESCRIBED HAVING METES AND BOUNDS AS FOLLOWS, TO-WIT:

Beginning at an ips 1/2" rb noted as "P.O.B." on survey, thence North 67 Degrees, 40 Minutes, 17 Seconds East, 423.07 feet to an ipf 1" ct, thence South 12 Degrees, 16 Minutes, 45 Seconds East, 189.91 feet, to a point in creek, running along center of creek the following metes and bounds, South 34 Degrees, 12 Minutes, 33 Seconds West, 30.23 feet, to a pt, thence South 10 Degrees, 43 Minutes, 23 Seconds East, 12.31 feet to a pt, thence South 9 Degrees, 52 Minutes, 44 Seconds East, 17.33 feet to a pt, thence South 11 Degrees, 54 Minutes, 26 Seconds West, 23.21 feet to a pt, thence South 44 Degrees, 12 Minutes, 55 Seconds West, 11.28 feet to a pt, thence South 17 Degrees, 07 Minutes, 14 Seconds West, 36.35 feet to a pt, thence South 30 Degrees, 12 Minutes, 29 Seconds West, 43.61 feet to a pt, thence South 30 Degrees, 35 Minutes, 21 Seconds West, 35.42 feet to a pt, thence South 6 Degrees, 05 Minutes, 10 Seconds West, 69.52 feet to a pt, thence South 29 Degrees, 51 Minutes, 00 Seconds East, 13.07 feet to a pt, thence South 12 Degrees, 22 Minutes, 09 Seconds West, 37.21 feet to a pt, thence South 16 Degrees, 42 Minutes, 23 Seconds East, 28.07 feet, to a pt, thence South 12 Degrees, 13 Minutes, 00 Seconds West, 38.73 feet to a pt, thence South 17 Degrees, 17 Minutes, 31 Seconds West, 57.36 feet to a pt, thence South 30 Degrees, 40 Minutes, 39 Seconds West, 38.97 feet to a pt, thence South 28 Degrees, 56 Minutes, 06 Seconds West, 53.94 feet to a pt, thence South 12 Degrees, 31 Minutes, 59 Seconds West, 21.24 feet to a pt, thence South 25 Degrees, 50 Minutes, 22 Seconds West, 57.37 feet to a pt, thence South 55 Degrees, 10 Minutes, 23 Seconds West, 16.32 feet to a culvert, thence South 44 Degrees, 04 Minutes, 44 Seconds West, 22.54 feet to a point in road, thence running along center of road North 46 Degrees, 16 Minutes, 18 Seconds West, 180.20 feet to a pt, thence North 41 Degrees, 58 Minutes, 59 Seconds West, 36.50 feet to a point in road, thence turning and leaving said road and running North 49 Degrees, 43 Minutes, 35 Seconds East, 288.00 feet to an ipf 3/4" ct, thence turning and running North 45 Degrees, 07 Minutes, 41 Seconds West, 151.55 feet to an ipf 1" ct, thence running North 45 Degrees, 07 Minutes, 41 Seconds West, 259.19 feet to the point of beginning and containing 3.559 acres.