

City of Easley
Department of Planning and Development
Planning Commission Meeting
January 26, 2026

Staff Report

Case Number(s):

PLN-ANN-26-0001

Applicant: Hamilton Shirley Thurston Powell Trustee

Parcels: 5028-16-83-3022

Current Zoning: County

Proposed Zoning: R-10 (Single Family Residential)

Total Acreage: 37.97 +/- acres

I. Summary of Request

The applicants are requesting annexation of one parcel into the corporate limits of the City of Easley. Upon annexation, the parcel will receive the default zoning classification of **R-10 (One-Family Residential)** in accordance with the City of Easley Unified Development Ordinance.

II. EXISTING CONDITIONS

- The subject parcel is currently located in unincorporated Pickens County and are adjacent to or in proximity to existing City limits.
- The parcel is surrounded by residential single-family properties.
- Utilities and roadway access are anticipated to be available or extended upon development, subject to applicable approvals.

III. CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed annexations are consistent with the City of Easley Comprehensive Plan, as it:

- Encourage smart growth principles with a focus on infill and redevelopment.
- Ensure new developments include adequate infrastructure (including sidewalks, trails, open space)

IV. STAFF ANALYSIS

Strengths:

- Properties are contiguous or near existing City limits, promoting logical boundary expansion.
- Annexation allows future development to follow City zoning and design standards.
- Supports long-range planning goals of controlled growth.
- Potential to expand the City's tax base and receive Impact Fees.

Considerations:

- Any future development will require site plan and subdivision approvals.
- Extension of utilities and services will be evaluated during development review.
- Traffic, stormwater management, and buffering will be addressed at the appropriate project phase.

VI. STAFF RECOMMENDATION

Staff recommends approval of the annexation request for the following parcel 5028-16-83-3022, with the default zoning of R-10 (One-Family Residential), subject to compliance with all applicable standards of the City of Easley Unified Development Ordinance.

Respectfully submitted,



City Planner

Exhibits:

Exhibit A: Zoning Map

Exhibit B: Pickens County Map

Exhibit C: Survey of Parcel

Exhibit D: Proposed Site Plan Brushy Creek Subdivision (voluntary)

Exhibit E: Annexation Application

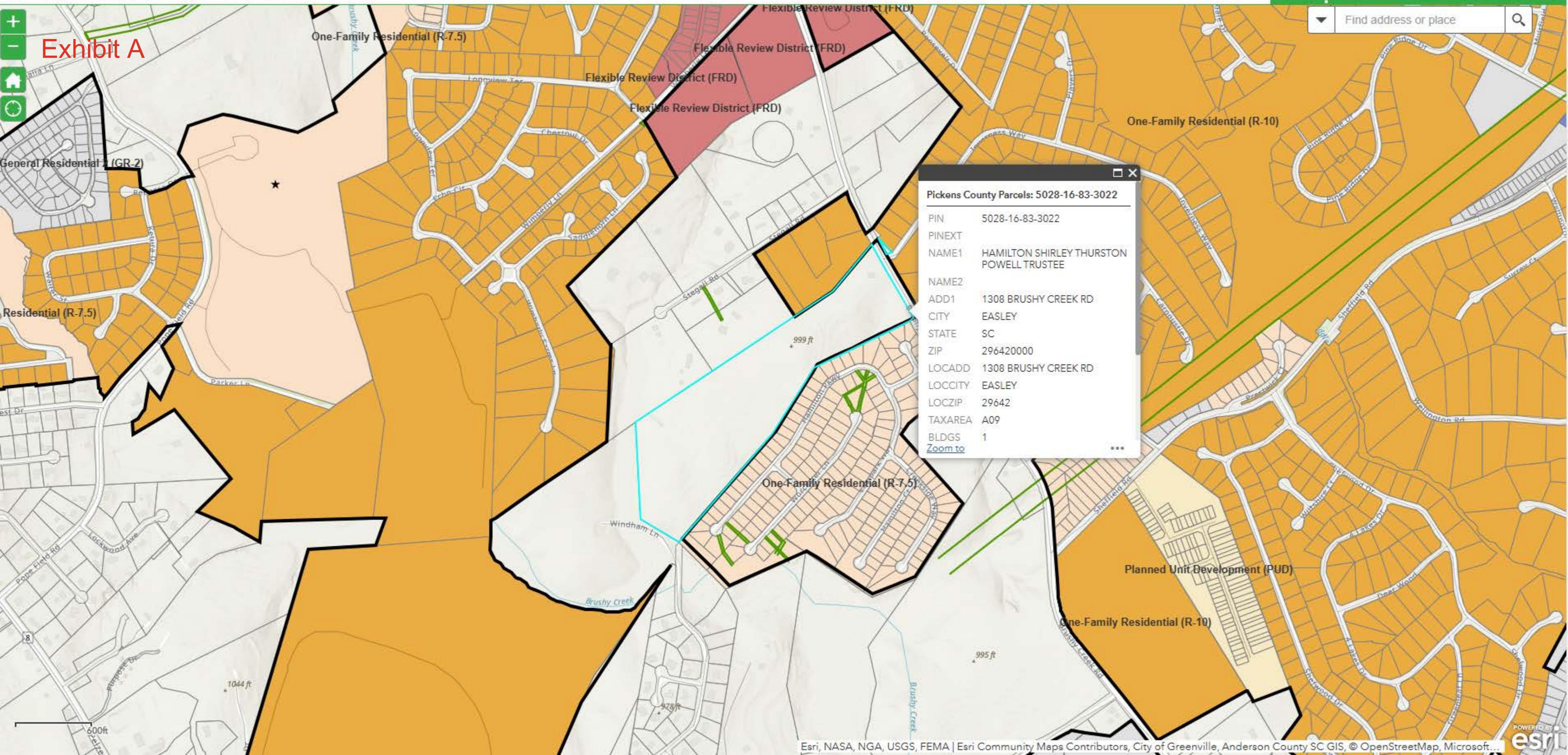
Exhibit A

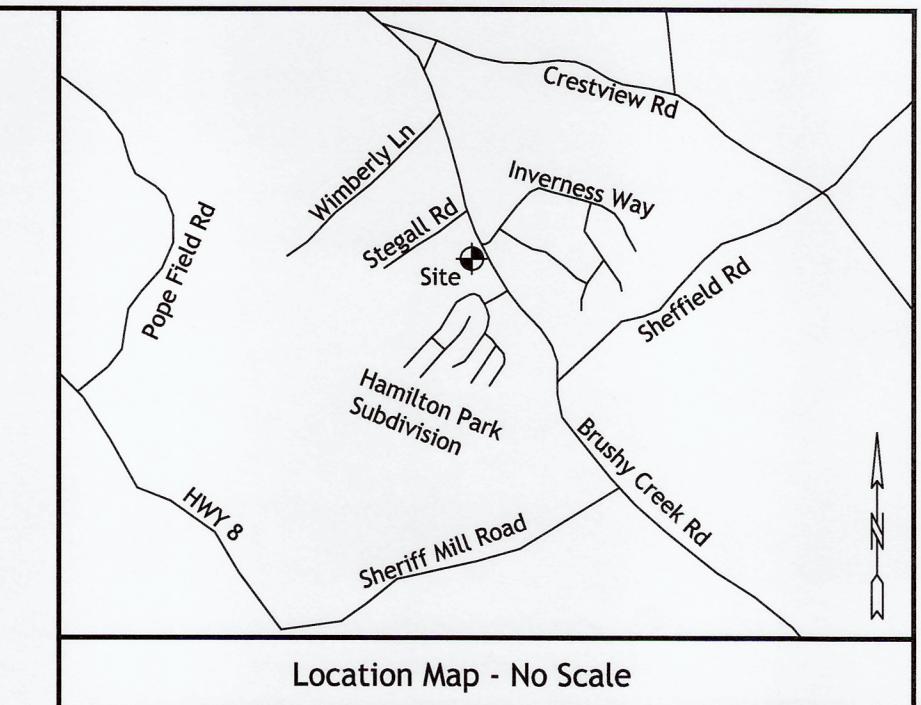
Exhibit C

LEGEND

IPF - Iron Pin Found	●
IPS - Iron Pin Set	○
MNF - Mag Nail Found	◎
NBC - Nail & Bottle Cap Found Unless Noted Otherwise	○
MNS - Mag Nail Set	◎
Computed Point	△
Sanitary Manhole	○
Utility Pole	○
Fire Hydrant	○
Water Meter	○
Telephone Pedestal	○

Legal Description

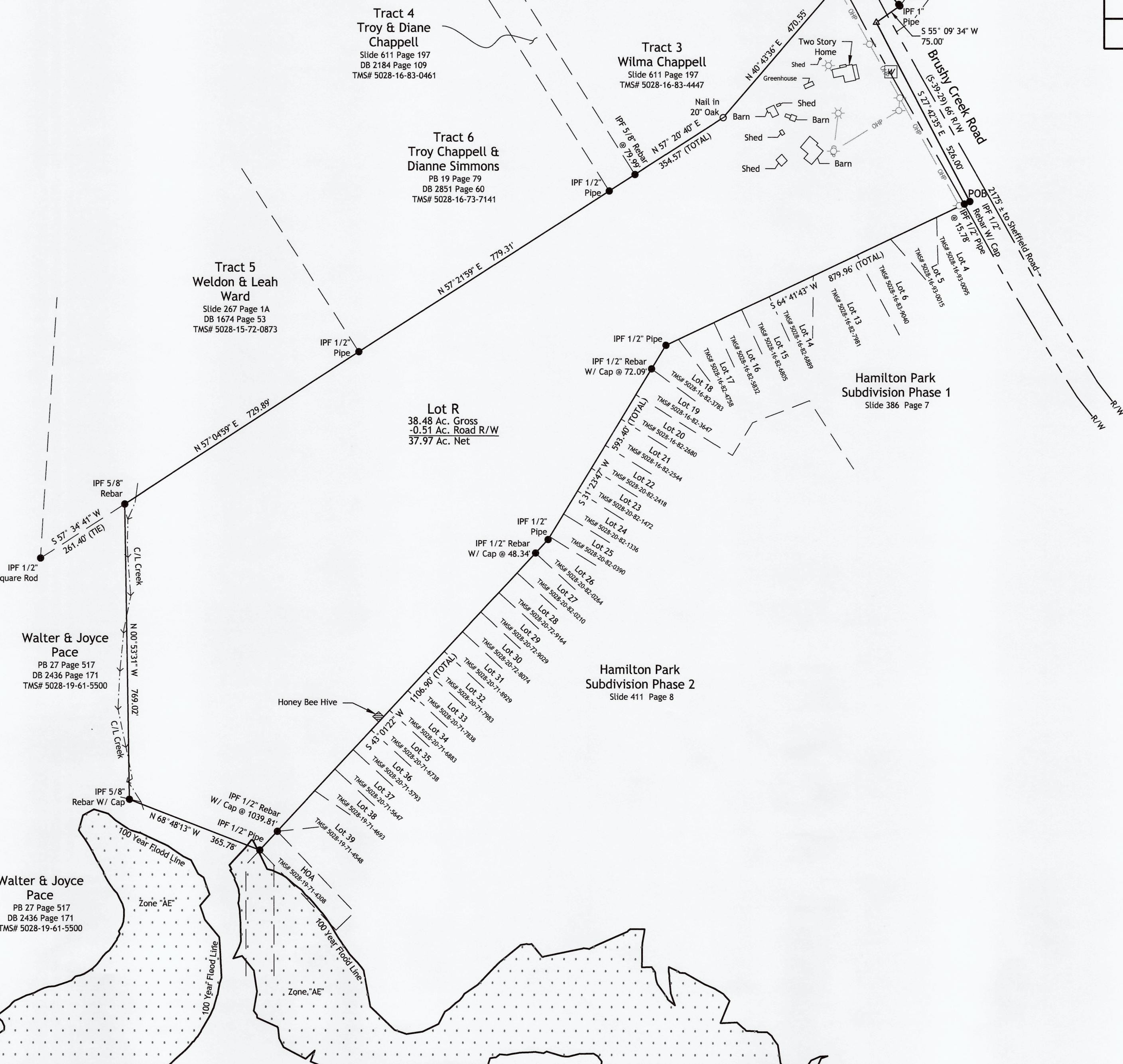
POINT OF BEGINNING (POB) 1/2" Rebar in Brushy Creek Rd, Thence leaving Brushy Creek Rd and running along the line of Hamilton Park Subdivision, S 64° 41' 43" W for a distance of 879.96' IPF 1/2" Pipe; Thence S 31° 23' 47" W for a distance of 593.40' IPF 1/2" Pipe; Thence S 43° 01' 22" W for a distance of 1106.90' IPF 1/2" Pipe; Thence turning and running along the line of Walter and Joyce Pace N 68° 48' 13" W for a distance of 365.78' IPF 5/8" Rebar with Cap; Thence turning and continuing along the line Walter and Joyce Pace N 0° 53' 31" W for a distance of 769.02' IPF 5/8" Rebar; Thence turning and running along the line of Weldon and Leah Ward N 57° 04' 59" E for a distance of 729.89' IPF 1/2" Pipe; Thence turning and running along the line of Troy Chappell and Dianne Simmons N 57° 21' 59" E for a distance of 779.31' IPF 1/2" Pipe; Continuing along the line of Troy Chappell and Dianne Simmons N 57° 20' 40" E for a distance of 79.99' IPF 5/8" Rebar; Thence along the line of Wilma Chapel N 57° 20' 40" E for a distance of 274.58' Nail in 20' Oak; Thence turning and running along the line of Wilma Chappell N 40° 43' 36" E for a distance of 40.55' IPF 3/4" Pipe at Right-of-Way of Brushy Creek Road. Thence N 40° 49' 32" E for a distance of 76.98 to a IPF 3" Pipe on Northern side of Brushy Creek Road and adjoining lot 10; David Gosey; Thence along lot 10, David Gosey S 40° 17' 32" E for a distance of 162.37' IPF 1" Pipe on the Right-of-Way of Inverness Way; Thence S 55° 09' 34" W for a distance of 75.00' to a computed point in Brushy Creek Road; Thence S 27° 42' 35" E a distance of 526.00' to the POINT OF BEGINNING (POB). Found to contain 38.48 Acres Gross and being the same property as described in DB 2051 Page 189.



Location Map - No Scale

S.C.P.C. NAD 83 (2011)
NAVD 88 (GEOD 18)

200 0 100 200
SCALE: 1 in = 200 ft.



References:
TMS# 5028-16-83-3022
DB 2051 PG 189

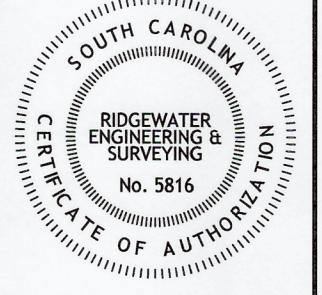
Plat of a Tract of Land

1308 Brushy Creek Rd

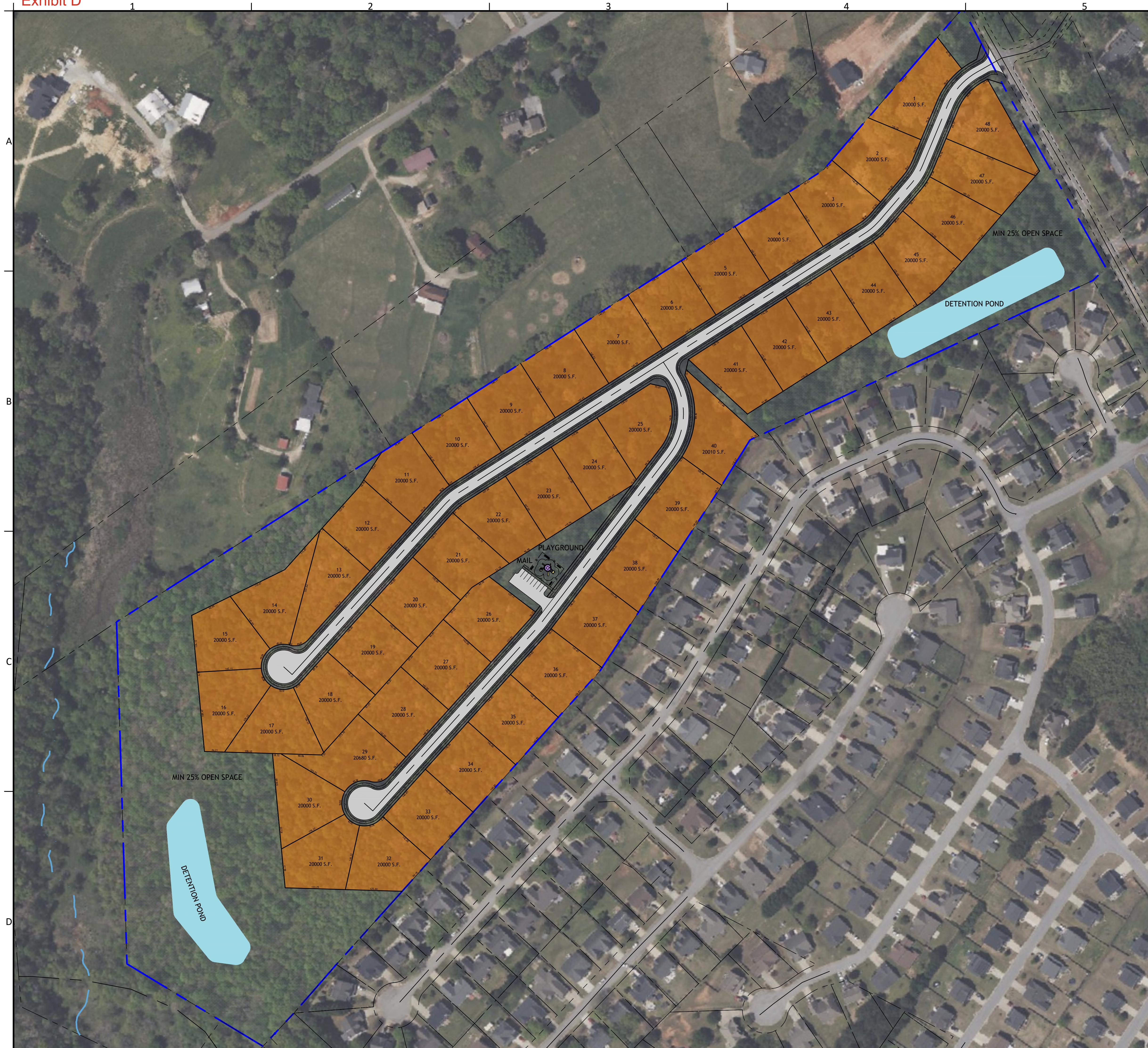
Surveyed at the Request of:
Mungo Homes

State of South Carolina
County of Pickens
Easley Township

Date:	12-23-25
Drawn By:	CDP
Checked:	TEW
Job Number:	25297
Revisions:	0



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PO Box 806, ANDERSON, SC 29622
(864) 226-0980 RIDGEWATERENG.COM



SITE DATA:	
TAX MAP #s:	5028-16-83-3022
COUNTY / MUNICIPALITY:	ANNEX INTO CITY OF EASLEY
SITE ACREAGE:	37.31 AC
CURRENT ZONING:	NEED TO ANNEX INTO CITY AT R-10
LAYOUT DATA:	
NEW LOTS / UNITS:	48
LOT / UNIT SIZE:	20,000 SQFT
NEW ROAD / DRIVE:	3,662 LF

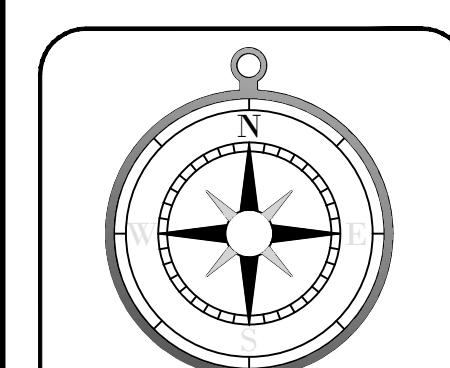
Gray
Engineering

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WWW.GRAYENGINEERING.COM

SC C.O.A.#C-1217 GA C.O.A.#PER001941 TN C.O.A.#0410819

BRUSHY CREEK RD SUBDIVISION
CITY OF EASLEY, SC
BRUSHY CREEK ROAD

STAKEOUT PLAN



0 100 200
Feet
SCALE: 1" = 100'
PROJECT MANAGER: JDB
DRAWN BY: JDB
PROJECT DATE: 9/4/25
JOB No.: 2025XXX
PLOT DATE: 10/21/25

CV-1

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Brushy Creek Rd - P3.dwg



-THE CITY OF-
EASLEY
SOUTH CAROLINA

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

Exhibit E

PLN-ANN-26-0001

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	Patrick Ingram	Norman Hamilton
*Title:	Sr. Acquisition Manager - Mungo Homes	Trustee - Hamilton Shirley Thurston Powell Trustee
*Address:	535 Brookshire Road STE A	1308 Brushy Creek Rd
*City, State:	Greer, SC	Easley, SC
*Zip:	29651	29642
*Phone:	(864) 380-5145	
*Email:	pingram@mungo.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*PARCEL #(S) 5028-16-86-3022

*TOTAL ACREAGE 37.97

*CURRENT ZONING DESIGNATION (County) N/A

*PROPOSED ZONING DESIGNATION (City) R-10

TYPE OF ANNEXATION

*Please select one (1) type: 100% 75% 25%

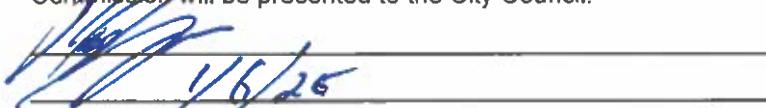
For 100% and 75% Annexations, please include the corresponding *Annexation Petition* with the application submittal.

INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a pre-application conference with the Zoning Administrator prior to the scheduled submission deadline. Call (864)-855-7908 to schedule an appointment.
2. Staff will review the application for "completeness". If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting. A complete application includes: application filled out, payment for the annexation fee (**\$250.00**), payment for the rezoning fee (**\$200.00** - if applicable), (2) copies of a current survey for the property (sized 8.5" x 11"), and the legal description of the property.
3. **A completed application is required for each separate parcel.**
4. **Public Notice Requirements.** Annexation applications require (1) Planning Commission and (2) City Council public hearings. It is the applicants responsibility to post the required public notice signs on the subject property(s) at least 15 days prior to the scheduled public hearings. See Section 4.1.4. Public Notice in the Unified Development Ordinance (UDO) for more information.
5. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction. If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council.

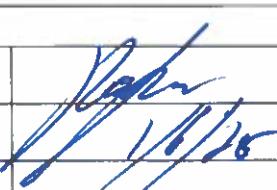
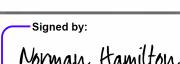


*APPLICANT SIGNATURE

DATE

6. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: 

*Signatures	
Applicant	
Date	1/16/25
Property Owner/Authorized Agent	Signed by:  Norman Hamilton <small>9E1B19CE4A624C3...</small>
Date	1/6/2026