



-THE CITY OF-
EASLEY
SOUTH CAROLINA

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

PLN-ANN-26-0001

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	Josh Baker	Hamilton Shirley Thurston Powell Trustee
*Title:	Project Manager - Civil Engineer	Norman Hamilton - Member
*Address:	132 Pilgrim Rd	1308 Brushy Creek Rd
*City, State:	Greenville, SC	Easley, SC
*Zip:	29607	29642
*Phone:	803-422-6075	
*Email:	jbaker@grayengineering.com	

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*PARCEL #(S) 5028-16-83 → 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: X 100% 75% 25%

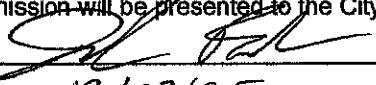
For 100% and 75% Annexations, please include the corresponding Annexation Petition with the application submittal.

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.



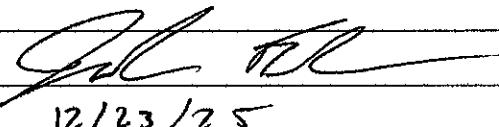
12/23/25

*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: JB

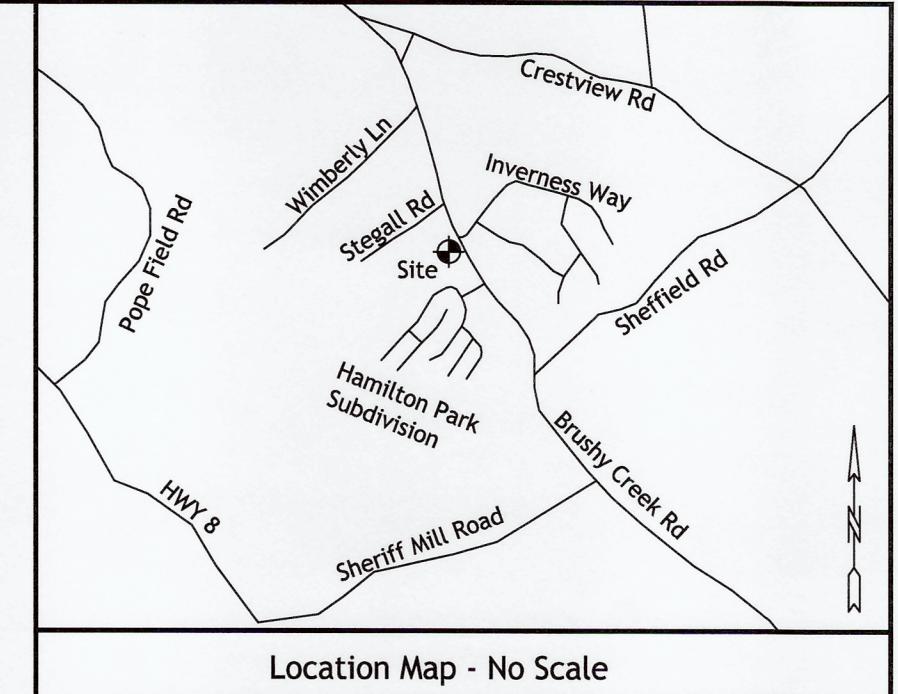
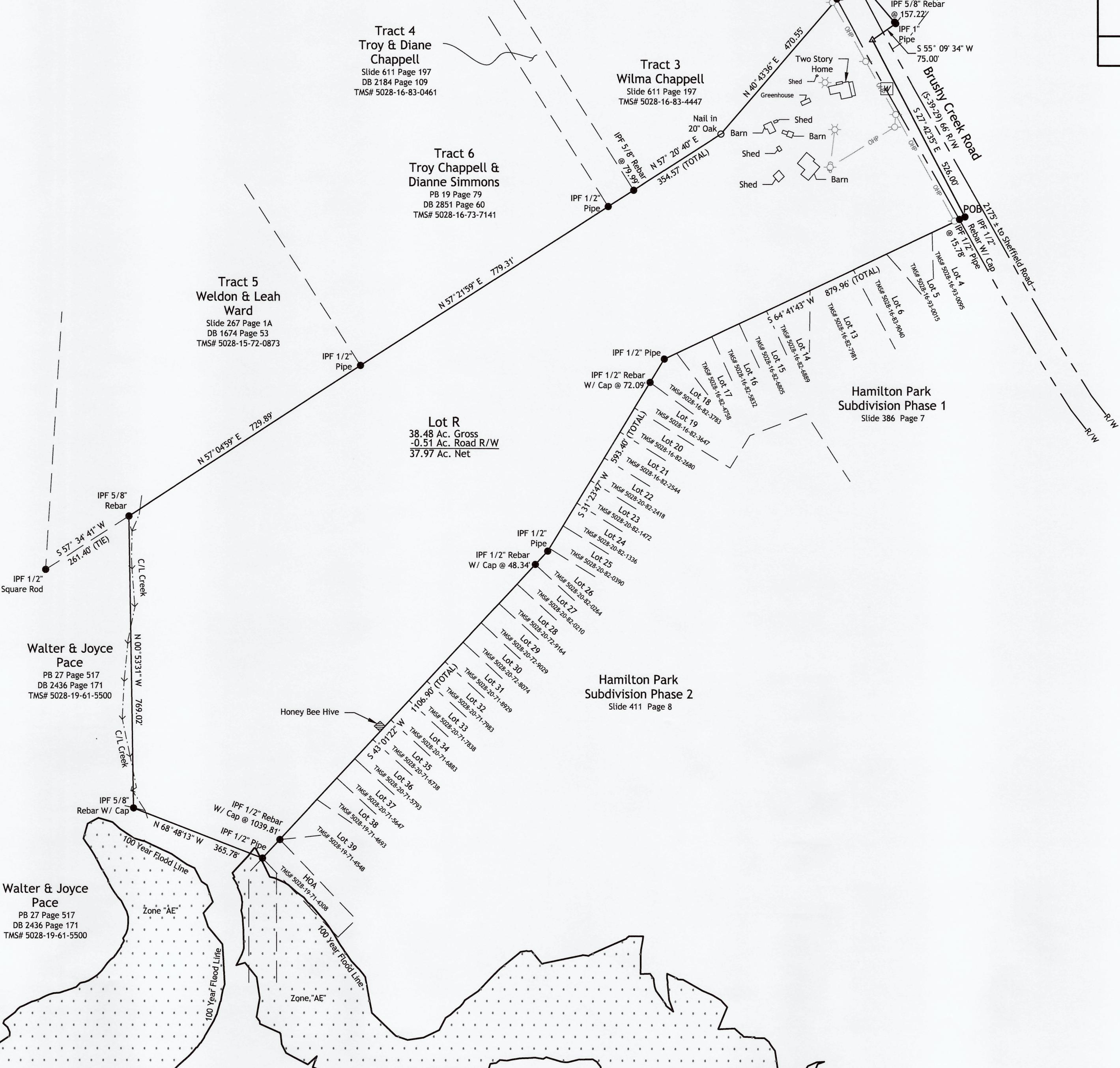
*Signatures	
Applicant	
Date	12/23/25
Property Owner/Authorized Agent	
Date	

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 00° 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 470.55 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

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

GRID NORTH

SCALE: 1 in = 200ft

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

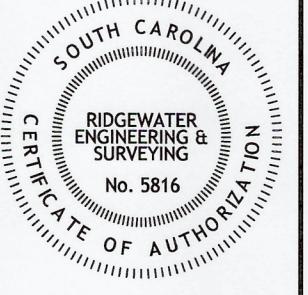
Plat of a Tract of Land

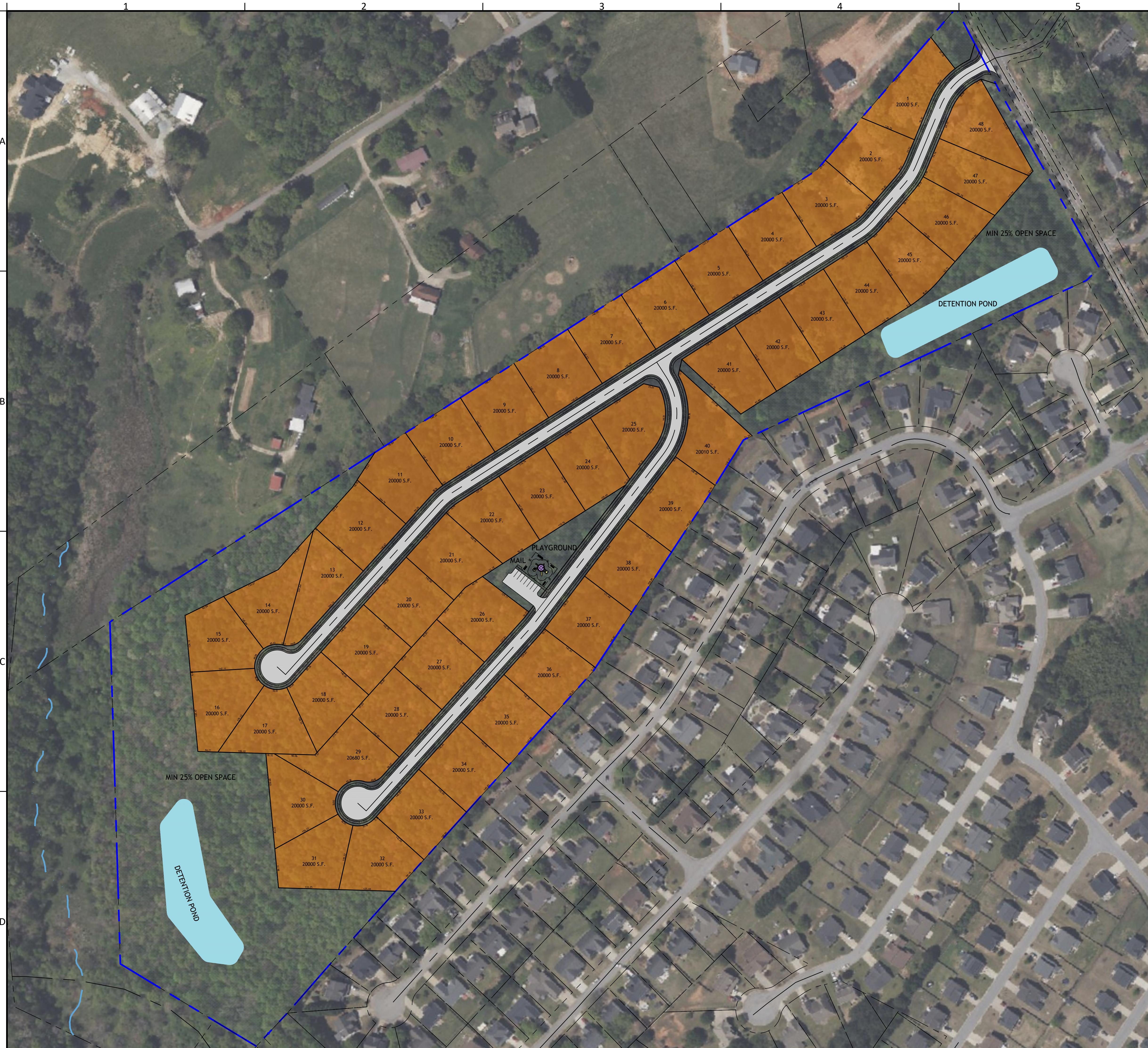
1308 Brushy Creek Rd

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





SITE DATA:	
TAX MAP #:	5028-16-83-3022
PROJECT MANAGER:	
DRAWN BY:	JDB
PROJECT DATE:	
JOB No.:	2025XXX
PLOT DATE:	
SHEET	
CV-1	
Brushy Creek Rd - P3.dwg	

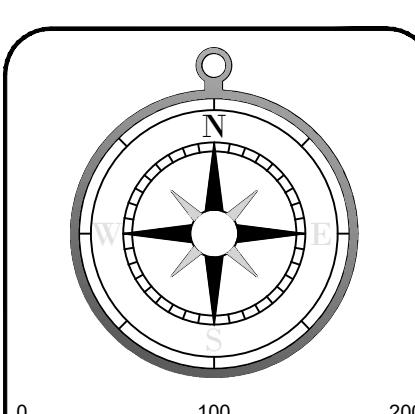
Gray
Engineering

132 PUGLIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 729-8747
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

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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

48
20,000 SQFT
3,662 LF
NEW LOTS / UNITS:
LOT / UNIT SIZE:
NEW ROAD / DRIVE: