



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: 5039 - 19 - 61 - 8304	Date submitted: 3 / 26 / 2026	Planning Commission meeting date: 4 / 20 / 2026
Initiated by: <input checked="" type="checkbox"/> Owner/Agent <input type="checkbox"/> City Council <input type="checkbox"/> Planning Commission <input type="checkbox"/> Board of Zoning Appeals			

OWNER(S) INFORMATION			
Last name: Cowan	First: Ross	Middle: (RT Calhoun Memorial LLC)	Interest <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Co-owner
Mailing address: 1090 Morrison Drive, Ste 200	City: Charleston	State: SC	ZIP Code: 29403
Daytime phone no.: (917) 520-1392	Fax no.: ()	E-mail: ross@cowannakios.com	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name:	First:	Middle:	
Mailing address:	City:	State:	ZIP Code:
Daytime phone no.: ()	Fax no.: ()	E-mail:	

PROPERTY INFORMATION		
THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from <u>GR2</u> to <u>GC</u>		
Property address: Not yet assigned	Number of Lots or Units: 1	Total Acreage: 17.048

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:

Owner signature:

Date:

To be completed by Applicant:

I certify that the information in this request is correct.



Applicant Name:

Ross M Lowman Jr

Applicant Signature:

3/18/26

Date:

REQUIRED INFORMATION

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

Change in proposed use.



STATE OF SOUTH CAROLINA)
) LIMITED WARRANTY
COUNTY OF PICKENS) DEED

THIS LIMITED WARRANTY DEED made by BARBARA JEAN FREEMAN (hereinafter referred to as the "Grantor") to RT CALHOUN MEMORIAL LLC, a South Carolina limited liability company (hereinafter referred to as the "Grantee")

IN CONSIDERATION of the sum of **One Million Two Hundred Fifty Thousand and No/100 Dollars (\$1,250,000.00)** the receipt and sufficiency of which is acknowledged by Grantor, subject to the matters, exceptions, easements, restrictions, covenants, reservations, conditions and limitations referenced specifically or generally below and on **Exhibit B** (collectively, the "Permitted Exceptions"), Grantor has granted, bargained, sold and released, and by this Deed grants, bargains, sells and releases, to Grantee, and its successors and assigns, the following real property:

SEE ATTACHED EXHIBIT A FOR A PROPERTY DESCRIPTION

Grantee's Address: RT Calhoun Memorial LLC
1049 Morrison Drive, Suite 202
Charleston, South Carolina 29403
Attn: Ross Cowan

TOGETHER with all and singular, subject to the Permitted Exceptions contained herein, the rights, members, hereditaments and appurtenances belonging to the property or in any way incident or appertaining thereto;

TO HAVE AND TO HOLD, subject to the Permitted Exceptions contained herein, all and singular the said property unto Grantee, and its successors and assigns, forever.

AND the Grantor does hereby bind herself, and her heirs, successors and assigns, to warrant and forever defend all and singular the said property, subject to the Permitted Exceptions contained herein, unto the Grantee and the Grantee's successors and assigns, against the Grantor, and her heirs, successors and assigns, lawfully claiming or to claim the property, or any part thereof, but no others..

[REMAINDER OF PAGE INTENTIONALLY BLANK]

WITNESS the grantor's hand and seal this 26th day of May, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jane M. Raberis
Witness
Veda M. Campbell
Witness

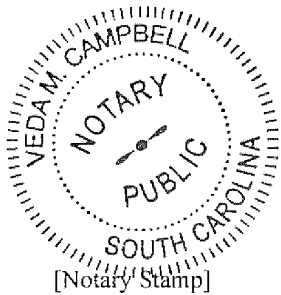
Barbara Jean Freeman [L.S.]
BARBARA JEAN FREEMAN

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

ACKNOWLEDGEMENT

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that BARBARA JEAN FREEMAN, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 26th day of May, 2023.



Veda M. Campbell (SEAL)
Notary Public, State of South Carolina
Notary Name Printed Veda M. Campbell
My Commission Expires: 10/8/2031

EXHIBIT A

[Legal Description]

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, BEING ON THE SOUTH SIDE OF CALHOUN MEMORIAL HWY. (U.S. HWY. 123), KNOWN AND DESIGNATED AS LOT 4 CONTAINING 17.048 ACRES, MORE OR LESS, ON A PLAT PREPARED FOR SC CALHOUN MEMORIAL HIGHWAY, LLC BY SITE DESIGN, INC. DATED NOVEMBER 19, 2012, AND RECORDED DECEMBER 23, 2013 IN PLAT BOOK 599, PAGE 269; AND HAVING THE BOUNDARIES AND MEASUREMENTS AS SHOWN ON SAID PLAT; REFERENCE BEING CRAVED THERETO AS OFTEN AS IS NECESSARY FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

AND ALSO:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, BEING ON THE SOUTH SIDE OF CALHOUN MEMORIAL HWY. (U.S. HWY. 123), KNOWN AND DESIGNATED AS LOT 5 CONTAINING 0.803 ACRES, MORE OR LESS, ON A PLAT PREPARED FOR SC CALHOUN MEMORIAL HIGHWAY, LLC BY SITE DESIGN, INC. DATED NOVEMBER 19, 2012, AND RECORDED DECEMBER 23, 2013 IN PLAT BOOK 599, PAGE 269; AND HAVING THE BOUNDARIES AND MEASUREMENTS AS SHOWN ON SAID PLAT; REFERENCE BEING CRAVED THERETO AS OFTEN AS IS NECESSARY FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING A PORTION OF THE SAME PROPERTY DEVISED TO BARBARA JEAN FREEMAN A/K/A BARBARA J. FREEMAN UNDER THE LAST WILL AND TESTAMENT OF JESSE WAYNE FREEMAN AS EVIDENCED BY DEED OF DISTRIBUTION FROM THE ESTATE OF JESSE WAYNE FREEMAN, DATED APRIL 2, 2013, AND RECORDED APRIL 3, 2013, IN DEED BOOK 1517, PAGE 130. JESSE WAYNE FREEMAN DIED TESTATE ON JULY 23, 2012, WITH HIS ESTATE PROBATED IN THE OFFICE OF PROBATE COURT FOR PICKENS COUNTY, SOUTH CAROLINA, AS FILE NO. 2012ES3900476.

TMS NO. 5039-19-61-8304

TMS NO. 5039-19-62-8021

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
2. Temporary Construction Easement Agreement between Barbara Jean Freeman and Quiktrip Corporation, dated April 12, 2013, and recorded April 16, 2013, in Book 1520, Page 14.
3. Easement Agreement between Barbara Jean Freeman and Wells Fargo Bank, N.A., successor Trustee by merger with Wachovia Bank, N.A., under agreement with Freeman 123, a limited partnership, dated November 1, 2002, by instrument, dated April 10, 2013, and recorded April 16, 2013, in Book 1520, Page 24.
4. Declaration of Easements, Covenants and Restrictions dated April 12, 2013, and recorded April 16, 2013, in Book 1520, Page 39, amended by First Amendment, dated February 6, 2014, and recorded February 7, 2014, in Book 1582, Page 93.
5. Reciprocal Easement Agreement between Wells Fargo Bank, N.A., Successor Trustee by merger with Wachovia Bank, N.S., under Agreement with Freeman 123, a limited Partnership, dated November 1, 2002, J. Wayne Freeman, and Quik Trip Corporation, dated September 27, 2011, and recorded September 28, 2011, in Book 1410, Page 342.
6. Communication Easement for utility installation granted Duke Energy Corporation by instrument, dated January 22, 1999, and recorded February 3, 1999, in Book 467, Page 330.
7. Easement for utility installation and maintenance granted Blue Ridge Electric Cooperative, Inc., dated May 4, 1996, and recorded June 5, 1996, in Book 325, Page 244.
8. Easement for utility installation and maintenance granted Southern Bell Telephone and Telegraph Company by instrument, dated June 2, 1952, and recorded June 24, 1952, in Book 64, Page 70.
9. Easement for utility installation and maintenance granted Duke Power Company by instrument, dated May 14, 1973, and recorded July 27, 1973, in Book 12-R, Page 927.
10. Easement for utility installation and maintenance granted Duke Power Company by instrument, recorded February 13, 1968, in Book 11-K, Page 319.
11. Easement for utility installation and maintenance granted Duke Power Company by instrument, dated November 11, 1967, and recorded November 14, 1967, in Book 11-K, Page 117.
12. Easement for utility installation and maintenance granted Blue Ridge Electric Cooperative, Inc. by instrument, dated December 2, 1987, and recorded February 19, 1990, in Book 90, Page 278.

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

i) I have read the information on this affidavit and I understand such information.

ii) The property being transferred is property located in **Easley, South Carolina**, bearing **Pickens County Tax Map Number 5039-19-61-8304, Tax Map Number 5039-19-62-8021**, deeded by **Barbara Jean Freeman** to **RT Calhoun Memorial LLC** on **May 26, 2023**.

iii) Check one of the following: The deed is

- (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4-7, and go to item 8 of this affidavit).

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes ___ or No ___.

iv) Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$1,250,000.00**.
- (b) The fee is computed on the fair market value of the realty which is \$_____.
- (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$_____.

v) Check Yes ___ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(e)(6), and lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer). If "Yes," the amount of the outstanding balance of this lien or encumbrance is \$_____.

vi) The deed recording fee is computed as follows:

(a)	Place the amount listed in Item 4 above here:	<u>\$1,250,000.00</u>
(b)	Place the amount listed in Item 5 above here: (If no amount is listed, place zero here).	<u>\$0</u>
(c)	Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$1,250,000.00</u>

vii) The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is **\$4,625.00**.

viii) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with

the transaction as grantor.

ix) I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisonment not more than one year or both.

Responsible Person Connected with the Transaction

Grantor:

Barbara Jean Freeman (SEAL)
Barbara Jean Freeman

SWORN to before me this 25th day of **May, 2023**.

Veda M. Campbell
Notary Public for the State of South Carolina
My Commission Expires: 10/18/2031

[Notary Seal]

