



-THE CITY OF-
EASLEY
SOUTH CAROLINA

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

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: 5038-06-39-6243 -----	Date submitted: 10 / 1 / 2026	Planning Commission meeting date: 10/19/2026
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals			

OWNER(S) INFORMATION

Last name: WFLP EVERMORE LLC. By: Weisz, David as Manager		First: Middle:	Interest ☒ Sole owner ☐ Co-owner
Mailing address: 219 ANDREA CIRCLE	City: EASLEY	State: SC	ZIP Code: 29642
Daytime phone no.: (864) 855-0780	Fax no.: ()	E-mail: dweisz@summitmgmtllc.com	
Mobile: 917-842-3626			

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

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 GC to APT__

Property address: 839 Powdersville Road	Number of Lots or Units: 1	Total Acreage: 2.0 Acres	
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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:

Applicant Signature:

Date:

WFLP EVERMORE LLC

By:


David Weisz, Manager

10/1/26

REQUIRED INFORMATION

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

Joint Statement in Support of Proposed Annexation and Rezoning

Rock Springs Baptist Church and Shadowbrook Apartments have been good neighbors in Easley for more than 30 years. Together, we respectfully request that the City Council approve the proposed annexation and rezoning to enable a mutually beneficial property exchange that promotes smart, responsible growth and serves the long-term interests of the Easley community.

A Property Exchange That Benefits Both Parties

Shadowbrook owns three parcels on Rock Springs Road that physically separate the Church's athletic fields from an additional 17 undeveloped acres owned by the Church. In 2020, the City Council approved development of 60–72 apartments on these parcels as a third phase of Shadowbrook Apartments. Although the zoning in Easley has changed, since the three parcels are zoned GR-2, Shadowbrook retains the right under the new zoning to build either 26 townhomes, or a combination of a 16-unit, two-story apartment building and 10 townhomes on these three Rock Springs Road parcels.

The requested annexation and rezoning and subsequent property exchange will have two direct benefits. It will allow Shadowbrook to relocate this additional phase away from Rock Springs Road to a better suited site consisting of the former car wash at 839 Powdersville Road and the land surrounding it, and enable the Church to unite its currently separated Rock Springs Road parcels into one contiguous property.

The Powdersville Road site offers important community benefits compared with development of the Rock Springs Road parcels:

First, it is significantly less visible. Development along Rock Springs Road would be highly visible to the public. By contrast, the Powdersville Road site is naturally screened. A 50 foot wooded buffer along the creek will shield the buildings from view from Rock Springs Road. Additionally, the site's natural topography, a 40-foot road buffer, and an intentional site design will substantially limit visibility from Powdersville Rd, with the side of the closest building set back nearly 80 feet.

Second, the primary access would be on Powdersville Road. Developing the Rock Springs Road parcels would increase residential traffic near the already congested intersection of Rock Springs Road/Highway 123, particularly before and after Church services and events, and during athletic competitions. Relocating the development would move the primary access point to Powdersville Road, a commercial corridor better suited to accommodate the additional traffic. This would separate the development from the Church's primary activity area and therefore not cause increased congestion in that area.

An Extension of an Established Multifamily Community

For more than 30 years, Shadowbrook Apartments has operated as a family-owned business providing quality, middle-market workforce housing for Easley residents. The proposed development would extend that established community, not create a new, high-end luxury development. Shadowbrook has historically maintained strong resident stability and low tenant turnover. Its longest-term resident

has lived there for more than 25 years, and many residents are active churchgoers, voters and participants in the Easley community.

Shadowbrook is also a longstanding contributor to the local tax base. The City of Easley received more than \$150,000 in taxes from Shadowbrook last year and approximately \$2 million over the past 30 years. The proposed development will immediately generate more than \$200,000 in municipal impact fees, in addition to permit, plan-review, and other applicable fees.

A Significant Benefit to Rock Springs Baptist Church

Most importantly, the property exchange will allow Rock Springs Baptist Church to unite its currently separated Rock Springs Road properties into one contiguous tract. This will provide the Church with greater long-term planning flexibility, preserve options for future needs, and immediately create room for necessary additional parking adjacent to the athletic fields (which the Church maintains and are available for public use at no charge). Proceeding with the property exchange is so vital and consequential that it was unanimously approved by both the Church's Board of Deacons and its congregation.

Please note that the Church is only requesting annexation of the specific, limited property necessary for the exchange, not the entire 17-acre parcel. The remaining land will stay in the County, and the Church has no plans to develop it.

A Mutually Beneficial and Responsible Exchange

Approval of the proposed annexation and rezoning will:

- Move residential development from a highly visible Rock Springs Road location to a naturally screened site better suited for the proposed use.
- Place primary access on Powdersville Road rather than adding traffic near the Church's athletic facilities and the Rock Springs Road/Highway 123 intersection.
- Allow Shadowbrook to continue to provide established, middle-market housing as part of the Easley community.
- Generate substantial tax, impact-fee, permit, and related revenue for the City.
- Allow the Church to unite its separated properties and increase flexibility for present and future needs.

We thank you for considering the proposed annexation and rezoning. Without these approvals, the property exchange cannot proceed.

LEGAL DESCRIPTION PARCEL "E" PORTION OF TMS# 5038-06-49-1499
 ALL THAT CERTAIN PICE PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING LOCATED IN ANDREAS LANE, IN THE CITY OF EASLEY, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, AS SHOWN ON A DRAWING FOR TMS# 5038-06-49-1499, DATED SEPTEMBER 17, 2008, AND BEING MORE FULLY DESCRIBED HAVING METES AND BOUNDS AS FOLLOWS, TO-WIT:

Beginning at a point shown as "709" located on the south side of Andreas Lane, thence running South 72 Degrees, 07 Minutes, 30 Seconds East, 40.22 feet along said 1/4" to an ip 1/2" R/W, thence turning and leaving said 1/4" and running South 78 Degrees, 48 Minutes, 45 Seconds West, 35.04 feet to a point, thence North 88 Degrees, 45 Minutes, 12 Seconds West, 76.53 feet to a point, thence South 88 Degrees, 12 Minutes, 07 Seconds West, 63.66 feet to a point, thence South 88 Degrees, 12 Minutes, 07 Seconds West, 100.21 feet to a point, thence South 11 Degrees, 12 Minutes, 07 Seconds East, 100.21 feet to a point, thence South 33 Degrees, 07 Minutes, 06 Seconds West, 61.24 feet to a point, thence North 12 Degrees, 17 Minutes, 07 Seconds East, 28 Minutes, 32 Seconds East on ip 1/2" R/W, thence North 87 Degrees, 28 Minutes, 32 Seconds East, 121.24 feet to an ip 1/2" R/W, thence South 88 Degrees, 45 Minutes, 32 Seconds East, 65.30 feet to the point of beginning and containing 0.300 acres (13078 square feet).

ANDREA LANE

STEGALL PROPERTY HOLDING LLC
 TMS# 5038-06-49-5574
 DB 2159 PG 217

SHADOWBROOK PHASE 3 298788 SQ FT 6.859 ACRES

ROCK SPRINGS BAPTIST CHURCH
 DB 254 PG 14
 REMAINDER TMS# 5038-06-49-4131

PARCEL E
 13078 SQ FT
 0.300 ACRES
 PORTION TMS# 5038-06-49-1499

HIGHLAND ASSOCIATES, LLC
 TMS# 5038-06-39-7722
 DB 2158 PG 191

ROCK SPRINGS
 BAPTIST CHURCH
 PORTION OF TMS# 5038-06-49-4131

PARCEL D
 2.456 ACRES

PARCEL A
 2.000 ACRES
 87109 SQ FT
 5038-06-39-6243

PARCEL B
 TMS 5038-06-39-7097
 43567 SQ FT
 1.000 ACRES

PARCEL C
 1.103 ACRES

POWDERSVILLE ROAD
 S-135
 66' R/W
 0.116 ACRES
 IN ROAD R/W

ROCK SPRINGS BAPTIST INC
 DB 290 PG 50
 REMAINDER TMS# 5038-06-38-9970

LEGEND

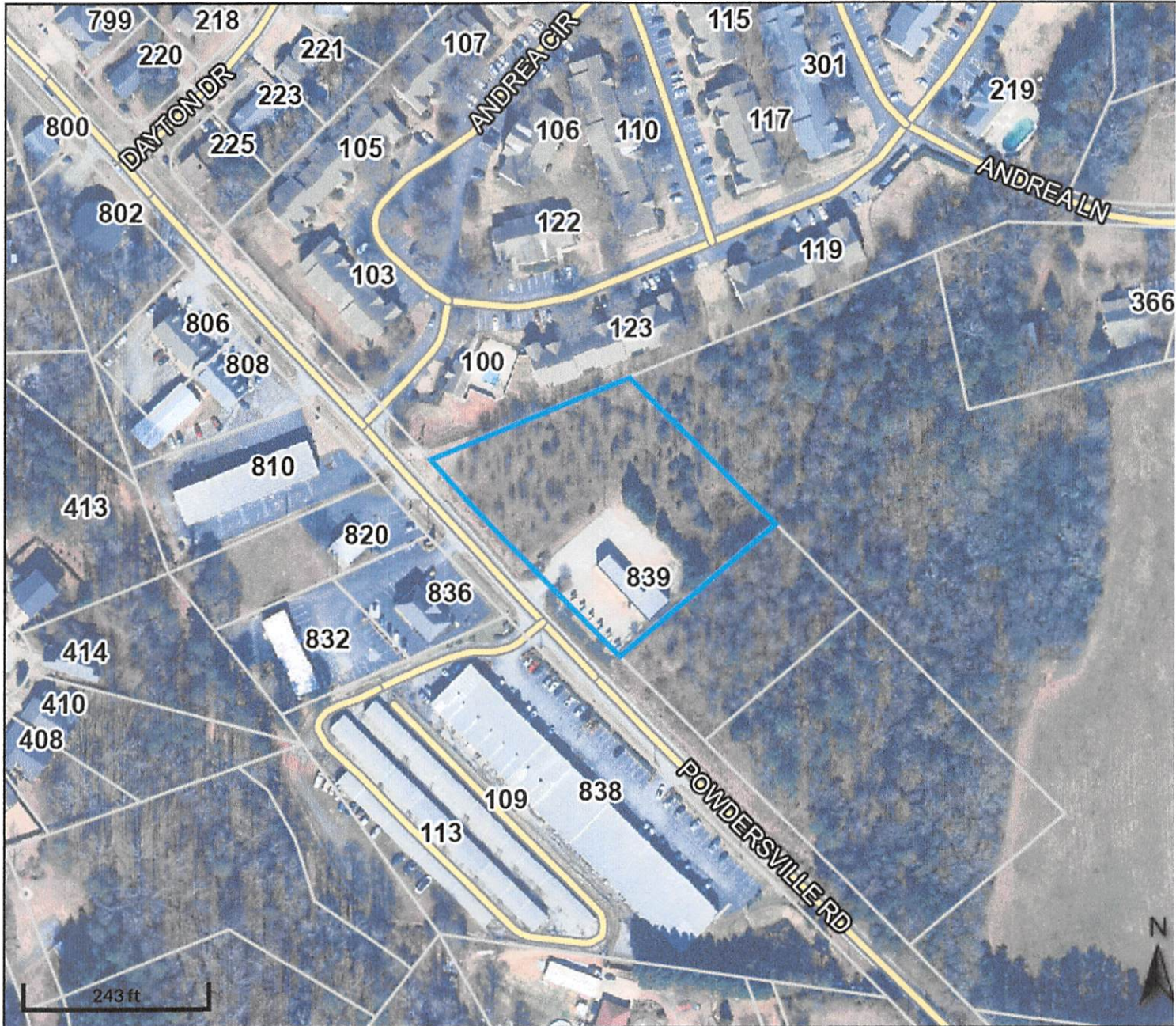
- OE- = OVERHEAD ELECTRICITY
- S- = SANITARY SEWER
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- PT = COMPUTED POINT
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- NF = NAIL FOUND
- NS = NAIL SET
- P.O.B. = POINT OF BEGINNING
- NCS = NAIL & CAP SET
- TMS = TAX MAP SHEET
- PB = PLAT BOOK
- DB = DEED BOOK
- PG = PAGE

TABLE

g	Distance
05" E	100.76'
49" W	2.37'
49" W	12.85'
09" W	21.99'
37" W	30.12'
06" W	30.68'
37" W	19.88'
15" E	16.63'
55" E	14.43'
21" E	6.20'
58" W	20.53'
30" E	12.31'
21" E	16.38'
11" E	17.68'
34" W	18.97'
18" W	10.88'
13" E	17.89'
02" W	20.37'
23" E	30.19'
44" E	12.31'
26" W	17.33'
55" W	23.21'
14" W	11.28'
76" W	76.75'

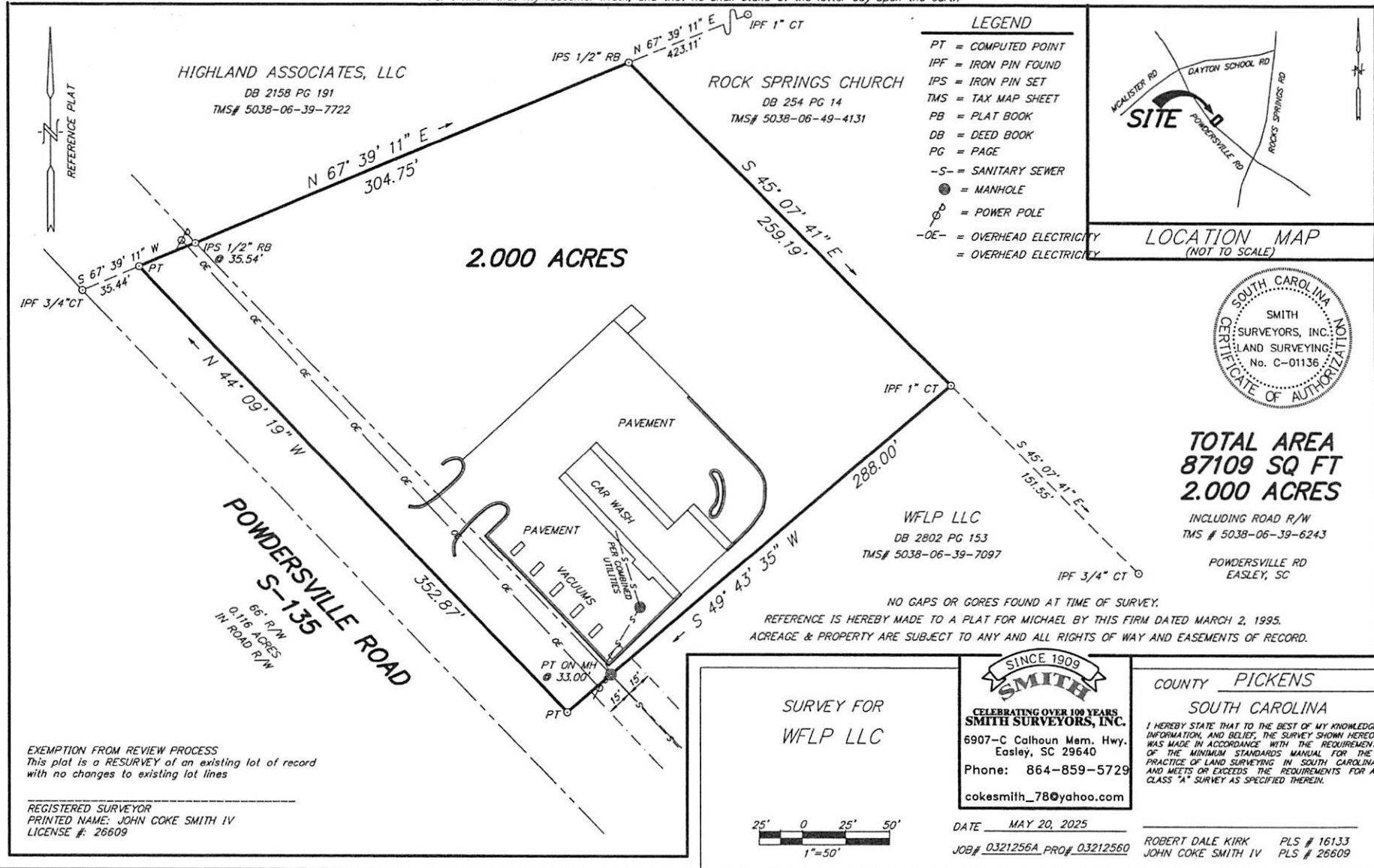


Pickens County, SC



Parcel ID	5038-06-39-6243	Account	Commercial	Ownership	WELP	Documents	
Account No	R0024547	Type			EVERMORE	Date	Price
Property	839 POWDERSVILLE RD	Class	Car Wash - Self		LLC		
Address	EASLEY		Service		219 ANDREA	7/9/2025	\$.
District	1-Easley	Acreage	2.0		CIR	3/1/1995	\$100,0
Brief	W/SIDE ROCK SPRINGS	LEA	0120		EASLEY, SC		
Tax Description	RD	Code			29642-0000		
	(Note: Not to be used on legal documents)	Value	\$262,300				

For I Know that my redeemer liveth, and that he shall stand at the latter day upon the earth



Grantee Address: 219 Andrea Circle, Easley, SC 29642

Prepared By:
Bell Carrington Price & Gregg, LLC
408 E. North Street
Greenville, SC 29601

STATE OF SOUTH CAROLINA	)	
	)	TITLE TO REAL ESTATE
COUNTY OF PICKENS	)	SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BUTLER GENE STANSELL, in consideration of \$10.00 and NO/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto WFLP EVERMORE, LLC, a Delaware limited liability company, its successors and/or assigns, forever, the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, in or near the City of Easley on the northeast side of Powdersville Road, and according to a plat by J. C. Smith and Associates, Surveyor, dated January 9, 1995, said lot contains 2 acres, more or less, and is more particularly described, as follows, to-wit:

BEGINNING at a point in the center of Powdersville Road, at the northwest corner; thence along line of property of Hillandale Investments North 67-39-24 East 305.1 feet to property of Rock Springs Baptist Church; thence along church line South 45-07-41 East 259.07 feet to an iron pin; thence along line of other property of Stegall South 49-43-35 West 288.00 feet to a point in the center of the road; thence along the center of the road North 44-11-36 West 352.87 feet to a nail in cap, the BEGINNING corner.

Derivation: Being the same property conveyed to Butler Gene Stansell by Deeds from Willette S. Jennings, et. al. , dated January 30, 1995, etc., recorded on March 9, 1995 in Book 272, Pages 56-65, inclusive, in the Office of the Register of Deeds for Pickens County, South Carolina.

Being TMS Number 5038-06-39-6243

This conveyance is made subject to all conditions, covenants, easements, restrictions, and rights-of-way indicated by instruments, including plats, of record, and to all applicable zoning or other land use regulations or restrictions of any political subdivision in which the subject property is situate.

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, and the grantee's successors and assigns forever.

AND, the grantor does hereby bind the grantor and the grantor's successors and administrators to warrant and forever defend all singular the said premises unto the grantee, and the grantee's successors and assigns and against the grantor and the grantor's successors and assigns.

WITNESS my Hand and Seal this 9th day of July, 2025.

SIGNED, sealed and delivered
in the presence of:

[Signature]
Witness
Print Name: Brian P...

[Signature]
Butler Gene Stansell

[Signature]
Witness
Print Name: Erin McNeal

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT
under SC Code Sec. 30-5-30 (C)

I, the undersigned Notary Public, do hereby certify that Butler Gene Stansell, appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 9th day of July, 2025.

[Signature] (SEAL)
Notary Public for the State of South Carolina
My commission expires: 4/24/29



Legal Description

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, in or near the City of Easley on the northeast side of Powdersville Road, and according to a plat by J.C. Smith and Associates, Surveyor, dated January 9, 1995, said lot contains 2 acres, more or less, and is more particularly described, as follows, to-wit:

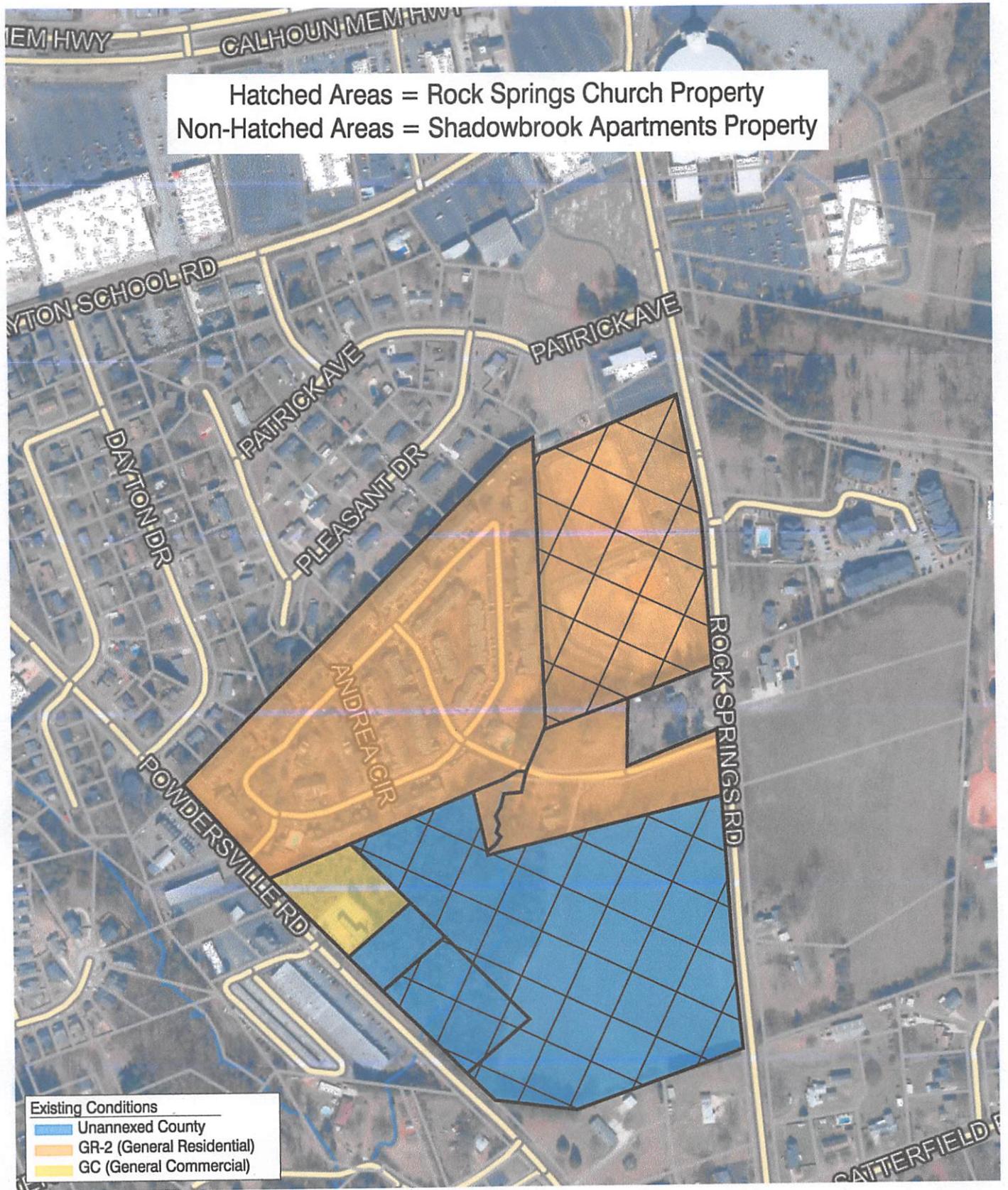
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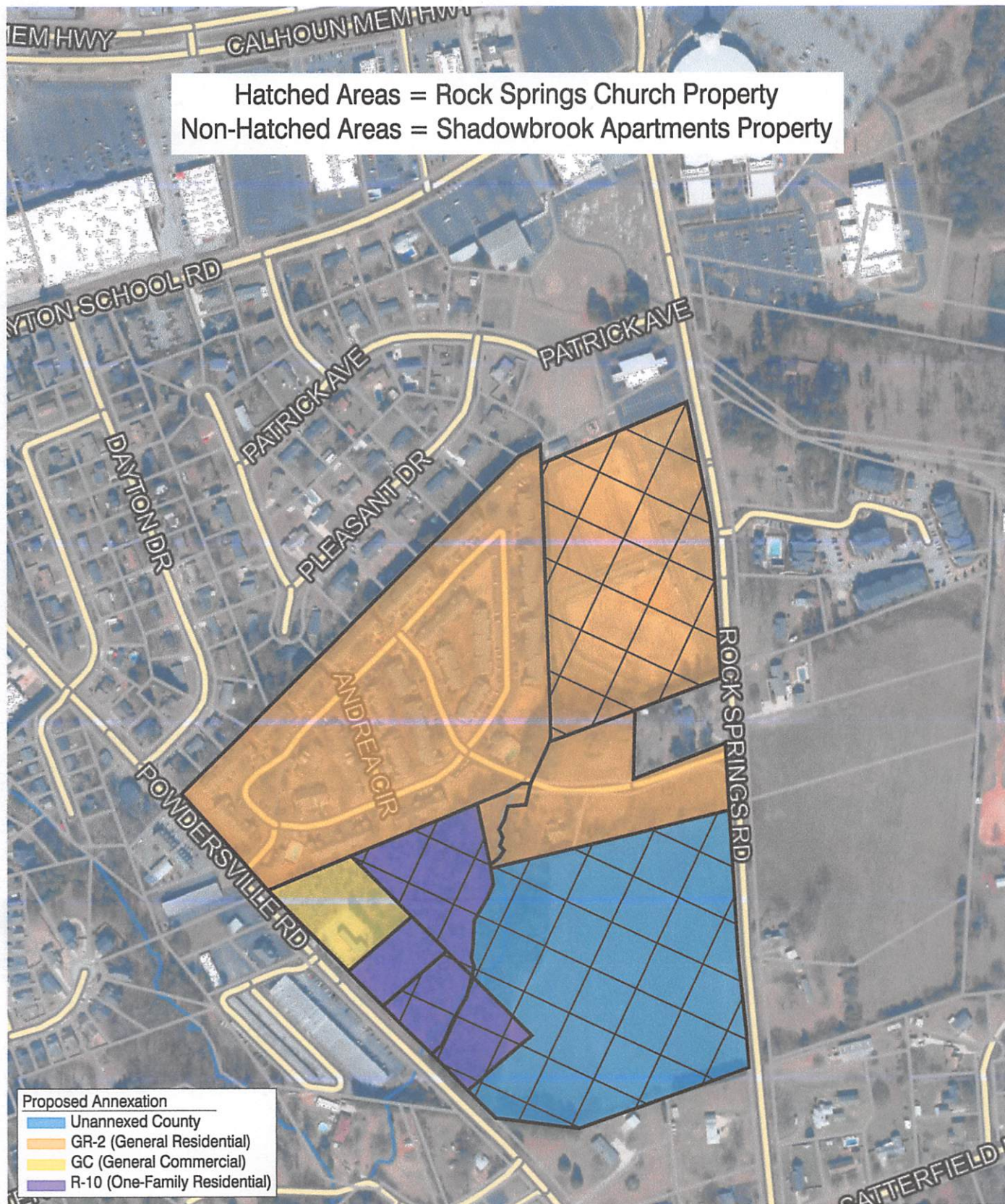
ALSO DESCRIBED AS:

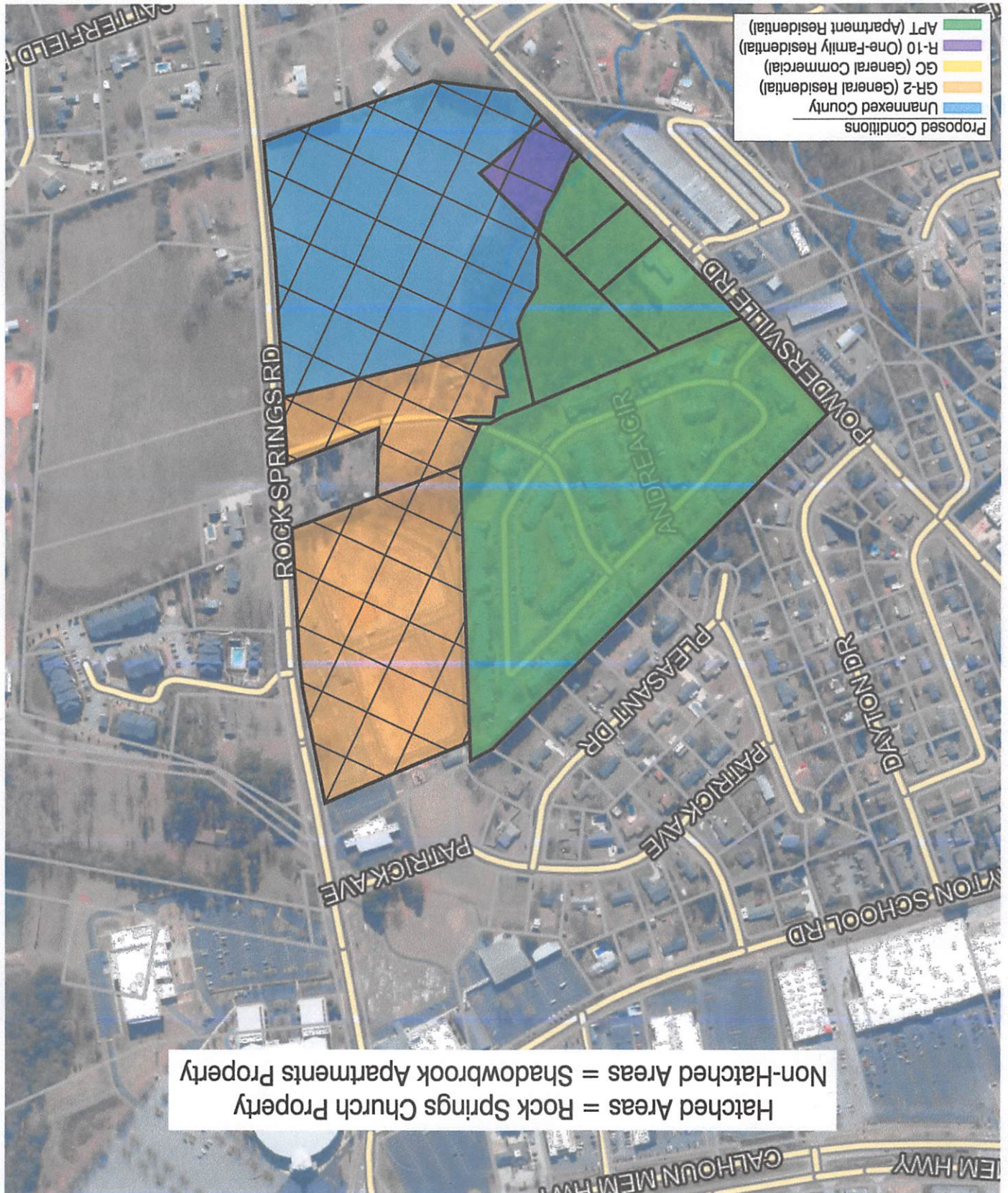
ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, in or near the City of Easley on the northeast side of Powdersville Road, being shown and designated as 2.000 acres (87,109 Sq. Ft.) on plat of survey entitled "Survey for WFLP LLC" prepared by Smith Surveyors, Inc. dated May 20, 2025 and recorded on _____, 2025 in Plat Book _____ at Page _____. Reference to said plat is made for a more accurate description.

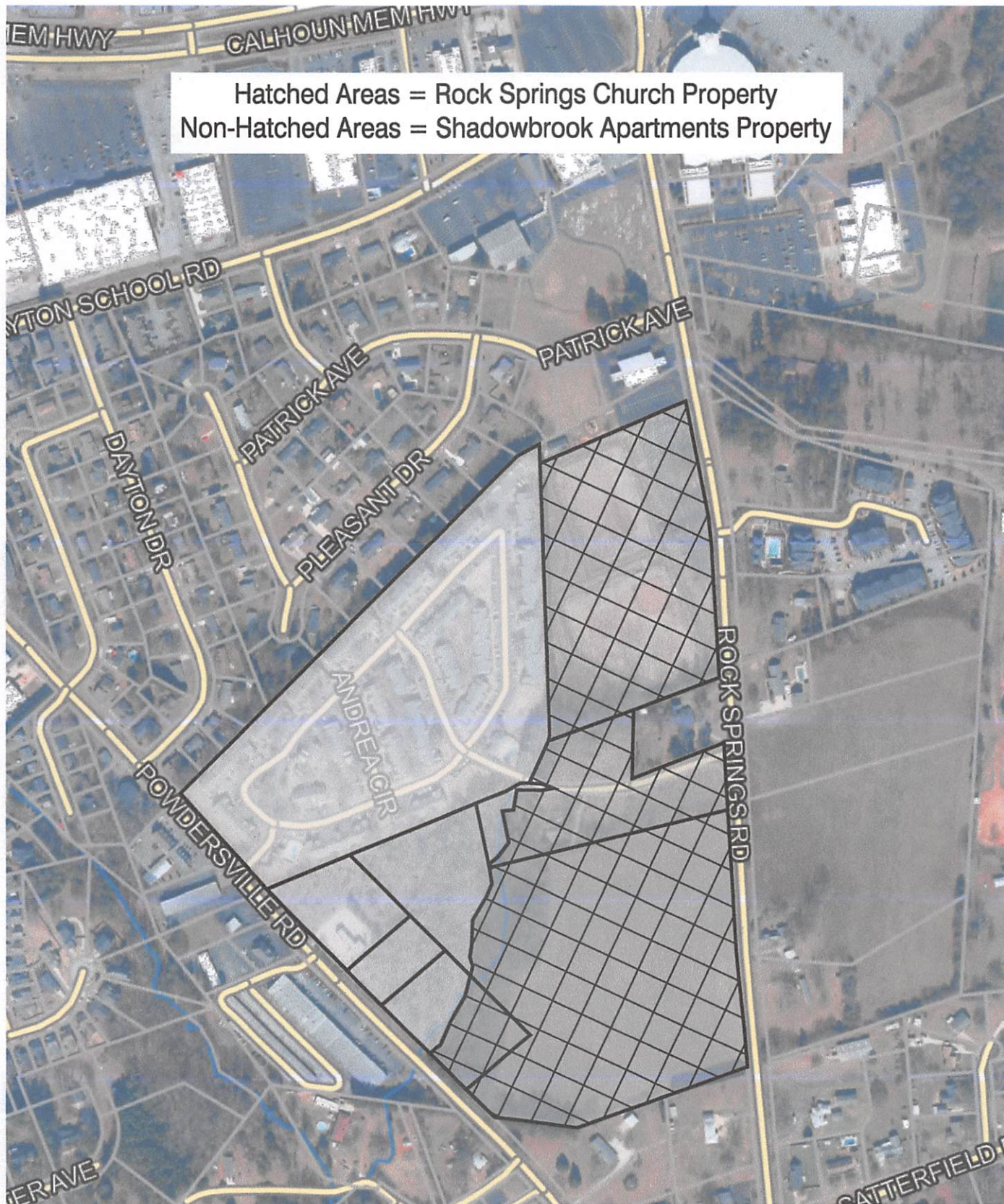
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Being TMS Number 5038-06-39-6243











total coverage - 6.745A (202,856 SF)
open space required (20%) - 2.30A 1102,800 SF
open space provided (43%) - 129,898 SF

96 Units - 3 story bldgs
- 1872 bed
- 273 bed

180 parking spaces, the park (Phase 2)
20 parking spaces, additionally available (Phase 1)
2.25 ratio

Shadowbrook Phase 3

Powdermill Road
Baker, South Carolina





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SOUTH CAROLINA

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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:

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Date:

To be completed by Applicant:

I certify that the information in this request is correct.

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By: 
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[illegible]

PORTION TMS# 5038-06-49-1499

HIGHLAND ASSOCIATES, LLC
TMS# 5038-06-39-7722
DB 2158 PG 191

STEGALL PROPERTY HOLDING LLC
TMS# 5038-06-49-5574
DB 2158 PG 217

SHADOWBROOK PHASE 3
298788 SQ FT 6.859 ACRES

ROCK SPRINGS BAPTIST CHURCH
DB 254 PG 14
REMAINDER TMS# 5038-06-49-4131

REMAINDER TMS# 5038-06-49-4131
DB 2341014

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PORTION
 TMS# 5038-06-38-99
PARCEL C
 10.3 ACRES

66' R/W
0.116 ACRES
IN ROAD R/W

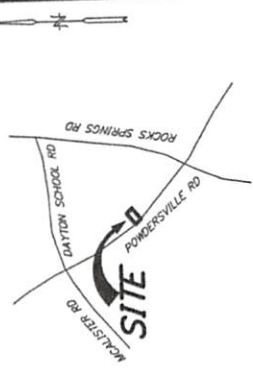
-OE- = OVERHEAD ELECTRICITY
 -S- = SANITARY SEWER
 -RCP = REINFORCED CONCRETE PIPE
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 P.O.B. = POINT OF BEGINNING
 NCS = NAIL & CAP SET
 TMS = TAX MAP SHEET
 PB = PLAT BOOK
 DB = DEED BOOK
 PG = PAGE

BLE	γ	Distance
	05° E	100.76'
	49° W	2.37'
	49° W	12.85'
	09° W	21.99'
	37° W	30.12'
	06° W	30.68'
	37° W	19.68'
	37° W	16.63'
	55° E	14.43'
	21° E	6.20'
	58° W	20.53'
	30° E	12.31'
	21° E	16.38'
	11° E	17.68'
	34° W	18.97'
	34° W	10.88'
	38° W	17.89'
	13° E	20.37'
	02° W	30.19'
	23° E	12.31'
	44° E	17.33'
	26° W	23.21'
	55° W	11.28'
	55° W	26.25'

For I know that my redeemer liveth, and that he shall stand at the latter day upon the earth

PICKENS COUNTY SETBACKS
(FOR A PRINCIPAL STRUCTURE)

FRONT- 20'
SIDE- 7'
REAR- 10'



LOCATION MAP
(NOT TO SCALE)

LINE TABLE

Line	Bearing	Distance
L1	N 45° 46' 21" W	89.71'
L2	N 44° 11' 36" W	61.86'

TOTAL AREA
43567 SQ FT
1.000 ACRES
INCLUDING ROAD R/W
TMS # 5038-06-39-7097
VACANT



POWERSVILLE RD
EASLEY, SC

REFERENCE IS HEREBY MADE TO A PLAT FOR MICHAEL BY THIS FIRM DATED MARCH 2, 1995.
ACREAGE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND.



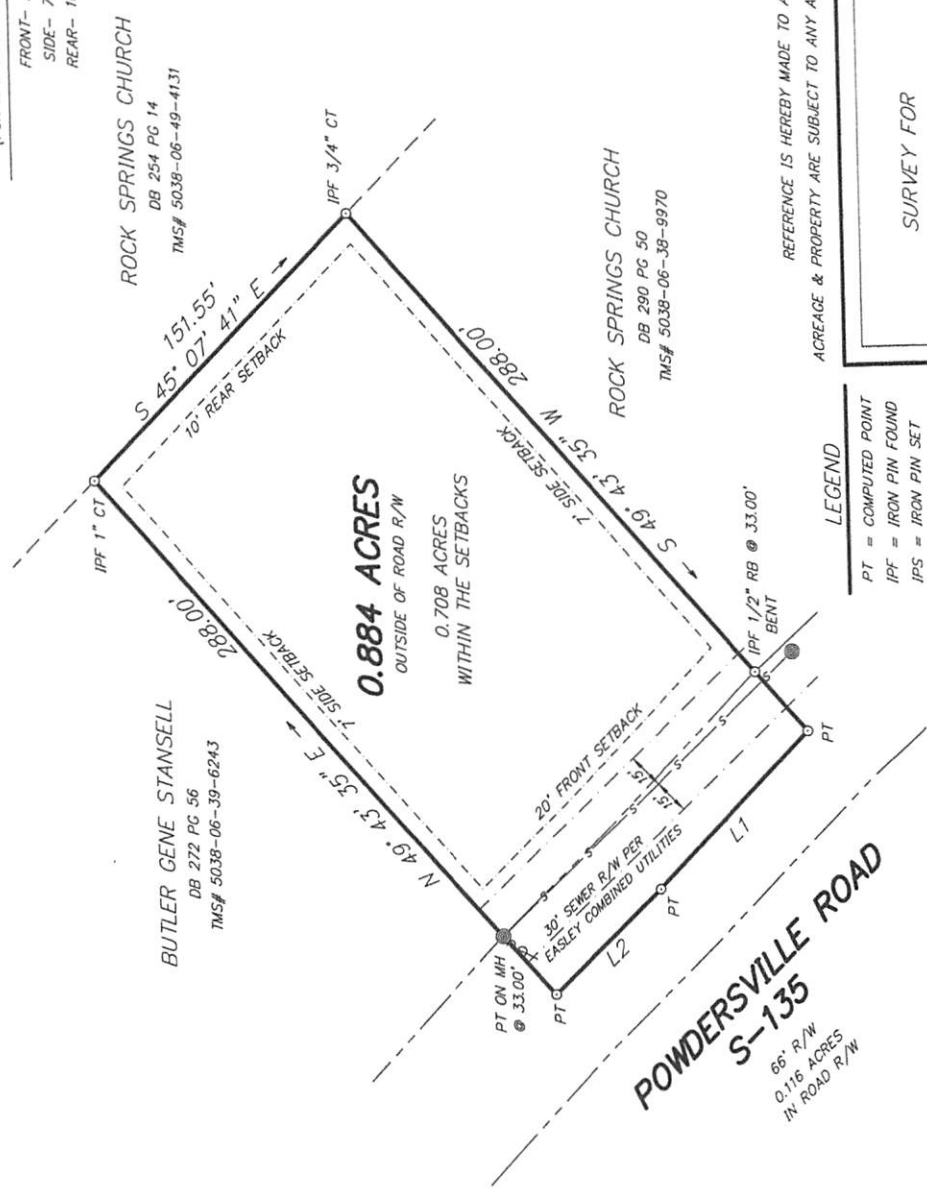
SMITH SURVEYORS, INC.
CELEBRATING OVER 100 YEARS
6907-C Colhoun Mem. Hwy.
Easley, SC 29640
Phone: 864-859-5729
cokesmith_78@yahoo.com

- LEGEND**
- PT = COMPUTED POINT
 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - TMS = TAX MAP SHEET
 - PB = PLAT BOOK
 - DB = DEED BOOK
 - PG = PAGE
 - S- = SANITARY SEWER
 - MH = MANHOLE
 - ⊕ = POWER POLE

SURVEY FOR
WFLP LLC



DATE: MARCH 21, 2025
JOB# 03212560 PROJ# 03212560
ROBERT DALE KIRK PLS # 16133
JOHN COKE SMITH IV PLS # 26609



EXEMPTION FROM REVIEW PROCESS
This plat is a RESURVEY of an existing lot of record
with no changes to existing lot lines

REGISTERED SURVEYOR
PRINTED NAME: JOHN COKE SMITH IV
LICENSE # 26609

Grantee's Address: 219 Andrea Circle, Easley, SC 29642

STATE OF SOUTH CAROLINA	)	TITLE TO REAL ESTATE
	)	GENERAL WARRANTY DEED
COUNTY OF PICKENS	)	

KNOW ALL MEN BY THESE PRESENTS, that **PWJ, LP, a South Carolina limited partnership**, ("Grantor"), in consideration of One Hundred Thousand and No/100 (\$100,000.00) Dollars, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **WFLP, LLC, a South Carolina limited liability company**, ("Grantee"), and its successors and assigns forever, the following real property, to-wit:

The real property located in the State of South Carolina, County of Pickens, and further described on Exhibit "A" attached hereto and incorporated herein by reference.

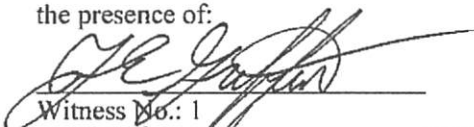
This conveyance is made subject to all conditions, covenants, easements, restrictions, and rights-of-way indicated by instruments, including plats, of record, and to all applicable zoning or other land use regulations or restrictions of any political subdivision in which the subject property is situate.

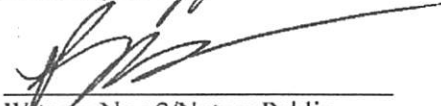
TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any ways incident or appertaining; TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's successors and assigns, forever. And the Grantor does hereby bind itself and its successors to warrant and FOREVER DEFEND all and singular said premises unto the Grantee and the Grantee's successors and assigns, against the Grantor and its successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF the Grantor has caused these presents to be subscribed by its duly authorized officer as of the 17th day of April, 2025.

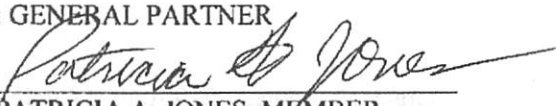
SIGNED, sealed and delivered in
the presence of:


Witness No.: 1


Witness No.: 2/Notary Public

**PWJ, LP, A SOUTH CAROLINA LIMITED
PARTNERSHIP**

BY: PAJ MANAGEMENT, LLC
ITS: GENERAL PARTNER

BY: 

PATRICIA A. JONES, MEMBER

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

) **ACKNOWLEDGMENT**

I, the undersigned Notary Public for State of South Carolina, do hereby certify that Patricia A. Jones personally came before me this day on behalf of PWJ, LP, as Member, the Grantor herein (the "Company"), and that he, being authorized to do so, executed the foregoing document on behalf of the Company.

Witness my hand and seal this 17th day of April, 2025.

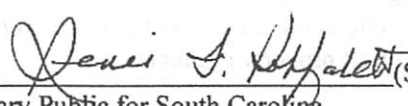
 (SEAL)
Notary Public for South Carolina
My commission expires: 10/5/32

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, in or near the City of Easley, on Powdersville Road, being shown as 1.000 acres according to plat prepared by J.C. Smith & Associates, Surveyors, dated 3-2-95, and according to said plat is more particularly described as follows, to-wit:

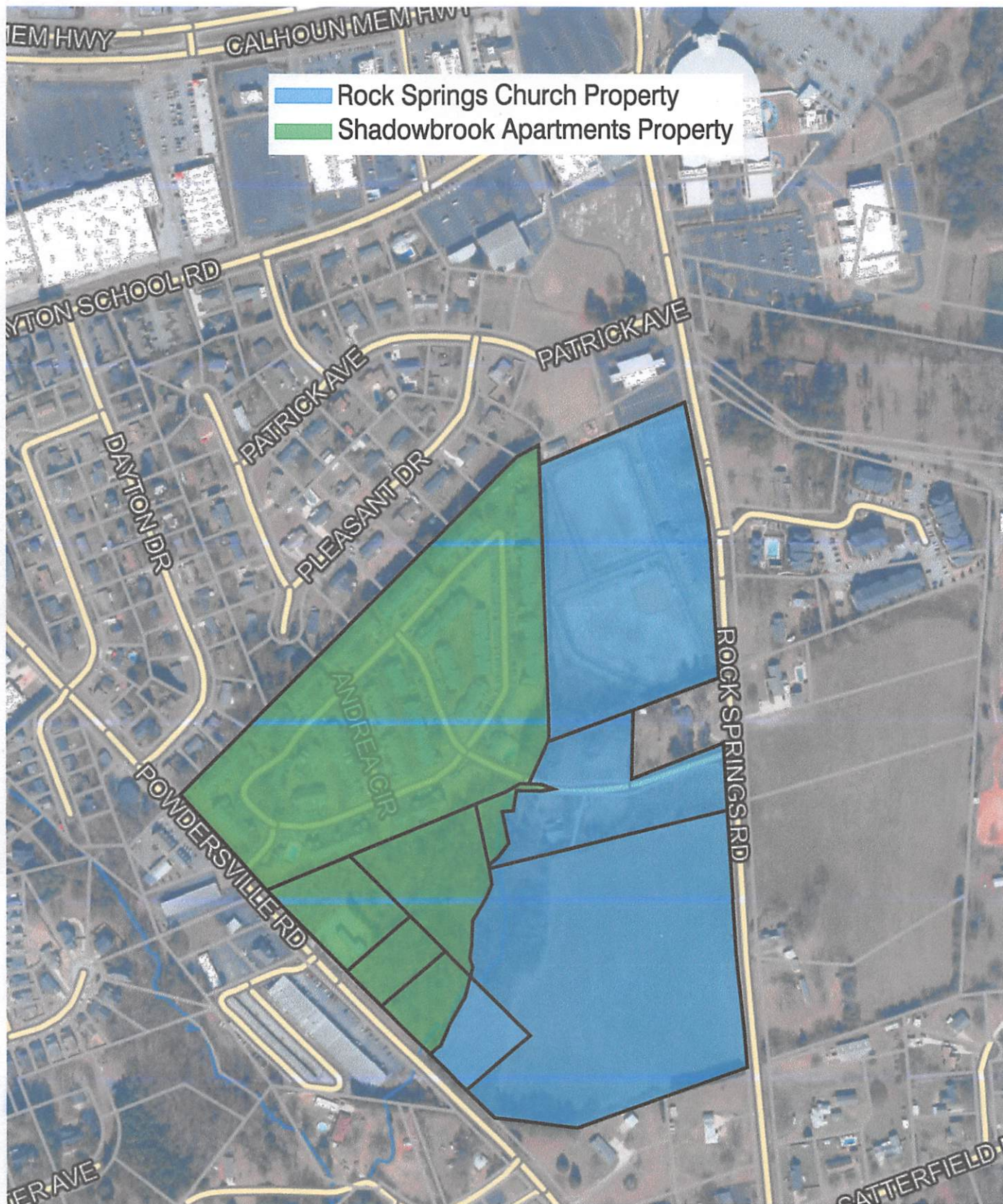
BEGINNING at a point in the center of Powdersville Road, which point is 0.28 miles, more or less, from Rock Springs Road; thence along the center of Powdersville Road North 45-46-21 West 89.68 feet to a point; thence continuing along the center of the road North 44-11-36 West 61.86 feet to a point; thence leaving the road and running North 49-43-35 East 288.00 feet to an iron pin; thence South 45-07-41 East 151.53 feet to an iron pin; thence South 49-43-35 West 288.00 feet to a point in the center of Powdersville Road, the point of BEGINNING.

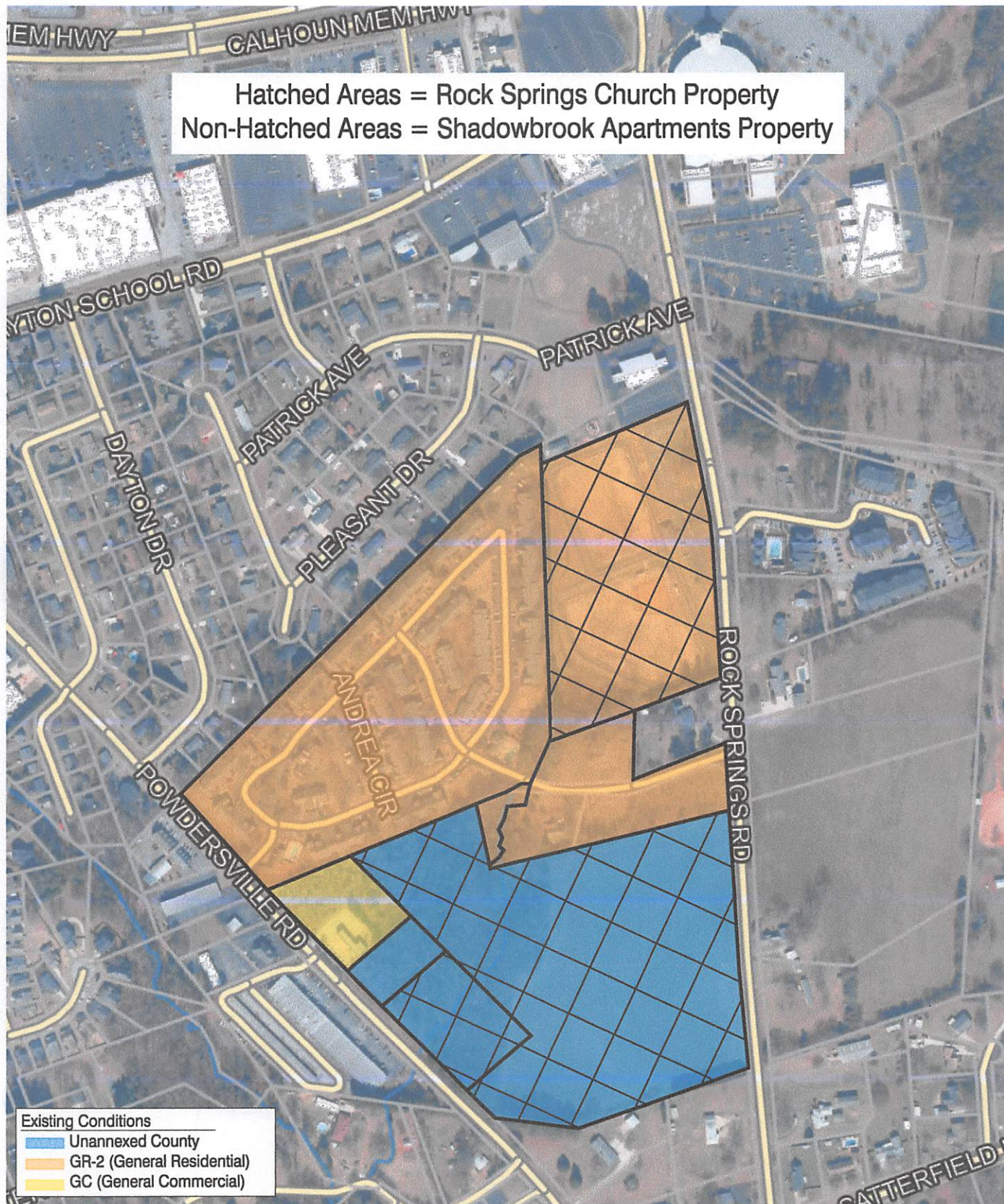
ALSO DESCRIBED AS:

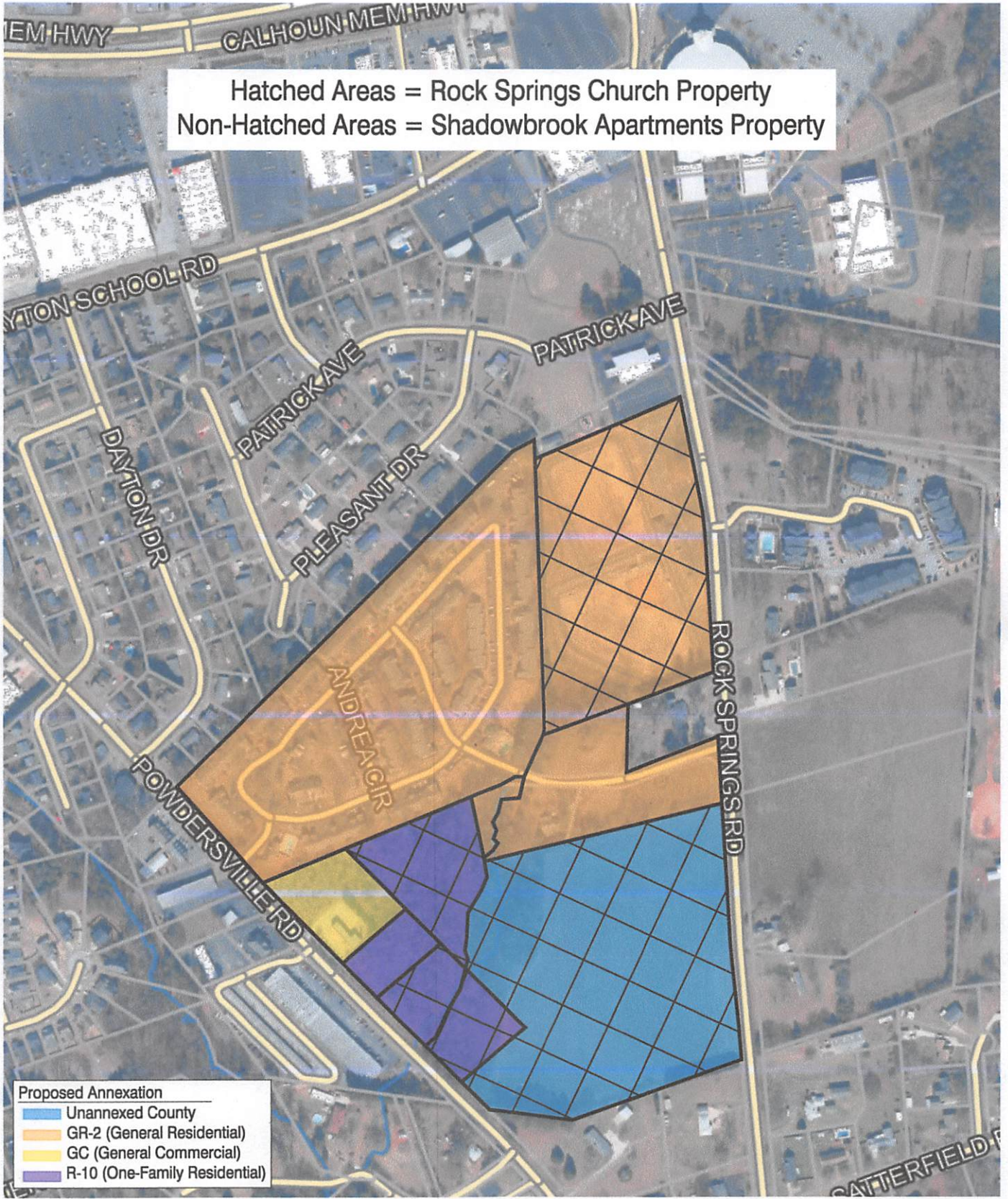
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, in or near the City of Easley, on Powdersville Road, being shown and designated as 1.000 acres (43,567 Sq. Ft.) on plat of survey entitled "Survey for WFLP LLC" prepared by Smith Surveyors, Inc. dated March 21, 2025 and recorded on April 17, 2025 in Plat Book 622 at Page 179, Reference to said plat is made for a more accurate description.

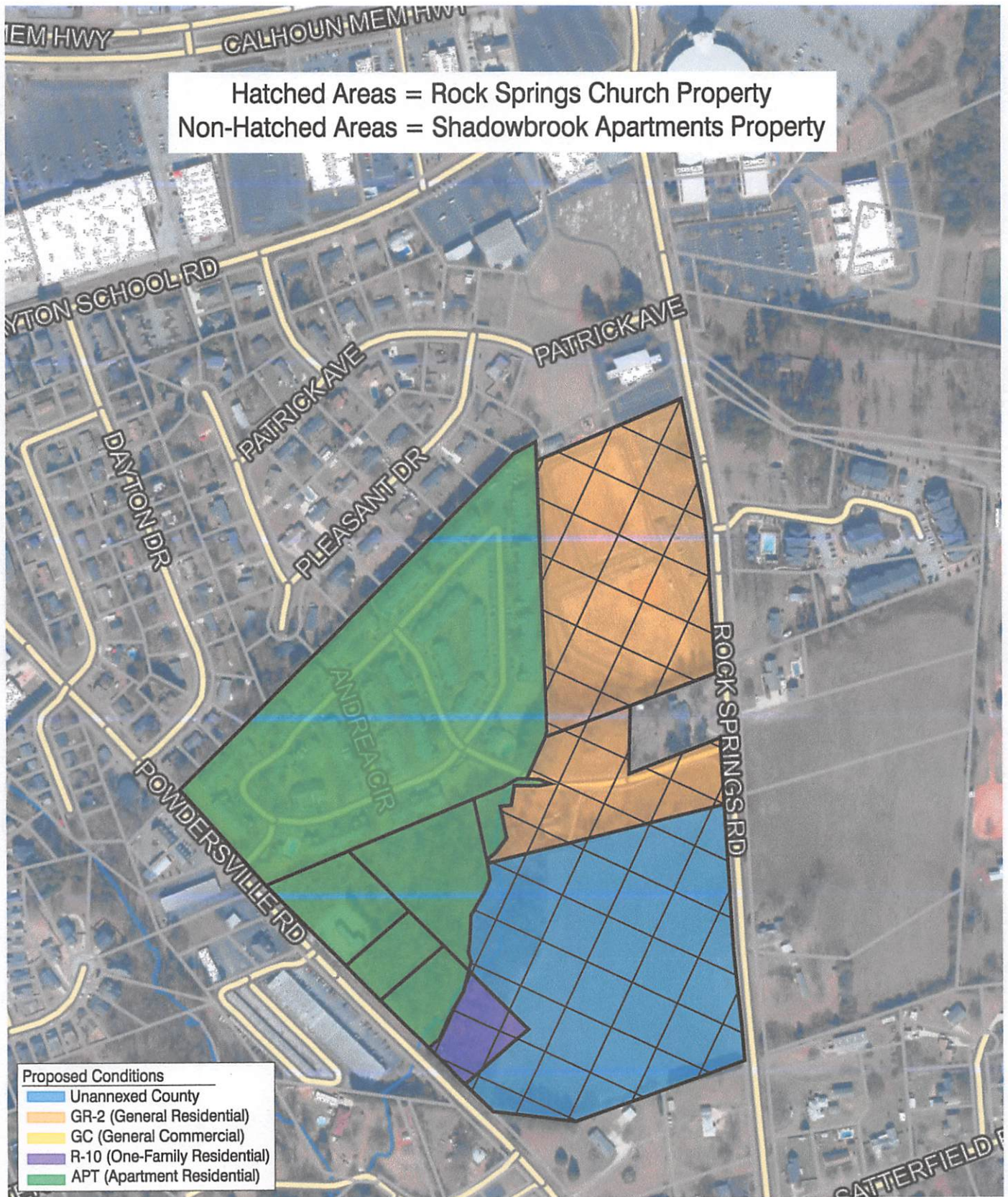
Derivation: Being the same property conveyed to PWJ, LP, a Limited Partnership by Deed from Patricia A. Jones, dated 12/28/2002, recorded on 12/30/2002 in Book 712, Page 247, in the Office of the Register of Deeds for Pickens County, South Carolina.

TMS: 5038-06-39-7097











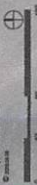
total acreage - 6.746A (202,898 SF)
open space required (20%) - 2.33A (102,850 SF)
open space provided (43%) - 129,898 SF

96 Units - 3 story bldgs
- 89'2" head
- 27'3" head

183 parking spaces, the parcel (Phase 2)
20 parking spaces, additionally available (Phase 1)
2.25 ratio

Shadowbrook Phase 3

Powdersville Road
Greenville, South Carolina





APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:		ROCK SPRINGS BAPTIST CHURCH
*Title:		RICHARD H. ELLIS, CHAIRMAN OF DEACONS
*Address:		201 ROCK SPRINGS ROAD
*City, State:		EASLEY, SC
*Zip:		29642-1409
*Phone:		Office 864-859-9854 and Mobile 864-483-1265
*Email:		info@rockspringsbaptist.com and ellis9443@bellsouth.net

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*PARCEL #(S) TMS # 5038-06-38-9970

*TOTAL ACREAGE 2.74 Acres

*CURRENT ZONING DESIGNATION (County) N/A

*PROPOSED ZONING DESIGNATION (City) 1.103 acre portion (Parcel C show on survey) zoned APT, remaining portion zoned 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.

Richard H. Ellis

*APPLICANT SIGNATURE

9-30-26

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: RHE

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	ROCK SPRINGS BAPTIST CHURCH By Richard H. Ellis, Chairman of Deacons <u>Richard H. Ellis</u>
Date <u>9-30-26</u>	

Joint Statement in Support of Proposed Annexation and Rezoning

Rock Springs Baptist Church and Shadowbrook Apartments have been good neighbors in Easley for more than 30 years. Together, we respectfully request that the City Council approve the proposed annexation and rezoning to enable a mutually beneficial property exchange that promotes smart, responsible growth and serves the long-term interests of the Easley community.

A Property Exchange That Benefits Both Parties

Shadowbrook owns three parcels on Rock Springs Road that physically separate the Church's athletic fields from an additional 17 undeveloped acres owned by the Church. In 2020, the City Council approved development of 60–72 apartments on these parcels as a third phase of Shadowbrook Apartments. Although the zoning in Easley has changed, since the three parcels are zoned GR-2, Shadowbrook retains the right under the new zoning to build either 26 townhomes, or a combination of a 16-unit, two-story apartment building and 10 townhomes on these three Rock Springs Road parcels.

The requested annexation and rezoning and subsequent property exchange will have two direct benefits. It will allow Shadowbrook to relocate this additional phase away from Rock Springs Road to a better suited site consisting of the former car wash at 839 Powdersville Road and the land surrounding it, and enable the Church to unite its currently separated Rock Springs Road parcels into one contiguous property.

The Powdersville Road site offers important community benefits compared with development of the Rock Springs Road parcels:

First, it is significantly less visible. Development along Rock Springs Road would be highly visible to the public. By contrast, the Powdersville Road site is naturally screened. A 50 foot wooded buffer along the creek will shield the buildings from view from Rock Springs Road. Additionally, the site's natural topography, a 40-foot road buffer, and an intentional site design will substantially limit visibility from Powdersville Rd, with the side of the closest building set back nearly 80 feet.

Second, the primary access would be on Powdersville Road. Developing the Rock Springs Road parcels would increase residential traffic near the already congested intersection of Rock Springs Road/Highway 123, particularly before and after Church services and events, and during athletic competitions. Relocating the development would move the primary access point to Powdersville Road, a commercial corridor better suited to accommodate the additional traffic. This would separate the development from the Church's primary activity area and therefore not cause increased congestion in that area.

An Extension of an Established Multifamily Community

For more than 30 years, Shadowbrook Apartments has operated as a family-owned business providing quality, middle-market workforce housing for Easley residents. The proposed development would extend that established community, not create a new, high-end luxury development. Shadowbrook has historically maintained strong resident stability and low tenant turnover. Its longest-term resident

has lived there for more than 25 years, and many residents are active churchgoers, voters and participants in the Easley community.

Shadowbrook is also a longstanding contributor to the local tax base. The City of Easley received more than \$150,000 in taxes from Shadowbrook last year and approximately \$2 million over the past 30 years. The proposed development will immediately generate more than \$200,000 in municipal impact fees, in addition to permit, plan-review, and other applicable fees.

A Significant Benefit to Rock Springs Baptist Church

Most importantly, the property exchange will allow Rock Springs Baptist Church to unite its currently separated Rock Springs Road properties into one contiguous tract. This will provide the Church with greater long-term planning flexibility, preserve options for future needs, and immediately create room for necessary additional parking adjacent to the athletic fields (which the Church maintains and are available for public use at no charge). Proceeding with the property exchange is so vital and consequential that it was unanimously approved by both the Church's Board of Deacons and its congregation.

Please note that the Church is only requesting annexation of the specific, limited property necessary for the exchange, not the entire 17-acre parcel. The remaining land will stay in the County, and the Church has no plans to develop it.

A Mutually Beneficial and Responsible Exchange

Approval of the proposed annexation and rezoning will:

- Move residential development from a highly visible Rock Springs Road location to a naturally screened site better suited for the proposed use.
- Place primary access on Powdersville Road rather than adding traffic near the Church's athletic facilities and the Rock Springs Road/Highway 123 intersection.
- Allow Shadowbrook to continue to provide established, middle-market housing as part of the Easley community.
- Generate substantial tax, impact-fee, permit, and related revenue for the City.
- Allow the Church to unite its separated properties and increase flexibility for present and future needs.

We thank you for considering the proposed annexation and rezoning. Without these approvals, the property exchange cannot proceed.

LEGAL DESCRIPTION PARCEL "E" PORTION OF TMS# 5038-06-49-1499
 ALL THAT CERTAIN PICE PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING LOCATED IN ANDREAS LANE, IN THE CITY OF EASLEY, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, AS SHOWN ON A DRAWING FOR TMS# 5038-06-49-1499, DATED SEPTEMBER 17, 2003, AND BEING MORE FULLY DESCRIBED HAVING METES AND BOUNDS AS FOLLOWS, TO-WIT:

Beginning at a point shown as "POB" located on the south side of Andreas Lane, thence running South 72 Degrees, 07 Minutes, 30 Seconds East, 40.22 feet along said r/w to an ipf 1/2" R/W, thence turning and running South 72 Degrees, 07 Minutes, 30 Seconds East, 40.22 feet to a point, thence North 88 Degrees, 45 Minutes, 12 Seconds West, 35.04 feet to a point, thence North 88 Degrees, 45 Minutes, 12 Seconds West, 76.53 feet to a point, thence South 88 Degrees, 45 Minutes, 12 Seconds East, 76.53 feet to a point, thence South 88 Degrees, 45 Minutes, 12 Seconds East, 100.21 feet to a point, thence South 35 Degrees, 07 Minutes, 30 Seconds West, 61.24 feet to a point, thence North 12 Degrees, 17 Minutes, 17 Seconds East, 190.15 feet to an ipf 1/2" R/W, thence North 12 Degrees, 17 Minutes, 17 Seconds East, 190.15 feet to the point of beginning and containing 0.300 acres (13078 square feet).

ANDREA LANE

STEGALL PROPERTY HOLDING LLC
 TMS# 5038-06-49-5574
 DB 2159 PG 217

SHADOWBROOK PHASE 3 298788 SQ FT 6.859 ACRES

ROCK SPRINGS BAPTIST CHURCH
 DB 254 PG 14
 REMAINDER TMS# 5038-06-49-4131

PARCEL E
 13078 SQ FT
 0.300 ACRES
 PORTION TMS# 5038-06-49-1499

HIGHLAND ASSOCIATES, LLC
 TMS# 5038-06-39-7722
 DB 2158 PG 191

ROCK SPRINGS
 BAPTIST CHURCH
 PORTION OF TMS# 5038-06-49-4131

PARCEL D
 2.456 ACRES

PARCEL A
 2.000 ACRES
 87109 SQ FT
 5038-06-39-6243

PARCEL B
 TMS 5038-06-39-7097
 43567 SQ FT
 1.000 ACRES

PARCEL C
 1.103 ACRES

POWDERSVILLE ROAD
 S-135
 66' R/W
 0.116 ACRES
 IN ROAD R/W

ROCK SPRINGS BAPTIST INC
 DB 290 PG 50
 REMAINDER TMS# 5038-06-38-9970

LEGEND

- OE- = OVERHEAD ELECTRICITY
- S- = SANITARY SEWER
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- PT = COMPUTED POINT
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- NF = NAIL FOUND
- NS = NAIL SET
- P.O.B. = POINT OF BEGINNING
- NCS = NAIL & CAP SET
- TMS = TAX MAP SHEET
- PB = PLAT BOOK
- DB = DEED BOOK
- PG = PAGE

TABLE

Distance	
100.76'	05" E
2.37'	49" W
12.85'	49" W
21.99'	09" W
30.12'	37" W
30.68'	08" W
19.88'	37" W
16.63'	15" E
14.43'	55" E
6.20'	21" E
20.53'	58" W
12.31'	30" E
16.38'	21" E
17.68'	11" E
18.97'	34" W
10.88'	18" W
17.89'	13" E
20.37'	02" W
30.19'	23" E
12.31'	44" E
17.33'	26" W
23.21'	55" W
11.28'	14" W
7.67'	



Overview



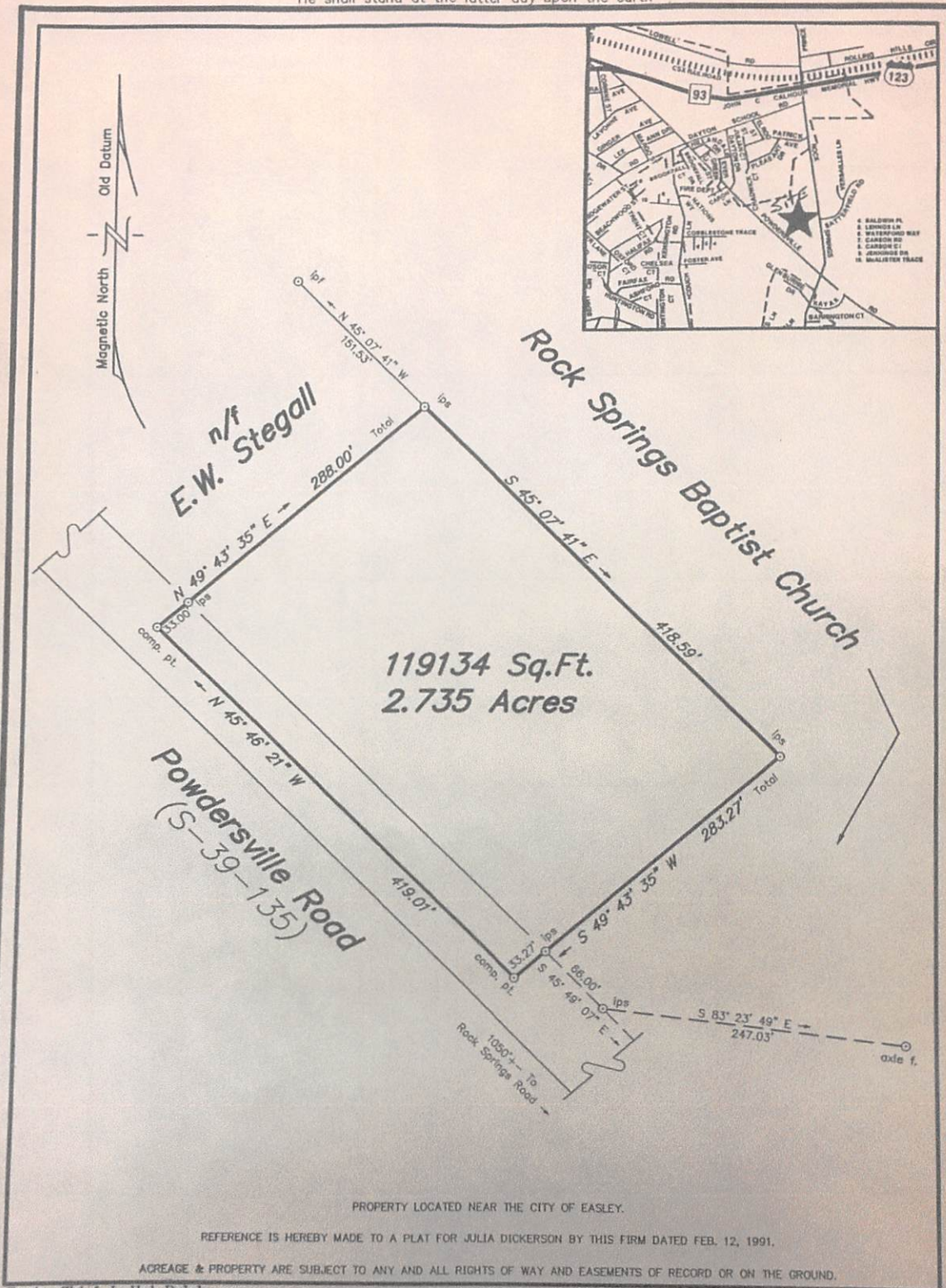
Legend

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						
District	A09-Easley	Acreage	2.74		212 DAYTON SCHOOL RD	5/31/1995	\$136,750	290 / 50	Vacant
Brief	NE/SIDE OLD	LEA	n/a		EASLEY, SC 29642-1409	n/a	\$	L	n/a
Tax Description	POWDERSVILLE RD	Code							
	(Note: Not to be used on legal documents)	Value	\$0						

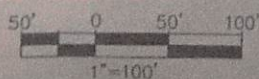


Party Chief J. Hal Belcher

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

Date Apr. 21, 1995

F.B. 154

Job# 02129101

A-Cad 04219520

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.

J.C. Smith

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

ROBINSON LAW FIRM, P.A.

Book 290 Page 50

KNOW ALL MEN BY THESE PRESENTS, that

I, Robert E. Stegall, Jr.

In consideration of

See Deed of Willette S. Jennings, et al., recorded herewith

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, forever:
212 Dayton School Road
Easley, SC 29640

ALL MY RIGHT, TITLE AND INTEREST IN AND TO:

"ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, in or near the City of Easley, on Powdersville Road and according to a plat by J. C. Smith & Associates, dated April 21, 1995, said lot contains 2.735 acres and is more particularly described as follows, to-wit:

"BEGINNING at a point in the center of Powdersville Road, said point being 1050 feet from Rock Springs Road; thence along the center of Powdersville Road North 45-46-21 West 419.01 feet to a point; thence North 49-43-35 East 288.00 feet to an iron pin on line of property of Rock Springs Church; thence along the common boundary line with property of Rock Springs Church South 45-07-41 East 418.59 feet to an iron pin; thence South 49-43-35 West 283.27 feet to a point in the center of Powdersville Road, the point of BEGINNING.

Subject to rights of way for the roads and such other easements as may appear of record and/or on the premises.

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).

Tax map #Portion of J14-00-013A

PICKENS CO.

RMC 100

012926

95 AUG 10 PM 2:51

JIMMY McCOLLUM, Tax Assessor
222 McDaniel Ave., B-8
PICKENS, SC 29671

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 31st day of May, 1995

SIGNED, sealed and delivered in the presence of:

Robert E. Stegall, Jr.
Gregory M. Jenkins

Robert E. Stegall, Jr. (SEAL)

(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF

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 witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31st day of May, 1995
Gregory M. Jenkins (SEAL)
Notary Public for South Carolina

My commission expires 2/29/96

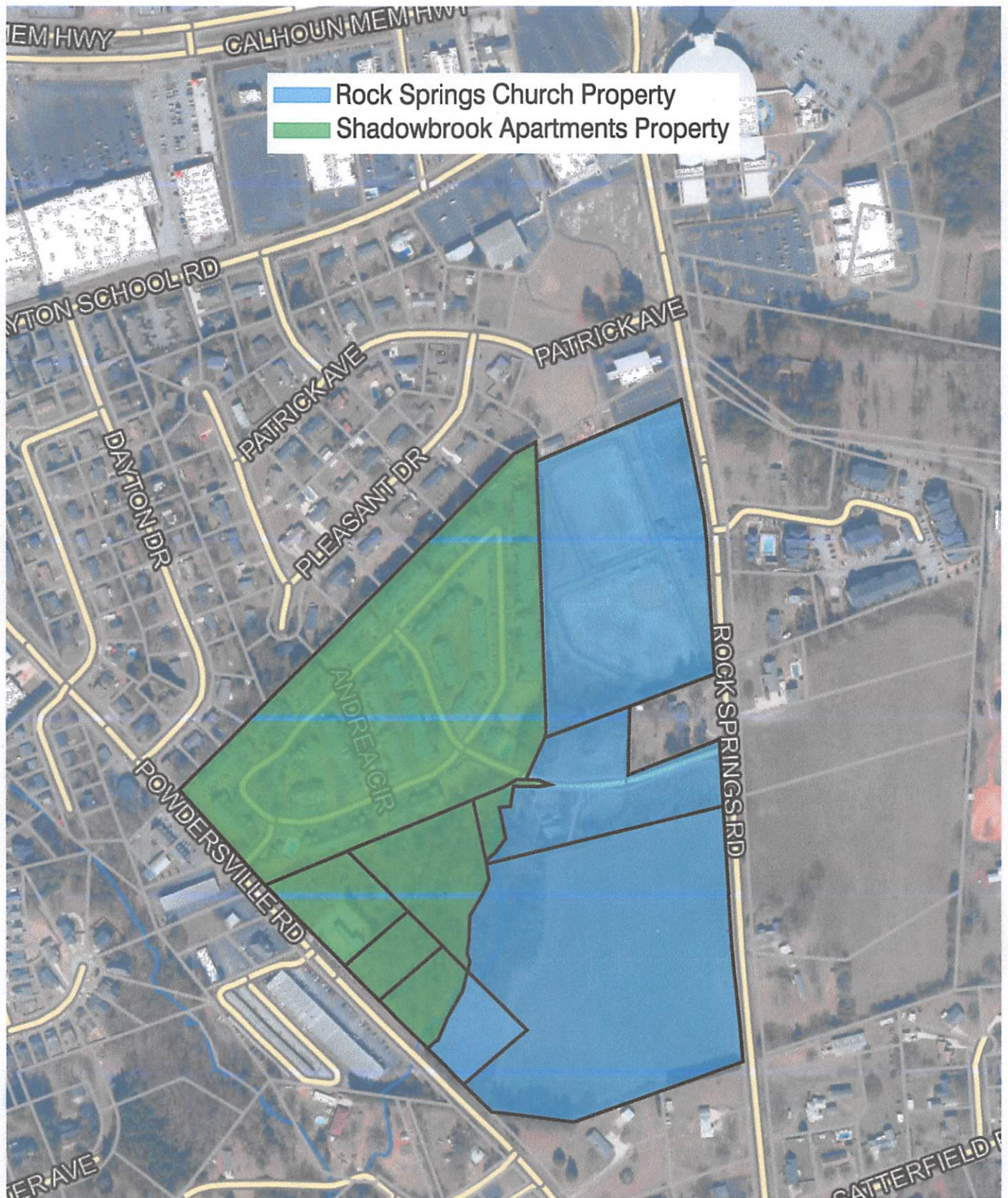
Jimmy McCollum

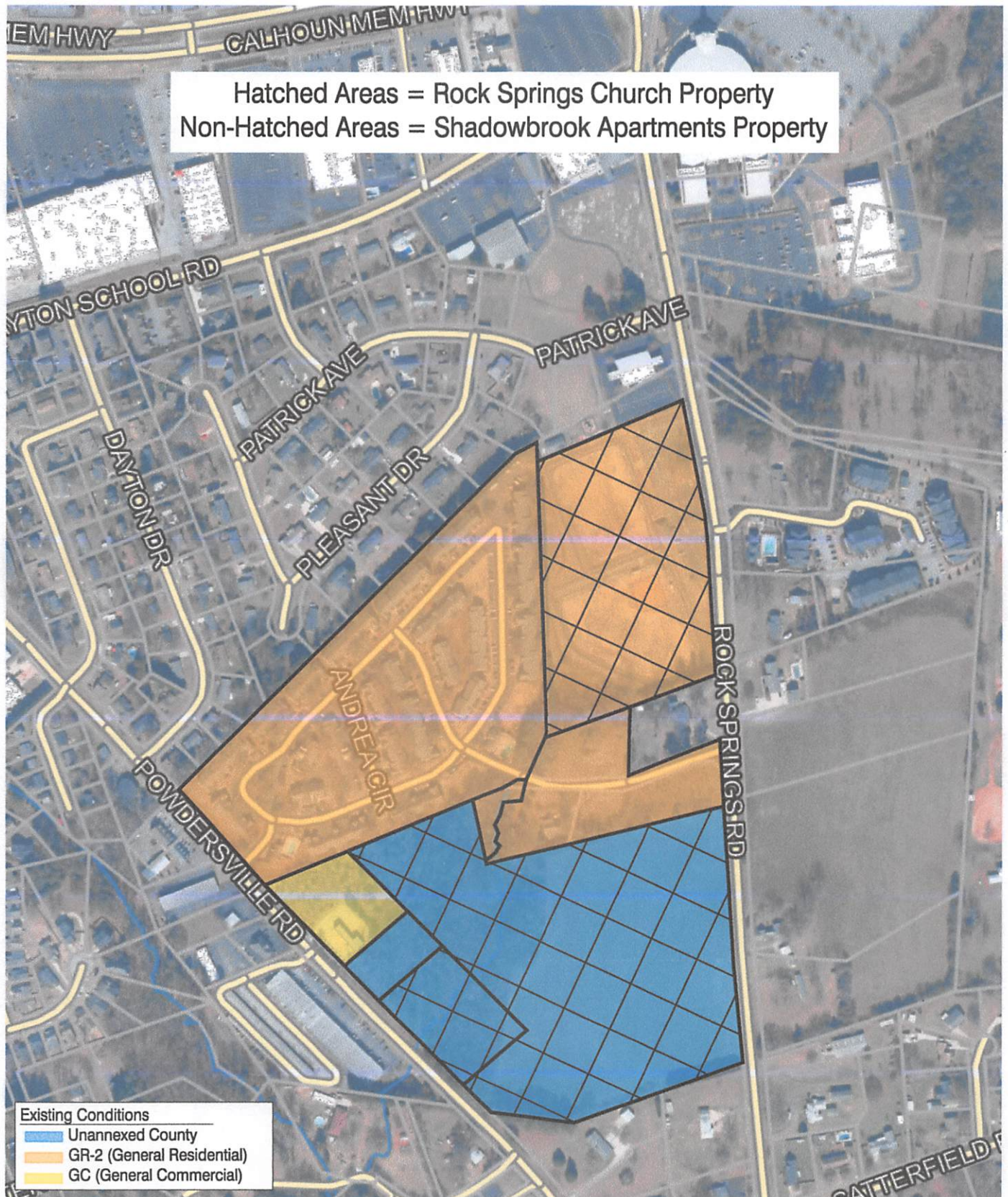
(SEAL)

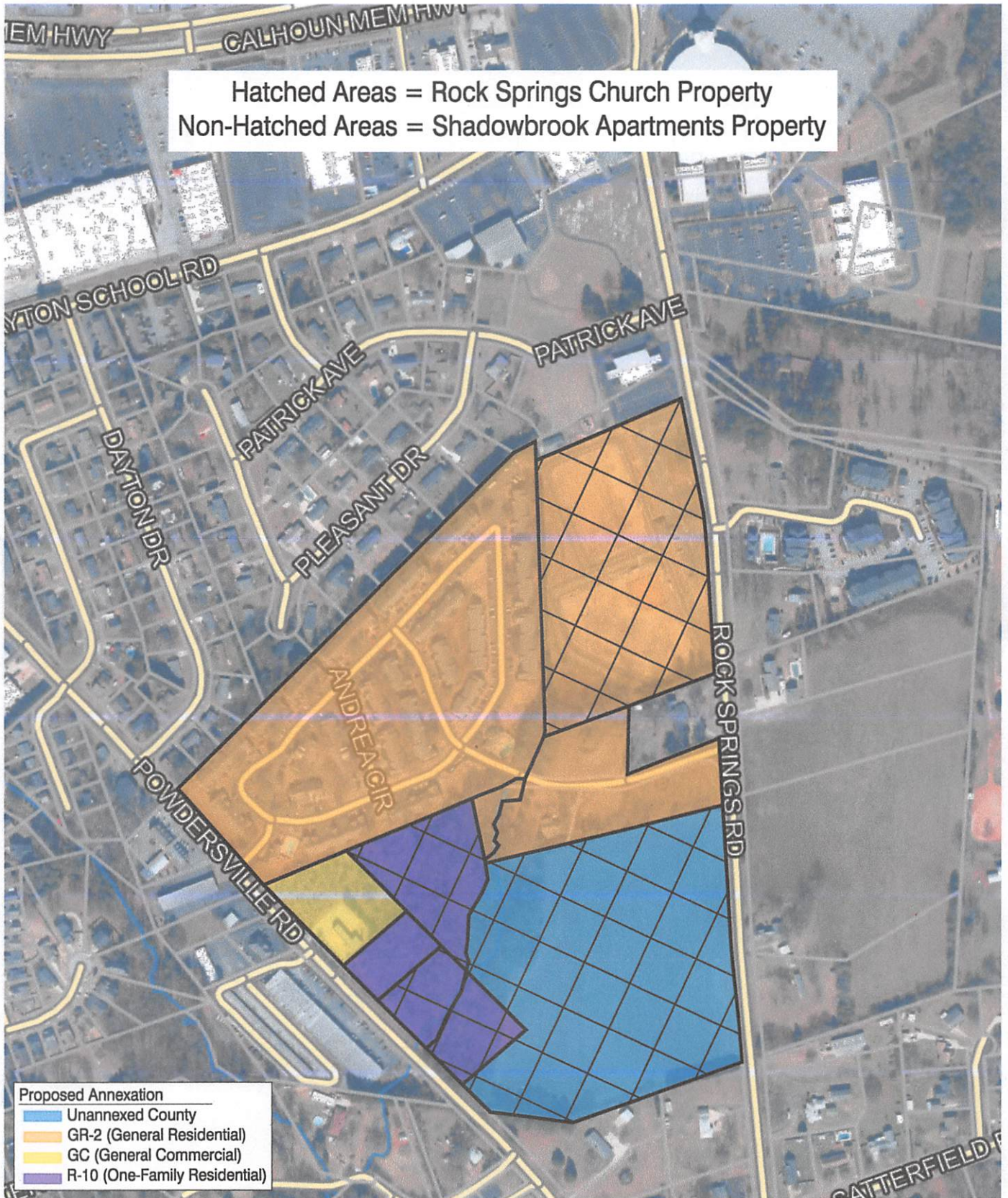
LEGAL DESCRIPTION ROCK SPRINGS TRACT

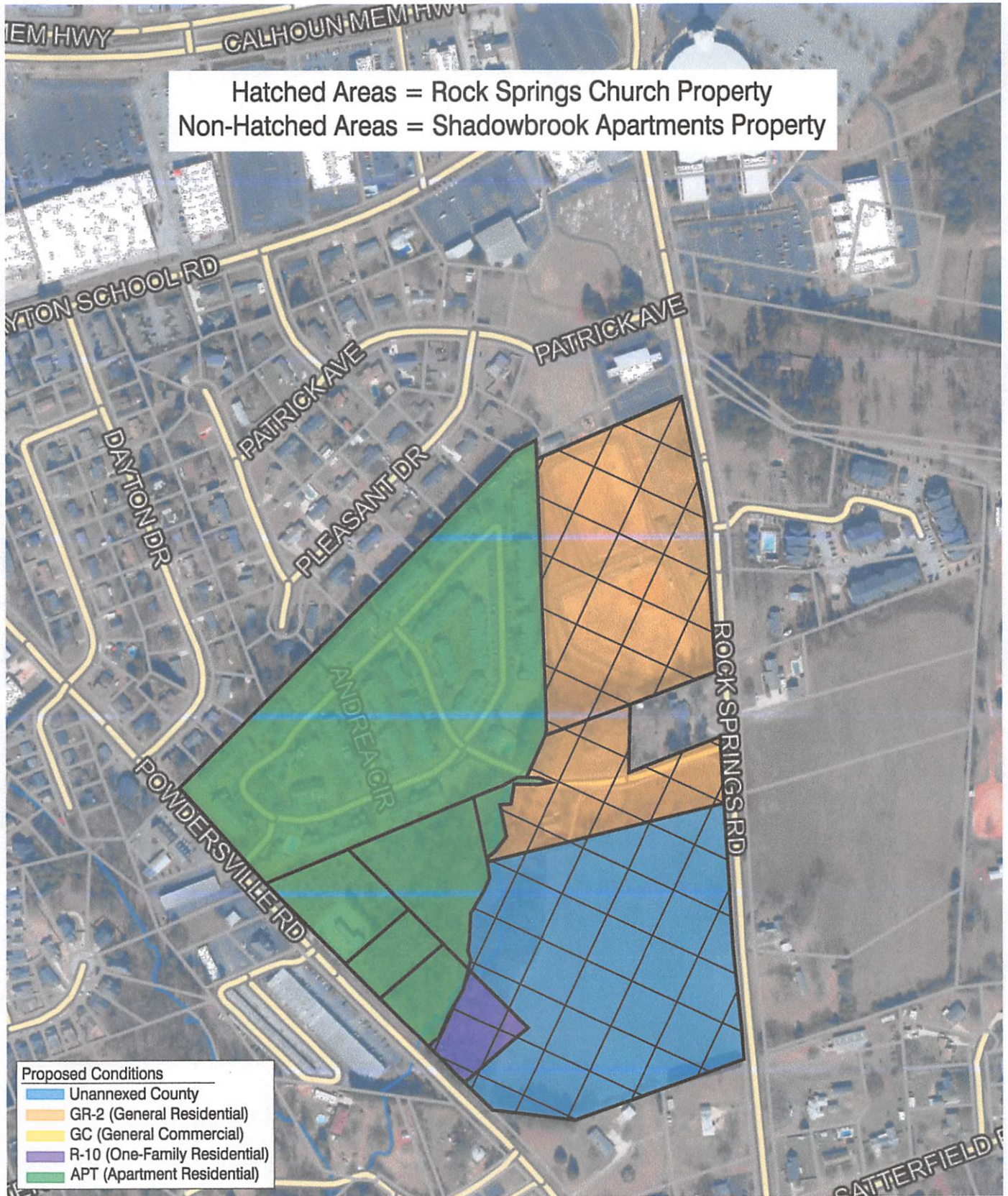
ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PORTION OF TMS# 5038-06-49-4131, LOCATED ON POWERSVILLE ROAD, IN THE CITY OF EASLEY, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, AND CONTAINING 3.559 ACRES, AS SHOWN ON A SURVEY FOR WFLP, LLC, BY SMITH SURVEYORS INC, DATED JULY 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.











total impervious - 6.746A (200,898 SF)
open space required (20%) - 2.33A (102,860 SF)
open space provided (43%) - 129,898 SF

96 Units - 3 story bldgs
- 89.7 bed
- 27.3 bed

133 parking spaces, this parcel (Phase 2)
23 parking spaces, additionally available (Phase 1)
2,251,850

Shadowbrook Phase 3

Pondersville Road
Greenville, South Carolina





APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:		ROCK SPRINGS BAPTIST CHURCH
*Title:		RICHARD H. ELLIS, CHAIRMAN OF DEACONS
*Address:		201 ROCK SPRINGS ROAD
*City, State:		EASLEY, SC
*Zip:		29642-1409
*Phone:		Office 864-859-9854 and Mobile 864-483-1265
*Email:		info@rockspringsbaptist.com and ellis9443@bellsouth.net

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*PARCEL #(S) TMS # PORTION OF 5038-06-49-4131

*TOTAL ACREAGE 2.456 Acres

*CURRENT ZONING DESIGNATION (County) N/A

*PROPOSED ZONING DESIGNATION (City) APT

TYPE OF ANNEXATION

*Please select one (1) type: 100% ☐ 75% ☐ 25%. ☐ Approx 15%

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.

Richard H. Ellis
9-30-26

*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: RHE

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	ROCK SPRINGS BAPTIST CHURCH By Richard H. Ellis, Chairman of Deacons <u>Richard H. Ellis</u>
Date <u>9-30-26</u>	

Joint Statement in Support of Proposed Annexation and Rezoning

Rock Springs Baptist Church and Shadowbrook Apartments have been good neighbors in Easley for more than 30 years. Together, we respectfully request that the City Council approve the proposed annexation and rezoning to enable a mutually beneficial property exchange that promotes smart, responsible growth and serves the long-term interests of the Easley community.

A Property Exchange That Benefits Both Parties

Shadowbrook owns three parcels on Rock Springs Road that physically separate the Church's athletic fields from an additional 17 undeveloped acres owned by the Church. In 2020, the City Council approved development of 60–72 apartments on these parcels as a third phase of Shadowbrook Apartments. Although the zoning in Easley has changed, since the three parcels are zoned GR-2, Shadowbrook retains the right under the new zoning to build either 26 townhomes, or a combination of a 16-unit, two-story apartment building and 10 townhomes on these three Rock Springs Road parcels.

The requested annexation and rezoning and subsequent property exchange will have two direct benefits. It will allow Shadowbrook to relocate this additional phase away from Rock Springs Road to a better suited site consisting of the former car wash at 839 Powdersville Road and the land surrounding it, and enable the Church to unite its currently separated Rock Springs Road parcels into one contiguous property.

The Powdersville Road site offers important community benefits compared with development of the Rock Springs Road parcels:

First, it is significantly less visible. Development along Rock Springs Road would be highly visible to the public. By contrast, the Powdersville Road site is naturally screened. A 50 foot wooded buffer along the creek will shield the buildings from view from Rock Springs Road. Additionally, the site's natural topography, a 40-foot road buffer, and an intentional site design will substantially limit visibility from Powdersville Rd, with the side of the closest building set back nearly 80 feet.

Second, the primary access would be on Powdersville Road. Developing the Rock Springs Road parcels would increase residential traffic near the already congested intersection of Rock Springs Road/Highway 123, particularly before and after Church services and events, and during athletic competitions. Relocating the development would move the primary access point to Powdersville Road, a commercial corridor better suited to accommodate the additional traffic. This would separate the development from the Church's primary activity area and therefore not cause increased congestion in that area.

An Extension of an Established Multifamily Community

For more than 30 years, Shadowbrook Apartments has operated as a family-owned business providing quality, middle-market workforce housing for Easley residents. The proposed development would extend that established community, not create a new, high-end luxury development. Shadowbrook has historically maintained strong resident stability and low tenant turnover. Its longest-term resident

has lived there for more than 25 years, and many residents are active churchgoers, voters and participants in the Easley community.

Shadowbrook is also a longstanding contributor to the local tax base. The City of Easley received more than \$150,000 in taxes from Shadowbrook last year and approximately \$2 million over the past 30 years. The proposed development will immediately generate more than \$200,000 in municipal impact fees, in addition to permit, plan-review, and other applicable fees.

A Significant Benefit to Rock Springs Baptist Church

Most importantly, the property exchange will allow Rock Springs Baptist Church to unite its currently separated Rock Springs Road properties into one contiguous tract. This will provide the Church with greater long-term planning flexibility, preserve options for future needs, and immediately create room for necessary additional parking adjacent to the athletic fields (which the Church maintains and are available for public use at no charge). Proceeding with the property exchange is so vital and consequential that it was unanimously approved by both the Church's Board of Deacons and its congregation.

Please note that the Church is only requesting annexation of the specific, limited property necessary for the exchange, not the entire 17-acre parcel. The remaining land will stay in the County, and the Church has no plans to develop it.

A Mutually Beneficial and Responsible Exchange

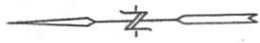
Approval of the proposed annexation and rezoning will:

- Move residential development from a highly visible Rock Springs Road location to a naturally screened site better suited for the proposed use.
- Place primary access on Powdersville Road rather than adding traffic near the Church's athletic facilities and the Rock Springs Road/Highway 123 intersection.
- Allow Shadowbrook to continue to provide established, middle-market housing as part of the Easley community.
- Generate substantial tax, impact-fee, permit, and related revenue for the City.
- Allow the Church to unite its separated properties and increase flexibility for present and future needs.

We thank you for considering the proposed annexation and rezoning. Without these approvals, the property exchange cannot proceed.

LEGAL DESCRIPTION PARCEL "E" PORTION OF TMS# 5038-06-49-1499
 ALL THAT CERTAIN PICE PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING LOCATED IN ANDREAS LANE, IN THE CITY OF EASTLY, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, AS SHOWN ON A DRAVING FOR R/F, L/C, BY SOUTH SURVEYORS INC. DATED SEPTEMBER 17, 2003 AND BEING MORE FULLY DESCRIBED HAVING METES AND BOUNDS AS FOLLOWS, TO-WIT:

Beginning at a point shown as "POB" located on the south side of Andreas lane, thence running South 72 Degrees, 07 Minutes, 30 Seconds East, 40.22 feet along sold 1/4" to an IPF 1/2" RB, thence turning and leaving said point, 1/4" to an IPF 1/2" RB, thence running North 88 Degrees, 45 Minutes, 32 Seconds West, 35.04 feet to a point, thence North 88 Degrees, 45 Minutes, 32 Seconds West, 76.53 feet to a point, thence South 88 Degrees, 45 Minutes, 32 Seconds West, 53.66 feet to a point, thence South 88 Degrees, 45 Minutes, 32 Seconds West, 12 Minutes, 12 Seconds East, 100.27 feet to a point, thence South 35 Degrees, 07 Minutes, 30 Seconds West, 61.24 feet to a point, thence South 35 Degrees, 07 Minutes, 30 Seconds West, 17 Minutes, 28 Seconds East, 190.15 feet to an IPF 1/2" RB, thence North 88 Degrees, 45 Minutes, 32 Seconds East, 121.24 feet to an IPF 1/2" RB, thence South 88 Degrees, 45 Minutes, 32 Seconds East, 65.30 feet to the point of beginning and containing 0.300 acres (13078 square feet).



PARCEL E
 13078 SQ FT
 0.300 ACRES

PORTION TMS# 5038-06-49-1499

HIGHLAND ASSOCIATES, LLC
 TMS# 5038-06-39-7722
 DB 2158 PG 191

ROCK SPRINGS
 BAPTIST CHURCH
 PORTION OF TMS# 5038-06-49-4131

PARCEL D
 2.456 ACRES

PARCEL A
 2.000 ACRES
 87109 SQ FT
 5038-06-39-6243

PARCEL B
 TMS 5038-06-39-7097
 43567 SQ FT
 1.000 ACRES

PARCEL C
 1.103 ACRES

POWDERSVILLE ROAD
 S-135
 66' R/W
 0.116 ACRES
 IN ROAD R/W

ROCK SPRINGS BAPTIST INC
 DB 290 PG 50
 REMAINDER TMS# 5038-06-38-9970

STEGALL PROPERTY HOLDING LLC
 TMS# 5038-06-49-5574
 DB 2159 PG 217

SHADOWBROOK PHASE 3 298788 SQ FT 6.859 ACRES

ROCK SPRINGS BAPTIST CHURCH
 DB 254 PG 14
 REMAINDER TMS# 5038-06-49-4131

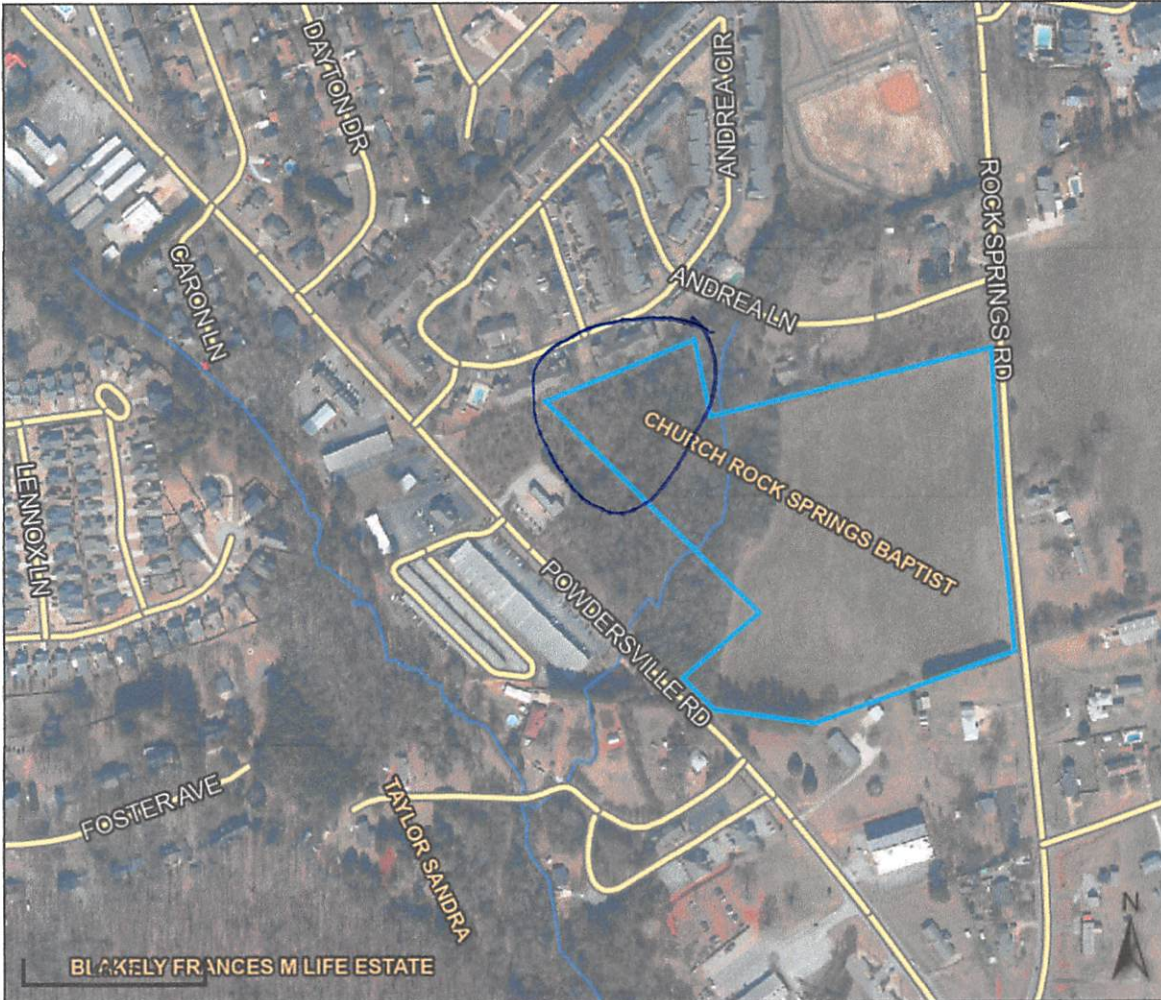
LEGEND

- OE- = OVERHEAD ELECTRICITY
- S- = SANITARY SEWER
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- PT = COMPUTED POINT
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- NF = NAIL FOUND
- NS = NAIL SET
- P.O.B. = POINT OF BEGINNING
- NCS = NAIL & CAP SET
- TMS = TAX MAP SHEET
- PB = PLAT BOOK
- DB = DEED BOOK
- PG = PAGE

Distance	
05" E	100.76'
49" W	2.37'
49" W	12.85'
09" W	21.99'
37" W	30.12'
06" W	30.68'
37" W	19.88'
15" E	16.63'
55" E	14.43'
21" E	6.20'
58" W	20.53'
30" E	12.31'
21" E	16.36'
11" E	17.68'
34" W	18.97'
34" W	10.88'
18" W	17.69'
13" E	20.37'
02" W	30.19'
23" E	12.31'
44" E	17.33'
26" W	23.21'
55" W	11.28'
14" W	7.67'



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)

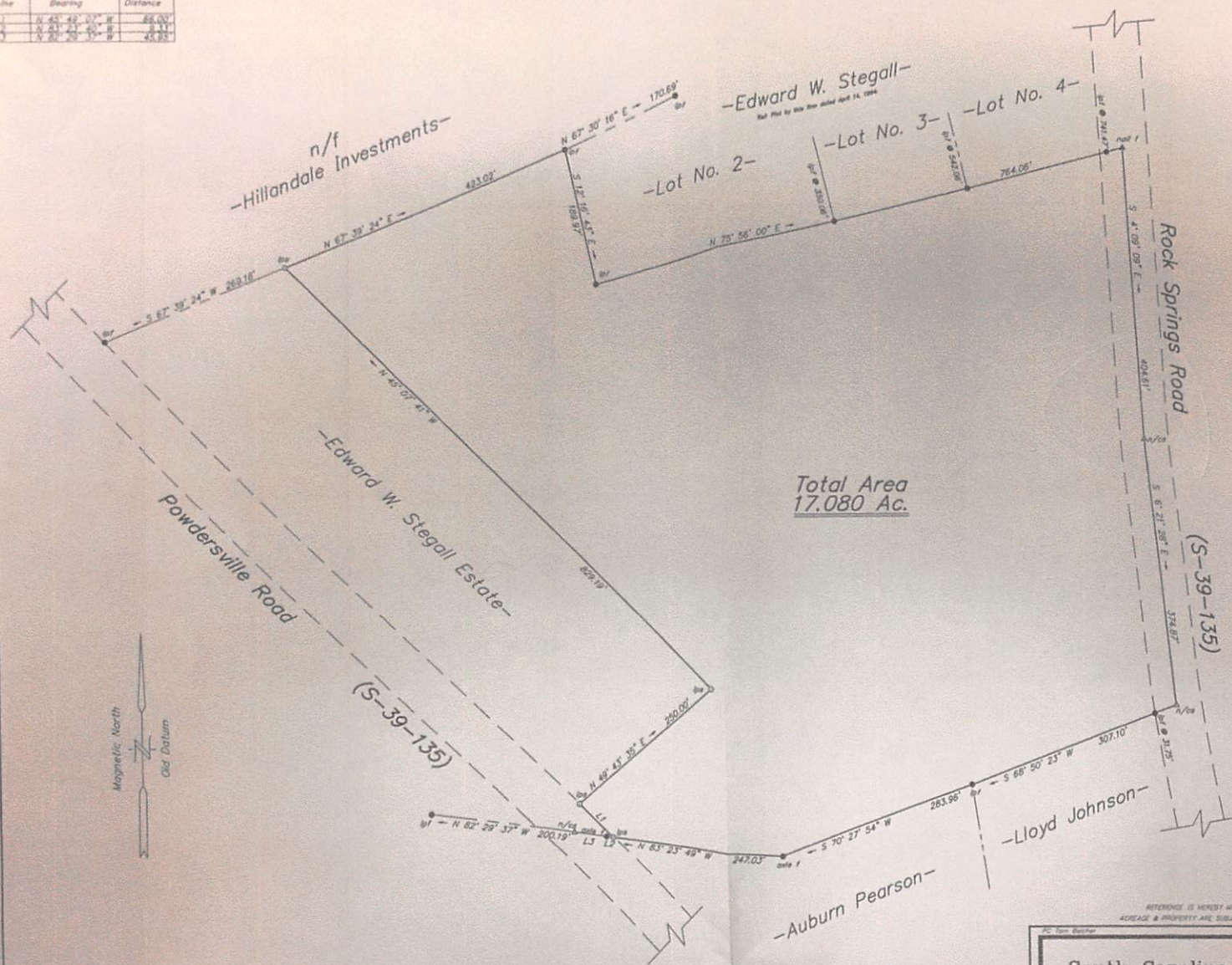
Date created: 11/25/2025

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

Developed by SCHNEIDER
GEOSPATIAL

Line	Bearing	Distance
L1	N 45° 48' 32" W	28.00'
L2	N 82° 29' 37" W	200.19'
L3	N 82° 29' 37" W	200.19'

The chain stand at the latter end upon the earth



Total Area
17.080 Ac.

REFERENCE IS HEREBY MADE TO A PLAT FOR JALM JOHNSON BY THIS FIRM DATED FEBRUARY 12, 1981. ACRES & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD UPON 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 Easley, SC
29641/803-859-5729
Fax 855-8022

Date: July 27, 1984
P.B. 154 Pg. 12 Job# 00189101

County Pickens

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN SET FORTH WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATHAN STANFORD ACT, FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND ARE TO BE FILED IN THE RECORDS FOR A CLASS "A" SURVEY AS DESCRIBED THEREIN.

J.C. Smith

977160

ROBINSON LAW FIRM, P.A.

Book 254 Page 14

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

Part of J14-00-013A

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 described above, witnessed the execution thereof.

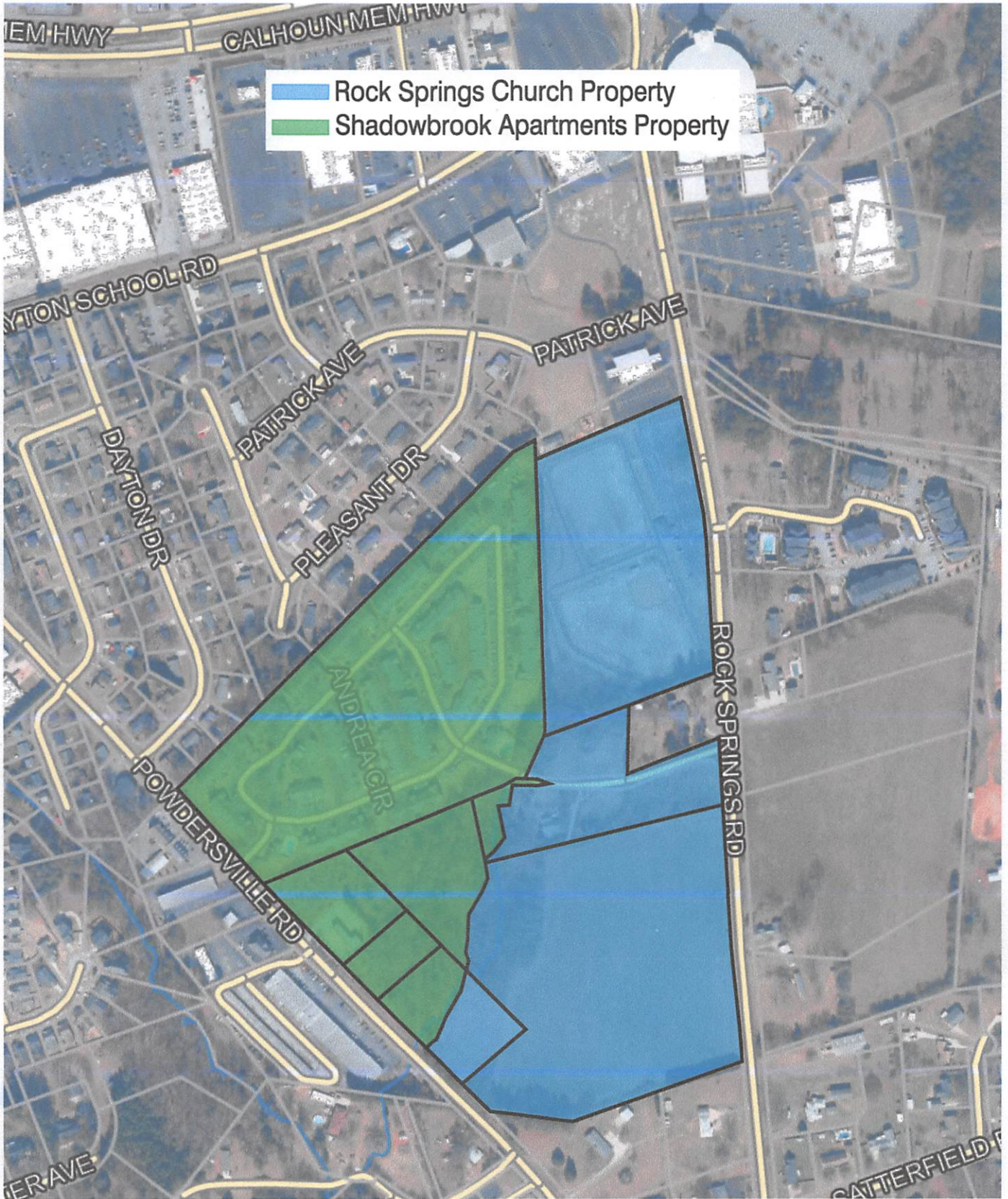
SWORN to before me this 1st day of September 1994

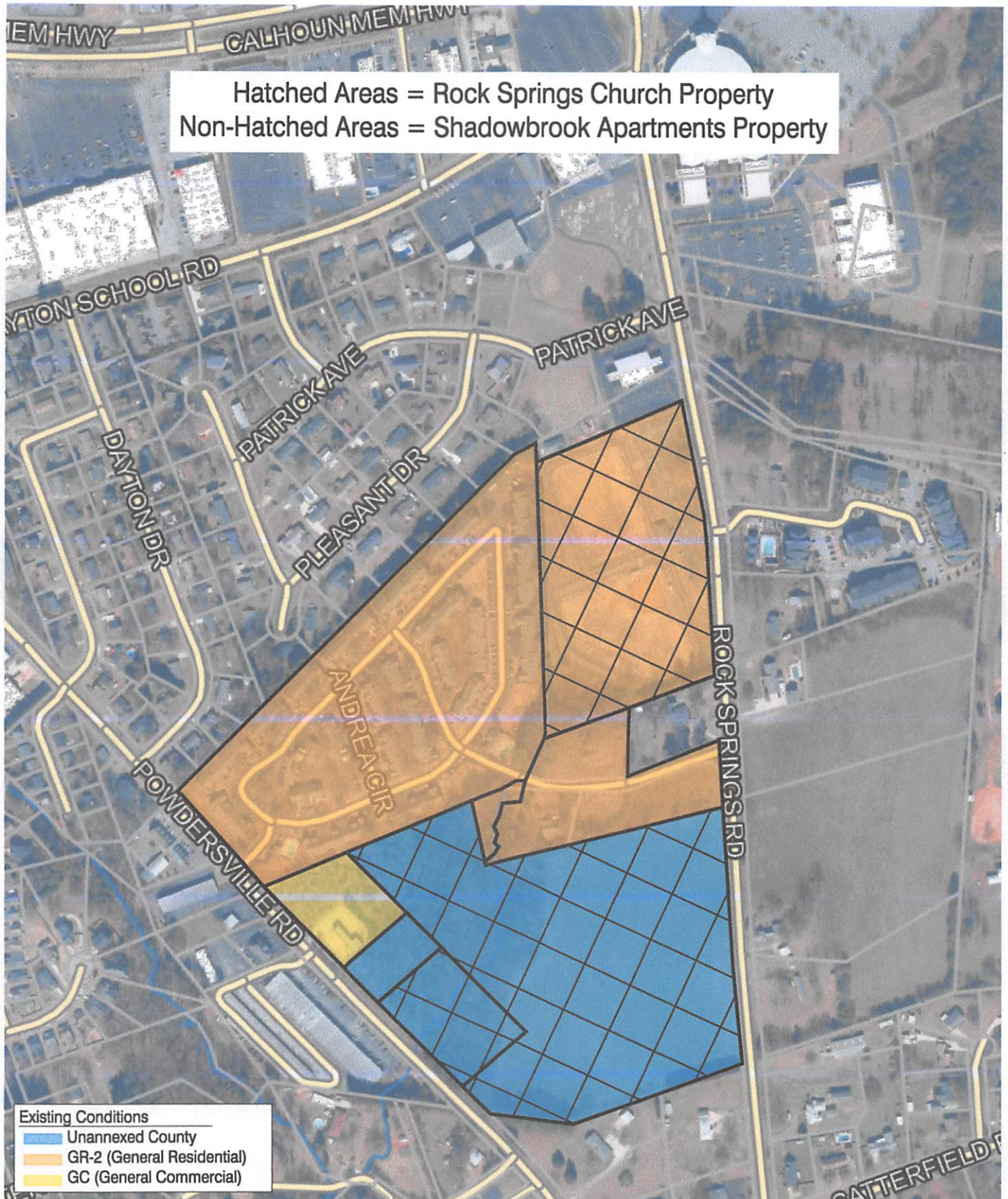
Jimmie B. Porter (SEAL)
Notary Public for South Carolina
My commission expires 5-3-99
JIMMY MCCOLLUM, Tax Assessor
222 McDANIEL AVE., B-8
PICKENS, SC 29671

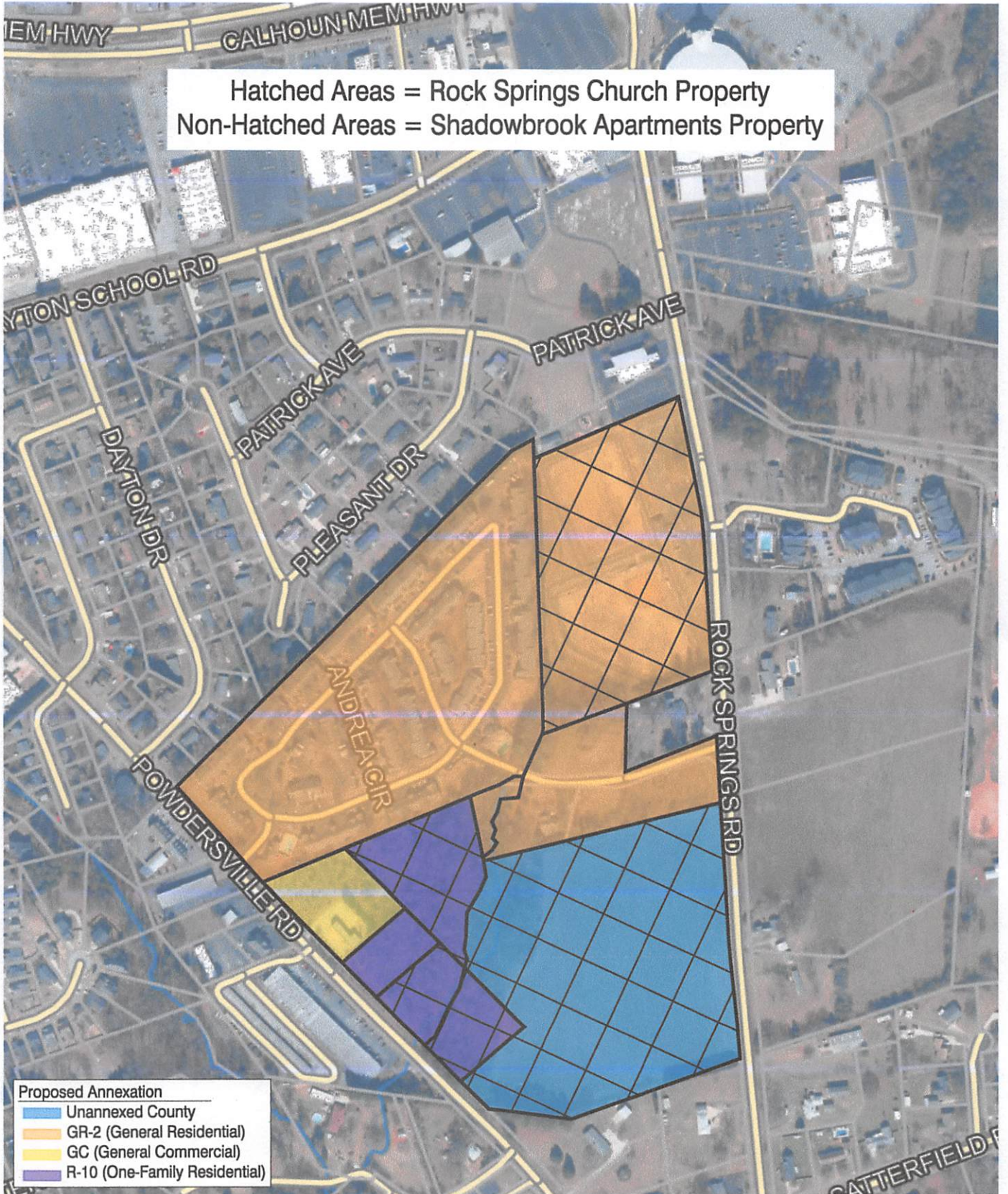
LEGAL DESCRIPTION ROCK SPRINGS TRACT

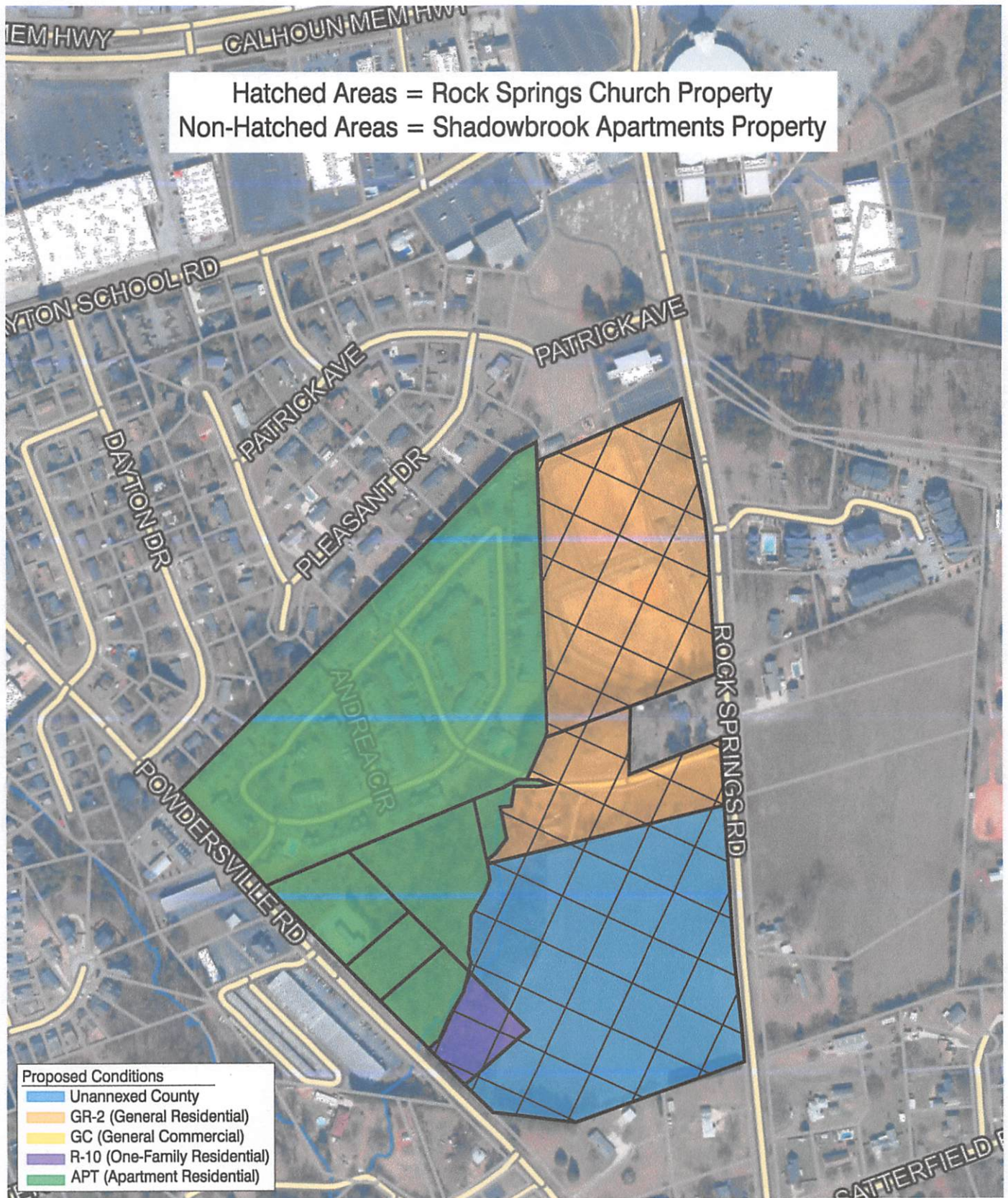
ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PORTION OF TMS# 5038-06-49-4131, LOCATED ON POWERSVILLE ROAD, IN THE CITY OF EASLEY, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, AND CONTAINING 3.559 ACRES, AS SHOWN ON A SURVEY FOR WFLP, LLC, BY SMITH SURVEYORS INC, DATED JULY 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.









Shac

Powersville Road
Essary, South Carolina





-THE CITY OF-
EASLEY
SOUTH CAROLINA

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

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 5038-06-49-1499 _____	Date submitted: 10 / 1 /2026	Planning Commission meeting date: 10/19/2026
Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals			

OWNER(S) INFORMATION

Last name: STEGALL PROPERTY HOLDING LLC. By: Weisz, David as Manager		First: Middle:	Interest ☒ Sole owner ☐ Co-owner
Mailing address: 219 ANDREA CIRCLE	City: EASLEY	State: SC	ZIP Code: 29642
Daytime phone no.: (864) 855-0780	Fax no.: ()	E-mail: dweisz@summitmgmtllc.com	
Mobile: 917-842-3626			

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 GR-2 to APT			
Property address: 366 Andrea Lane	Number of Lots or Units: 1	Total Acreage: 0.3 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:

Owner signature:

Date:

To be completed by Applicant:

I certify that the information in this request is correct.

Applicant Name:

Applicant Signature:

Date:

STEGALL PROPERTY HOLDING LLC

By:

David Weisz, Manager



10/1/26

REQUIRED INFORMATION

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

Joint Statement in Support of Proposed Annexation and Rezoning

Rock Springs Baptist Church and Shadowbrook Apartments have been good neighbors in Easley for more than 30 years. Together, we respectfully request that the City Council approve the proposed annexation and rezoning to enable a mutually beneficial property exchange that promotes smart, responsible growth and serves the long-term interests of the Easley community.

A Property Exchange That Benefits Both Parties

Shadowbrook owns three parcels on Rock Springs Road that physically separate the Church's athletic fields from an additional 17 undeveloped acres owned by the Church. In 2020, the City Council approved development of 60–72 apartments on these parcels as a third phase of Shadowbrook Apartments. Although the zoning in Easley has changed, since the three parcels are zoned GR-2, Shadowbrook retains the right under the new zoning to build either 26 townhomes, or a combination of a 16-unit, two-story apartment building and 10 townhomes on these three Rock Springs Road parcels.

The requested annexation and rezoning and subsequent property exchange will have two direct benefits. It will allow Shadowbrook to relocate this additional phase away from Rock Springs Road to a better suited site consisting of the former car wash at 839 Powdersville Road and the land surrounding it, and enable the Church to unite its currently separated Rock Springs Road parcels into one contiguous property.

The Powdersville Road site offers important community benefits compared with development of the Rock Springs Road parcels:

First, it is significantly less visible. Development along Rock Springs Road would be highly visible to the public. By contrast, the Powdersville Road site is naturally screened. A 50 foot wooded buffer along the creek will shield the buildings from view from Rock Springs Road. Additionally, the site's natural topography, a 40-foot road buffer, and an intentional site design will substantially limit visibility from Powdersville Rd, with the side of the closest building set back nearly 80 feet.

Second, the primary access would be on Powdersville Road. Developing the Rock Springs Road parcels would increase residential traffic near the already congested intersection of Rock Springs Road/Highway 123, particularly before and after Church services and events, and during athletic competitions. Relocating the development would move the primary access point to Powdersville Road, a commercial corridor better suited to accommodate the additional traffic. This would separate the development from the Church's primary activity area and therefore not cause increased congestion in that area.

An Extension of an Established Multifamily Community

For more than 30 years, Shadowbrook Apartments has operated as a family-owned business providing quality, middle-market workforce housing for Easley residents. The proposed development would extend that established community, not create a new, high-end luxury development. Shadowbrook has historically maintained strong resident stability and low tenant turnover. Its longest-term resident

has lived there for more than 25 years, and many residents are active churchgoers, voters and participants in the Easley community.

Shadowbrook is also a longstanding contributor to the local tax base. The City of Easley received more than \$150,000 in taxes from Shadowbrook last year and approximately \$2 million over the past 30 years. The proposed development will immediately generate more than \$200,000 in municipal impact fees, in addition to permit, plan-review, and other applicable fees.

A Significant Benefit to Rock Springs Baptist Church

Most importantly, the property exchange will allow Rock Springs Baptist Church to unite its currently separated Rock Springs Road properties into one contiguous tract. This will provide the Church with greater long-term planning flexibility, preserve options for future needs, and immediately create room for necessary additional parking adjacent to the athletic fields (which the Church maintains and are available for public use at no charge). Proceeding with the property exchange is so vital and consequential that it was unanimously approved by both the Church's Board of Deacons and its congregation.

Please note that the Church is only requesting annexation of the specific, limited property necessary for the exchange, not the entire 17-acre parcel. The remaining land will stay in the County, and the Church has no plans to develop it.

A Mutually Beneficial and Responsible Exchange

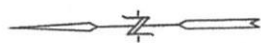
Approval of the proposed annexation and rezoning will:

- Move residential development from a highly visible Rock Springs Road location to a naturally screened site better suited for the proposed use.
- Place primary access on Powdersville Road rather than adding traffic near the Church's athletic facilities and the Rock Springs Road/Highway 123 intersection.
- Allow Shadowbrook to continue to provide established, middle-market housing as part of the Easley community.
- Generate substantial tax, impact-fee, permit, and related revenue for the City.
- Allow the Church to unite its separated properties and increase flexibility for present and future needs.

We thank you for considering the proposed annexation and rezoning. Without these approvals, the property exchange cannot proceed.

LEGAL DESCRIPTION PARCEL "E" PORTION OF TMS# 5038-06-49-1499
 ALL THAT CERTAIN PLOT PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING LOCATED ON ANDREA LANE, IN THE CITY OF EASLEY, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, AS SHOWN ON A DRAWING FOR MAP, L.L.C. BY SOUTH SURVEYORS INC. DATED SEPTEMBER 11, 2007, AND MORE FULLY DESCRIBED HAVING METES AND BOUNDS AS FOLLOWS, TO-WIT:

Beginning at a point shown as "POB" located on the south side of Andrea Lane, thence running South 72 Degrees, 07 Minutes, 30 Seconds East, 40.22 feet along said 1/2" R/W to a point, thence turning left and running South 78 Degrees, 40 Minutes, 40 Seconds West, 35.04 feet to a point, thence North 88 Degrees, 45 Minutes, 32 Seconds West, 76.53 feet to a point, thence South 8 Degrees, 12 Minutes, 17 Seconds East, 100.21 feet to a point, thence South 11 Degrees, 14 Minutes, 12 Seconds East, 100.21 feet to a point, thence South 30 Degrees, 07 Minutes, 06 Seconds West, 67.24 feet to a point, thence North 11 Degrees, 14 Minutes, 12 Seconds East, 100.21 feet to a point, thence North 87 Degrees, 28 Minutes, 32 Seconds East, 121.24 feet to a point, thence South 88 Degrees, 45 Minutes, 32 Seconds East, 63.30 feet to the point of beginning and containing 0.300 acres (13078 square feet).



PARCEL E
 13078 SQ FT
 0.300 ACRES
 PORTION TMS# 5038-06-49-1499

STECALL PROPERTY HOLDING LLC
 TMS# 5038-06-49-5574
 DB 2158 PG 217

SHADOWBROOK PHASE 3 298788 SQ FT 6.859 ACRES

ROCK SPRINGS BAPTIST CHURCH
 DB 254 PG 14
 REMAINDER TMS# 5038-06-49-4131



LEGEND

- OE- = OVERHEAD ELECTRICITY
- S- = SANITARY SEWER
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- PT = COMPUTED POINT
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- NF = NAIL FOUND
- NS = NAIL SET
- P.O.B. = POINT OF BEGINNING
- NCS = NAIL & CAP SET
- TMS = TAX MAP SHEET
- PB = PLAT BOOK
- DB = DEED BOOK
- PG = PAGE

1BLE	Distance
05° E	100.76'
49° W	2.37'
49° W	12.85'
09° W	21.99'
37° W	30.12'
06° W	30.68'
37° W	19.88'
15° E	16.63'
55° E	14.43'
21° E	6.20'
58° W	20.53'
30° E	12.31'
21° E	16.38'
11° E	17.68'
34° W	18.97'
18° W	10.88'
13° E	17.89'
02° W	20.37'
23° E	30.19'
44° E	12.31'
26° W	17.33'
55° W	23.21'
14° W	11.28'
74° W	7.6'

SITE: Stegall

**LIMITED WARRANTY DEED
No Title Examination**

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

Grantee's address:
100 James Way
Easley, SC 29642

KNOW ALL MEN BY THESE PRESENTS, that **SCL HOLDINGS, LLC**, as Grantor, in consideration of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **STEGALL PROPERTY HOLDING, LLC**, as Grantee, the property described below:

All of Grantor's right, title and interest in and to the real property and improvements thereon described on Exhibit A attached hereto and incorporated herein by reference.

Subject to any and all taxes affecting the premises and all restrictions, rights-of-way, reservations, zoning ordinances or easements that may appear of record, on recorded plats or on the premises.

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 Grantee, its successors and assigns, forever. And, the Grantor does hereby bind itself and its successors, to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against the Grantor and the Grantor's successors and assigns, lawfully claiming or to claim the same, or any part thereof, but no others.

WITNESS Grantor's hand and seal this 12th day of May, 2020.

[REST OF PAGE INTENTIONALLY BLANK]

SIGNED, sealed and delivered
in the presence of:

Grantor:

SCL HOLDINGS, LLC

Witness 1

By: [Signature] (SEAL)

Name: D. Sean Faulkner

Title: AUTHORIZED SIGNATORY

Witness 2/Notary Public

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF GREENVILLE)

I, the undersigned Notary Public, do hereby certify that D. Sean Faulkner, in his/her capacity as AUTHORIZED SIGNATORY, of SCL HOLDINGS, LLC, personally appeared before me this day and acknowledged to me that he/she, in such capacity and after being authorized to do so, duly executed the foregoing instrument as the act and deed of the limited liability company.

Witness my hand and official seal (where required by law), this 12th, day of May, 2020.

[Signature]
Notary Public for SC

Printed Name: Lante K. Stoltzfus

My commission expires: 3/4/2024

Prepared by:

D. Sean Faulkner, Esquire
Nelson Mullins Riley & Scarborough, LLP
P.O. Box 10084
Greenville, SC 29603

Exhibit A

Stegall Property – Legal Description

Parcel 1

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, containing 1.35 acres, more or less, having the following metes and bounds description to-wit:

Beginning at an iron pin on the Southwest corner of the subject property and running S75°56'00" West 220 feet to an iron pin, thence continuing along same line S75°56'00" West 192 feet to an iron pin; thence running N14°04'00" East 150.72 feet to an iron pin; thence N89°53'30" East 132.97 feet to an iron pin; thence N68°24'07" East 313.93 feet to an iron pin; thence running S4°04'00" East 10.90 feet to an iron pin; thence continuing S4°44'00" East 141.03 feet to the point of beginning.

TOGETHER WITH all of Grantor's right, title and interest in and to that certain perpetual and non-exclusive right of way and easement for purposes of ingress and egress over and across a "Proposed 40' Foot Road" containing 0.631 acres, more or less, shown on plat prepared for "Highland Associates, LLC" by Richard D. Wooten, Jr., Surveyor, dated 9-30-96 and recorded in Plat Book 247 at Page 8 in the Register of Deeds Office for Pickens County, South Carolina, contained in deed from Edward Stegall and Mildred P. Stegall to Highland Associates, L.L.C., dated 11/7/96, and recorded in Deed Book 347, at Page 79, in the Office of the Register of Deeds for Pickens County, South Carolina.

TMS# 5038-06-49-5574

AND

Parcel 2

All that certain piece, parcel or tract of land situated in the State of South Carolina, County of Pickens, approximately three (3) miles southeast of the City of Easley and being more fully described as follows to-wit:

Beginning at a nail and cap in Rock Springs Road, said nail and cap being 1,870 feet from Powdersville Road, and running S75-56W 764.14 feet to an iron pin; thence N12-02W 191.01 feet to an iron pin; thence N67-46E 170 feet to an iron pin; thence N24E 150.05 feet to an iron pin; thence N68-17E 251.83 feet to an iron pin; thence S04-10E 210.50 feet to an iron pin; thence N68-23E 319 feet to a point at Rock Springs Road; thence with the road S04-44E 203.90 feet to the point of beginning. Known as Tax Parcel J 14-13B.

TOGETHER WITH all of Grantor's right, title and interest in and to that certain perpetual and non-exclusive right of way and easement for purposes of ingress and egress over and across a "Proposed 40' Foot Road" containing 0.631 acres, more or less, shown on plat prepared for "Highland Associates, LLC" by Richard D. Wooten, Jr., Surveyor, dated 9-30-96 and recorded in Plat Book 247 at Page 8 in the Register of Deeds Office for Pickens County, South Carolina, contained in deed from Edward Stegall and Mildred P. Stegall to Highland Associates, L.L.C., dated 11/7/96, and recorded in Deed Book 347, at Page 79, in the Office of the Register of Deeds for Pickens County, South Carolina.

LESS AND EXCEPTING FROM THE PROPERTY DESCRIBED ABOVE THE FOLLOWING TRACTS HERETOFORE CONVEYED:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as a "Proposed 40' Foot Road" containing 0.631 acres, more or less, on plat prepared for "Highland Associates, LLC" by Richard D. Wooten, Jr., Surveyor, dated 9-30-96 and recorded in Plat Book 247 at Page 8 in the Register of Deeds Office for Pickens County, South Carolina, reference to said plat being hereby made for a more complete metes and bounds description thereof.

And

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being shown to contain 0.048 acres, more or less, according to plat prepared for "Edward Stegall and Mildred P. Stegall" by Wooten Surveying Co., dated 06/09/1998, and recorded in Plat Book 314 at Page 18A in the Register of Deeds Office for Pickens County, South Carolina, reference to said plat being hereby made for a more specific metes and bounds description thereof.

And

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being shown to contain 0.05 acres, more or less, according to plat prepared for "Highland Associates, L.L.C.," by Wooten Surveying Co., dated 06/09/1998, and recorded in Plat Book 314 at Page 18B in the Register of Deeds Office for Pickens County, South Carolina, reference to said plat being hereby made for a more specific metes and bounds description thereof.

And

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Lot No. 1 on a survey prepared

for "Edward W. Stegall" by J.C. Smith & Associates, Surveyor, dated 4-14-94, and according to said plat, being more particularly described as having the following metes and bounds description, to-wit:

Beginning at a point in the approximate center line of Rock Springs Road, common corner of the herein described lot and Lot No. 2 as show on said plat; thence running along the common line of the herein described lot and Lot No. 2 S68-24-07W 316.19 feet to a point; thence continuing S89-53-30W 314.76 feet to a point; thence running along the common line of the herein described lot and property now or formerly of Robert Stegall N24-00-36E 150.23 feet to a point; thence running along the common line of the herein described lot and property now or formerly of Dickerson N68-20-35E 251.88 feet to a point; thence running along the common line of the herein described lot and property now or formerly of Fred E. Ellis S4-17-20E 210.19 feet to a point; thence continuing along the common line of the herein described lot and property now or formerly of Fred E. Ellis N68-24-07E 318.46 feet to a point in the approximate center line of Rock Springs Road; thence running along the approximate center line of Rock Springs Road S4-44-00E 20.90 feet to the point of beginning.

And

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, containing 1.35 acres, more or less, having the following metes and bounds description to-wit:

Beginning at an iron pin on the Southwest corner of the subject property and running S75°56'00" West 220 feet to an iron pin, thence continuing along same line S75°56'00" West 192 feet to an iron pin; thence running N14°04'00" East 150.72 feet to an iron pin; thence N89°53'30" East 132.97 feet to an iron pin; thence N68°24'07" East 313.93 feet to an iron pin; thence running S4°04'00" East 10.90 feet to an iron pin; thence continuing S4°44'00" East 141.03 feet to the point of beginning.

TMS# 5038-06-49-1499

AND

Parcel 3

ALL that certain, piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Lot No. 1 on a survey prepared for "Edward W. Stegall" by J.C. Smith & Associates, Surveyor, dated 04/14/94, and according to said plat, being more particularly described as having the following metes and bounds description, to-wit:

BEGINNING at a. point in the approximate center line of Rock Springs Road, common corner of the herein described lot and Lot No. 2 as shown oil said plat, thence running along the common line of the herein described lot and Lot No. 2 S.68-24-07 W. 316.19 feet to a point; thence continuing S. 89-53-30 W, 314.76 feet to a point; thence running along the common line of the herein described lot property now or formerly of Robert Stegall N. 24-00-36 E, 150.23 feet to a. point, thence running along the common line of the herein described lot and property now or formerly Dickerson N.68-20-35 E. 251.88 feet to a point; thence running along the common line of the herein described lot and property now or formerly of Fred E Ellis S. 4-17-02 E 210.19 feet to a point; thence continuing along the common line of the herein described lot and property now or formerly of. Fred E. Ellis N. 68-24-07 E. 318.46 feet to a point in the approximate center line of Rock Springs Road, thence running along the approximate center line of Rock Springs Road S. 4-44-00 E. 20.90 feet to the point of BEGINNING.

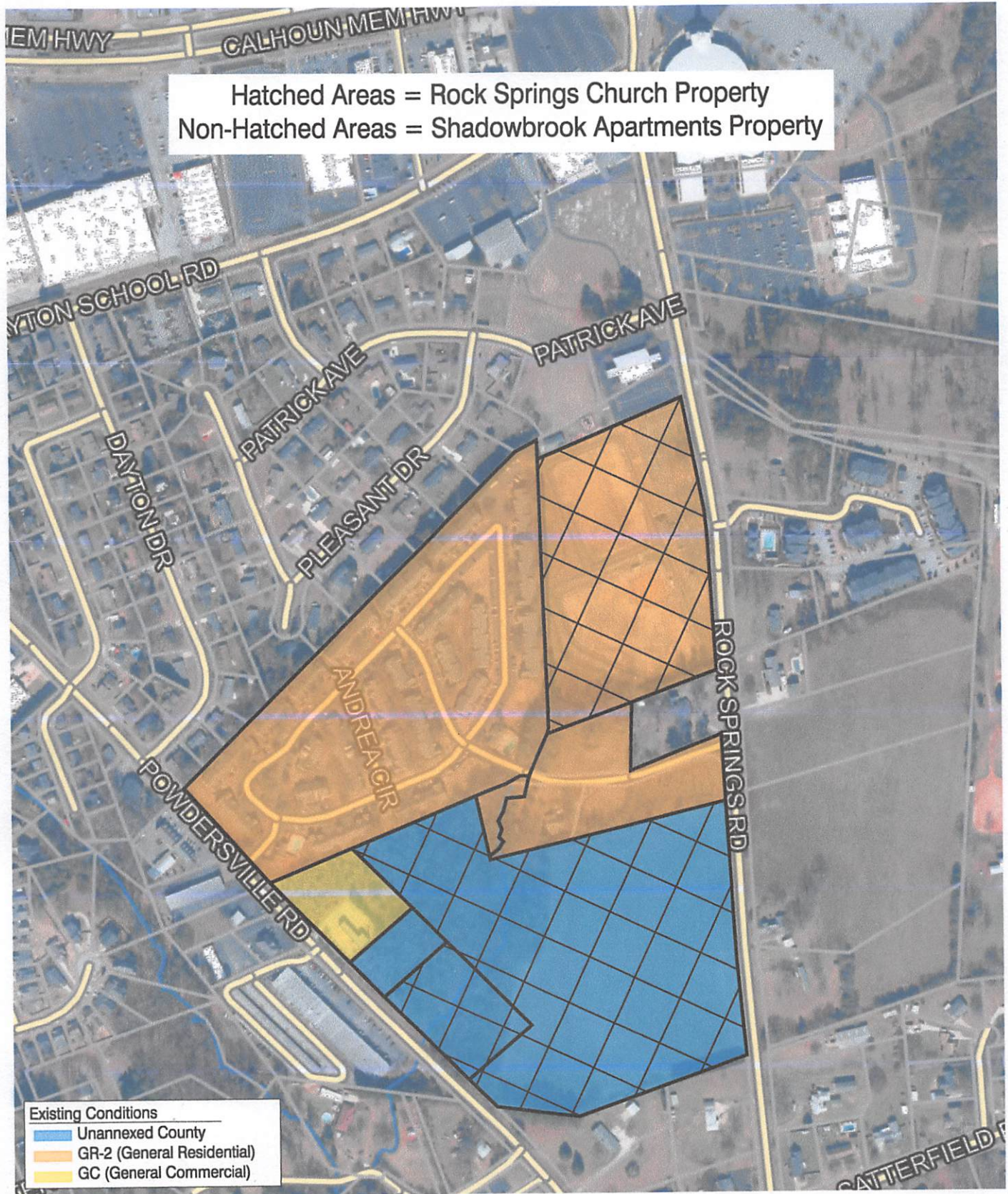
LESS HOWEVER ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina County of Pickens, being shown and designated as a Proposed 40' Road containing 0.631 acres more or less, on plat prepared for "Highland Associates LLC" by Ricard D. Wooten, Jr. Surveyor, dated 09-30-96 and recorded in Plat Book 247 at Page 8 in the Register of Deeds Office for Pickens County, South Carolina, reference to said plat is being hereby made for a more complete metes and bounds description thereof.

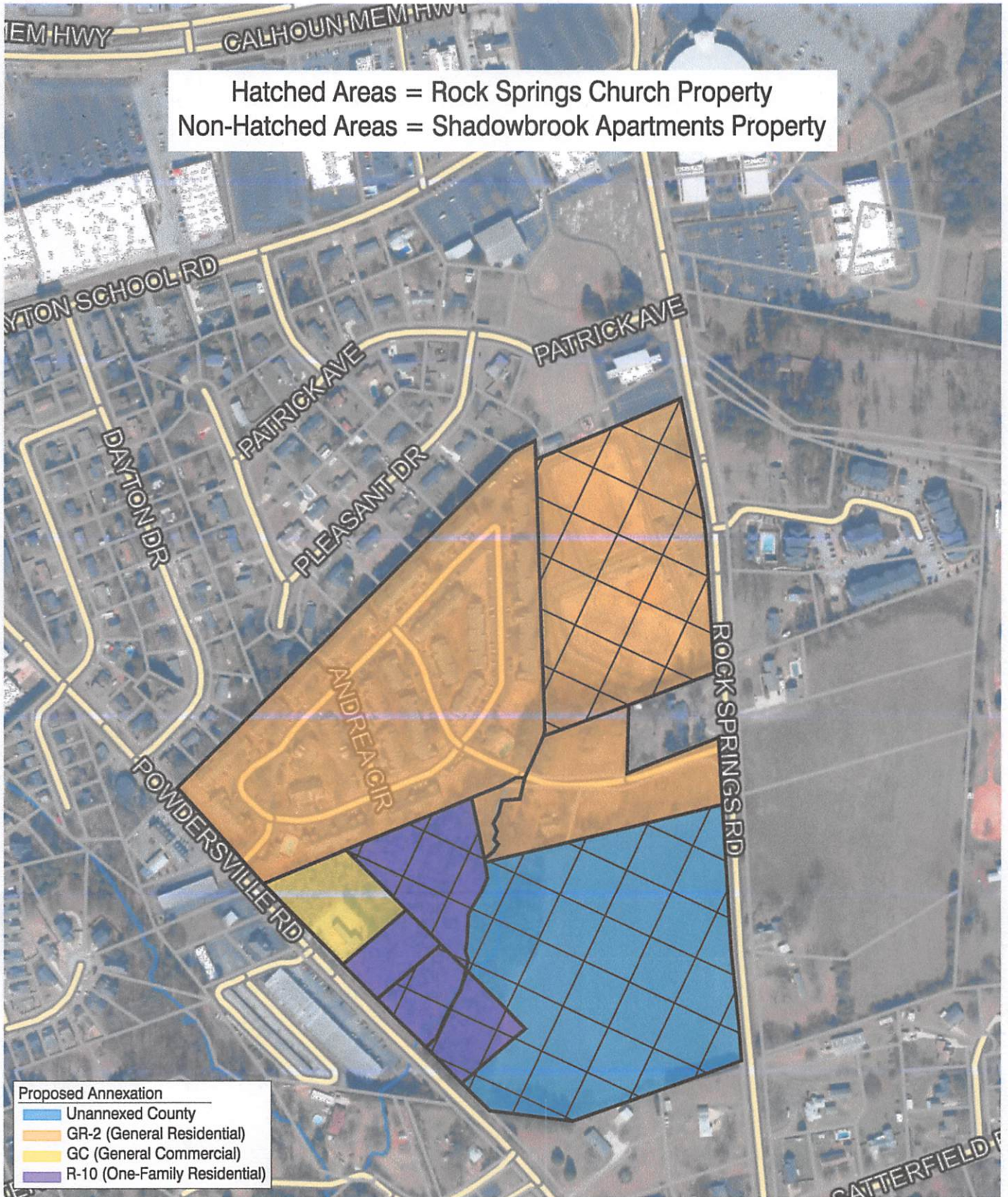
ALSO conveyed herewith is all that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being shown to contain 0.048 acres, more or less, according to a plat prepared for "Edward Stegall and Mildred P. Stegall" by Wooten Surveying Co. dated 06-09-98 and recorded in Plat Book 314 at page 18A in the ROD Office for Pickens County, South Carolina reference to said plat being hereby made for a more specific metes and bounds description thereof.

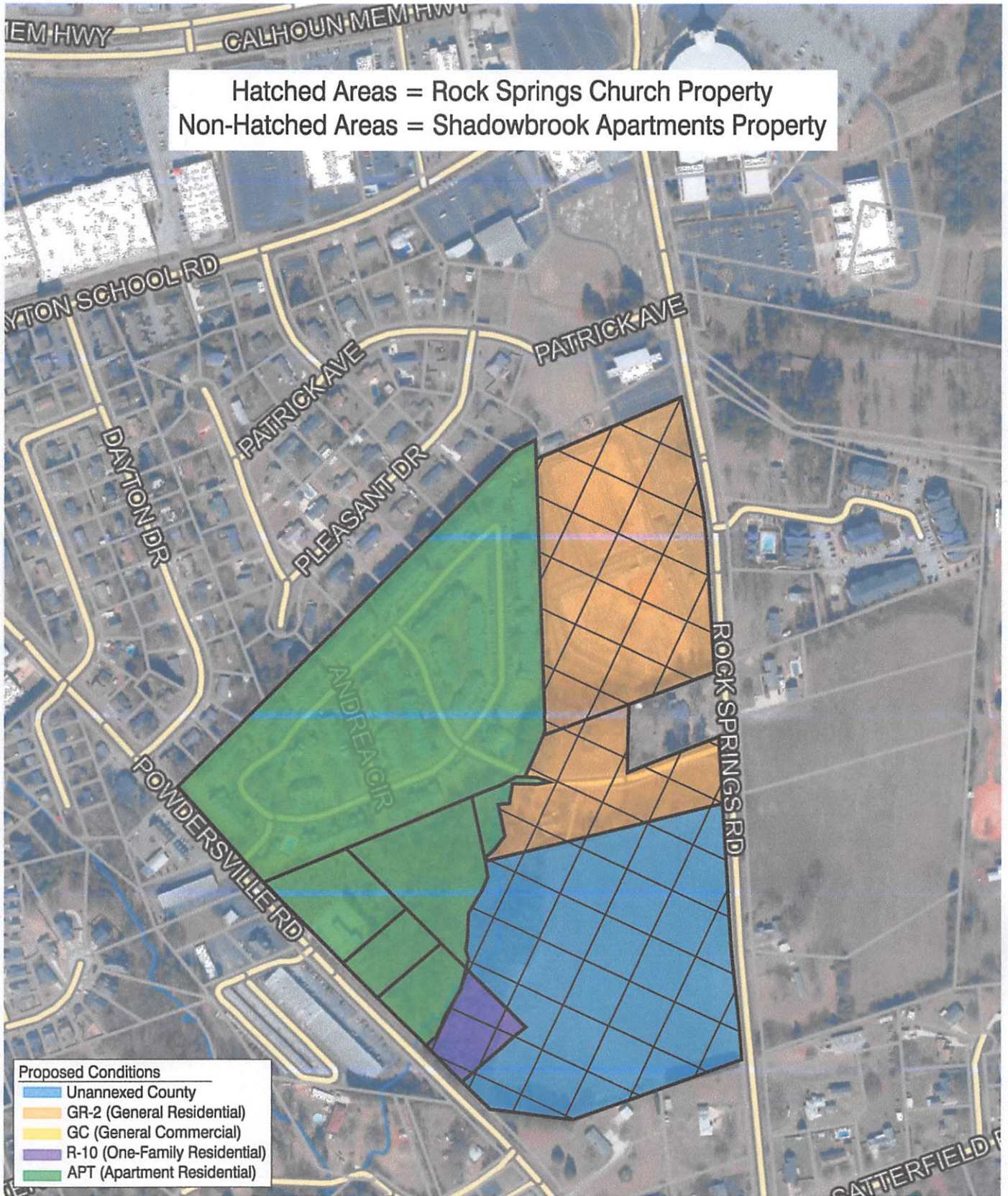
ALSO conveyed herewith is a non-exclusive easement and right of way for purposes of ingress and egress over and across the aforementioned 0.631 acre tract to and from Rock Springs Road to Lot No, 1 as described above, which conveyance is hereby made for a means of access, ingress and egress to Lot No. 1 from Rock Springs Road.

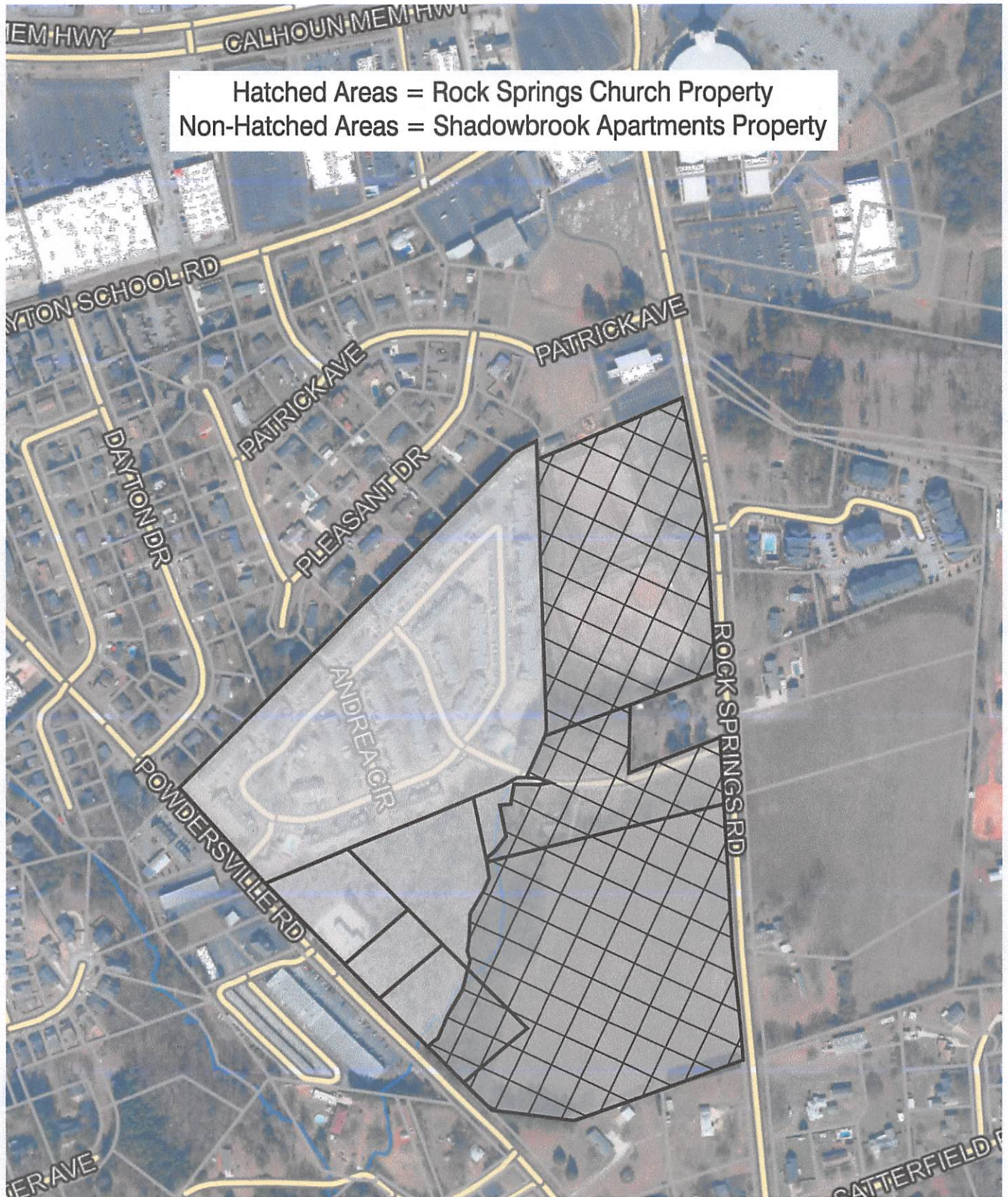
Derivation: Deed from Hillandale Investments, LLC, Joseph Lerner, Vivian Lerner, Dalia Lerner, and Vivian Lerner, as Trustee of the Relkin Children Trust, recorded May 14, 2020, in the Office of the Register of Deeds for Pickens County, South Carolina, in Deed Book 2158, at Page 170.

TMS# 0538-06-49-3781











total impervious - 6,746A (250,806 SF)
open space required (35%) - 2,361A (102,800 SF)
open space provided (43%) - 129,808 SF

96 Units - 3 story bldgs
180 parking spaces, 115 parking (Phase 2)
23 parking spaces, additionally available (Phase 1)
2.25 ratio

Shadowbrook Phase 3

Powdermill Road
Blairstown, PA 17017

