

City of Easley
Department of Planning and Development
Planning Commission Meeting
December 15, 2025

Staff Report

Case Number(s):

PLN-ANN-25-0001, PLN-ANN-25-0002, PLN-ANN-25-0003

Applicant: David Weisz / Rock Springs Church

Parcels: 5038-06-39-7097, 5038-06-38-9970, 5038-06-49-4131

Current Zoning: GC, (Annexation default R-10), GR-2

Proposed Zoning: APT (Apartment)

Current Future Land Use: Commercial / County

Proposed Future Land Use: Commercial / County

I. Summary of Request

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

The parcels proposed for annexation include:

Parcel ID	(Current Zoning)	(Proposed Zoning)	(Acreage)
5038-06-39-7097 Parcel B	(annexation)	APT	[0.88 acres]
5038-06-38-9970 Parcel C	(annexation)	APT	[1.103 acres]
5038-06-38-9970 Parcel C1	(annexation)	R-10	[1.637 acres]
5038-06-49-4131 Parcel D	(annexation)	APT	[2.456 acres]

Parcel ID	(Current Zoning)	(Proposed Zoning)	(Acreage)
5038-06-49-4131 Parcel D1	(annexation)	R-10	[14.624 acres]

II. PURPOSE AND INTENT

The purpose of these annexations by Shadowbrook Apartments is to consolidate adjacent parcels under a single zoning classification (APT) to accommodate a multi-family residential development. The project is intended to provide housing diversity in the area and support the City's goal of increasing residential options. Rock Springs Church has not expressed yet what they plan to do with their R-10 parcels.

III. EXISTING CONDITIONS

- The subject parcels are currently located in unincorporated Pickens County and are adjacent to or in proximity to existing City limits.
- Current zoning is under Pickens County jurisdiction.
- Surrounding land uses include a mix of residential and undeveloped properties.
- Utilities and roadway access are anticipated to be available or extended upon development, subject to applicable approvals.

IV. CONSISTENCY WITH COMPREHENSIVE PLAN

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

- Encourages managed and contiguous growth of the City.
- Provides a diversity of housing choices.

V. STAFF ANALYSIS

Strengths:

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

Considerations:

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

VI. STAFF RECOMMENDATION

Staff recommends **approval** of the annexation requests for the following parcels 5038-06-39-7097, 5038-06-38-9970, and 5038-06-49-4131, with the default zoning of R-10 (One-Family Residential), subject to compliance with all applicable standards of the City of Easley Unified Development Ordinance.

Exhibits:

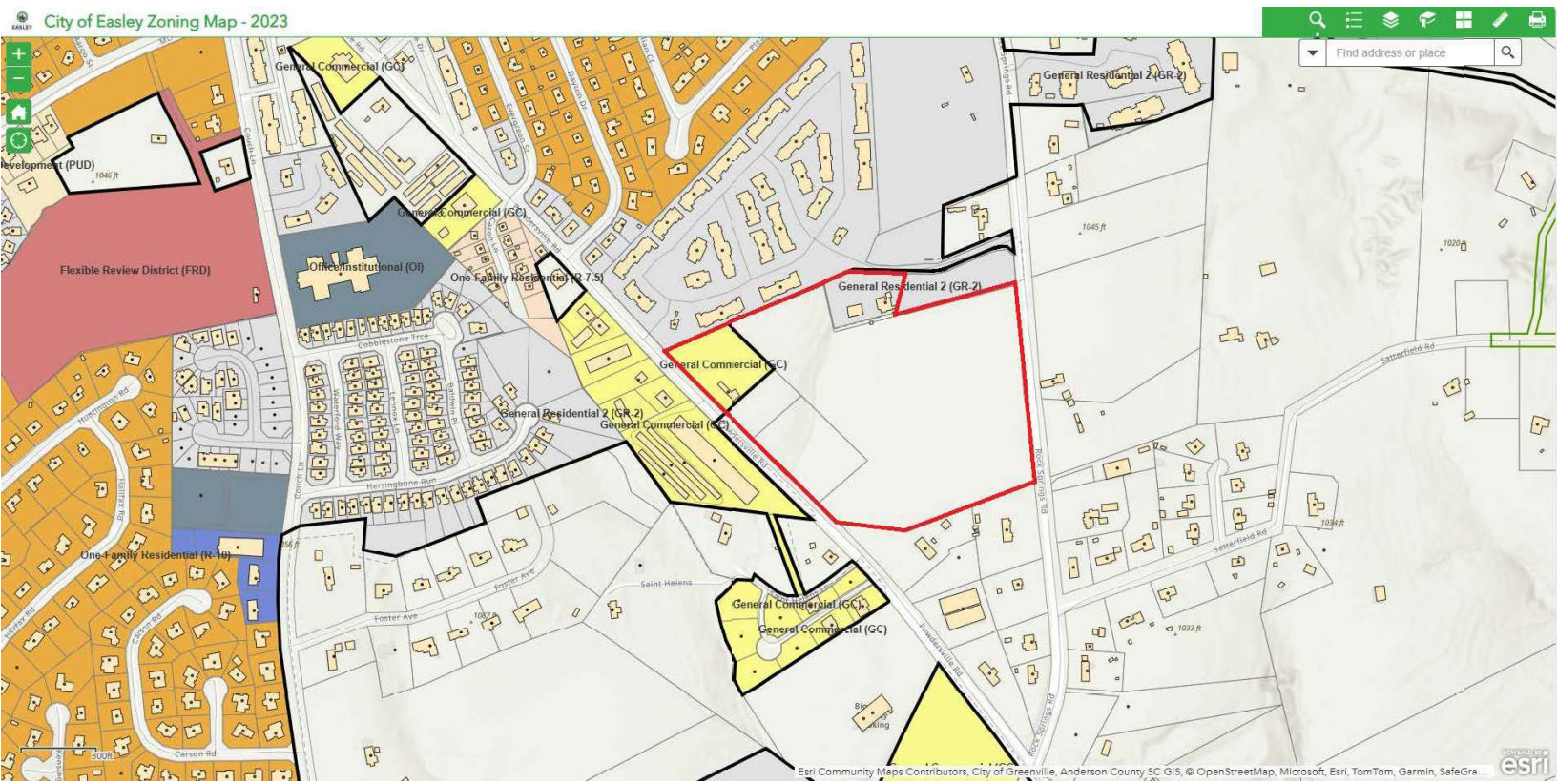
Exhibit A: Zoning Map

Exhibit B: Survey of Parcels

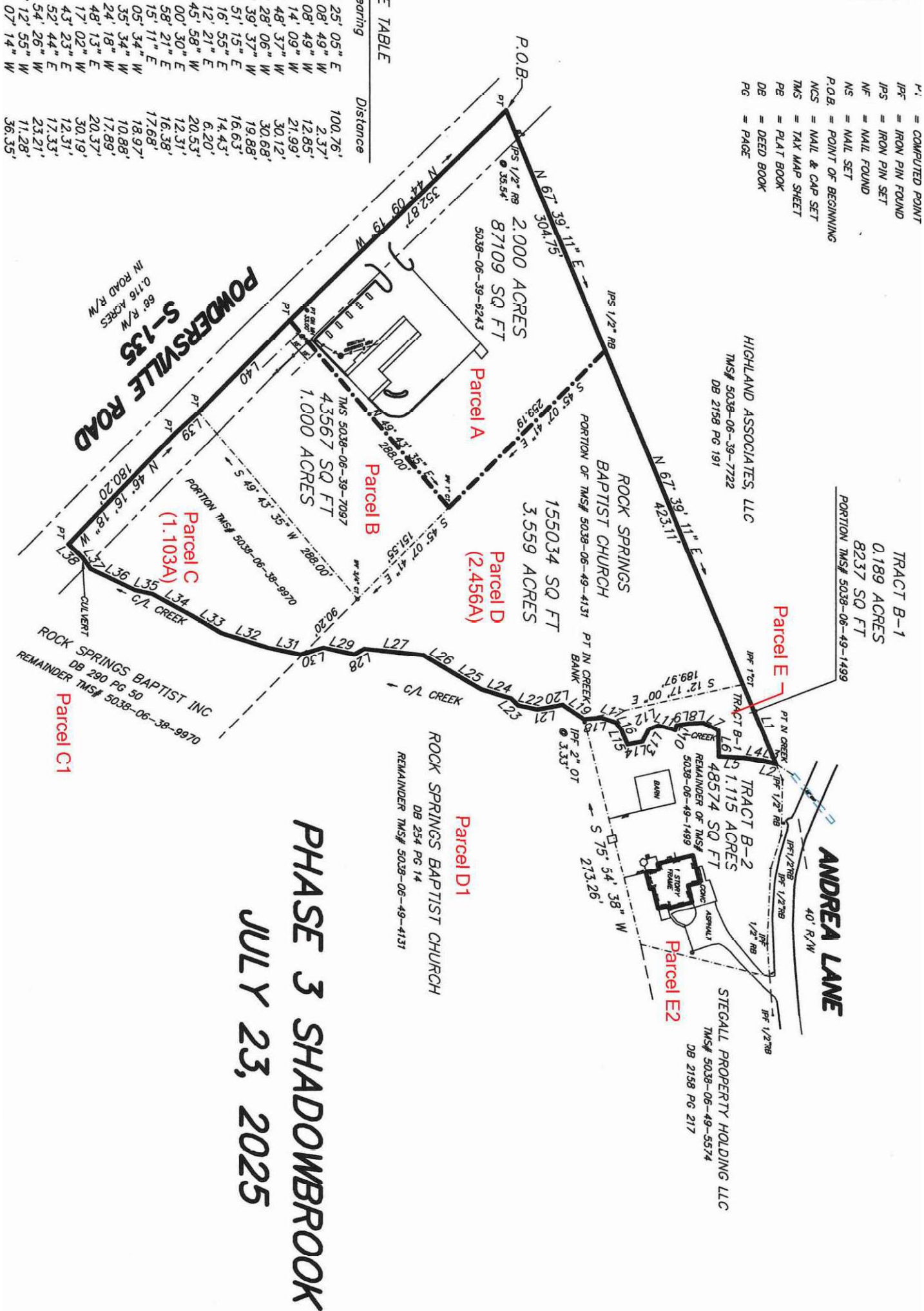
Exhibit C: Proposed Land Consolidation Plan

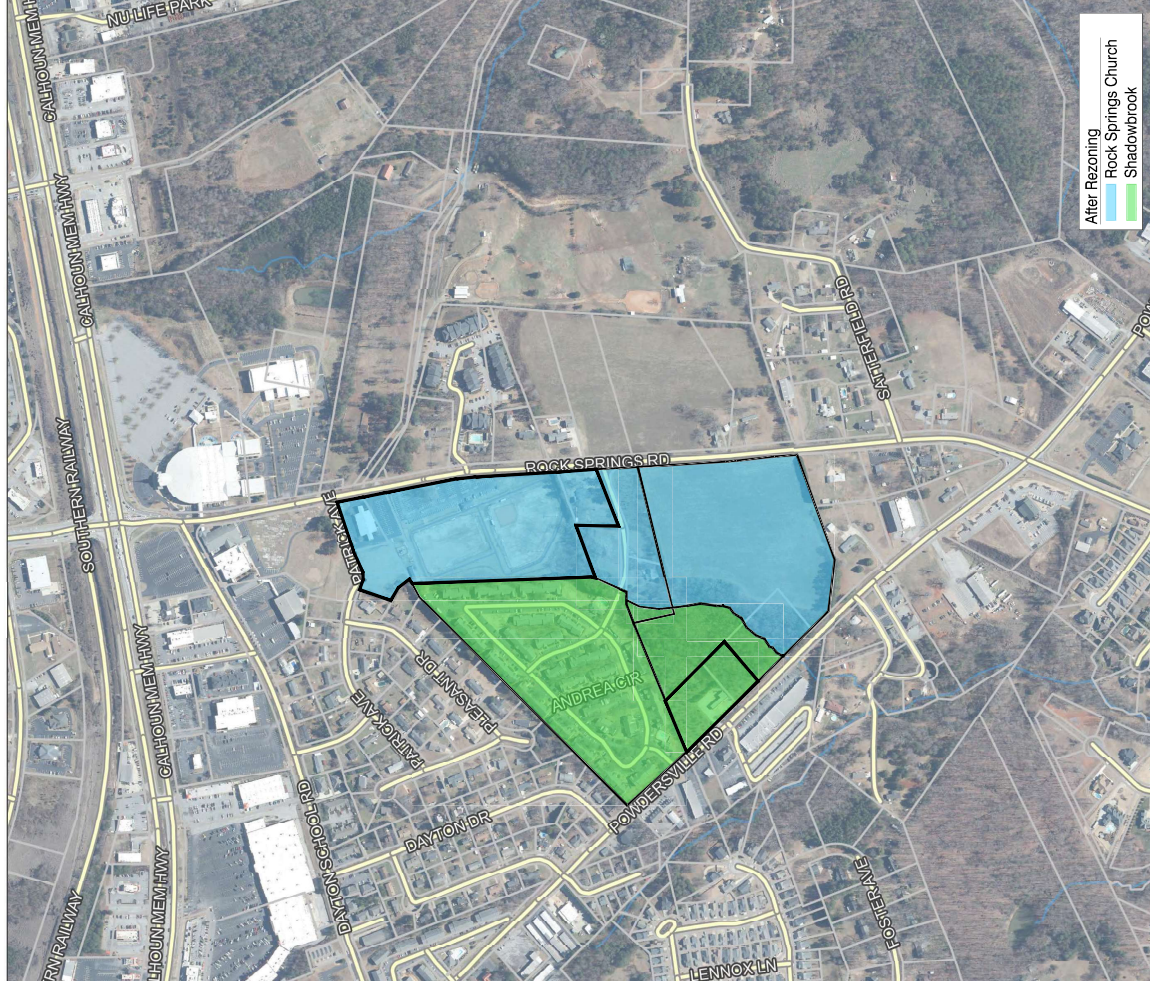
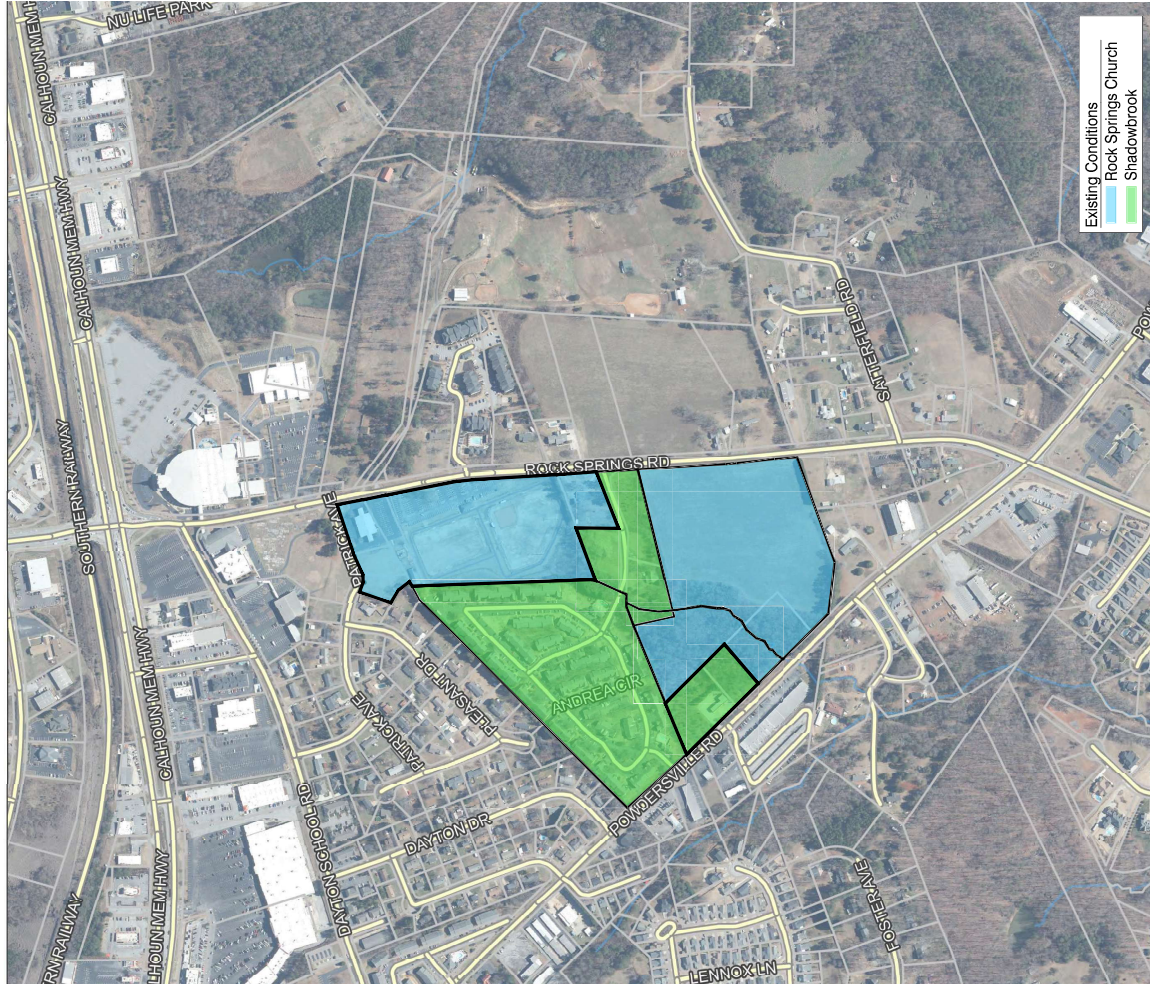
Exhibit D: Proposed Site Plan Shadowbrook Expansion

Exhibit A



P.I. = 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
 PE = PLAT BOOK
 DB = DEED BOOK
 PG = PAGE







total acreage - 6.7464 (293,856 SF)
open space required (35%) - 2.364 102,850 SF
open space provided (63%) - 127,951 SF

102 Units - 3 story bldgs
- 77 2 bed
- 25 3 bed
179 cars - incl 8 HC
1:75 ratio

Shadowbrook Four