

**AN ORDINANCE TO ANNEX CERTAIN PIECES, PARCELS OR LOTS OF LAND LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, BEING SHOWN AND DESIGNATED AS TAX MAP NUMBER 5120-18-30-6632 LOCATED ON LENHARDT ROAD AND LUKE COURT CONSISTING OF APPROXIMATELY 67.50 ACRES.**

WHEREAS, CWatt LLC as owners of real property consisting of approximately 67.50 acres on Lenhardt Road and Luke Court, applied for annexation of the property into the City of Easley and for city zoning designation of FRD.

WHEREAS, City Council has determined that annexation of the property would promote the City's policy of planned growth and development and zoning is compatible with the existing zoning in the vicinity, both inside and outside the City limit;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF EASLEY, SOUTH CAROLINA, THAT**

Section 1. There is annexed into the corporate limits of the City of Easley real property owned by CWatt LLC consisting of approximately 67.50 acres. The property is identified more particularly on the attached Exhibit, providing the annexation plat for Tax Map Number 5120-18-30-6632.

Section 2. The private property annexed by this Ordinance is assigned the zoning designation of FRD in accordance with City Code 5-3-150 (3).

Section 3. Upon annexation, the property shall become subject to the City's jurisdiction for the rendition of all municipal services, and all official maps regarding flood and storm water control shall be amended to include the property in such manner as the City Personnel determine to be in compliance with the criteria set forth in applicable storm water and flood management regulations of the City, as from time to time amended. The annexed property shall be included in Council District 5.

Section 4. Any provision of this ordinance found to be invalid by a court of competent jurisdiction shall be severable from the remainder, provided the remaining provisions include the annexation of the property owned by Crown Properties, Inc.

This Ordinance shall take effect upon second and final reading and shall be effective for the 2020 tax year.

First Reading: December 9, 2019

Second Reading: January 13, 2020

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved PC  
P.R. Dec 2, 2019

PETITION FOR ANNEXATION  
INTO THE CITY OF EASLEY

Date: 10-25-19

TO THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF EASLEY, SOUTH CAROLINA:

I/We, the undersigned, being the owner(s) of the area of land described below and shown on the plat attached hereto, and made a part of this Petition, do hereby petition your Honorable Body under the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina, as amended, to annex the property herein described to the City of Easley so that said area shall henceforth be a part and parcel of the incorporated limits of the City of Easley. Said area is contiguous with the present City Limits of the City of Easley. Said area annexation shall be on the following terms:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPERTY ZONING:** The owner(s) of the property requested to be annexed, which is set forth in the metes and bounds description as attached, request the property to be zoned under the classification FRD of the City of Easley Zoning Ordinance.

**PROPERTY DESCRIPTION:** The petitioning area to be annexed is shown on a plat hereto attached and more particularly described as follows:

Property Location: Lenhardt Road @ Luke Court  
Tax Parcel # 5120-18-30-6632 Area (acres): 67.50  
Does this property have any recorded covenant and or restrictions YES \_\_\_\_\_ NO X

**OWNER(s) NAME(s):** Cwatt LLC  
Address: 318 E 3rd Avenue Easley SC 29640  
Home Phone: 864-855-6617 Cell Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_ Email: parkscwt@gmail.com  
curlypicks@pickers.kll.sc.us

**APPLICANT(s) NAME(s) (if other than owner):** Anchor Property Inc  
Address: 220 Hwy Drive Easley SC  
Home Phone: \_\_\_\_\_ Cell Phone: 864-303-1037 Work Phone: \_\_\_\_\_ Email: anthony.understone@gmail.com

"Subdivision Restrictions" A search has been done to determine that this zoning request will meet the current subdivision restrictions.

204-1002 office

**DESIGNATION OF AGENT:** (complete only if owner(s) is not applicant)

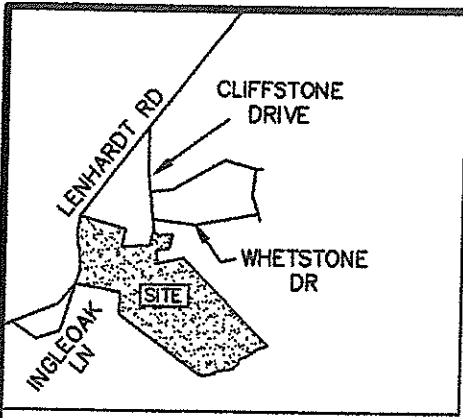
I/We hereby appoint the person(s) named as Applicant(s) as my/our agent(s) to represent me/us in this request for annexation.

Date: 10-25-19 Carla Parks member  
Signature of Owner

n/a John Watkins  
Signature of Owner

I/We certify that the information in this request is correct.

Date: 10-25-19 Carla Parks member  
Signature of Owner(s)



LOCATION MAP N.T.S.

IPF 1/2" REBAR  
 N = 1101734.7334 (NAD83)  
 E = 1522456.2066 (NAD83)

TMS# 5120-1  
**GEORGE E.**  
 DB 1961  
 PB 607

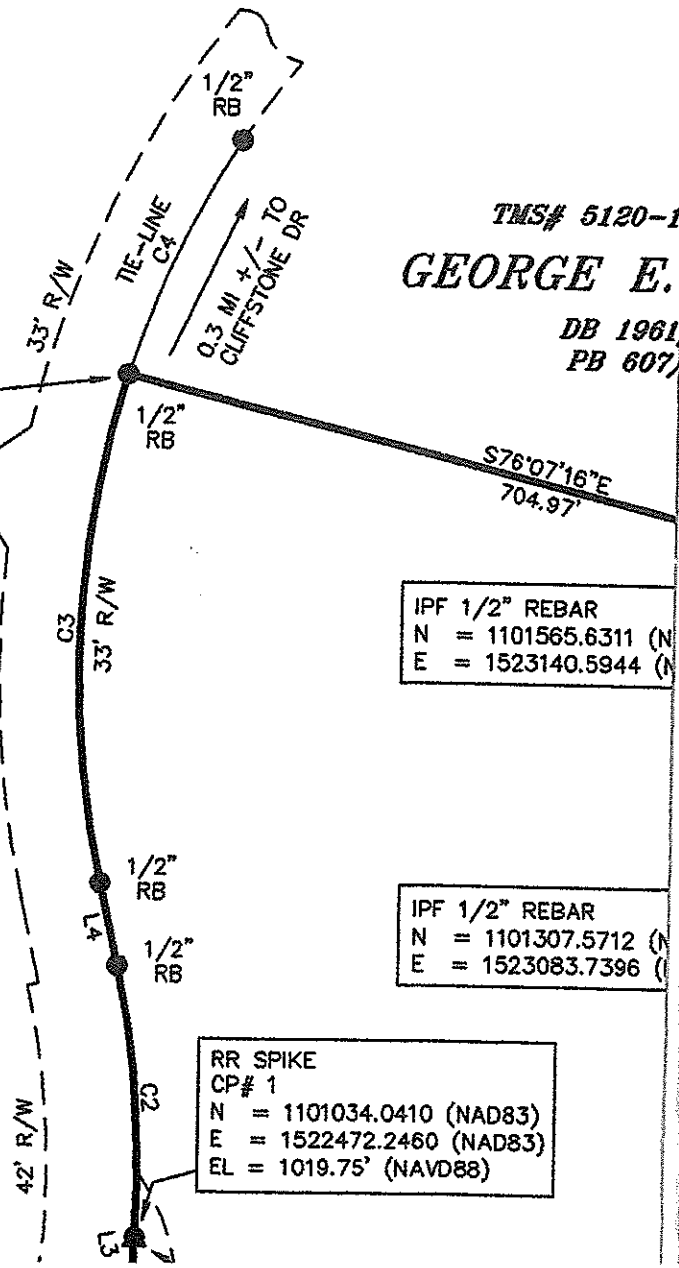
LUKE CT.

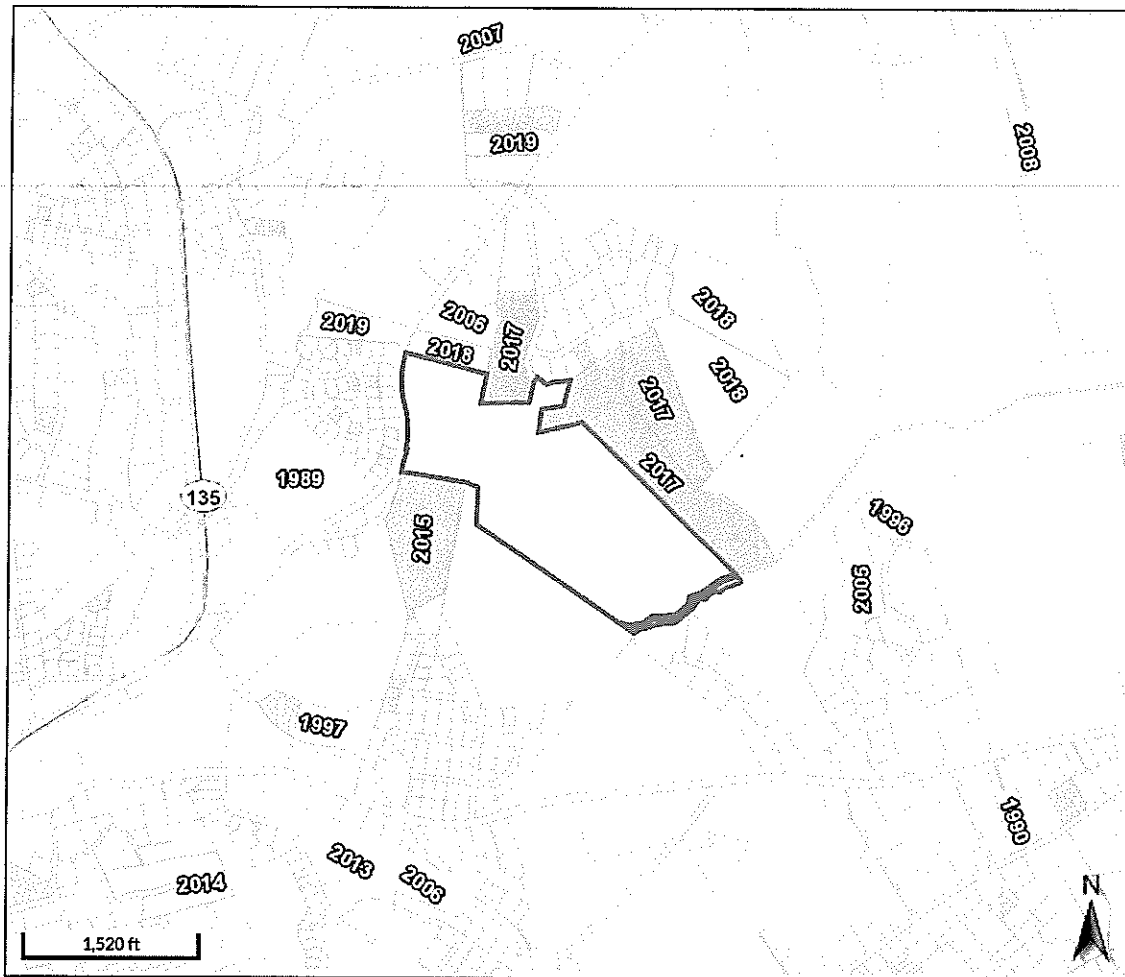
LENHARDT ROAD  
 (S-39-325)  
 R/W VARIES AS SHOWN

IPF 1/2" REBAR  
 N = 1101565.6311 (NAD83)  
 E = 1523140.5944 (NAD83)

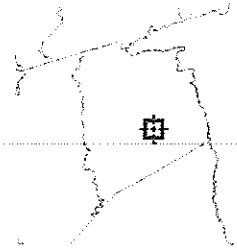
IPF 1/2" REBAR  
 N = 1101307.5712 (NAD83)  
 E = 1523083.7396 (NAD83)

RR SPIKE  
 CP# 1  
 N = 1101034.0410 (NAD83)  
 E = 1522472.2460 (NAD83)  
 EL = 1019.75' (NAVD88)





**Overview**



**Legend**

- Parcels
- Yearly Sales
  - 2019
  - 2018
  - 2017
  - 2016
  - 2015
  - 2014
- Roads

Parcel ID	5120-18-30-6632	Account	Vacant	Ownership	CWATT	Documents			
Account No	R0087128	Type	Land		LLC	Date	Price	Doc	Vacant or Improved
Property		Class	n/a		318 E				
Address		Acreage	67.507		3RD	5/22/2018	\$0	607157	Vacant
District	9-Easley Fire	LEA	0005.7		AVE	8/14/2017	\$0	6066	Vacant
Brief	PLAT 605/228 P/O TR-2 PLAT 41/110 S/SIDE	Code			EASLEY,				
Tax Description	LENDHARDT PLAT 573/13 PLAT 595/190 PLAT 601/312 PLAT 606/6	Value	\$5,468		SC				
	(Note: Not to be used on legal documents)				29640-0000				

Date created: 10/30/2019  
 Last Data Uploaded: 10/29/2019 11:51:06 PM

OCTOBER 23, 2019

**PROPERTY DESCRIPTION**

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN PICKENS COUNTY, STATE OF SOUTH CAROLINA, BEING LOCATED ON THE EAST SIDE OF LENHARDT ROAD (S-39-325), AND BEING MORE FULLY SHOWN AND DESIGNATED ON A BOUNDARY SURVEY FOR ANDERS PROPERTIES, LLC, BY JAY DUNN LAND SURVEYOR, INC., DATED 09/11/2019, AND HAVING THE FOLLOWING METES AND BOUNDS, TO WIT:

**66.66 AC. NORTH OF SEWER LINE:**

BEGINNING AT AN IRON PIN FOUND (1/2" RB) ON THE EASTERN 33' R/W OF LENHARDT ROAD, THENCE LEAVING LENHARDT ROAD AND RUNNING ALONG THE COMMON PROPERTY LINE WITH GEORGE E. CAUDELL S76-07-16E 704.97' TO AN IRON PIN FOUND (1/2" RB) IN THE CENTER OF A 30' WATER LINE EASEMENT, THENCE TURNING AND RUNNING ALONG THE CENTER OF SAID WATER LINE EASEMENT, ALONG THE COMMON PROPERTY LINE WITH MITCHELL S. GREENE S12-25-29W 264.25' TO AN IRON PIN FOUND (1/2" RB), THENCE LEAVING SAID WATER LINE EASEMENT AND CONTINUING ALONG THE COMMON PROPERTY LINE WITH MITCHELL S. GREENE N88-48-35E 400.00' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH MITCHELL S. GREENE N11-23-54E 175.00' TO AN IRON PIN FOUND (5/8" ROD) AT THE END OF A 50' R/W KNOWN AS CLIFFSTONE DRIVE IN MILL STONE SUBDIVISION, THENCE TURNING AND RUNNING ALONG THE END OF THE 50' R/W N40-39-33E 50.00' TO AN IRON PIN FOUND (5/8" ROD), THENCE TURNING AND RUNNING ALONG THE COMMON PROPERTY LINE WITH LOT 36 IN MILL STONE SUBDIVISION S49-24-00E 97.07' TO AN IRON PIN FOUND (1/2" ROD), THENCE CONTINUING ALONG LOT 36 N67-50-07E 58.81' TO AN IRON PIN FOUND (1/2" ROD), THENCE TURNING AND RUNNING ALONG THE COMMON PROPERTY LINE WITH LOT 35 N86-33-46E 144.44' TO AN IRON PIN FOUND (5/8" ROD), THENCE TURNING AND RUNNING ALONG THE COMMON PROPERTY LINE WITH CODY D. McCOY S13-20-10W 214.00' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH CODY D. McCOY S80-41-46W 189.03' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH CODY D. McCOY S07-49-51E 193.62' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH CODY D. McCOY N76-52-04E 378.98' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH CODY D. McCOY S44-34-29E 1759.79' TO AN IRON PIN FOUND (1/2" RB), THENCE TURNING AND RUNNING ALONG THE COMMON PROPERTY LINE WITH EASLEY COMBINED UTILITY SYSTEM (E.C.U.) (NORTHERN EDGE OF A 30' STRIP OF PROPERTY USED FOR A FORCED MAIN SEWER LINE) S68-00-16W 150.76' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. S53-40-08W 179.20' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. S72-18-26W 102.78' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. S12-46-16W 66.04' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. S47-55-34W 124.77' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. S81-59-39W 87.06' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. S86-34-05W 132.16' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. S50-55-38W 79.37' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. S79-31-06W 122.12' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N78-17-20W 71.96' TO AN IRON PIN FOUND (1" CT), THENCE CONTINUING ALONG THE

COMMON PROPERTY LINE WITH EASLEY COMBINED UTILITY SYSTEM (E.C.U.), BUT LEAVING THE EDGE OF THE 30' STRIP FOR THE SEWER LINE N54-39-15W 1455.62' TO AN IRON PIN FOUND (1" OT), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N01-26-03E 310.94' TO AN IRON PIN FOUND (ANGLE IRON), THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N69-10-26W 110.40' TO AN IRON PIN FOUND (1/2" RB) WITHIN THE EASTERN HALF OF A 30' WATER LINE EASEMENT, THENCE TURNING, CROSSING THE WATER LINE, AND RUNNING ALONG THE COMMON PROPERTY LINE WITH BRADFORD K. RAFTER N81-00-25W 564.93' TO A NAIL FOUND ON THE EASTERN 51' R/W OF LENHARDT ROAD AND IN THE ASPHALT OF INGLEOAK LANE, THENCE CONTINUING ALONG THE 51' R/W AROUND A CURVE WITH AN ARC LENGTH OF 193.89', HAVING A RADIUS OF 767.22' AND A CHORD OF N18-11-47E 193.38' TO A NAIL FOUND AT THE TRANSITION POINT OF THE R/W OF LENHARDT ROAD, THENCE CONTINUING ALONG THE R/W TRANSITION LINE OF LENHARDT ROAD, BUT STOPPING BEFORE REACHING THE 33' R/W POINT N79-15-51W 10.71' TO AN IRON PIN FOUND (1/2" RB) ON THE WESTERN EDGE OF THE ASPHALT OF INGLEOAK LANE, AND BEING SHOWN AS CP# 2 (CONTROL POINT # 2), THENCE CROSSING THE ASPHALT OF INGLEOAK LANE N03-17-08E 91.03' TO A NAIL FOUND IN THE EASTERN EDGE OF THE ASPHALT OF INGLEOAK LANE, THENCE N12-40-22W 1.59' TO A RAILROAD SPIKE FOUND ON THE 33' R/W OF LENHARDT ROAD AND IN THE EASTERN EDGE OF THE ASPHALT OF INGLEOAK LANE, AND BEING SHOWN AS CP# 1 (CONTROL POINT # 1), THENCE CONTINUING ALONG THE 33' R/W OF LENHARDT ROAD AROUND A CURVE WITH AN ARC LENGTH OF 221.55', HAVING A RADIUS OF 749.22' AND A CHORD OF N04-31-55W 220.74' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE 33' R/W N12-55-57W 68.41' TO AN IRON PIN FOUND (1/2" RB), THENCE CONTINUING ALONG THE 33' R/W OF LENHARDT ROAD AROUND A CURVE WITH AN ARC LENGTH OF 419.26', HAVING A RADIUS OF 785.49' AND A CHORD OF N02-18-43E 414.30' TO THE POINT OF BEGINNING AND CONTAINING 66.66 AC. NORTH OF SEWER LINE AND INCLUDING ALL R/W.

ALSO:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN PICKENS COUNTY, STATE OF SOUTH CAROLINA, BEING LOCATED ON THE SOUTH SIDE OF A 30' STRIP OF PROPERTY OWNED BY EASLEY COMBINED UTILITY SYSTEM, AND BEING MORE FULLY SHOWN AND DESIGNATED ON A BOUNDARY SURVEY FOR ANDERS PROPERTIES, LLC, BY JAY DUNN LAND SURVEYOR, INC., DATED 09/11/2019, AND HAVING THE FOLLOWING METES AND BOUNDS, TO WIT:

**TRACT 2-B 0.84 AC.:**

BEGINNING AT A POINT WHICH IS THE WESTERN MOST POINT OF THE PROPERTY. SAID POINT LIES S54-39-15E 74.83' FROM THE IRON PIN FOUND (1" CT) IN WHICH THE 66.66 AC. DESCRIBED ABOVE LEAVES THE 30' SEWER LINE STRIP, THENCE RUNNING ALONG THE COMMON PROPERTY LINE WITH EASLEY COMBINED UTILITY SYSTEM (E.C.U.) (SOUTHERN EDGE OF A 30' STRIP OF PROPERTY USED FOR A FORCED MAIN SEWER LINE) S78-17-21E 9.29' TO A POINT, THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N79-31-06E 135.65' TO A POINT, THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N50-55-38E 77.37' TO A POINT, THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N86-34-05E 123.71' TO A POINT, THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N81-59-38E 97.45' TO A POINT, THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N47-55-34E 143.46' TO A POINT, THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N12-46-16E 58.38' TO A POINT, THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N72-18-27E 90.54' TO A POINT, THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N53-40-08E 180.35' TO A

POINT, THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N68-00-16E 151.25' TO A POINT, THENCE CONTINUING ALONG THE COMMON PROPERTY LINE WITH E.C.U. N51-49-13E 7.63' THENCE TURNING AND RUNNING ALONG THE COMMON PROPERTY LINE WITH CODY D. McCOY S44-34-29E 42.45' TO A POINT IN THE CENTER OF THE CREEK, THENCE FOLLOWING THE CENTER LINE OF THE CREEK THE FOLLOWING COURSES AND DISTANCES TO POINTS: S08-22-43E 19.70', S69-22-26W 87.85, S77-45-52W 40.17', S50-51-27W 68.19', N74-42-27W 42.46', S54-12-54W 69.92', S35-52-18W 34.98', N87-03-53W 48.05', S36-27-00W 99.30', S51-09-03W 192.99' TO A POINT IN THE INTERSECTION OF THE EXISTING CREEK RUN AND THE OLD CREEK RUN, THENCE TURNING AND RUNNING ALONG THE CENTER LINE OF THE OLD CREEK RUN THE FOLLOWING COURSES AND DISTANCES TO POINTS: S84-46-18W 82.68', S84-50-15W 62.89', S72-47-21W 109.46', S80-09-57W 33.23', S59-55-37W 77.75', THENCE TURNING AND RUNNING ALONG THE COMMON PROPERTY LINE WITH EASLEY COMBINED UTILITY SYSTEM N54-39-15W 65.00' TO THE POINT OF BEGINNING AND CONTAINING **0.84 AC.**

THE TWO PARCELS DESCRIBED SEPARATELY ABOVE ARE NONCONTIGUOUS, HOWEVER THEY ARE CONSIDERED A SINGLE PARCEL OF LAND KNOWN AS PICKENS COUNTY TMS# 5120-18-30-6632 CONTAINING **67.50 ACRES TOTAL** (INCLUDING ALL R/W).

SAID PROPERTY AS DESCRIBED IS SUBJECT TO A 30' WATER LINE EASEMENT.

JAY DUNN LAND SURVEYOR, INC.  
1649 E. MAIN STREET, EASLEY, SC  
PO BOX 1023  
EASLEY, SC 29640

BOBBY JAY DUNN, SCPLS# 24276

# Statement of Intent for Lenhardt Road Subdivision

## *Proposed Single Family Subdivision* Lenhardt Rd, Easley SC

### Residential Development Description

*The total area of the proposed development is +/-67.50 acres and is located across from Lenhardt Creek Subdivision. The proposed development will contain about 7,610 feet of new public roadway and will have a main entrance on Lenhardt Road as well as a second entrance connection to Cliffstone Drive. The proposed development will contain a maximum 219 single family homes with a mix of lot sizes averaging 60' or 40' wide by 120' deep.*

*The homes will be 1.5 to 2 stories and average anywhere from 2,200-3,800 square feet. All homes will utilize attached front entry garages to provide a minimum of 2 off-street parking spaces per lot. Mailbox stations will be situated throughout the development in convenient locations for ease of access.*

*The exterior materials of homes are to include Hardi Board, Brick, or Stone with limited use of vinyl siding for rear or sides of homes. All homes are to feature energy efficient design including windows, HVAC, and appliances. The exterior colors will vary from house to house to create contrast and visual appeal. Since these homes will be for individual sale, each buyer will be able to customize the interiors freely. The homes will be offered at a competitive price to the surrounding area.*

### Landscaping and Common Area

*The entrances of the site will be decorated with attractive landscaping including an entrance monument and annual plantings of seasonal flowers to be approved by the City of Easley Planning Director. The interior and perimeter landscaping will be a combination of shade trees, evergreens, and shrubs alongside new homes to meet current City of Easley landscaping requirements. The stormwater detention ponds will be screened from view with evergreen tree plantings and will have fencing installed to assure safety to the residents.*

*Amenities for this development are to include a common area for walking trails and barbeque picnic areas.*



### Public Improvements

*The proposed entrances for this development will comply with SCDOT or Pickens County DOT requirements and will go through official encroachment permitting process. The interior roadways within the community will all have public-access. Stormwater Management, utilities, and roadways will all be installed in accordance with City of Easley standards and specifications. Public Water and Public Sewer will be provided by Easley Combined Utilities. Piedmont Gas will provide gas service. ATT and Charter will also serve this development with high speed internet and cable television. The proposed subdivision shall have no adverse impacts to the nearby public or traffic and a SCDOT encroachment permit will be required.*

### Community Maintenance

*The Home Owners Association (HOA) will hold declaration, covenant, by-laws and rules that the community will be subject to follow. These may include future improvements or maintenance to the community. The Board of Directors for HOA will be voted upon by residents and will be responsible for upholding management under the South Carolina Law. The HOA will have a landscape maintenance company maintain all common areas including entrance and stormwater management facility areas at all times.*