

AN ORDINANCE

To rezone approximately 16.005 acres of real property located at 105 Stewart Drive, Easley, South Carolina, 29640. Tax Map Number 5029-15-53-1854 from R-10 to GR2.

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WHEREAS, L. Lesesne Hendricks has applied to the City Planning Commission and City Council to rezone a piece of property at 105 Stewart Drive, Easley, South Carolina, tax map number 5029-15-53-1854 from R-10 to GR2 and

WHEREAS, the City Planning Commission pursuant to public notice held a public hearing on January 21, 2020, to consider the proposed rezoning, and the Commission approved the proposed zoning designation of GR2; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF EASLEY, SOUTH CAROLINA, that the parcel of property currently titled in the name of JSCI, LLC known as Tax Map Number 5029-15-53-1854 and located at 105 Stewart Drive, Easley SC shall be rezoned from R-10 to GR2. The attached plat shown as Exhibit A, prepared by the City of Easley Building Official's Department, is incorporated by reference for purposes of identifying the location of the property. This Ordinance shall be effective upon second and final reading by City Council.

First Reading: February 10, 2020

Second Reading: March 9, 2020

\_\_\_\_\_  
Mayor

Attest:

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

**REZONING APPLICATION**  
**City of Easley**

Date Filed \_\_\_\_\_

Request No. \_\_\_\_\_

**Instructions**

A zoning map amendment may be initiated by the property owner (s), Planning Commission, Zoning Administrator, or City Council. If the applications on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent section.  
The filing fee is \$100.00

**THE APPLICANT HEREBY REQUESTS** that the property described below be rezoned

From R10 to GRA

**APPLICANTS (PRINT):** L. LESENE HENDRICKS  
Address: P.O BOX 665 EASLEY SC 29641  
Telephone: 804 979-8165 (work) 804 859-7110 (e-mail) LESENE HENDRICKS @  
GMAIL.COM

**OWNER(S)** (if other than the applicant(s): JSCG GMS, LLC  
Address: SAME  
Telephone: \_\_\_\_\_ (work) \_\_\_\_\_ (e-mail) \_\_\_\_\_

**PROPERTY ADDRESS:** 105 STEWART DR EASLEY SC  
Lot # \_\_\_\_\_ Block# \_\_\_\_\_ Subdivision \_\_\_\_\_  
Tax map # 5029-15-53-1854 Plat Book 600 Page 215  
Lot Dimensions: \_\_\_\_\_ Acres 16.005

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

I (we) here appoint the person named as Applicant as my (our) agent to represent me (us) in this request for rezoning.

Date: 12/2/19 Owners Signature(s) [Signature]

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

Date: 12/2/19 Owner Signature(s) [Signature]

P& Z Meeting Date 1/21/20 (Tuesday) - approved 1/21/2020  
1<sup>st</sup> Council Date \_\_\_\_\_  
2<sup>nd</sup> Council Date \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF PICKENS         )

TITLE TO REAL ESTATE

KNOW ALL BY THESE PRESENTS THAT THE SCHOOL DISTRICT OF PICKENS COUNTY, hereinafter referred to as the "Grantor," in the State aforesaid, in consideration of the sum of Ten Dollars and no/100 (\$10.00), as well as other good and valuable consideration, to Grantor well and truly paid by JSCI GMS, LLC, hereinafter referred to as the "Grantee," at and before the sealing and delivery hereof, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee all of its interest in and to the following:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being known as "Tract 2," shown as containing 16.005 acres, more or less, according to the plat prepared for Pickens County School District by Smith Surveyors, Inc., dated June 25, 2014, and recorded on July 11, 2014 in Plat Book 600 at Page 215 in the ROD of Pickens County, South Carolina, reference to said plat being hereby made for a more complete metes and bounds description thereof.

This being a portion of the same property conveyed unto Pickens County School District "A", its successors and assigns, with Grantor being the successor in interest pursuant to S. C. Code § 59-17-70, by Deed from Remsen Bauknight dated January 30, 1961 and recorded February 28, 1961 in Book 9W at Page 279 in the ROD of Pickens County, SC, and by Deed from Bertie Burns dated January 30, 1961 and recorded February 28, 1961 in Book 9W at Page 282 in the ROD of Pickens County, SC.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) 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; (2) All conditions, covenants, and responsibilities for the erection and maintenance of a fence for pedestrian traffic, as described in the Contract for Purchase of Real Estate; and (3) Grantor's retaining of a Right of First Refusal as described in the Contract for Purchase of Real Estate.

TMS No: P/O 5029-15-53-4873  
GRANTEE: JSCI GMS, LLC  
ADDRESS: POST OFFICE BOX 665  
EASLEY, S.C. 29641

TOGETHER with all and singular, the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining.

**LEGEND**

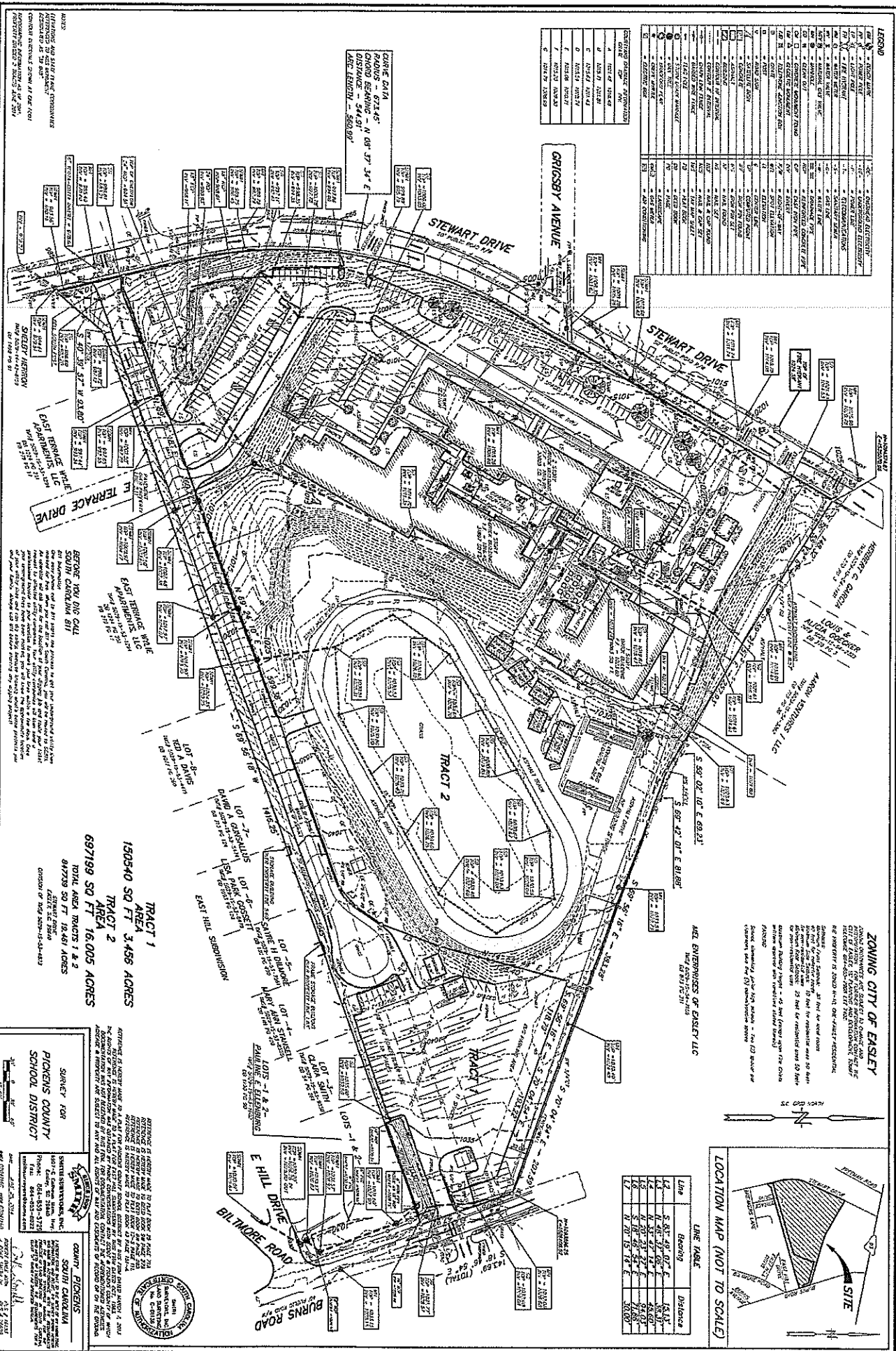
1	GENERAL DEVELOPMENT
2	INDUSTRIAL
3	COMMERCIAL
4	RESIDENTIAL
5	AGRICULTURE
6	CONSERVATION
7	UNDESIGNATED
8	WATER
9	RAILROAD
10	UTILITY
11	ROAD
12	TRAIL
13	ADJACENT PROPERTY
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60	ADJACENT PROPERTY

**EXISTING DEVELOPMENT INFORMATION**

OWNER	ADDRESS	PERMIT NO.	DATE
A	1000 W. 11th St.	1000-2012	12/12/08
B	1000 W. 11th St.	1000-2013	12/12/08
C	1000 W. 11th St.	1000-2014	12/12/08
D	1000 W. 11th St.	1000-2015	12/12/08
E	1000 W. 11th St.	1000-2016	12/12/08
F	1000 W. 11th St.	1000-2017	12/12/08
G	1000 W. 11th St.	1000-2018	12/12/08
H	1000 W. 11th St.	1000-2019	12/12/08
I	1000 W. 11th St.	1000-2020	12/12/08
J	1000 W. 11th St.	1000-2021	12/12/08
K	1000 W. 11th St.	1000-2022	12/12/08
L	1000 W. 11th St.	1000-2023	12/12/08
M	1000 W. 11th St.	1000-2024	12/12/08
N	1000 W. 11th St.	1000-2025	12/12/08
O	1000 W. 11th St.	1000-2026	12/12/08
P	1000 W. 11th St.	1000-2027	12/12/08
Q	1000 W. 11th St.	1000-2028	12/12/08
R	1000 W. 11th St.	1000-2029	12/12/08
S	1000 W. 11th St.	1000-2030	12/12/08

**TRACT 1**

1	0.20 ACRES
2	0.15 ACRES
3	0.25 ACRES
4	0.18 ACRES
5	0.22 ACRES
6	0.19 ACRES
7	0.21 ACRES
8	0.17 ACRES
9	0.23 ACRES
10	0.16 ACRES
11	0.24 ACRES
12	0.14 ACRES
13	0.26 ACRES
14	0.13 ACRES
15	0.27 ACRES
16	0.12 ACRES
17	0.28 ACRES
18	0.11 ACRES
19	0.29 ACRES
20	0.10 ACRES
21	0.30 ACRES
22	0.09 ACRES
23	0.31 ACRES
24	0.08 ACRES
25	0.32 ACRES
26	0.07 ACRES
27	0.33 ACRES
28	0.06 ACRES
29	0.34 ACRES
30	0.05 ACRES
31	0.35 ACRES
32	0.04 ACRES
33	0.36 ACRES
34	0.03 ACRES
35	0.37 ACRES
36	0.02 ACRES
37	0.38 ACRES
38	0.01 ACRES
39	0.39 ACRES
40	0.00 ACRES



NOTE: THE MAP IS BASED ON THE RECORD PLATS AND SURVEYS REFERENCED THEREIN. THE SURVEYOR'S OFFICE HAS REVIEWED THE RECORD PLATS AND SURVEYS AND HAS FOUND THEM TO BE CORRECT AND VALID. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS MAP. THE SURVEYOR IS ONLY RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA ON WHICH THIS MAP IS BASED.

BEFORE YOU SIGN CALL THE SURVEYOR AT THE ADDRESS LISTED BELOW. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE SURVEYOR AT THE ADDRESS LISTED BELOW. THE SURVEYOR'S OFFICE IS LOCATED AT THE ADDRESS LISTED BELOW.

**TRACT 1**  
150340 SQ. FT. 3.458 ACRES  
**TRACT 2**  
697199 SQ. FT. 16.005 ACRES  
TOTAL AREA TRACTS 1 & 2  
847539 SQ. FT. 19.463 ACRES  
DATE OF MAP: 10-14-2013  
DRAWN BY: J. S. [NAME]

**OWNER INFORMATION**  
M&L ENTERPRISES OF EASLEY LLC  
101 E. [ADDRESS]  
EASLEY, SC 29541  
TEL: [PHONE NUMBER]

**ADJACENT PROPERTY**  
M&L ENTERPRISES OF EASLEY LLC  
101 E. [ADDRESS]  
EASLEY, SC 29541  
TEL: [PHONE NUMBER]

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101 E. [ADDRESS]  
EASLEY, SC 29541  
TEL: [PHONE NUMBER]

**LINE TABLE**

Line	Beginning	Distance
1	S 50° 02' 10" E 68.82'	68.82'
2	S 89° 56' 18" W 116.25'	116.25'
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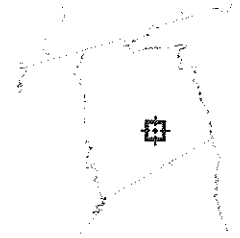
**LOCATION MAP (NOT TO SCALE)**

**SURVEY FOR PICKENS COUNTY SCHOOL DISTRICT**  
SMITH SURVEYING, INC.  
101 E. [ADDRESS]  
EASLEY, SC 29541  
TEL: [PHONE NUMBER]

**SMITH SURVEYING, INC.**  
101 E. [ADDRESS]  
EASLEY, SC 29541  
TEL: [PHONE NUMBER]



Overview



Legend

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

Parcel ID	5029-15-53-1854	Account	School	Ownership	JSCI	Documents			
Account No	R0083773	Type			GMS	Date	Price	Doc	Vacant or Improved
Property Address	105 STEWART DR EASLEY	Class	School - Elementary/Secondary		LLC				
District	1-Easley City	Acreage	16.005		P O BOX	6/30/2014	\$300,000	161727	Improved
Brief	E/SIDE STEWART DR TR-2	LEA	0033		665	6/25/2014	\$0	600215	Vacant
Tax Description	PLAT 600/215 (Note: Not to be used on legal documents)	Code			EASLEY, SC				
		Value	\$867,100		29641				

Date created: 12/12/2019  
Last Data Uploaded: 12/11/2019 11:31:34 PM

# Planning Commission

## January 21, 2020

The Planning Commission met on Tuesday, January 21, 2020 in the conference room of the Planning and Development office. The following members were present: Chairman Don Hamilton; Ray Williams; Mario DiPietro; Tommy Holcombe, Building Official. Absent: Dial Dubose

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The following items were presented to the Board:

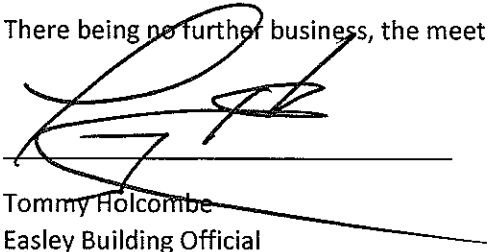
REZONING REQUEST: Petition to rezone 16.005 acres located at 105 Stewart Drive, Easley, SC from Residential (R-10) to General Residential (GR2). Tax map number, 5029-15-53-1854. Owner, JCSI GMS, LLC, PO Box 665, Easley, SC 29641.

Chairman Don Hamilton opened the meeting. He began by calling on the City Building Official, Tommy Holcombe, to give information. Mr. Holcombe explained that GR-2 accommodates multi-family construction and that this property is surrounded by GR-2 zoned properties. Mr. Holcombe said that GR-2 zoning would allow for 225 units. Les Hendricks of North 7<sup>th</sup> Street, owner, stated that Easley Combined Utilities had been contacted and they will be able to service this location and the capacity. Mr. Hendricks outlined the project. He said that he had looked at many different uses for the property over the past 5 years that he has owned it. He said that they intend to build apartments for rent. Chris Hill, partner for the building group, said they are either going to build a 3-story complex or a 4-story complex with elevators. Apartments will be market rate price point; not subsidized.

A motion was made by Ray Williams to approve the rezoning request to GR2, seconded by Mario DiPietro. All board members present voted in favor of this rezoning request.

Don Hamilton, Chairman, explained that the Planning Commission is an advisory board and that the request will go to the City Council for the next two readings for approval. He gave the next meeting date of February 10, 2020 at 7:00pm in the City Hall Council Chambers. He also explained the process for the request to be approved; that it has to be approved at two Council Meetings. He stated that one person per agenda item can speak and that whomever will need to sign in to be heard from before the beginning of the meeting.

There being no further business, the meeting was adjourned.



Tommy Holcombe  
Easley Building Official