

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 5027-07-7-8658 CONSISTING OF APPROXIMATELY 8.03 ACRES OF REAL PROPERTY LOCATED ON SHERIFF MILL ROAD.

WHEREAS, MDTH Amp, LLC, as owner of real property consisting of approximately 8.03 acres located on Sheriff Mill Road, Easley SC applied for annexation of the property into the City of Easley and for city zoning designation of Industrial District.

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 MDTH Amp, LLC consisting of approximately 8.03 acres. The property is identified more particularly on the attached Exhibit, providing the annexation plat for Tax Map Number 5027-07-57-8658.

Section 2. The property annexed by this Ordinance is assigned the zoning designation of Industrial District 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 2.

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 MDTH Amp, LLC.

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

First Reading: March 9, 2020

Second Reading: April 13, 2020

Mayor

Attest:

City Clerk

Approved - 2-17-20.
By P Commissioner

PETITION FOR ANNEXATION
INTO THE CITY OF EASLEY

Date: January 28, 2020

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:

MDTH Amp, LLC is the developer of a new 50,000 Sq. Ft. industrial facility for KP Components. In order to access the sewer provided by Easley Combined Utilities we request the 8.03 acres (portion of TMS# 5027-07-57-8658) to be annexed into the City of Easley.

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 of Industrial District 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: Address still to be determined but it is adjacent to 117 Sheriff Mill Rd. Easley, SC 29642

Tax Parcel # portion of TMS# 5027-07-57-8658 Area (acres): 8.03

Does this property have any recorded covenant and or restrictions YES _____ NO XXXXX

OWNER(s) NAME(s): MDTH Amp, LLC c/o Marlboro Development Team, Attn: Ms. Kelly Jordan

Address: 676 Hwy 9 East, Bennettsville, SC 29512 (FedEx/UPS) PO Box 1057 Bennettsville, SC 29512 (USPS)

Home Phone: _____ Cell Phone: (843) 439-2284 Work Phone: (843) 454-2879 Email: kjordan@marlboro.coop

APPLICANT(S) NAME(S) (if other than owner): Brian Nash – Senior VP of Marlboro Development Team

Address: 340 East Main St. Suite 100 Spartanburg, SC 29302

Home Phone: _____ Cell Phone: (864) 415-2039 Work Phone: (843) 454-2901 Email:

bnash@marlborodevelopment.com

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

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: 1-28-2020

Kelly Jordan
Signature of Owner

Signature of Owner

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

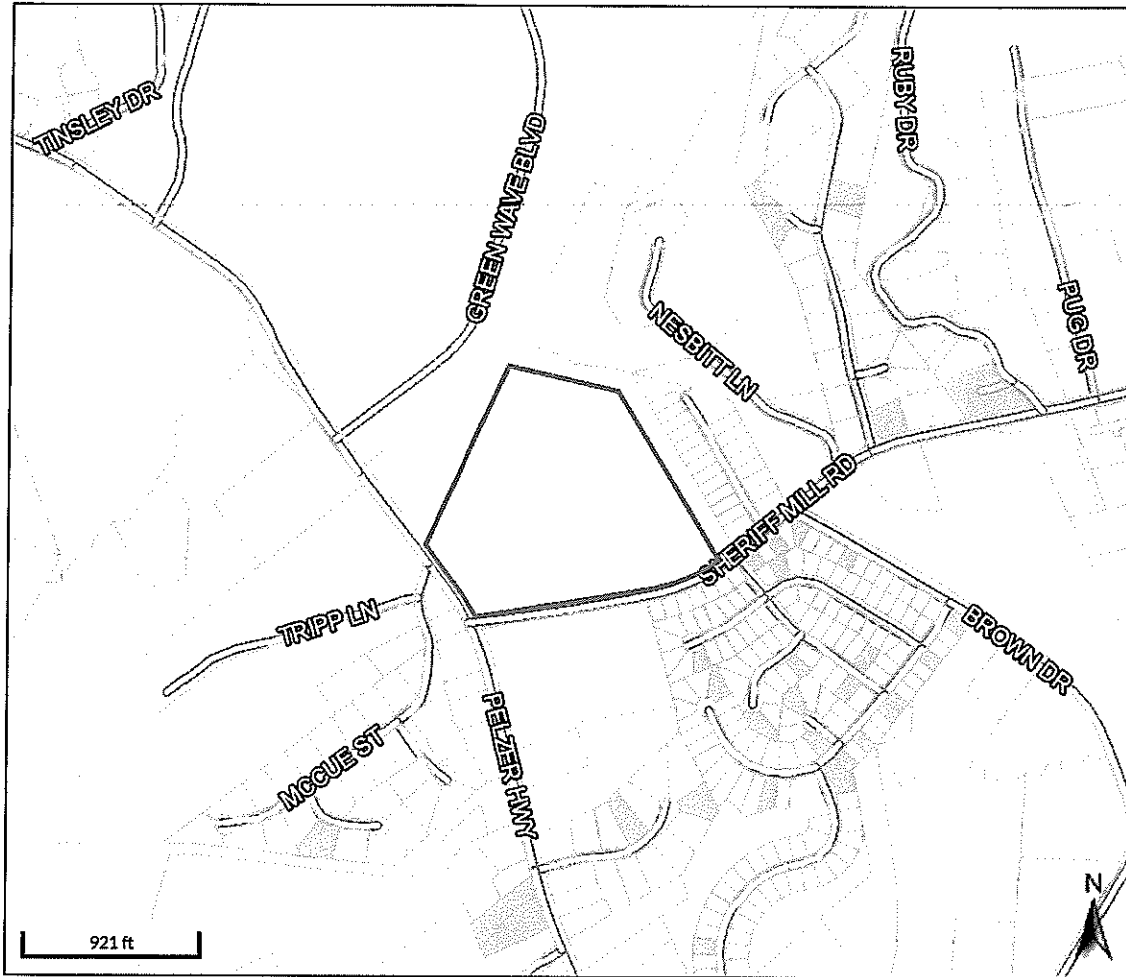
Date: 1-28-2020

Kelly Jordan
Signature of Owner(s)

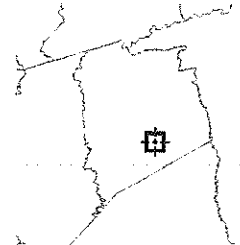
Legal Description

TMS#: a portion of 5027-07-57-8658

All that parcel, piece and lot of land shown as approximately 8.03 acres on that certain Survey for MDTH Amp, LLC dated October 29, 2019 by 3D Land Surveying with Project Number 3D-190031 recorded in Book 610 at Page 184 of the Pickens County Register of Deeds with reference to said Survey for metes and bounds description.



Overview



Legend

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

Parcel ID	5027-07-57-8658	Account	State	Ownership	DANFOSS DUKES FLUID	Documents			
Account No	RO067156	Type	Assessed		POWER INC	Date	Price	Doc	Vacant or Improved
Property	1407 PELZER HWY	Class	n/a		950 STATE AVE				
Address	EASLEY	Acreage	28.46		SAINT CHARLES, IL	n/a	\$		n/a
District	9-Easley Fire	LEA Code	0040		60174-2267	n/a	\$		n/a
Brief	E/SIDE HWY 8 N/SIDE SHERIFF	Value	\$1,138,400						
Tax Description	MILL RD	(Note: Not to be used on legal documents)							

Date created: 1/30/2020
 Last Data Uploaded: 1/29/2020 11:18:58 PM

ALTA Survey

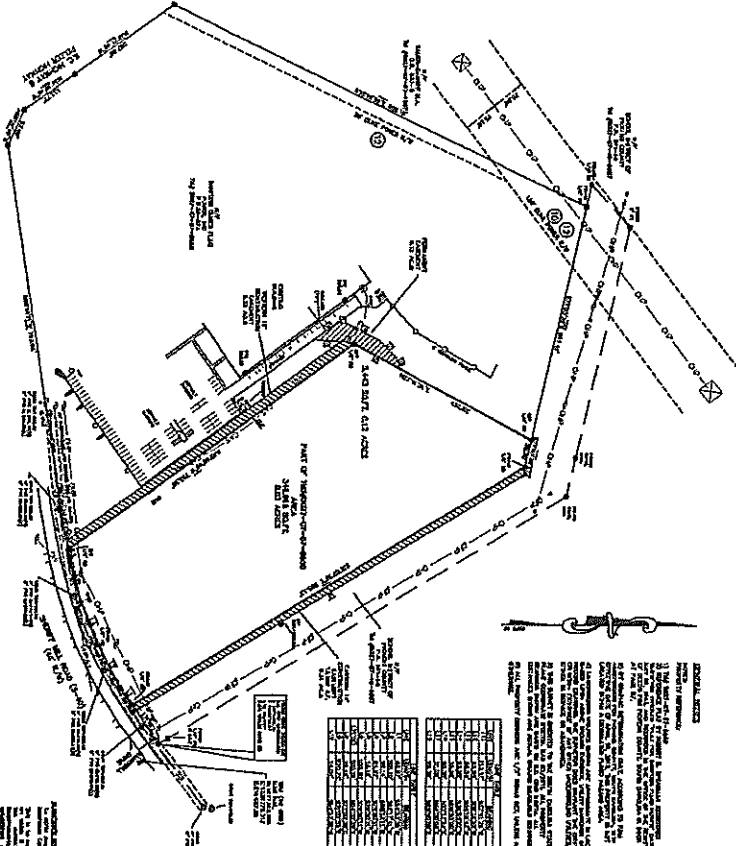
NOTICE:
 This is a preliminary survey. It is not intended to be used for any other purpose than the one for which it was prepared. It is not a final survey and should not be used for any other purpose without the consent of the surveyor. The surveyor is not responsible for any errors or omissions in this survey. The surveyor is not responsible for any errors or omissions in this survey. The surveyor is not responsible for any errors or omissions in this survey.

1. The survey was conducted in accordance with the standards and practices of the profession of land surveying in the State of Maryland.
2. The survey was conducted in accordance with the standards and practices of the profession of land surveying in the State of Maryland.
3. The survey was conducted in accordance with the standards and practices of the profession of land surveying in the State of Maryland.



Major
 Charles B. Brown, Jr.

THE SURVEYOR'S OFFICE AND THE SURVEYOR'S RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY IS LIMITED TO THE INFORMATION PROVIDED TO THE SURVEYOR AND THE SURVEYOR'S PROFESSIONAL JUDGMENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.



LINE	BEARING	DISTANCE	AREA
1	N 0° 00' 00" E	100.00	100.00
2	S 90° 00' 00" E	100.00	100.00
3	S 0° 00' 00" W	100.00	100.00
4	N 90° 00' 00" W	100.00	100.00
5	N 0° 00' 00" E	100.00	100.00

NOTICE:
 This is a preliminary survey. It is not intended to be used for any other purpose than the one for which it was prepared. It is not a final survey and should not be used for any other purpose without the consent of the surveyor. The surveyor is not responsible for any errors or omissions in this survey. The surveyor is not responsible for any errors or omissions in this survey. The surveyor is not responsible for any errors or omissions in this survey.

[Signature]
 11/20/19

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Planning Commission

February 17, 2020

The Planning Commission met on Monday, February 17, 2020 in the conference room of the Planning and Development office. The following members were present: Chairman Don Hamilton; Lowell Seal; Mario DiPietro; Bob Fedder; Latresa Gilstrap; Tommy Holcombe, Building Official.

The following items were presented to the Board:

ANNEXATION REQUEST: Petition to annex 8.03 acres located adjacent to 117 Sherriff Mill Road, Easley, SC as Industrial (IND). Portion of Tax map number, 5027-07-57-8658. Owner, MDTH Amp, LLC c/o Marlboro Development Team, 676 Hwy 9 East, Bennettsville, SC 29512.

Chairman Don Hamilton opened the meeting by welcoming all of the new members to the Planning Commission. He then called on the City Building Official, Tommy Holcombe, to give information. There were no calls received on this advertised property. Mr. Holcombe explained that KP Components is a business currently housed inside Danfoss Manufacturing and has simply outgrown their space inside the building. KP Components plans to build on the site and relocate next to their current location. Brian Nash from the Development Team was in attendance to answer any questions.

A motion was made by Bob Fedder to approve the annexation request as Industrial (IND), seconded by Lowell Seal. All board members present voted in favor of this annexation 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 March 9, 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.

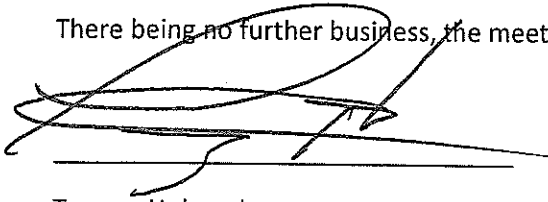
ANNEXATION REQUEST: Petition to annex 22 acres located at 1550 Brushy Creek Road, Easley SC as General Residential (GR-2). Tax map number 5037-05-09-1711, 5037-05-09-3371, 5037-05-09-3661. Owner, Donald Watson and Byron Watson, 1550 Brushy Creek Road, Easley, SC 29642.

Chairman Don Hamilton asked Tommy Holcombe for information. Mr. Holcombe explained that the property covers three parcels and has two owners. GR-2 is being requested to build 90 apartment units. The zoning would allow for 14 units per acre, but the owner has stated that their plan is for 90 units. The question of traffic impact was brought up and Mr. Holcombe explained that Brushy Creek Road is a

state road so SCDOT would be responsible for the road and any impact studies and approval. The discussion was then made that Pickens County allows for 16 units per acres so the density could be higher than the allowed amount in City limits.

A motion was made by Bob Latresa Gilstrap to approve the annexation request as General Residential (GR-2), seconded by Mario DiPietro. All board members present voted in favor of this annexation request.

There being no further business, the meeting was adjourned.

A handwritten signature in black ink, appearing to read 'Tommy Holcombe', written over a horizontal line. The signature is somewhat stylized and overlaps the line.

Tommy Holcombe

Easley Building Official