

**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 NUMBERS 5037-05-09-1711, 5037-05-09-3371 AND 5037-05-09-3661 CONSISTING OF APPROXIMATELY 22 ACRES OF REAL PROPERTY LOCATED ON BRUSHY CREEK ROAD.**

**WHEREAS**, Donald Watson and Byron Watson as owners of real property consisting of approximately 22 acres located on Brushy Creek Road, Easley SC applied for annexation of the property into the City of Easley and for city zoning designation of GR2.

**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 Donald Watson and Byron Watson consisting of approximately 22 acres. The property is identified more particularly on the attached Exhibit, providing the annexation plat for Tax Map Numbers 5037-05-09-1711, 5037-05-09-3371 AND 5037-05-09-3661.

Section 2. The property annexed by this Ordinance is assigned the zoning designation of GR2 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 Donald Watson and Byron Watson.

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:

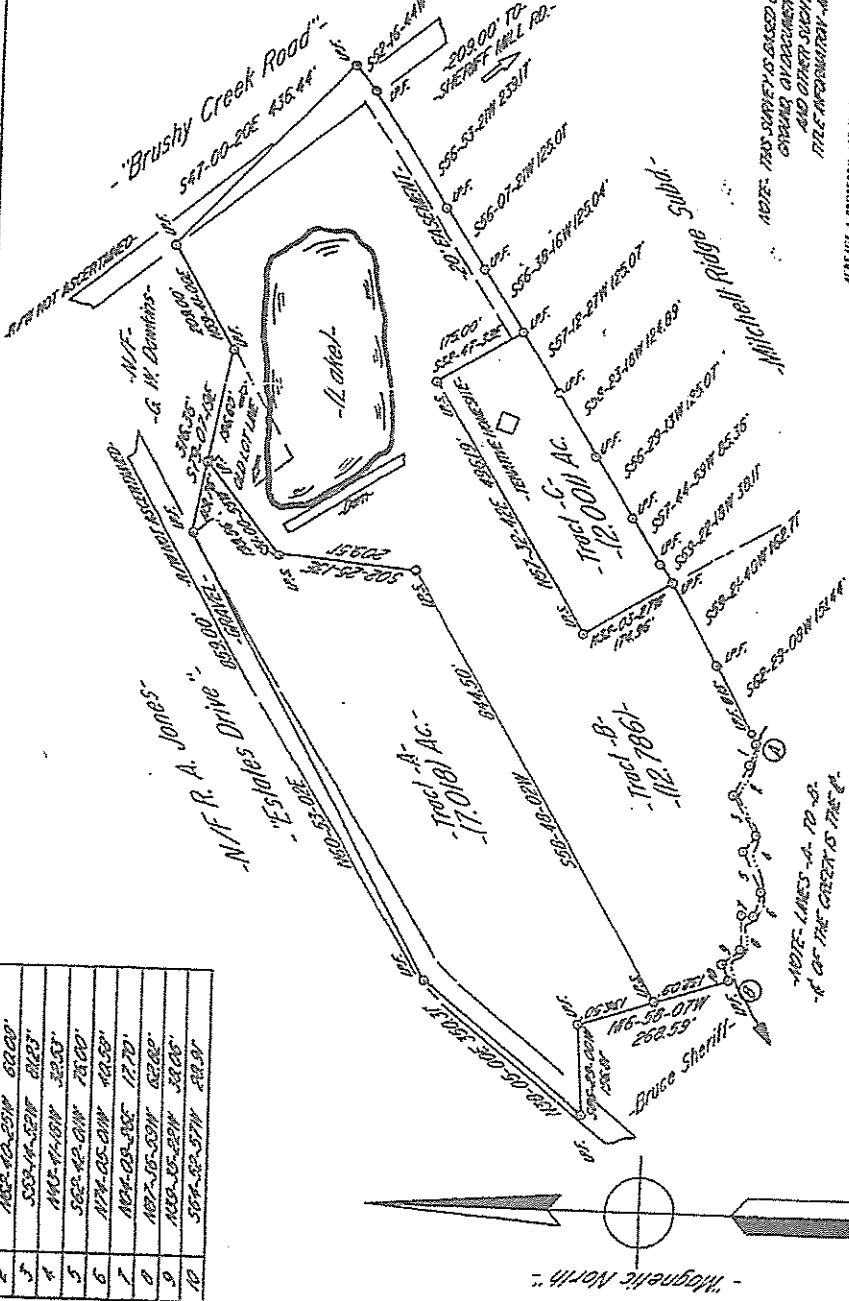
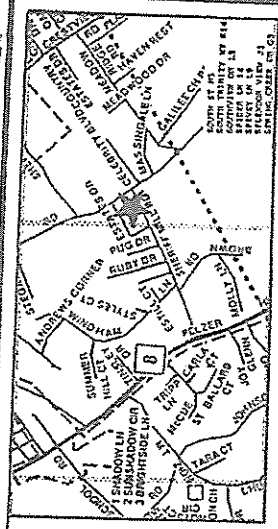
\_\_\_\_\_  
City Clerk



Plat J15-00-0270 69 111A

He shall stand at the latter line upon the earth

1	177-00-00W	3316'
2	182-00-00W	6120'
3	333-14-00W	8123'
4	140-14-00W	3253'
5	582-02-00W	2100'
6	174-05-00W	4258'
7	104-03-00E	1770'
8	187-10-00W	6260'
9	182-10-00W	3105'
10	504-02-00W	2809'



**SOUTH CAROLINA**  
Survey for

**SMITH**  
SINCE 1909

J.C. Smith & Associates  
R.L.S. #7882  
P.O. Box 1090 Eastley, SC  
29641/803-859-5729  
Fax 855-8022

County **Pickens**

Date **04/08/2008**  
P.D. **082** Job # **080208010**  
P.L. **08-11-08**

**Donald Martin Watson**

**J.C. Smith**

120' 0 120' 0 120' 0  
1" = 80'

EXHIBIT B

 qPublic.net Pickens County, SC

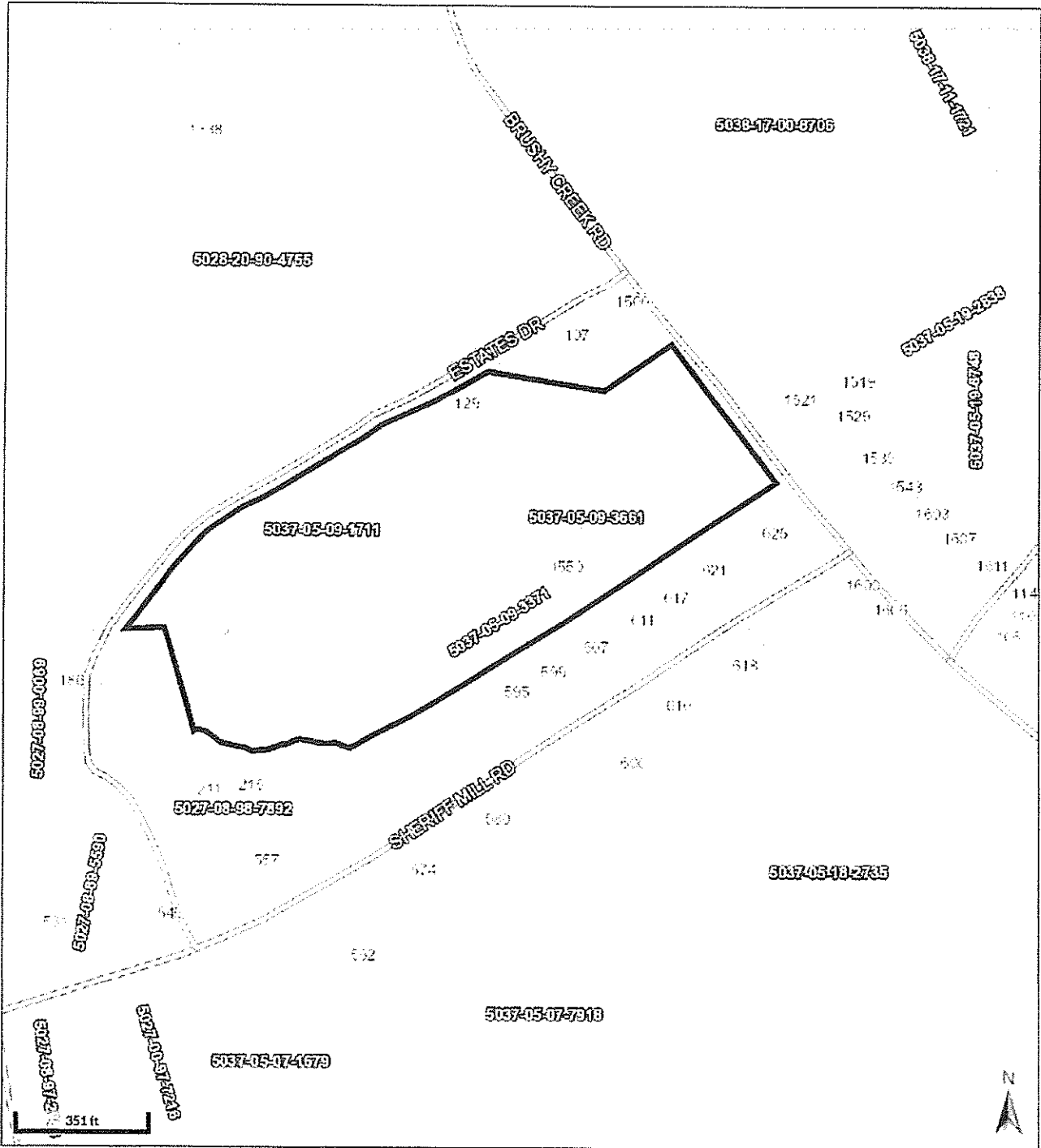


EXHIBIT "A"

Parcel Number 5037-05-09-1711

All that certain piece, parcel, or lot of land lying and being situate in the State of South Carolina, County of Pickens, being known and designated as Tract C, as shown on a survey prepared for Donald Martin Watson by J. C. Smith & Associates, RLS #7882, dated June 8, 1994 and recorded in Plat Book 69 at Page III A in the Office of the RMC for Pickens County, South Carolina, reference to which is hereby made for a more complete and accurate description.

This being a portion of the property conveyed to Donald M. Watson, Donna W. Gibson, Byron C. Watson, Lynne Watson Balentine, and Lori Iris W. Gillespie by deed of Iris Watson a/k/a Iris C. Watson, dated August 2, 1990 and recorded August 8, 1990 in Deed Book 106 at Page 342 in the Office of the RMC for Pickens County, South Carolina.

This conveyance is made subject to any and all existing rights-of-way for roads, utilities and other easements, and any restrictions and/or zoning ordinances, which may appear on record and/or from an inspection of the premises.

Parcel Number 5037-05-09-3661:

All that certain piece, parcel, or lot of land lying and being situate in the State of South Carolina, County of Pickens, being known and designated as Tract B, as shown on a survey prepared for Donald Martin Watson by J. C. Smith & Associates, RLS #7882, dated June 8, 1994 and recorded in Plat Book 69 at Page III A in the Office of the RMC for Pickens County, South Carolina, reference to which is hereby made for a more complete and accurate description.

This being a portion of the property conveyed to Donald M. Watson, Donna W. Gibson, Byron C. Watson, Lynne Watson Balentine, and Lori Iris W. Gillespie by deed of Iris Watson a/k/a Iris C. Watson, dated August 2, 1990 and recorded August 8, 1990 in Deed Book 106 at Page 342 in the Office of the RMC for Pickens County, South Carolina.

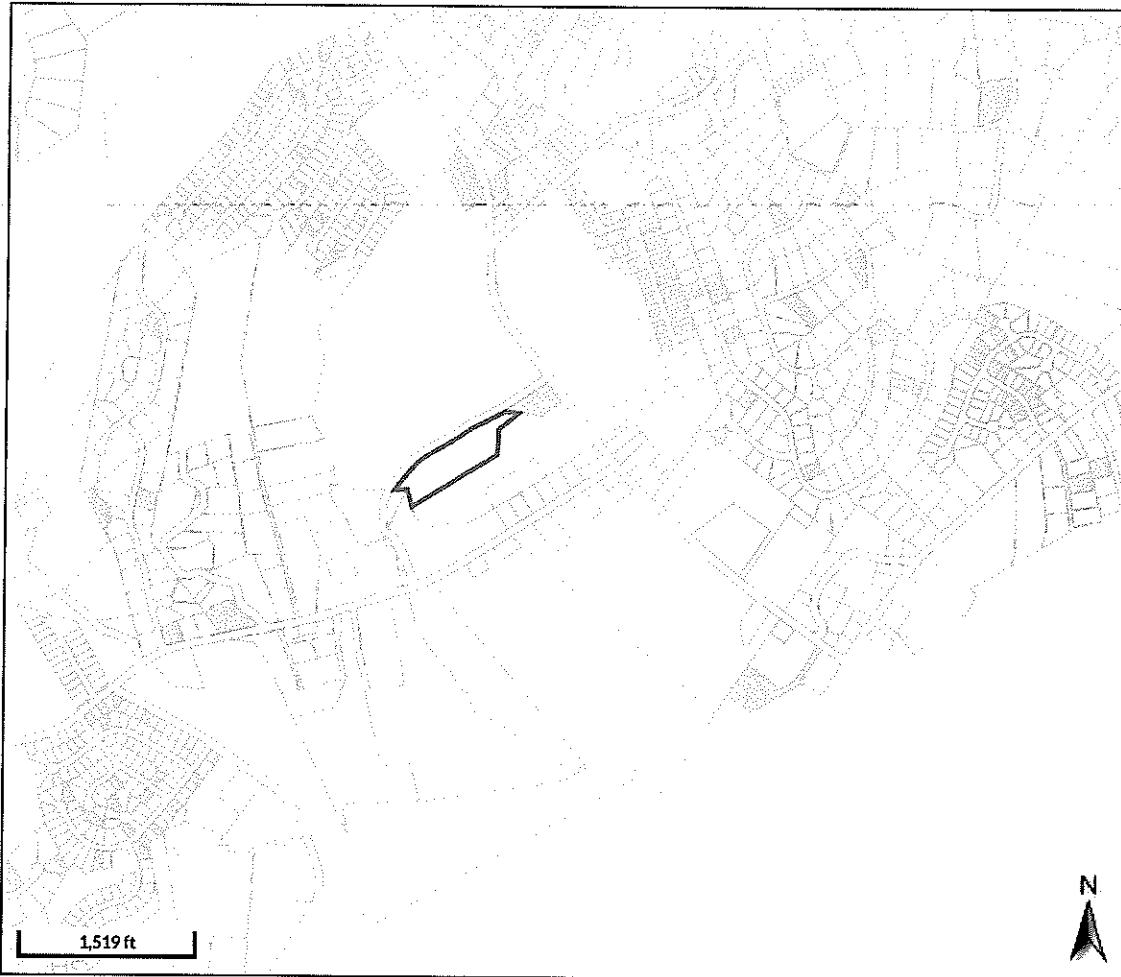
This conveyance is made subject to any and all existing rights-of-way for roads, utilities and other easements, and any restrictions and/or zoning ordinances, which may appear on record and/or from an inspection of the premises.

Parcel Number 5037-05-09-3371:

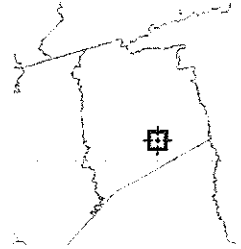
All that certain piece, parcel, or lot of land lying and being situate in the State of South Carolina, County of Pickens, being known and designated as Tract\_C, as shown on a survey prepared for Donald Martin Watson by J. C. Smith & Associates, RLS #7882, dated June 8, 1994 and recorded in Plat Book 69 at Page III A, in the Office of the RMC for Pickens County, South Carolina, reference to which is hereby made for a more complete and accurate description.

This being a portion of the property conveyed to Donald M. Watson, Donna W. Gibson, Byron C. Watson, Lynne Watson Balentine, and Lori Iris W. Gillespie by deed of Iris Watson a/k/a Iris C. Watson, dated August 2, 1990 and recorded August 8, 1990 in Deed Book 106 at Page 342 in the Office of the RMC for Pickens County, South Carolina.

This conveyance is made subject to any and all existing rights-of-way for roads, utilities and other easements, and any restrictions and/or zoning ordinances, which may appear on record and/or from an inspection of the premises.



**Overview**



**Legend**

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

<b>Parcel ID</b>	5037-05-09-1711	<b>Account</b>	Vac Land MH	<b>Ownership</b>	WATSON	<b>Documents</b>			
<b>Account No</b>	R0029917	<b>Type</b>			BYRONC	<b>Date</b>	<b>Price</b>	<b>Doc</b>	<b>Vacant or Improved</b>
<b>Property</b>	129 ESTATES DR	<b>Class</b>	6% Yard Improvement		129	ESTATES DR	4/19/1995	\$2,000	276165 Improved
<b>Address</b>	EASLEY	<b>Acreage</b>	7.02		EASLEY, SC	6/8/1994	\$0	69111A	Vacant
<b>District</b>	9-Easley Fire	<b>LEA Code</b>	0009		29642				
<b>Brief</b>	TRACT A	<b>Value</b>	\$22,407						
<b>Tax Description</b>	(Note: Not to be used on legal documents)								

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

# 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.

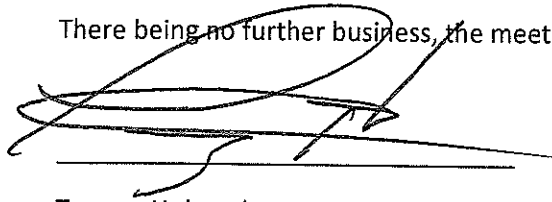
Chairman Don Hamilton asked Tommy Holcombe for information. Mr. Holcombe explained that the property covers three parcels and has two owners. GR-2 is being requested to build 90 apartment units. The zoning would allow for 14 units per acre, but the owner has stated that their plan is for 90 units. The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

Tommy Holcombe

Easley Building Official