

AN ORDINANCE

To rezone Tax Map Number 5039-15-74-4220 (approximately 16.858 acres) and Tax Map Number 5039-16-73-9671 (approximately 2.696 acres) of real property located on Rolling Hills Circle, Easley, South Carolina, 29640 from GC to GR2.

WHEREAS, Cedarwood Development, Inc. has applied to the City Planning Commission and City Council to rezone two parcels of property on Rolling Hills Circle Easley, South Carolina, tax map numbers 5039-15-74-4220 and 5039-16-73-9671 from GC to GR2; and

WHEREAS, the City Planning Commission pursuant to public notice held a public hearing on 10/28/2019, 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 Easley FD Associates, LLC known as Tax Map Numbers 5039-15-74-4220 and 5039-16-73-9671 located on Rolling Hills Circle, Easley SC shall be rezoned from GC 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: November 11, 2019

Second Reading: December 9, 2019

Mayor

Attest:

City Clerk

REZONING APPLICATION
City of Easley

Date Filed 9-18-19

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 GC to GR-2

APPLICANTS (PRINT): CEDARWOOD DEVELOPMENT, INC.
Address: 3200 W MARKET ST, FAIRLAWN, OH 44333
Telephone: 330.283.4703 (work) SAME (e-mail) rdilsavor@cedarwooddev.com

OWNER(S) (if other than the applicant(s): EASLEY FD ASSOCIATES, LLC
Address: 3200 W MARKET ST, FAIRLAWN OH 44333
Telephone: 330.664.9429 (work) 330.664.9429 (e-mail) rdilsavor@cedarwooddev.com

PROPERTY ADDRESS: Rolling Hill Circle
Lot # 13 Block# _____ Subdivision Easley Comm
Tax map # 5039-16-73-9671 Plat Book 547 Page 198
Lot Dimensions: VADies Acres 2.696

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: 9.18.19 Owners Signature(s) EASLEY FD Associates, LLC
By: Easley Capital Associates - Perry Nicks
[Signature]

I (We) certify that the information in this request is correct.
Date: 9.18.19 Owner Signature(s) EASLEY FD Associates, LLC
By: Easley Capital Associates, LLC - Perry Nicks
[Signature]

P & Z Meeting Date 10-28-19
1st Council Date _____
2nd Council Date _____



Rick Dilsavor
Director of Development

D: 330-664-9429
C: 330-283-4703
rdilsavor@cedarwooddev.com

Approved PC
10-28-19

REZONING APPLICATION
City of Easley

Date Filed 9-18-19

Request No. _____

Instructions

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The filing fee is \$100.00

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned

From GC to GR-2

APPLICANTS (PRINT):

CEDARWOOD DEVELOPMENT, INC.

Address: 3200 W MARKET ST, FAIRLAWN, OH 44333

Telephone: 330.283.4703 (work) SAME (e-mail) rdilsavor@cedarwooddev.com

OWNER(S) (if other than the applicant(s): EASLEY FD ASSOCIATES, LLC

Address: 3200 W MARKET ST FAIRLAWN OH 44333

Telephone: 330.664.9429 (work) 330.664.9429 (e-mail) rdilsavor@cedarwooddev.com

PROPERTY ADDRESS:

Lot # 14 Block# _____ Subdivision 117th Hill Circle

Tax map # 5639-15-74-420 Plat Book 597 Page 84

Lot Dimensions: VARIABLES Acres 16.858

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: 9.18.19

Owners Signature(s) _____

*Easley FD Assoc. LLC
G: Easley FD Assoc. LLC
RDILSAVOR*

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

Date: 9.18.19

Owner Signature(s) _____

*Easley FD Assoc. LLC
G: Easley FD Assoc. LLC
RDILSAVOR*

P& Z Meeting Date 10-28-19

1st Council Date _____

2nd Council Date _____



Rick Dilsavor
Director of Development

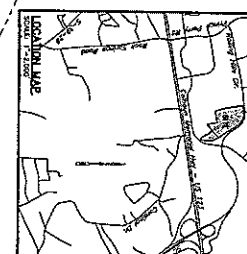
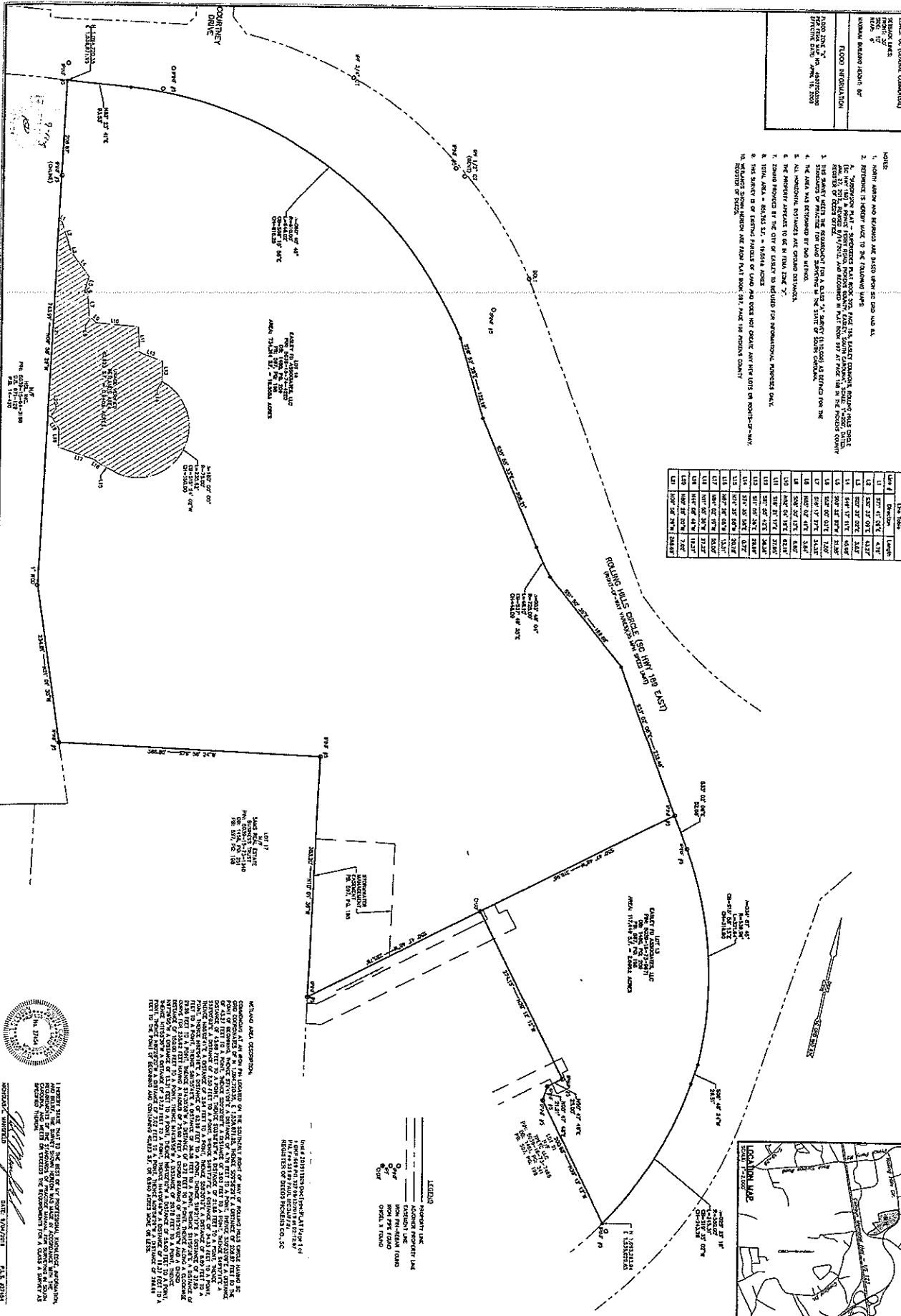
D: 330-664-8429
C: 330-283-4703
rdilsavor@cedarwooddev.com

ZONING DATA

ZONE OF GENERAL COMMERCE
PERMITTED USES
FLOOD INFORMATION
DATE OF LAST REVISION
DATE OF NEXT REVISION

- NOTES:**
1. NOTIFY AGENY AND EASLEY ARE ALSO ON THE MAP AS IS.
 2. REVISION IS MADE TO THE FOLLOWING MAPS:
 - A. "APPROXIMATE PLAT - SUBDIVISION PLAT BOOK 224, PAGE 134, EAST EASLEY COMMONS, ROLLING HILLS SOUTH CAROLINA, CITY OF EASLEY, PICKENS COUNTY, SOUTH CAROLINA, 1994."
 - B. "SUBDIVISION PLAT BOOK 224, PAGE 134, EAST EASLEY COMMONS, ROLLING HILLS SOUTH CAROLINA, CITY OF EASLEY, PICKENS COUNTY, SOUTH CAROLINA, 1994."
 3. THIS SURVEY IS A REVISION OF THE PLAT BOOK 224, PAGE 134, EAST EASLEY COMMONS, ROLLING HILLS SOUTH CAROLINA, CITY OF EASLEY, PICKENS COUNTY, SOUTH CAROLINA, 1994.
 4. THE AREA WAS EXTENDED BY TWO FEET.
 5. ALL MEASUREMENTS ARE IN FEET AND INCHES.
 6. THE PROPERTY ADJACENT TO BE IN THIS ZONE "Z".
 7. THE ZONE IS OF EASLEY, SOUTH CAROLINA.
 8. THIS ZONE IS OF EASLEY, SOUTH CAROLINA.
 9. THIS ZONE IS OF EASLEY, SOUTH CAROLINA.
 10. THIS ZONE IS OF EASLEY, SOUTH CAROLINA.

Area	Area	Length
11	270' 0" 0"	4.29'
12	270' 0" 0"	4.29'
13	270' 0" 0"	4.29'
14	270' 0" 0"	4.29'
15	270' 0" 0"	4.29'
16	270' 0" 0"	4.29'
17	270' 0" 0"	4.29'
18	270' 0" 0"	4.29'
19	270' 0" 0"	4.29'
20	270' 0" 0"	4.29'
21	270' 0" 0"	4.29'
22	270' 0" 0"	4.29'
23	270' 0" 0"	4.29'
24	270' 0" 0"	4.29'
25	270' 0" 0"	4.29'
26	270' 0" 0"	4.29'
27	270' 0" 0"	4.29'
28	270' 0" 0"	4.29'
29	270' 0" 0"	4.29'
30	270' 0" 0"	4.29'



LEGEND

- Property line
- Easement
- Easley Commons
- Other
- Other
- Other

Lot 13 & 14 - Easley Commons
 Property of:
 Easley FD Associates, LLC
 Rolling Hills Circle (S.E. Hwy 168)
 Pickens County, City of Easley, South Carolina

BOUNDARY SURVEY

Lot 13 & 14 - Easley Commons
 Property of:
 Easley FD Associates, LLC
 Rolling Hills Circle (S.E. Hwy 168)
 Pickens County, City of Easley, South Carolina



DATE: 10/20/2019
 TIME: 10:00 AM
 PROJECT NO: 19-064

1 of 1
 DATE: 10/20/2019
 PROJECT NO: 19-064

