

Town of West Union
Special Meeting
September 22, 2029 @ 5pm
West Union Station
Agenda

Call to Order

Moment of Silence

Pledge of Allegiance

Second Reading of Ordinance 2026-049 Annexation of TMS 192-00-02-049

Second Reading of Ordinance 2026-039 Annexation of TMS 192-00-02-039

Approval of Site Plan

Adjournment

TOWN OF WEST UNION, SOUTH CAROLINA

ORDINANCE #2026-049

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WEST UNION, SOUTH CAROLINA, ANNEXING CONTIGUOUS PROPERTY INTO THE TOWN LIMITS (TMS #192-00-02-049).

WHEREAS, the Town of West Union (the "Town") has received a petition for annexation from 100 percent of the freeholder(s) of a real property parcel owned by Justin L. Hughes, located at 1049 Old Walhalla Highway, situated in Oconee County, South Carolina, encompassing +/- 1.55 acres, and bearing TMS #192-00-02-049 ("Property");

WHEREAS, the Property is contiguous to and abuts real property located within the Town of West Union; and,

WHEREAS, pursuant to S.C. Code §5-3-150(3), any area or property that is contiguous to a municipality may be annexed by that municipality upon receipt of a petition signed by 100 percent of the freeholders of that area or property;

WHEREAS, Town Council has received and considered the Property's freeholder petition; and,

WHEREAS, after consideration, it appears in the best interests of the Town, its residents, and businesses, as well as its future residents and businesses, for the Property to be annexed into the Town limits; and,

NOW THEREFORE, it is hereby found, decided, declared, and ordained by the Town Council of the Town of West Union, South Carolina, duly assembled and with a quorum present, that:

1. The recitals above are incorporated by reference as if fully set forth herein;
2. The Property is contiguous to, touches directly and substantially upon, and shares a common boundary with property located within the Town limits of the Town of West Union;
3. The Property is located in a geographically unified area in relation to the Town and to the property within the Town that it abuts;
4. Once annexed, the Town shall make available such Town services to the Property as may be or become available and desired by the freeholder; and,

5. The Town hereby accepts the petition and declares as annexed the Property so as to bring the parcel within the Town limits of the Town of West Union, South Carolina.

IT IS SO ORDAINED this the _____ day of August 2026.

ATTEST:

Crystal Anne Simon, Clerk/Treasurer

Linda Oliver, Mayor

First reading: July 14, 2026

Second reading: _____, 2026

**100 Percent Petition-Ordinance Annexation
Petition Form**

TO THE MAYOR AND COUNCIL OF THE TOWN OF WEST UNION

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Oconee, being shown and designated as 1.55 acres, more or less, on Plat dated March 3, 2010 and recorded on June 22, 2010 in Plat Book B346, at Page 5, records of Oconee County, South Carolina. Reference being hereby given for a more complete metes and bounds description thereof.

AND ALSO , a 20 foot easement for ingress and egress over, under and through property now or formerly known as Parker Family Trust as shown on plat dated March 3, 2010 and recorded in Plat book B346 at Page 5, records of Oconee County, South Carolina, which shall run with the land. Grantees herein shall be responsible for the upkeep and maintenance of sid easement. Said easement and maintenance thereof shall run with the land.

The property is designated as follows on the County tax maps: 192-00-02-049

<u>Justin Hughes</u>	1049 Old Walhalla Hwy	Seneca	06/03/2026
Signature	Street Address,	City	Date

Justin L Hughes

For Municipal Use:

Petition received by Linda Oliver, Date 6-3-26

Description and Ownership verified by Linda Oliver, Date 6-3-26

Recommendation - to annex into our town

By: Linda Oliver, Date 7-14-26



Overview



Legend

-  Parcels
-  Landhook
-  Roads

Parcel ID	192-00-02-049	Alternate ID	1067176	Owner Address	HUGHES JUSTIN L 1049 OLD WALHALLA HIGHWAY SENECA, SC 29672	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	n/a			Date	Price	Reason	Qual
Property Address	1049 OLD WALHALLA HWY	Acreage	1.55			8/2/2012	\$220000	n/a	Q
District	21					6/23/2010	\$200000	9	U
Brief Tax Description	{1.55 AC}								

(Note: Not to be used on legal documents)

Date created: 8/25/2026

Last Data Uploaded: 8/24/2026 5:15:57 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

TOWN OF WEST UNION, SOUTH CAROLINA

ORDINANCE #2026-039

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WEST UNION, SOUTH CAROLINA,
ANNEXING CONTIGUOUS PROPERTY INTO THE TOWN LIMITS (TMS #192-00-02-039).**

WHEREAS, the Town of West Union (the "Town") has received a petition for annexation from 100 percent of the freeholder(s) of a real property parcel owned by Ralph T. and Regina M. Pittman, fronting on Blue Ridge Boulevard, situated in Oconee County, South Carolina, encompassing +/- 6.06 acres, and bearing TMS #192-00-02-039 ("Property");

WHEREAS, the Property is contiguous to and abuts real property located within the Town of West Union; and,

WHEREAS, pursuant to S.C. Code §5-3-150(3), any area or property that is contiguous to a municipality may be annexed by that municipality upon receipt of a petition signed by 100 percent of the freeholders of that area or property;

WHEREAS, Town Council has received and considered the Property's freeholder petition; and,

WHEREAS, after consideration, it appears in the best interests of the Town, its residents, and businesses, as well as its future residents and businesses, for the Property to be annexed into the Town limits; and,

NOW THEREFORE, it is hereby found, decided, declared, and ordained by the Town Council of the Town of West Union, South Carolina, duly assembled and with a quorum present, that:

1. The recitals above are incorporated by reference as if fully set forth herein;
2. The Property is contiguous to, touches directly and substantially upon, and shares a common boundary with property located within the Town limits of the Town of West Union;
3. The Property is located in a geographically unified area in relation to the Town and to the property within the Town that it abuts;
4. Once annexed, the Town shall make available such Town services to the Property as may be or become available and desired by the freeholder; and,

5. The Town hereby accepts the petition and declares as annexed the Property so as to bring the parcel within the Town limits of the Town of West Union, South Carolina.

IT IS SO ORDAINED this the _____ day of August 2026.

ATTEST:

Crystal Anne Simon, Clerk/Treasurer

Linda Oliver, Mayor

First reading: July 14, 2026

Second reading: _____, 2026

100 Percent Petition-Ordinance Annexation Petition Form

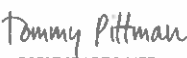
TO THE MAYOR AND COUNCIL OF THE TOWN OF WEST UNION

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Oconee, Bounty Land School District and lying on the north side of the Seneca-Walhalla Road and being more particularly described according to a plat thereof by Robinson and Sullivan Engineering Service, dated 5-23-58 as follows: Beginning at an iron pin on the north side of the Walhalla-Seneca Road in common with other lands of Garlon Kelly, thence along said Right of Way as the line N 58-39 W 60 feet, thence 30-38 E 612.8 feet to an iron pin; thence N 79-59 E to an iron pin, thence S 31-21 W 640.9 feet to point of beginning. Said lot being 86/100 of an acre, more or less.

AND ALSO: All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Oconee, Bounty Land School District, containing 4.77 acres, more or less, bound on the north by lands of Martha Nimmons Parker, on the east by lands of Garlon Kelly, on the south by the Walhalla-Seneca Highway, on the west by lands of Ray Tillotson and fronting on the north side of the Walhalla-Seneca Highway 365 feet.

The property is designated as follows on the County tax maps: 192-00-02-039

DocuSigned by:  0373D08ADEC447D Signature	Blue Ridge Blvd Street Address,	Seneca City	5/26/2026 Date
---	--	--------------------	-----------------------

For Municipal Use:

Petition received by Linda Oliver, Date 5-26-26

Description and Ownership verified by Linda Oliver, Date 5-26-26

Recommendation - to Annex into our town

By Linda Oliver, Date 7-14-26



Overview



Legend

- Parcels
- Landhook
- Roads

Parcel ID	192-00-02-039	Alternate ID	21855	Owner Address	PITTMAN RALPH T JR & REGINA M	Last 2 Sales Date		Price	Reason	Qual
Sec/Twp/Rng	n/a	Class	n/a		171 SUGAR CREEK RD	6/29/2007		\$210000	N	U
Property Address		Acreage	6.06		WESTMINSTER, SC 29693	n/a		0	n/a	n/a
District	21									
Brief	n/a									
Tax Description										

(Note: Not to be used on legal documents)

Date created: 8/25/2026

Last Data Uploaded: 8/24/2026 5:15:57 PM

Developed by  **SCHNEIDER**
GEO SPATIAL



Winston Way

Old Walhalla Hwy

Mt. Oliv

ee Ln

Ridge Blvd

Tanglewood Dr

Brlarwood Dr

Middle Park Dr

Bruce Bl

Avondale Dr

owood Cir
Pinehill Ln

Longfore

Red light