

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF  
A RIGHT-OF-WAY MAINTENANCE AGREEMENT IN CERTAIN REAL PROPERTY  
IN THE CITY OF EASLEY**

**WHEREAS**, the City of Easley is the owner of certain real property located in the City of Easley known as the “Doodle Trail” within the city limits of Easley, County of Pickens (hereinafter the “City Property”); and,

**WHEREAS**, Doodle Trail Properties, LLC (“DTP”) is the owner of certain real property located at 210 Fern Street identified by TMS No. 5019-10-46-0901 within the city limits of Easley, County of Pickens; and,

**WHEREAS**, DTP desires to maintain and improve the landscaping and areas adjacent to and surrounding the Doodle Trail located within the City’s right-of-way; and,

**WHEREAS**, the City of Easley desires to convey a right-of-way to DTP according to the terms of the Easement Agreement attached hereto as Exhibit “A,” the terms and conditions of which are fully incorporated herein as if set forth verbatim; and,

**WHEREAS**, pursuant to S.C. Code § 5-7-40, a municipality may convey an interest in property it owns by Ordinance.

**WHEREAS**, the Mayor and City Council find that it is in the best interest of the City of Easley to convey an easement on the City Property to DTP according to the terms of the Easement Agreement attached hereto as Exhibit “A”.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF  
THE CITY OF EASLEY, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, THAT**

the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the Easement Agreement attached hereto as Exhibit “A.”

the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the Easement Agreement attached hereto as Exhibit “A.”

This Ordinance shall be effective upon second reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Ordinance.

First Reading: August 11, 2025  
Second Reading: October 13, 2025

---

Mayor Lisa Talbert

ATTEST:

Form, substance, and number  
approved by City Attorney

---

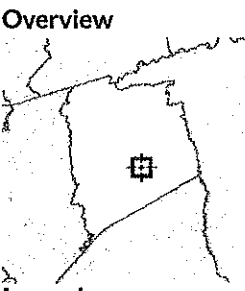
Jennifer Bradley  
City Clerk

---

Daniel Hughes  
Attorney at Law



Pickens County, SC



- Legend**
- Parcels
  - Parcel Numbers
  - 911 Address
  - Yearly Sales
    - 2025
    - 2024
    - 2023
    - 2022
    - 2021
    - 2020
  - Roads

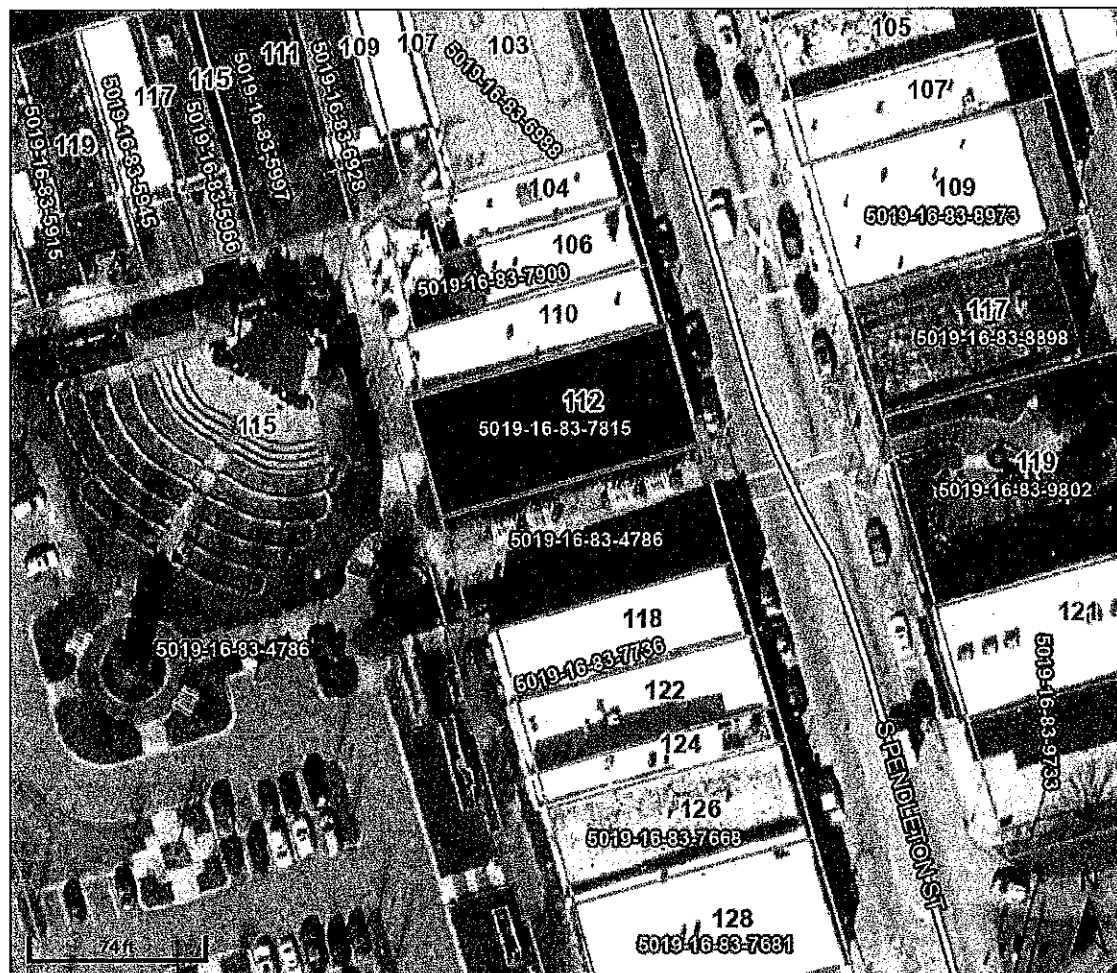
Parcel ID	5019-16-83-4786	Account	Exempt	Ownership	CITY OF	Documents			
Account No	R0064161	Type			EASLEY	Date	Price	Doc	Vacant or Improved
Property		Class	n/a		CITY HL				
Address		Acreage	n/a		EASLEY, SC	5/15/2008	\$0	<u>1205//208</u>	Vacant
District	1-Easley	LEA	n/a		29640	11/14/1973	\$155,000	<u>12T/66</u>	Vacant
Brief	N/SIDE W 1ST AVE	Code							
Tax Description		Value	\$0						
	(Note: Not to be used on legal documents)								

Date created: 9/3/2025  
Last Data Uploaded: 9/3/2025 8:59:03 AM

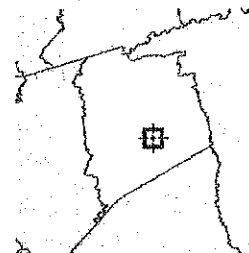


# Pickens County, SC

## EXHIBIT B



### Overview



### Legend

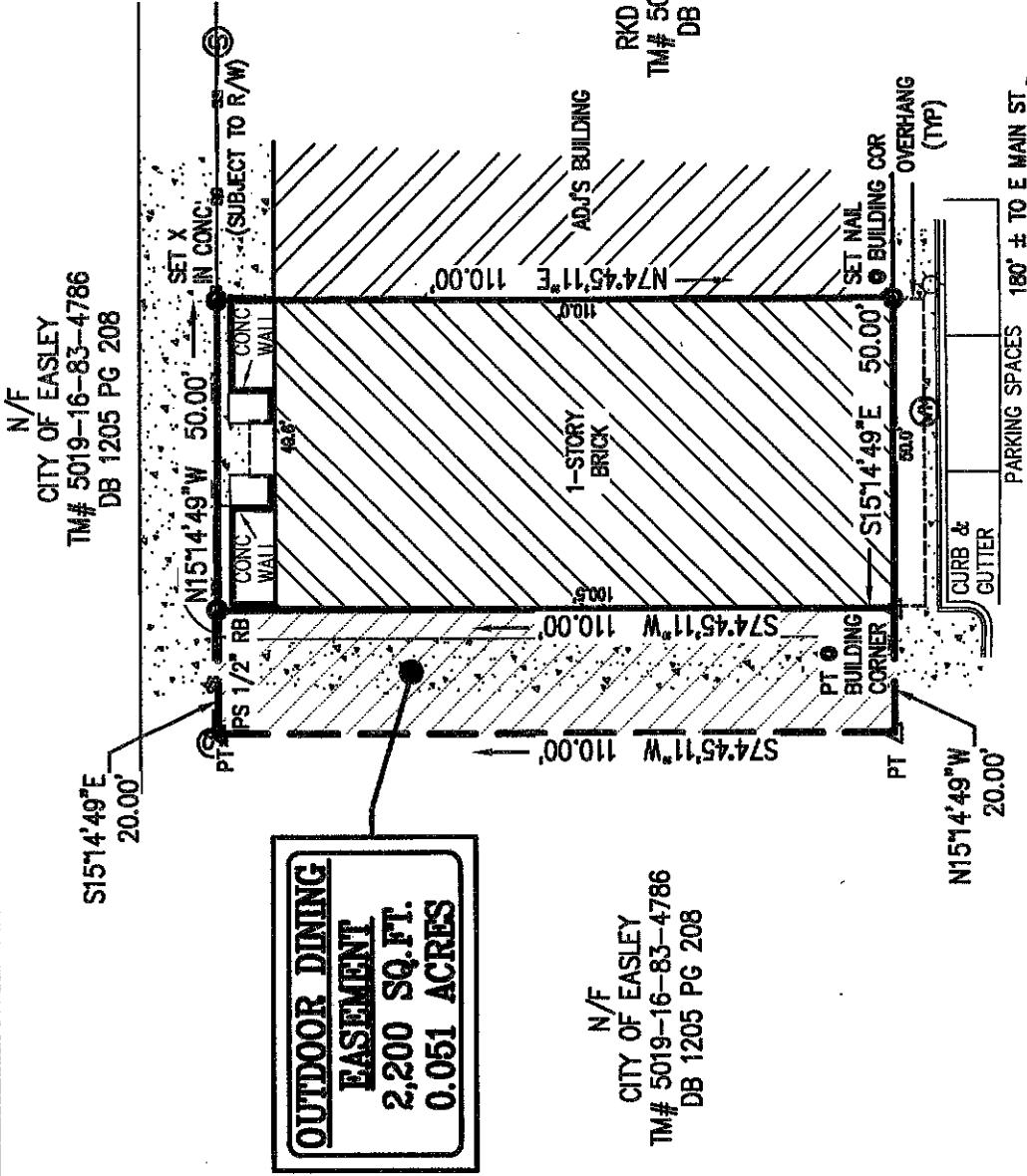
- ☐ Parcels
- ☐ Parcel Numbers
- ☐ 911 Address
- Yearly Sales**
  - ☐ 2025
  - ☐ 2024
  - ☐ 2023
  - ☐ 2022
  - ☐ 2021
  - ☐ 2020
- ☐ Roads

Parcel ID	5019-16-83-7815	Account	Commercial	Ownership	112 SOUTH	Documents			
Account No	R0063959	Type			PENDLETON	Date	Price	Doc	Vacant or
Property	112 S PENDLETON ST	Class	Bar/Tavern		LLC				Improved
Address	EASLEY	Acreage	n/a		500 E NORTH ST	6/20/2024	\$500,000	<u>2688/141</u>	Improved
District	1-Easley	LEA	0100		STEF	6/30/2021	\$275,000	<u>2290/1218</u>	Improved
Brief	W/SIDE S PENDELTON	Code			GREENVILLE, SC				
Tax Description	ST	Value	\$480,000		29601-0000				
	(Note: Not to be used on legal documents)								

Date created: 9/3/2025

Last Data Uploaded: 9/3/2025 8:59:03 AM

Developed by SCHNEIDER  
GEOSPATIAL



**SOUTH PENDLETON STREET**  
(66' R/W) (S.C. 135)

N/F  
RKD HOLDINGS LLC  
TM# 5019-16-83-7808  
DB 1640 PG 106

N/F  
CITY OF EASLEY  
TM# 5019-16-83-4786  
DB 1205 PG 208

OUTDOOR DINING EASEMENT  
MUTUAL HOME STORE  
OF EASLEY SC, INC.  
SOUTH PENDLETON STREET  
PICKENS, SOUTH CAROLINA  
DRAWING PREPARED BY:

**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD  
GREENVILLE, SC 29615  
PH: (864)271-0496  
http://www.sitedesign-inc.com/



SCALE 1" = 30' DRAWN BY CHECKED BY DATE 02/28/2023

**ORDINANCE NUMBER 2025-11**

**AN ORDINANCE TO REPEAL (1) THE CITY OF EASLEY ZONING  
ORDINANCE OF THE CITY OF EASLEY CODE OF ORDINANCES  
AND (2) THE CITY OF EASLEY LAND DEVELOPMENT  
REGULATIONS AND TO REPLACE THE ZONING ORDINANCE AND  
LAND DEVELOPMENT REGULATIONS WITH THE CITY OF  
EASLEY UNIFIED DEVELOPMENT ORDINANCE**

**WHEREAS**, The South Carolina Comprehensive Planning Act, S.C. Code §6-29-310 *et seq.* allows local planning commissions to prepare and recommend zoning ordinances and amendments thereto for city council's consideration and approval; and,

**WHEREAS**, the City currently has two (2) separate documents – (1) its Zoning Ordinance and (2) its Land Development Regulations (“LDR”). These two (2) documents regulate development and redevelopment within the City.

**WHEREAS**, the Unified Development Ordinance (“UDO”) attached hereto as **Exhibit “A”** will combine and streamline the Zoning Ordinance and the LDR; and,

**WHEREAS**, the City utilized the services of MRB Group to assist the City with development and preparation of the UDO; and,

**WHEREAS**, the process for preparing the UDO has included community outreach and public engagement, including the following: hosted two open houses on October 24, 2024, six public hearings from February 25, 2025, through May 27, 2025, to give residents an opportunity to learn more, ask questions and provide feedback; and,

**WHEREAS**, the City continuously posted updates to the draft of the UDO for review by the public on the city's website. The final draft for approval by City Council is attached hereto as **Exhibit “A”**; and,

**WHEREAS**, pursuant to the public notice requirements set forth in S.C. Code §6-29-760, the City provided due notice of a public hearing before the Planning Commission for its consideration of the UDO in the following newspaper of general circulation: Greenville News.

**WHEREAS**, on May 27, 2025, a public hearing was held before the City of Easley Planning Commission and the Planning Commission voted unanimously (5-0) to recommend approval of the UDO and,

**WHEREAS**, the City Council, after considering all of the facts and circumstances surrounding the UDO project, do hereby find that the UDO attached hereto as **Exhibit “A”** is in the best interests of the City of Easley.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF EASLEY, SOUTH CAROLINA, in Council assembled:**

Section 1: That the City of Easley Zoning Ordinance and the Land Development Regulations are hereby repealed and replaced with the Unified Development Ordinance attached hereto as **Exhibit "A."**

Section 2: That the Ordinance shall be effective upon second and final reading.

Section 3: To ensure that the Unified Development Ordinance is responsive to development and delivers on the goals and policies of the Comprehensive Plan, the City Planning Staff will conduct periodic reviews of the Unified Development Ordinance to address technical issues or concerns and will make recommendations of amendments to the Planning Commission and City Council as needed to address those issues and concerns.

Section 4: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

First Reading: September 8, 2025

Second and Final Reading: October 13, 2025

ADOPTED this 13th day of October 2025.

---

Lisa Talbert, Mayor

**ATTEST:**

**Approved as to Form:**

---

Jennifer Bradley, City Clerk

---

Daniel, Hughes, City Attorney

**AN ORDINANCE TO AMEND FISCAL YEAR 25/26 OPERATING BUDGET TO  
AUTHORIZE THE PURCHASE OF INFORMATION TECHNOLOGY EQUIPMENT  
FOR THE POLICE DEPARTMENT**

WHEREAS, the City Council of Easley has previously adopted a budget for fiscal year 2025–2026; and

WHEREAS, the Police Department requires upgrades in information technology equipment to ensure reliable operations and support public safety services; and

WHEREAS, City Council desires to amend the approved budget to allocate funds for the purchase of such equipment.

WHEREAS, Amendment #1 for the FY 2025-2026 budget is attached to this Ordinance setting forth the amendment amounts in detail for a sum of \$330,000.00.

**THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
EASLEY, SOUTH CAROLINA, IN COUNCIL ASSEMBLED,**

to amend the FY 2025-2026 budget as outlined in the attached Amendment #1, effective upon Second Reading by Council and reallocate funds from line item 10-000-480-001 to line item 10-421-610-008 to fulfill the request for funds to purchase information equipment for the police department.

Done in meeting duly assembled this 13<sup>th</sup> day of October 2025.

First reading: September 8, 2025

Second reading: October 13, 2025

**CITY OF EASLEY, SOUTH CAROLINA**

---

Lisa Talbert, Mayor

ATTEST:

Form, substance, and number  
Approved by City Attorney

---

Jennifer Bradley, City Clerk

---

Daniel Hughes, City Attorney



## **FY 25-26 BUDGET – AMENDMENT #1**

**REFLECTS \$330,000 TOWARDS THE FOLLOWING:**

**Upgrade 911 Emergency Operations Computer Systems  
& Equipment in Police Headquarters  
with a Total Cost of \$330,000**

<b><u>Revenue – General Fund</u></b>	<b>FY 25-26 Original Budget</b>	<b>FY 25-26 Amended Budget</b>	<b>Amount Amended</b>
<b>REVENUE</b>			
10-000-480-001– Budgeted Use of Fund Balance	\$983,521	\$1,313,521	\$330,000
<b>TOTAL REVENUE CHANGE</b>			<b>\$330,000</b>
<b><u>Expenditures – General Fund</u></b>	<b>FY 25-26 Original Budget</b>	<b>FY 25-26 Amended Budget</b>	<b>Amount Amended</b>
<b>EXPENSE</b>			
10-421-610-008 – Service Contracts	\$50,000	\$380,000	\$330,000
<b>TOTAL EXPENDITURE CHANGE</b>			<b>\$330,000</b>

**AN ORDINANCE TO AMEND FISCAL YEAR 25/26 OPERATING BUDGET TO  
ACCEPT THE AWARD OF \$332,300 FROM THE SC OPIOID RECOVERY FUND AND  
AUTHORIZE THE HIRE OF TWO OFFICERS AND PURCHASE TWO VEHICLES  
FOR THE EASLEY POLICE DEPARTMENT**

WHEREAS, the City Council of Easley has previously adopted a budget for fiscal year 2025–2026; and

WHEREAS, the Police Department applied for a grant and was awarded a grant from the SC Opioid Recovery Fund for the operation and support of a public safety service program; and

WHEREAS, City Council wants to amend the approved budget to allocate funds for the hire of two police officers and authorize the purchase of vehicles.

WHEREAS, Amendment #2 for the FY 2025-2026 budget is attached to this Ordinance setting forth the amendment amounts in detail for a sum of \$332,300.00.

**THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
EASLEY, SOUTH CAROLINA, IN COUNCIL ASSEMBLED,**

to amend the FY 2025-2026 budget as outlined in the attached Exhibit A, effective upon Second Reading by Council and transfer funds from the General Fund to the Opioid Recovery Fund to fulfill the request for funds for the police department.

Done in meeting duly assembled this 13<sup>th</sup> day of October 2025.

First reading: September 8, 2025

Second reading: October 13, 2025

**CITY OF EASLEY, SOUTH CAROLINA**

\_\_\_\_\_  
Lisa Talbert, Mayor

ATTEST:

Form, substance, and number  
Approved by City Attorney

\_\_\_\_\_  
Jennifer Bradley, City Clerk

\_\_\_\_\_  
Daniel Hughes, City Attorney

## Exhibit A

### FY 25-26 BUDGET – AMENDMENT #2

REFLECTS \$332,300 TOWARDS THE FOLLOWING:

**Opioid Recovery Fund for program to include hiring two police officers and purchasing two vehicles and other needed supplies & equipment**

<b><u>Revenue - Opioid Recovery Fund</u></b>	<b>FY 25-26 Original Budget</b>	<b>FY 25-26 Amended Budget</b>	<b>Amount Amended</b>
<b>REVENUE</b>			
67-XXX-425-XXX-- Revenue	\$0	\$332,300	\$332,300
<b>TOTAL REVENUE CHANGE</b>			<b>\$332,300</b>
<b><u>Expenditures – Opioid Recovery Fund</u></b>	<b>FY 25-26 Original Budget</b>	<b>FY 25-26 Amended Budget</b>	<b>Amount Amended</b>
<b>EXPENSE</b>			
67-XXX-510-000 – Salaries	\$0	\$128,000	\$128,000
67-XXX-530-000 – Retirement	\$0	\$15,800	\$15,800
67-XXX-540-000 – FICA	\$0	\$9,800	\$9,800
67-XXX-550-000 – Emp Health Ins	\$0	\$15,700	\$15,700
67-XXX-660-001 – Community Promotions	\$0	\$16,410	\$16,410
67-XXX-660-003 - Software	\$0	\$2,000	\$2,000
67-XXX-632-000 – Misc Expense	\$0	\$6,780	\$6,780
67-XXX-638-000 – Professional Fees	\$0	\$4,500	\$4,500
67-XXX-644-000 - Equip	\$0	\$1,500	\$1,500
67-XXX-664-000 – Training/Seminars	\$0	\$3,150	\$3,150
67-XXX-710-000 – Capital Expenditures	\$0	\$124,660	\$124,660
<b>TOTAL EXPENDITURE CHANGE</b>			<b>\$332,300</b>



-THE CITY OF-  
**EASLEY**  
 SOUTH CAROLINA

Disbursement of State Accommodations Tax		
	<u>Budget</u>	
Budget - Receipts	125,000.00	
Less first \$25,000 to Gen Fund	<u>(25,000.00)</u>	
Subtotal	100,000.00	
Less 5% of subtotal to Gen Fund	(5,000.00)	
Less 30% to Chamber (11-000-600-002)	<u>(30,000.00)</u>	
Available to projects	<u>65,000.00</u>	
Post to 11-000-600-003		
American Legion Post 52	13,650.00	21.00%
Greater Easley Chamber of Commerce Downtown Business Council	8,450.00	13.00%
Easley Foothills Playhouse	16,900.00	26.00%
Easley Farmers Market	8,450.00	13.00%
Easley Area Museum	6,500.00	10.00%
Senior League World Series	<u>11,050.00</u>	17.00%
	<u>65,000.00</u>	<u>100.00%</u>