

**AN ORDINANCE TO REZONE APPROXIMATELY 1.97 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF HAMILTON STREET, IDENTIFIED AS PARCEL ID 5019-11-57-8031 FROM GENERAL COMMERCIAL (GC) TO GENERAL RESIDENTIAL (GR-1).**

**WHEREAS**, Nova Homes LLC, as owner, has applied to the City Planning Commission and City Council to rezone a piece of vacant land in Easley, South Carolina, Pickens County, Tax Map Number 5019-11-57-8031, from General Commercial (GC) to General Residential (GR-1); and

**WHEREAS**, the City Planning Commission, pursuant to public notice, held a public hearing on November 17, 2025, to consider the proposed rezoning, and the Commission recommended approval of the proposed zoning designation of General Residential (GR-1); and

**WHEREAS**, City Council finds the General Residential (GR-1) classification to be compatible with the established zoning of surrounding properties;

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

**Section 1.** The parcel of property currently titled in the name of Nova Homes LLC, shown as Tax Map Number 5019-11-57-8031 and described by the Pickens County Property Assessor as:

E/SIDE HAMILTON ST LOT 002 PLAT 304/8A, 1875 PLAT FILED UNDER MCDUFFIE HAMILTON, shall be rezoned from General Commercial (GC) to General Residential (GR-1). The attached plat shown as Exhibit A, prepared by the City of Easley Planning and Development Department, is incorporated by reference for the purpose of identifying the location of the property.

**Section 2.** 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.

**Section 3.** This Ordinance shall be effective upon second and final reading by City Council.

First Reading: December 8, 2025

Second Reading: January 12, 2026

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Lisa Talbert, Mayor

**ATTEST:**

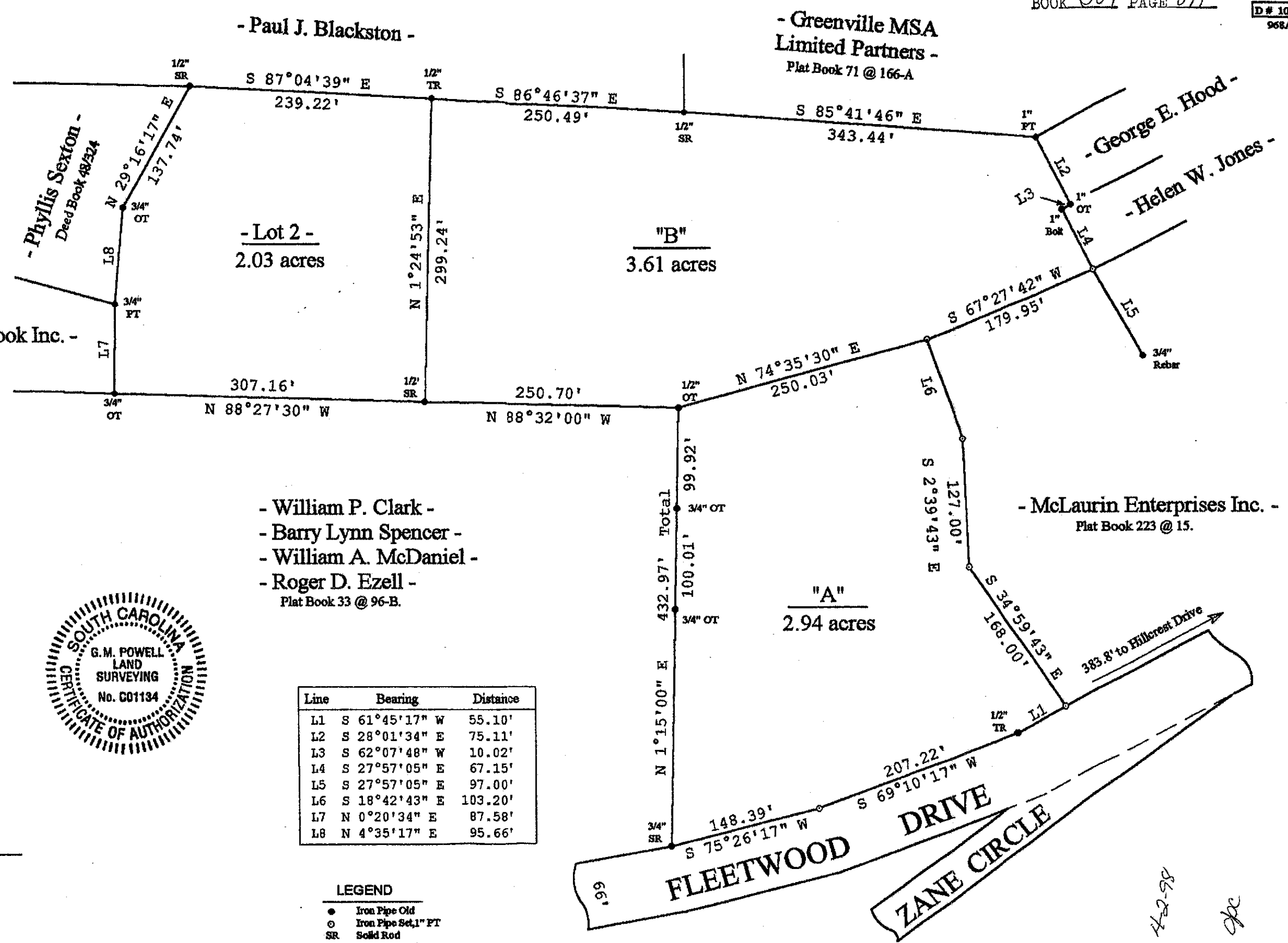
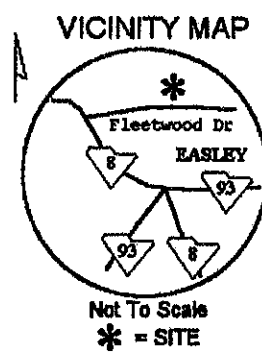
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Jennifer Bradley, Municipal Clerk

Approved as to Form:

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Daniel Hughes, City Attorney

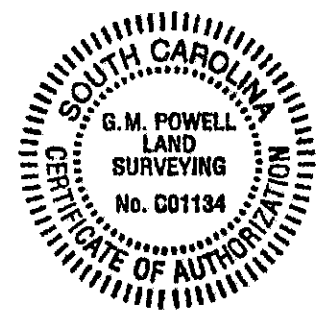


NOTES:  
Property subject to any and all rights of way and easements of record or on the ground.

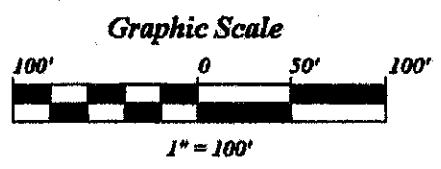
PROPERTY DESIGNATION:  
Located on Fleetwood Drive, Easley, SC.  
Tax Map No. I13-02-021G (Tracts "A" & "B").  
Tax Map No. I13-02-021E (Lot 2).

REFERENCES:  
Plat Book 223 @ 15.  
Plat Book 243 @ 13.  
Deed Book 7U/164.

SURVEY FOR  
**Charles E. Yeager &  
Deborah L. Yeager**  
Pickens County, S.C.  
December 22, 1997



Plat revised January 8, 1998 to divide the 6.55 acre tract into Tracts "A" & "B".  
Lot 2 surveyed and added to plat March 31, 1998.



I hereby state that to the best of my knowledge, information, and belief the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class A Survey as specified therein.

G.M. POWELL RLS # 14184  
*G.M. Powell*

Line	Bearing	Distance
L1	S 61°45'17" W	55.10'
L2	S 28°01'34" E	75.11'
L3	S 62°07'48" W	10.02'
L4	S 27°57'05" E	67.15'
L5	S 27°57'05" E	97.00'
L6	S 18°42'43" E	103.20'
L7	N 0°20'34" E	87.58'
L8	N 4°35'17" E	95.66'

- LEGEND
- Iron Pipe Old
  - Iron Pipe Set, 1" PT
  - SR Solid Rod
  - TR Threaded Rod
  - PT Pinch Top
  - OT Open Top
  - CL Centerline
  - R/W Right of Way



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

## Rezoning Application

City of Easley

Date Filed: 10/14/2025

Request #: PLN-REZ-25-0002

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or City Council. If the application is 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-1

**Applicants (print):** Nova Homes LLC

Address: 321 Pewter Circle, Simpsonville, SC 29680

Telephone: 719-649-5266 Work Phone: \_\_\_\_\_ Email: jordan@brandnova.com

Owner(s) (if other than the applicant(s)): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

**Property Address:** E/Side Hamilton St.

Lot: 002 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Tax Map: 5019-11-57-8031 Plat Book: 304/8A Page: \_\_\_\_\_

Lot Dimensions: \_\_\_\_\_ Acres: 2.0 Ward # \_\_\_\_\_

**Designation of Agent (Complete only if the owner is not applicant):**

I/we hereby appoint the person named as Applicant as my/our agent to represent me/us in this request for rezoning.

Date: \_\_\_\_\_ Owner Signature: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

I/we certify that the information in this request is true and correct.

Date: 10/14/2025 Owner Signature: Jordan C. Savage

Owner Signature: \_\_\_\_\_

Planning and Zoning Meeting Date: 11/17/2025

1<sup>st</sup> Council Date: 12/8/2025

2<sup>nd</sup> Council Date: 1/12/2026

All Meetings at the: **City of Easley Law Enforcement Center**  
**220 North West Main Street, Easley, SC 29640**



**CITY OF EASLEY**

205 NORTH FIRST STREET

Easley, SC 29640

Ph: (864) 855-7900

Fax: (864) 855-7951

EXT. RECEIPT NUMBER

**62832**

**Paid By**

NOVA HOMES LLC

321 PEWTER CIRCLE

SIMPSONVILLE, SC 29680

Transaction	Type	Record	Category	Description	Amount
00020965	- - -		Standard Item	RE-ZONING REZ-25-0002	\$ 100.00

**Total \$ 100.00**

Cash

Check \$ 100.00

Credit

Transferred

**Tendered \$ 100.00**

**Change \$ 0.00**

**To Overpayment \$ 0.00**

**City of Easley**  
**Planning Commission Minutes**  
**11-17-2025**

Item No. 1 - Commission will act on a petition to rezone ~1.97 acres from GC (General Commercial) to GR-1 (General Residential) located at 5019-11-57-8031 (parcel ID). The current zoning is commercial and the land is vacant.

Link to Staff Report: <https://municipal-documents.s3.amazonaws.com/uploads/easley-sc/planning-development/documents/reports/145221/%28PLN-REZ-25-0002%29%20-%20Nova%20Homes%20LLC.pdf>

Item No. 2 - Meeting will act on a petition to change the UDO allowing for educational and programmatic use of chickens within the City of Easley.

Link to Application: <https://municipal-documents.s3.amazonaws.com/uploads/easley-sc/planning-development/documents/applications/145224/PLN-TXT-25-0001%20%28Complete%20Application%29.pdf>

Planning Commission Members:

Calvin Wright: 12/31/26 – Vice Chair

Alex Warren: 12/31/27

Watson Nealy: 12/31/28

Vacancy

Vacancy

Meeting called to order by Vice-Chair Mr. Wright

Item No. 1

Public Comment: Mr. Jordan Savage (applicant) gave an overview of the project.

Mr. Carl Blackston spoke about drainage issues within that area that affect his property, 401 WHITMIRE RD. He wasn't against the proposed development.

Motion to approve by Mr. Warren. Seconded by Mr. Nealy

The Commission voted unanimously in favor.

Commission recommended approval of the rezoning. It will go to City Council for 1st reading on December 8th, 2025, and 2nd reading on January 12th, 2026.

Item No. 2

Public Comment: Mrs. Chris Wilson (applicant) gave an overview of the project.

Mr. Jim Wilson (applicant) discussed the project as well.

Mr. Justin Alexander spoke about the proposed text-amendment giving his opinion.

Mrs. Ginny McJunkin spoke about the proposed text-amendment giving her opinion.

Motion to approve by Mr. Nealy. Seconded by Mr. Warren

The Commission discussed the proposed text amendment further. Mr. Warren made a motion to amend the proposed motion striking the property information from the text amendment. Mr. Wright seconded it.

The Commission voted: (Mr. Wright and Mr. Nealy in favor) (Mr. Warren against).

Commission recommended approval of the text amendment. It will go to City Council for 1st reading on December 8th, 2025, and 2nd reading on January 12th, 2026.

The meeting was adjourned.

**ORDINANCE NO. 2025-16**

**AN ORDINANCE TO AMEND SECTION 90.35 (“FARM ANIMALS”) OF  
CHAPTER 90 (“ANIMALS”) OF TITLE IX (“GENERAL REGULATIONS”) OF  
THE EASLEY CITY CODE TO ALLOW LIMITED EDUCATIONAL AND  
PROGRAMMATIC USE OF HENS BY CERTAIN NONPROFIT,  
EDUCATIONAL, AND THERAPEUTIC ORGANIZATIONS**

**WHEREAS**, at various times the City of Easley reviews the City Code of Ordinances to make necessary improvements and/or changes; and,

**WHEREAS**, Section 90-35 (“Farm Animals”) of Chapter 90 (“Animals”) currently prohibits the keeping of farm animals, including chickens, within the City limits; and,

**WHEREAS**, the Mayor and City Council desire to allow limited ownership and care of hens by nonprofit, educational, or therapeutic organizations for the purpose of education, wellness, sustainability programming, and food security efforts, while maintaining public health, sanitation, and neighborhood quality of life; and,

**WHEREAS**, the Mayor and City Council find that the amendments contained herein are in the best interests of the City of Easley and its residents.

**NOW, THEREFORE, BE ORDAINED , BY THE MAYOR AND COUNCIL OF  
THE CITY OF EASLEY, SOUTH CAROLINA, IN COUNCIL ASSEMBLED**, as follows:

**Section 1. Amendment.** Amend Section 90.30 (“Farm Animals”) of Chapter 90 (“Animals”) of Title IX (“General Regulations”) as follows (*language that is struck through is language proposed to be deleted, underlined language is language proposed to be added, language is not struck through or underlined is not to be changed, and \*\*\* represents sections of the Ordinance that have been skipped and remain unchanged*):

**§ 90.35 FARM ANIMALS.**

(A) It shall be unlawful for any person to have farm animals on any property within the city limits except any such property ~~is~~ classified as farm property for property tax purposes by Pickens County under provisions of state law or as otherwise allowed in Section (F) hereof.

(B) Farm animals include, but are not limited to the following: goats, pigs, cattle, horses, chickens, turkeys, and any animal raised as an agricultural product.



(C) Common pets including dogs, cats, birds, rabbits, and other small animals typically sold at pet shops are not considered farm animals.

(D) The Easley Police Department is responsible for enforcement of this section.

(E) The penalty for violation of this section is as provided in § [90.99](#).

(F) Limited Educational and Programmatic Use of Hens.

(1) Purpose.

The purpose of this subsection is to allow limited ownership and care of hens by nonprofit, educational, or therapeutic organizations within the City of Easley for educational, wellness, and sustainability programming. This subsection is intended to support community education and food security initiatives while maintaining public health, sanitation, and neighborhood quality of life.

(2) Definitions.

For purposes of this subsection, the following definitions shall apply:

a) Educational or Programmatic Use: The keeping of hens as part of an organized educational, therapeutic, or wellness program conducted by a nonprofit or educational institution.

b) Hen: A female chicken. Roosters are not permitted.

c) Coop: A fully enclosed, predator-resistant structure providing shelter for hens.

d) Run: A fenced outdoor area attached to a coop where hens can safely roam.

e) Nonprofit Organization: An entity recognized as tax-exempt under Section 501(c)(3) of the Internal Revenue Code or registered as a nonprofit organization with the State of South Carolina.

f) Permit: A written authorization issued annually by the City of Easley for the keeping of hens under this subsection.

(3) Permitted Entities.

The keeping of hens shall be permitted within the City limits only by entities that meet all of the following requirements:

a) The entity is a nonprofit organization, or educational institution registered with the State of South Carolina and operating within the City of Easley; and

b) The use of hens is limited to education, wellness, or sustainability instruction; and

c) The entity is located on property consisting of a minimum of five (5) contiguous acres under single ownership or legal control.

(4) Conditions and Requirements.

All entities permitted under this subsection shall comply with the following standards:

a) No more than twelve (12) hens may be kept on any qualifying property.

b) Roosters are strictly prohibited.

c) All hens shall be kept within a secure coop and enclosed run, which shall be located a minimum of fifty (50) feet from any residential structure on the same or any adjacent property.

d) The coop and run shall be maintained in a clean, sanitary, odor-free, and well-maintained condition so as not to create a nuisance or health hazard.

e) All feed shall be stored in rodent-proof containers.

f) Eggs produced may be used only for programmatic or personal use and shall not be sold commercially unless otherwise permitted by applicable state and local laws.

g) The slaughtering of chickens on the property is strictly prohibited.

i) An annual permit shall be obtained from the City of Easley prior to the keeping of any hens under this subsection.

j) It shall be unlawful to own, keep, possess or maintain hens in a manner so as to constitute a nuisance as provided for in Section 94.15 of this Code of Ordinances.

k) Nothing in this section shall be deemed to override any restrictive covenant which prohibits the keeping of hens.

(5) Revocation.

Any permit issued pursuant to this subsection may be revoked by the City for failure to comply with the provisions of this subsection after written notice and a reasonable opportunity to cure, or if the hens or related facilities are determined by the City to constitute a nuisance or health hazard.

Section 2: That the amendments contained herein shall be effective upon second and final reading of this Ordinance

Section 3: 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, such decision shall not affect the validity of the remaining portions of this Ordinance.

First Reading: December 8, 2025

Second Reading: January 12, 2026

**CITY OF EASLEY, SOUTH CAROLINA**

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Lisa Talbert, Mayor

**ATTEST:**

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Jennifer Bradley, City Clerk

Approved as to Form:

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Daniel Hughes, City Attorney

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY WFLP LLC, LOCATED ON PICKENS COUNTY TAX MAP AND IDENTIFIED AS PARCEL ID 5038-06-39-7097, BY ONE HUNDRED PERCENT PETITION METHOD PURSUANT TO THE PROVISIONS OF S.C. CODE SECTION 5-3-150(3); AND TO ESTABLISH A ZONING CLASSIFICATION OF APARTMENT (APT) FOR SAID PROPERTIES**

**WHEREAS**, WFLP LLC, is the sole owner of record title of two parcels of real property containing 0.884 acres located at 5038-06-39-7097, which properties are contiguous to the City of Easley and are more particularly illustrated in Exhibit 1 attached hereto; and,

**WHEREAS**, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Easley by WFLP LLC, requesting that these properties depicted on Exhibit 1 be annexed into the City of Easley; and,

**WHEREAS**, the property to be annexed is contiguous to the City of Easley, and is more particularly depicted in Exhibit 1 attached hereto; and,

**WHEREAS**, the proposed zoning of Apartments (APT) is appropriate for these tracts at this location and is consistent with the City's Comprehensive Plan; and,

**WHEREAS**, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

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

1. **ANNEXATION:** The real property owned by WFLP LLC described above, and more particularly depicted in the map attached hereto marked as Exhibit 1 is hereby annexed into the corporate city limits of the City of Easley effective immediately upon second reading of this ordinance.

2. **ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY:** All of that portion of Powdersville Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the afore-mentioned rights-of-way is also hereby annexed into the corporate limits of the City of Easley effective immediately upon second reading of this ordinance.

3. **ZONING ASSIGNMENT:** The above referenced property owned by WFLP LLC is hereby zoned Apartments (APT).

4. WARD ASSIGNMENT: The above-referenced property shall be assigned to City Council Ward # 5.

**ADOPTED** this 9th day of February 2026.

First Reading: January 12, 2026  
Second Reading: February 9, 2026

**CITY OF EASLEY, SOUTH CAROLINA**

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

ATTEST:

\_\_\_\_\_  
Jennifer Bradley, Municipal Clerk

Approved as to Form:

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

## **EXHIBIT 1 – ANNEXATION MAP**

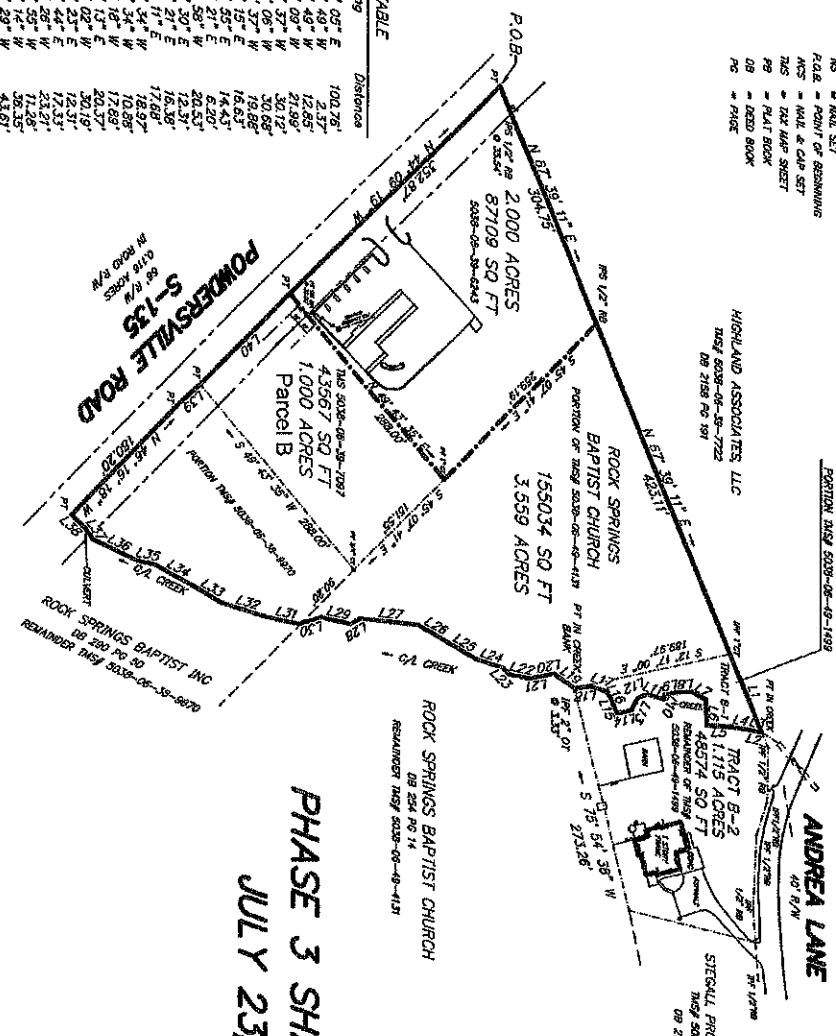
PHASE 3 SHADOWBROOK JULY 23, 2025

- LEGEND
- DC— OVERHEAD ELECTRICITY
  - S— SANITARY SEWER
  - R— REINFORCED CONCRETE PIPE
  - H— HIGH-TO-WAY
  - C— CEMENTED POINT
  - P— ROCK PIN FOUND
  - N— NAIL SET
  - H— HAIL FIELD
  - H— HAIL SET
  - P— POINT OF BEGINNING
  - H— HAIL & CAP SET
  - T— TAX MAP SHEET
  - P— PLAT BOOK
  - B— DEED BOOK
  - P— PAGE



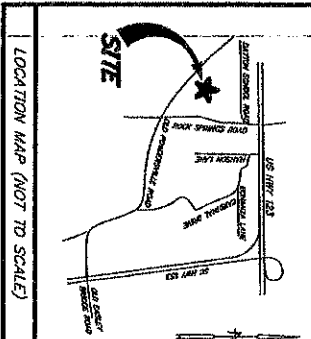
LINE TABLE

Line	Bearing	Distance
L1	N 57° 25' 09" E	102.76'
L2	S 12° 08' 49" W	2.37'
L3	S 1° 14' 09" W	12.65'
L4	S 1° 14' 09" W	21.99'
L5	S 1° 14' 09" W	30.72'
L6	S 2° 51' 15" E	10.88'
L7	S 2° 51' 15" E	16.43'
L8	S 3° 16' 55" E	14.43'
L9	S 2° 51' 15" E	14.43'
L10	S 2° 51' 15" E	14.43'
L11	S 16° 40' 58" W	20.53'
L12	S 2° 51' 15" E	12.51'
L13	S 2° 51' 15" E	12.51'
L14	S 2° 51' 15" E	12.51'
L15	S 2° 51' 15" E	12.51'
L16	S 2° 51' 15" E	12.51'
L17	S 2° 51' 15" E	12.51'
L18	S 2° 51' 15" E	12.51'
L19	S 2° 51' 15" E	12.51'
L20	S 2° 51' 15" E	12.51'
L21	S 2° 51' 15" E	12.51'
L22	S 2° 51' 15" E	12.51'
L23	S 2° 51' 15" E	12.51'
L24	S 2° 51' 15" E	12.51'
L25	S 2° 51' 15" E	12.51'
L26	S 2° 51' 15" E	12.51'
L27	S 2° 51' 15" E	12.51'
L28	S 2° 51' 15" E	12.51'
L29	S 2° 51' 15" E	12.51'
L30	S 2° 51' 15" E	12.51'
L31	S 2° 51' 15" E	12.51'
L32	S 2° 51' 15" E	12.51'
L33	S 2° 51' 15" E	12.51'
L34	S 2° 51' 15" E	12.51'
L35	S 2° 51' 15" E	12.51'
L36	S 2° 51' 15" E	12.51'
L37	S 2° 51' 15" E	12.51'
L38	S 2° 51' 15" E	12.51'
L39	S 2° 51' 15" E	12.51'
L40	S 2° 51' 15" E	12.51'



SURVEY FOR  
WFLP LLC

DATE: JULY 23, 2025  
PROJECT: PHASE 3 SHADOWBROOK  
COUNTY: PICKENS  
SOUTH CAROLINA  
SURVEYOR: JAMES H. HARRIS  
PHONE: 864-683-5175  
EMAIL: jharris@jhsurvey.com



LEGAL DESCRIPTION

BEING CERTAIN NECE PARCELS OR TRACT OF LAND, SITUATE, LYING AND BEING LOCATED IN PICKENS COUNTY, SOUTH CAROLINA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

TO HAVE AND TO HOLD unto the said JAMES H. HARRIS, Surveyor, all that certain parcel of land, situate, lying and being in the County of Pickens, State of South Carolina, and being more fully described as follows:

TO HAVE AND TO HOLD unto the said JAMES H. HARRIS, Surveyor, all that certain parcel of land, situate, lying and being in the County of Pickens, State of South Carolina, and being more fully described as follows:

TO HAVE AND TO HOLD unto the said JAMES H. HARRIS, Surveyor, all that certain parcel of land, situate, lying and being in the County of Pickens, State of South Carolina, and being more fully described as follows:

## **EXHIBIT 2 – PETITION**





PLN-ANN-25-0001

**APPLICANT/OWNER INFORMATION**

\*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	WFLP LLC	WFLP LLC
*Title:		DAVID WEISZ, MANAGER
*Address:		219 ANDREA CIRCLE
*City, State:		EASLEY, SC
*Zip:		29642
*Phone:		Mobile 917-842-3626
*Email:		dweisz@summitmgmtllc.com

**LEGAL REPRESENTATIVE (if applicable)**

Name:	
Title:	
Address:	
Phone:	
Email:	

**PROPERTY INFORMATION**

\*PARCEL #(S) TMS # 5038-06-39-7097

\*TOTAL ACREAGE 1.0 Acre

\*CURRENT ZONING DESIGNATION (County) N/A

\*PROPOSED ZONING DESIGNATION (City) APT (SEE REZONING APPLICATION)

**TYPE OF ANNEXATION**

\*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

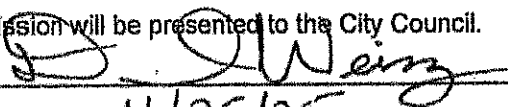
*For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.*

## INSTRUCTIONS

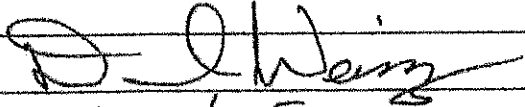
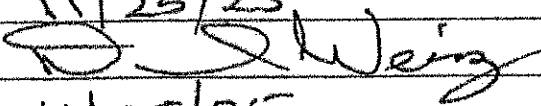
1. The applicant is strongly encouraged to schedule a pre-application conference with the Zoning Administrator prior to the scheduled submission deadline. Call (864)-855-7908 to schedule an appointment.
2. Staff will review the application for "completeness". If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting. A complete application includes: application filled out, payment for the annexation fee (**\$250.00**), payment for the rezoning fee (**\$200.00** - if applicable), (2) copies of a current survey for the property (sized 8.5" x 11"), and the legal description of the property.
3. **A completed application is required for each separate parcel.**
4. **Public Notice Requirements.** Annexation applications require (1) Planning Commission and (2) City Council public hearings. It is the applicants responsibility to post the required public notice signs on the subject property(s) at least 15 days prior to the scheduled public hearings. See Section 4.1.4. Public Notice in the Unified Development Ordinance (UDO) for more information.
5. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction. If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council.

 \*APPLICANT SIGNATURE  
11/25/25 DATE

6. \*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.  
Initial: DW

*Signatures	
Applicant	
Date	11/25/25
Property Owner/Authorized Agent	
Date	11/25/25



**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF  
PROPERTIES OWNED BY CHURCH ROCK SPRINGS BAPTIST  
INC, LOCATED ON PICKENS COUNTY TAX MAP AND  
IDENTIFIED AS PARCEL ID 5038-06-49-4131, BY ONE HUNDRED  
PERCENT PETITION METHOD PURSUANT TO THE  
PROVISIONS OF S.C. CODE SECTION 5-3-150(3); AND TO  
ESTABLISH A ZONING CLASSIFICATION OF APARTMENT  
(APT) FOR 2.456 ACRES AND (R-10) FOR 14.624 ACRES OF SAID  
PROPERTIES**

**WHEREAS**, Church Rock Springs Baptist, Inc., is the sole owner of record title to one parcel of real property containing 17.08 acres, more or less, identified by Pickens County Tax Map No. 5038-06-49-4131, which parcel is contiguous to the corporate limits of the City of Easley and is more particularly depicted on Exhibit 1 attached hereto; and,

**WHEREAS**, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Easley by Church Rock Springs Baptist INC, requesting that these properties depicted on Exhibit 1 be annexed into the City of Easley; and,

**WHEREAS**, the property to be annexed is contiguous to the City of Easley, and is more particularly depicted in Exhibit 1 attached hereto; and,

**WHEREAS**, the proposed zoning of Apartments (APT) for Parcel D and Residential-10 (R-10) for Parcel D1 is appropriate for these tracts at this location and is consistent with the City's Comprehensive Plan; and,

**WHEREAS**, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

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

1. **ANNEXATION:** The real property owned by Church Rock Springs Baptist INC, described above, and more particularly depicted in the map attached hereto marked as Exhibit 1 is hereby annexed into the corporate city limits of the City of Easley effective immediately upon second reading of this ordinance.

2. **ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY:** All of that portion of Powdersville Road and Rock Springs Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the aforementioned rights-of-way is also hereby annexed into the corporate limits of the City of Easley effective immediately upon second reading of this ordinance.

3. **ZONING ASSIGNMENT:** The above referenced property owned by Church Rock Springs Baptist INC is hereby zoned Apartments (APT) for Parcel D and Residential-10 (R-10) for Parcel D1.

4. **WARD ASSIGNMENT:** The above-referenced property shall be assigned to City Council District # 5.

**ADOPTED** this 9th day of February 2026.

First Reading: January 12, 2026  
Second Reading: February 9, 2026

**CITY OF EASLEY, SOUTH CAROLINA**

---

Lisa Talbert, Mayor

ATTEST:

---

Jennifer Bradley, Municipal Clerk

Approved as to Form:

---

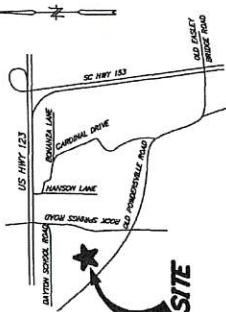
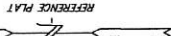
Daniel Hughes, City Attorney

## **EXHIBIT 1 – ANNEXATION MAP**

Top: I know that my redemptions, limits, and that he shall stand at the latter day upon the earth

# LEGEND

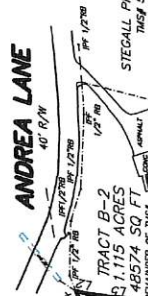
- OE- OVERHEAD ELECTRICITY
- S- SANITARY SEWER
- RCP- REINFORCED CONCRETE PIPE
- R/W- RIGHT-OF-WAY
- CP- COMPUTED POINT
- IP- IRON PIN SET
- IF- IRON FOUND
- NS- NAIL SET
- P.O.B.- POINT OF BEGINNING
- N.C.S.- NAIL & CAP SET
- T.M.S.- TAIL MAP SHEET
- P.B.- PLAT BOOK
- D.B.- DEED BOOK
- P.G.- PAGE



LOCATION MAP (NOT TO SCALE)

STECALL PROPERTY HOLDING LLC  
TMSF 5038-06-49-3574  
DB 2158 PG 217

TRACT B-1  
0.189 ACRES  
8237 SQ FT  
PORTION TMSF 5038-06-49-1499



HIGHLAND ASSOCIATES, LLC  
TMSF 5038-06-39-7122  
DB 2158 PG 191

ROCK SPRINGS  
BAPTIST CHURCH  
PORTION OF TMSF 5038-06-49-4131  
155034 SQ FT  
3.559 ACRES  
Parcel D

ROCK SPRINGS BAPTIST CHURCH  
REMAINDER TMSF 5038-06-49-4131  
DB 254 PG 14  
Parcel D1

## PHASE 3 SHADOWBROOK JULY 23, 2025

### LINE TABLE

Line	Bearing	Distance
L1	N 67° 25' 05" E	100.76'
L2	S 12° 08' 49" W	2.37'
L3	S 12° 08' 49" W	12.65'
L4	S 9° 48' 32" W	30.12'
L5	S 88° 08' 06" W	19.68'
L6	S 27° 39' 37" W	10.88'
L7	S 2° 51' 15" E	16.53'
L8	S 9° 16' 55" E	14.43'
L9	S 73° 12' 21" E	6.20'
L10	S 16° 05' 30" E	10.37'
L11	S 62° 58' 21" E	16.38'
L12	S 10° 15' 11" E	17.68'
L13	S 67° 05' 34" W	18.97'
L14	S 54° 35' 34" W	10.88'
L15	S 18° 24' 18" W	17.09'
L16	S 4° 48' 13" E	20.37'
L17	S 54° 13' 25" E	10.13'
L18	S 9° 52' 44" E	17.13'
L19	S 11° 54' 26" W	23.21'
L20	S 44° 12' 55" W	11.28'
L21	S 17° 07' 14" W	36.35'
L22	S 30° 12' 29" W	43.61'
L23	S 30° 35' 21" W	35.42'
L24	S 28° 51' 07" E	13.07'
L25	S 12° 09' 09" E	37.21'
L26	S 16° 42' 23" E	28.07'
L27	S 12° 13' 00" W	38.73'
L28	S 17° 17' 31" W	57.36'
L29	S 30° 40' 39" W	38.97'
L30	S 28° 51' 06" W	53.74'
L31	S 25° 30' 22" W	16.34'
L32	S 55° 10' 23" W	57.37'
L33	S 44° 04' 44" W	22.54'
L34	S 41° 59' 59" W	36.50'
L35	N 45° 07' 41" W	151.55'



SURVEY FOR  
WFLP LLC



THE RIGHTS OF WAY INFORMATION WAS OBTAINED BY PHONE CONVERSATIONS WITH SPOOT & HUNTER COUNTY OF WHICH DOCUMENTATION WAS NOT RECEIVED BY THIS FIRM. FOR DOCUMENTATION CONTACT THE REPRESENTED AGENCIES. ACREAGE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND.

COUNTY PICKENS  
SOUTH CAROLINA

1. HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING ACT, CHAPTER 43, SECTION 1-10, OF THE CONSTITUTION OF THE STATE OF SOUTH CAROLINA, AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR FOR A

DATE: JUNE 26, 2025  
JOSEPH J. SMITH, JR., PLS. # 16137  
JOHN CORE SMITH IV, PLS. # 86059

## **EXHIBIT 2 – PETITION**





**PLN-ANN-25-0003**

**APPLICANT/OWNER INFORMATION**

**\*Indicates Required Field**

APPLICANT		PROPERTY OWNER
<b>*Name:</b>	ROCK SPRINGS BAPTIST CHURCH	ROCK SPRINGS BAPTIST CHURCH
<b>*Title:</b>	RICHARD H. ELLIS, CHAIRMAN OF DEACONS	RICHARD H. ELLIS, CHAIRMAN OF DEACONS
<b>*Address:</b>	201 ROCK SPRINGS ROAD	201 ROCK SPRINGS ROAD
<b>*City, State:</b>	EASLEY, SC	EASLEY, SC
<b>*Zip:</b>	29642-1409	29642-1409
<b>*Phone:</b>	Office 864-859-9854 and Mobile 864-483-1265	Office 864-859-9854 and Mobile 864-483-1265
<b>*Email:</b>	info@rockspringsbaptist.com and ellis9443@bellsouth.net	info@rockspringsbaptist.com and ellis9443@bellsouth.net

**LEGAL REPRESENTATIVE (if applicable)**

Name:	DAVID WEISZ
Title:	Manager of Stegall Property Holding LLC
Address:	219 Andrea Circle, Easley, SC 29642
Phone:	Mobile: 917-842-3626
Email:	dweisz@summitmgmtllc.com

**PROPERTY INFORMATION**

**\*PARCEL #(S)** TMS # 5038-06-49-4131

**\*TOTAL ACREAGE** 17.08 Acres

**\*CURRENT ZONING DESIGNATION (County)** N/A

**\*PROPOSED ZONING DESIGNATION (City)** APT for Parcel D (see zoning application); R-10 for Parcel D-1 (remaining portion)

**TYPE OF ANNEXATION**

**\*Please select one (1) type:** ☒ 100% ☐ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

### INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a pre-application conference with the Zoning Administrator prior to the scheduled submission deadline. Call (864)-855-7908 to schedule an appointment.
2. Staff will review the application for "completeness". If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting. A complete application includes: application filled out, payment for the annexation fee (\$250.00), payment for the rezoning fee (\$200.00 - if applicable), (2) copies of a current survey for the property (sized 8.5" x 11"), and the legal description of the property.
3. **A completed application is required for each separate parcel.**
4. **Public Notice Requirements.** Annexation applications require (1) Planning Commission and (2) City Council public hearings. It is the applicants responsibility to post the required public notice signs on the subject property(s) at least 15 days prior to the scheduled public hearings. See Section 4.1.4. Public Notice in the Unified Development Ordinance (UDO) for more information.
5. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction. If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council.

Richard W. Ellis  
11-20-25

\*APPLICANT SIGNATURE

DATE

6. \*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: \_\_\_\_\_

*Signatures	
Applicant	Richard W. Ellis
Date	11-20-25
Property Owner/Authorized Agent	Richard W. Ellis
Date	11-20-25

D. J. Weisz  
11-20-25

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF  
PROPERTIES OWNED BY CHURCH ROCK SPRINGS BAPTIST  
INC, LOCATED ON PICKENS COUNTY TAX MAP AND  
IDENTIFIED AS PARCEL ID 5038-06-38-9970, BY ONE HUNDRED  
PERCENT PETITION METHOD PURSUANT TO THE  
PROVISIONS OF S.C. CODE SECTION 5-3-150(3); AND TO  
ESTABLISH A ZONING CLASSIFICATION OF APARTMENT  
(APT) FOR 1.103 ACRES AND (R-10) FOR 1.637 ACRES OF SAID  
PROPERTIES**

**WHEREAS**, Church Rock Springs Baptist, Inc., is the sole owner of record title to one parcel of real property containing 2.74 acres, more or less, identified by Pickens County Tax Map No. 5038-06-38-9970, which parcel is contiguous to the corporate limits of the City of Easley and is more particularly depicted on Exhibit 1 attached hereto; and,

**WHEREAS**, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the City of Easley by Church Rock Springs Baptist INC, requesting that these properties depicted on Exhibit 1 be annexed into the City of Easley; and,

**WHEREAS**, the property to be annexed is contiguous to the City of Easley, and is more particularly depicted in Exhibit 1 attached hereto; and,

**WHEREAS**, the proposed zoning of Apartments (APT) for Parcel C and Residential-10 (R-10) for Parcel C1 is appropriate for these tracts at this location and is consistent with the City's Comprehensive Plan; and,

**WHEREAS**, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

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

1. ANNEXATION: The real property owned by Church Rock Springs Baptist INC, described above, and more particularly depicted in the map attached hereto marked as Exhibit 1 is hereby annexed into the corporate city limits of the City of Easley effective immediately upon second reading of this ordinance.

2. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY: All of that portion of Powdersville Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the afore-mentioned rights-of-way is also hereby annexed into the corporate limits of the City of Easley effective immediately upon second reading of this ordinance.

3. **ZONING ASSIGNMENT:** The above referenced property owned by Church Rock Springs Baptist INC is hereby zoned Apartments (APT) for Parcel C and Residential-10 (R-10) for Parcel C1.

4. **DISTRICT ASSIGNMENT:** The above-referenced property shall be assigned to City Council District # 5.

**ADOPTED** this 9th day of February 2026.

First Reading: January 12, 2026

Second Reading: February 9, 2026

**CITY OF EASLEY, SOUTH CAROLINA**

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Lisa Talbert, Mayor

ATTEST:

---

Jennifer Bradley, Municipal Clerk

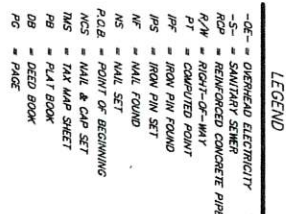
Approved as to Form:

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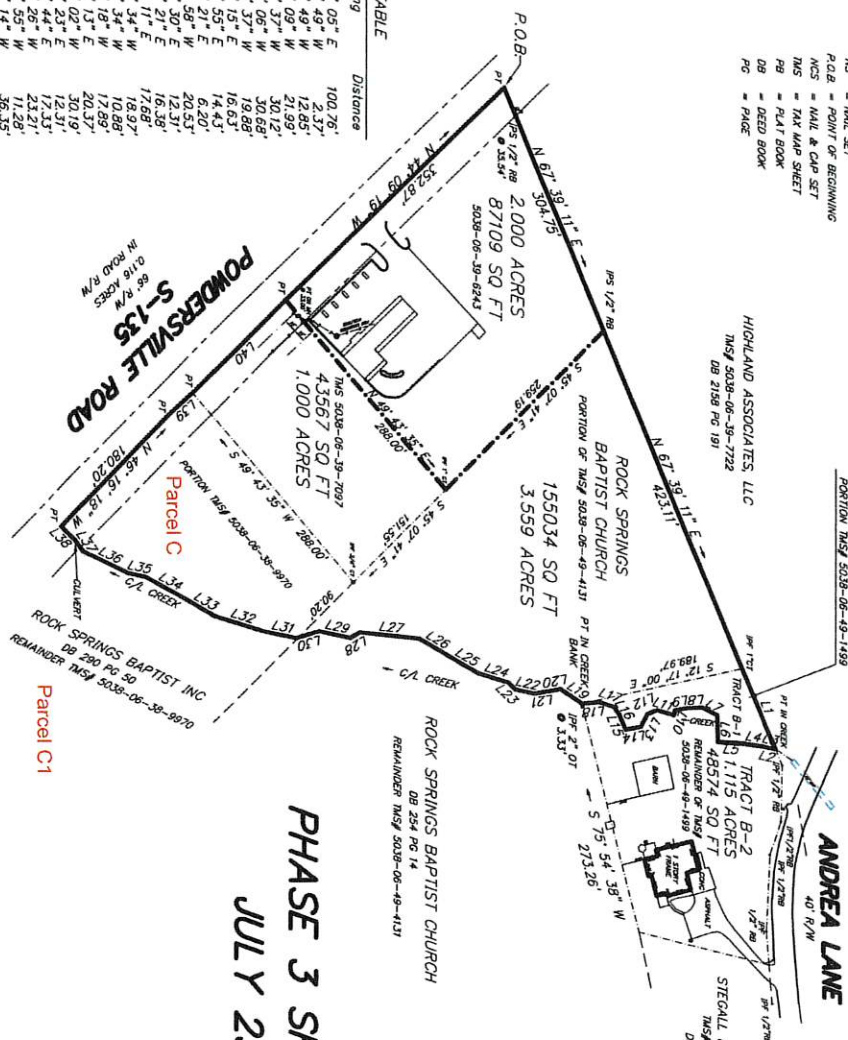
Daniel Hughes, City Attorney

## **EXHIBIT 1 – ANNEXATION MAP**





Line	Bearing	Distance
L1	N 67° 25' 05" E	100.26
L2	S 12° 08' 49" W	12.65
L3	S 12° 08' 49" W	12.65
L4	S 8° 14' 09" W	21.99
L5	S 3° 48' 37" W	30.12
L6	S 96° 28' 17" E	30.68
L7	S 96° 28' 17" E	30.68
L8	S 2° 31' 15" E	16.63
L9	S 9° 16' 55" E	14.43
L10	S 73° 12' 21" E	6.20
L11	S 56° 05' 58" W	12.57
L12	S 24° 00' 50" E	12.37
L13	S 62° 28' 17" E	16.38
L14	S 62° 28' 17" E	16.38
L15	S 67° 05' 34" W	18.87
L16	S 54° 35' 34" W	10.88
L17	S 18° 24' 18" W	12.69
L18	S 4° 48' 13" E	20.37
L19	S 34° 17' 02" W	30.19
L20	S 10° 54' 23" E	23.37
L21	S 10° 54' 23" E	23.37
L22	S 11° 54' 26" W	11.28
L23	S 44° 12' 55" W	36.35
L24	S 17° 07' 14" W	43.61
L25	S 30° 12' 29" W	43.61
L26	S 30° 12' 29" W	43.61
L27	S 30° 12' 29" W	43.61
L28	S 29° 51' 00" E	13.07
L29	S 12° 22' 09" W	37.21
L30	S 16° 42' 23" E	28.07
L31	S 12° 13' 00" W	36.73
L32	S 17° 17' 31" W	51.36
L33	S 30° 08' 09" W	28.87
L34	S 30° 08' 09" W	28.87
L35	S 12° 31' 59" W	21.24
L36	S 25° 30' 52" W	57.37
L37	S 55° 10' 23" W	16.32
L38	S 44° 04' 44" W	22.52
L39	N 41° 59' 49" W	36.50
L40	N 43° 07' 47" W	191.55



**PHASE 3 SHADOWBROOK**  
**JULY 23, 2025**



SURVEY FOR  
WFLP LLC



DATE JUNE 26, 2025  
JOB# 05212560 PROJ 05212560

ROBERT DALE KIRK PLS # 16133  
JOHN COKE SMITH IV PLS # 26609

**SMITH SURVEYORS, INC.**  
6907-C Colhoun Mem. Hwy  
Easley, SC 29640  
Phone: 864-859-5729  
cokasmith\_78@yahoo.com

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR CLASS "A" SURVEY AS SPECIFIED THEREIN.

COUNTY PICKENS

THE RIGHTS OF WA INFORMATION WAS OBTAINED BY PHONE CONVERSATIONS WITH SCOTT & PICKENS COUNTY OF WHICH DOCUMENTATION WAS NOT RECEIVED BY THIS FIRM. FOR DOCUMENTATION, CONTACT THE AFOREMENTIONED AGENCIES. ACRES & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUNDS OF

POWERSVILLE RD  
EASLEY, S.C.[illegible]

LEGAL DESCRIPTION



LOCATION MAP (NOT TO SCALE)

## **EXHIBIT 2 – PETITION**



PLN-ANN-25-0002

**APPLICANT/OWNER INFORMATION**

\*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	ROCK SPRINGS BAPTIST CHURCH	ROCK SPRINGS BAPTIST CHURCH
*Title:	RICHARD H. ELLIS, CHAIRMAN OF DEACONS	RICHARD H. ELLIS, CHAIRMAN OF DEACONS
*Address:	201 ROCK SPRINGS ROAD	201 ROCK SPRINGS ROAD
*City, State:	EASLEY, SC	EASLEY, SC
*Zip:	29642-1409	29642-1409
*Phone:	Office 864-859-9854 and Mobile 864-483-1265	Office 864-859-9854 and Mobile 864-483-1265
*Email:	info@rockspringsbaptist.com and ellis9443@bellsouth.net	info@rockspringsbaptist.com and ellis9443@bellsouth.net

**LEGAL REPRESENTATIVE (if applicable)**

Name:	David Weisz
Title:	Manager of Stegall Property Holding LLC
Address:	219 Andrea Circle, Easley, SC 29642
Phone:	Mobile 917-842-3626
Email:	dweisz@summitmgmtllc.com

**PROPERTY INFORMATION**

\*PARCEL # ( ) TMS # 5038-06-38-9970

\*TOTAL ACREAGE 2.74 Acres

\*CURRENT ZONING DESIGNATION (County) N/A

\*PROPOSED ZONING DESIGNATION (City) APT for Parcel C (see zoning application); R-10 for Parcel C-1 (remaining portion)

**TYPE OF ANNEXATION**

\*Please select one (1) type: ☒ 100% ☐ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.



### INSTRUCTIONS

1. The applicant is strongly encouraged to schedule a pre-application conference with the Zoning Administrator prior to the scheduled submission deadline. Call (864)-855-7908 to schedule an appointment.
2. Staff will review the application for "completeness". If the application is deemed incomplete, staff will notify the applicant and request that the application be revised and resubmitted to address incompleteness. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting. A complete application includes: application filled out, payment for the annexation fee (**\$250.00**), payment for the rezoning fee (**\$200.00** - if applicable), (2) copies of a current survey for the property (sized 8.5" x 11"), and the legal description of the property.
3. **A completed application is required for each separate parcel.**
4. **Public Notice Requirements.** Annexation applications require (1) Planning Commission and (2) City Council public hearings. It is the applicants responsibility to post the required public notice signs on the subject property(s) at least 15 days prior to the scheduled public hearings. See Section 4.1.4. Public Notice in the Unified Development Ordinance (UDO) for more information.
5. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction. If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council.

Richard H. Ellis  
11-20-25

\*APPLICANT SIGNATURE

DATE

6. \*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.  
Initial: \_\_\_\_\_

*Signatures	
Applicant	<u>Richard H. Ellis</u>
Date	<u>11-20-25</u>
Property Owner/Authorized Agent	<u>Richard H. Ellis</u> <u>D. Q. Weing</u>
Date	<u>11-20-25</u> <u>11-20-25</u>

**AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, PROVIDING FOR AN AMENDMENT TO THE CITY OF EASLEY ZONING MAP; DESIGNATING CERTAIN LAND GENERALLY LOCATED ON THE WEST SIDE OF ROCK SPRINGS ROAD, IDENTIFIED AS PARCEL ID 5038-06-49-1499, AND MORE PARTICULARLY DESCRIBED HEREIN, OWNED BY STEGALL PROPERTY HOLDING LLC, FROM GENERAL RESIDENTIAL 2 (GR-2) TO APARTMENTS (APT) FOR 0.189 ACRES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Stegall Property Holding LLC, as owner, has applied to the City Planning Commission and City Council to rezone a piece of land in Easley, South Carolina, Pickens County, Tax Map Number 5038-06-49-1499, from General Residential 2 (GR-2) to Apartments (APT); and

**WHEREAS**, the City Planning Commission, pursuant to public notice, held a public hearing on December 15, 2025, to consider the proposed rezoning, and the Commission recommended approval of the proposed zoning designation of Apartments (APT) for 0.189 acres; and

**WHEREAS**, City Council finds the Apartments (APT) classification to be compatible with the established zoning of surrounding properties;

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

**Section 1.** The parcel of property currently titled in the name of Stegall Property Holding LLC, shown as Tax Map Number 5038-06-49-1499 and described by the Pickens County Property Assessor as:

(1.4090 acres) W/SIDE ROCK SPRINGS RD. TRACT B

shall be rezoned from General Residential 2 (GR-2) to Apartments (APT). The attached plat shown as Exhibit A, prepared by the City of Easley Planning and Development Department, is incorporated by reference for the purpose of identifying the location of the property. Only the parcel labeled as Tract B-1 is being rezoned.

**Section 2.** 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.

**Section 3.** This Ordinance shall be effective upon second and final reading by City Council.

**ADOPTED** this 9th day of February 2026.

First Reading: January 12, 2026

Second Reading: February 9, 2026

**CITY OF EASLEY, SOUTH CAROLINA**

---

Lisa Talbert, Mayor

**ATTEST:**

---

Jennifer Bradley, Municipal Clerk

Approved as to Form:

---

Daniel Hughes, City Attorney

## EXHIBIT A

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING LOCATED AT PHOENIXVILLE ROAD, IN THE CITY OF EASLEY, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, AND CONTAINING 6.747 ACRES, AS SHOWN ON A SURVEY FOR WELP, LLC, BY SMITH SURVEYORS INC, DATED JUNE 26, 2005 AND BEING MORE FULLY DESCRIBED HAVING METES AND BOUNDOS AS FOLLOWS:

[illegible]

POWERSVILLE RD  
EAST FY SC

THE RIGHTS OF WAY INFORMATION WAS OBTAINED BY PHONE CONVERSATIONS WITH SCOTT & PICKENS COUNTY OF WHICH DOCUMENTATION WAS NOT RECEIVED BY THIS BUREAU FOR DOCUMENTATION, CONTACT THE APPOINTMENTED AGENCIES. AGENCY & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GOING RECORD.

CANTY DICKENS

SOUTH CAROLINA

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY SHOWS NO  
 INFORMATION, AND BELIEF THE SURVEY SHOWS NO  
 IS MADE IN ACCORDANCE WITH THE REQUIREMENTS  
 OF THE LUMINO STANDARDS MANUAL FOR THE  
 PRACTICES OF LUMINO SKATING IN SOUTHERN CAROLINA  
 AND MEETS OR EXCEEDS THE REQUIREMENTS FOR  
 CLASS "A" SURVEY AS SPECIFIED HEREIN.

SMITH SURVEYORS, INC.  
 6907-C Calhoun Marm., Hwy.  
 Easley, SC 29840  
 Phone: 864-859-5729

DATE JUNE 28, 2025

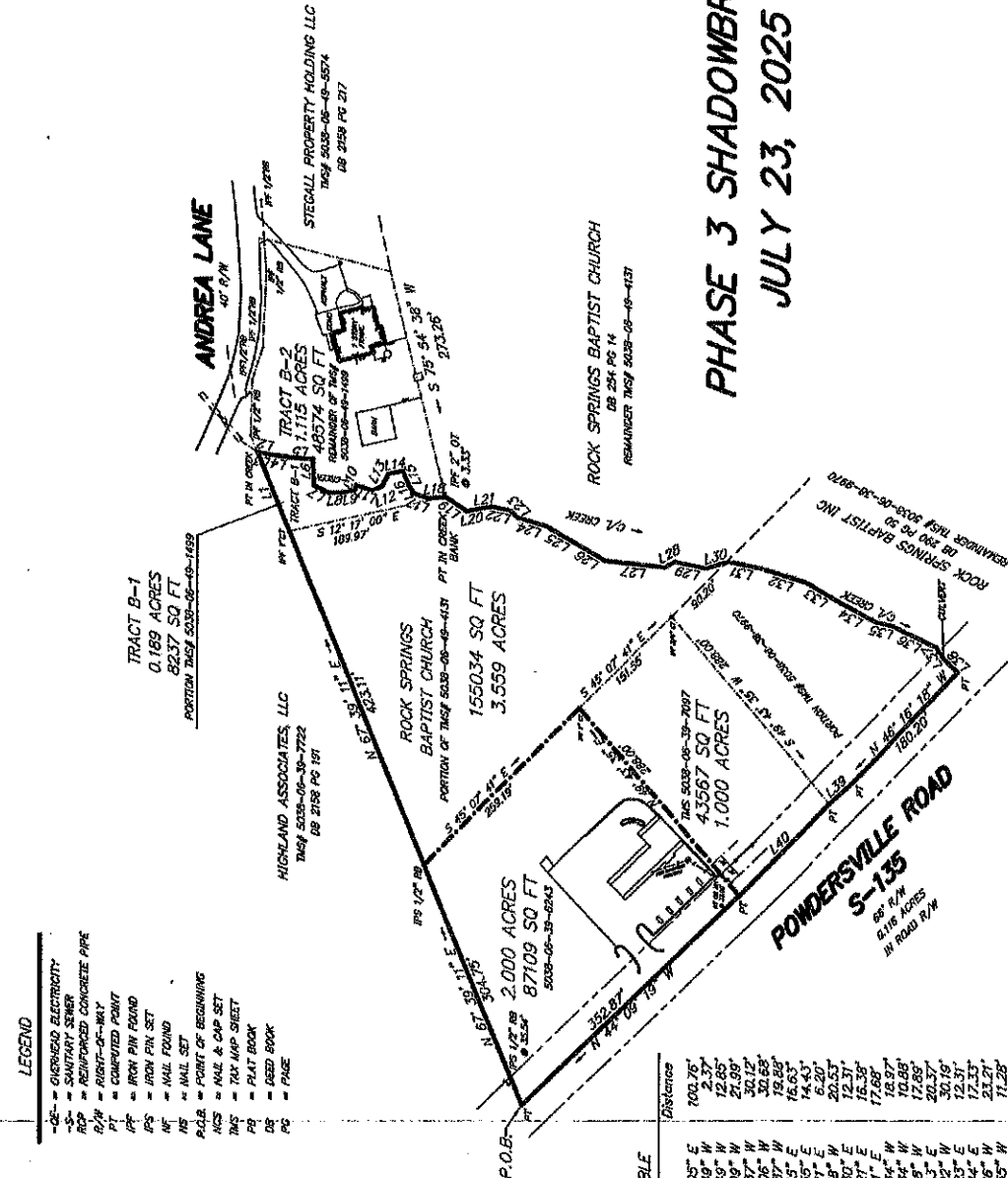
ROBERT DALE KIRK  
PLAN CONF SUITH IV  
PLS # 16733  
PIS # 26800

CONFIDENTIAL AT NITRO-THREAT ALLIANCE

SURVEY FOR  
WFLP LLC



**PHASE 3 SHADOWBROOK**  
**JULY 23, 2025**



LINE	LINE TABLE	Distance
11	A 67.7 28.7 03.4 E	709.78
12	S 52.1 08.1 48.8 W	709.79
13	S 52.1 08.1 48.8 W	712.85
14	S 51.4 03.7 W	71.99
15	S 53.4 48.7 38.6 W	730.12
16	S 52.8 38.7 06.7 W	730.88
17	S 52.8 38.7 06.7 W	730.88
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98	S 52.8 38.7 06.7 W	730.88
99	S 52.8 38.7 06.7 W	730.88
100	S 52.8 38.7 06.7 W	730.88

**AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, PROVIDING FOR AN AMENDMENT TO THE CITY OF EASLEY ZONING MAP; DESIGNATING CERTAIN LAND GENERALLY LOCATED ON THE NORTHEAST SIDE OF POWDERSVILLE ROAD, IDENTIFIED AS PARCEL ID 5038-06-39-6243, AND MORE PARTICULARLY DESCRIBED HEREIN, OWNED BY WFLP EVERMORE LLC, FROM GENERAL COMMERCIAL (GC) TO APARTMENTS (APT); PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, WFLP EVERMORE LLC, as owner, has applied to the City Planning Commission and City Council to rezone a piece of land in Easley, South Carolina, Pickens County, Tax Map Number 5038-06-39-6243, from General Commercial (GC) to Apartments (APT); and

**WHEREAS**, the City Planning Commission, pursuant to public notice, held a public hearing on December 15, 2025, to consider the proposed rezoning, and the Commission recommended approval of the proposed zoning designation of Apartments (APT); and

**WHEREAS**, City Council finds the Apartments (APT) classification to be compatible with the established zoning of surrounding properties;

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

**Section 1.** The parcel of property currently titled in the name of WFLP EVERMORE LLC, shown as Tax Map Number 5038-06-39-6243 and described by the Pickens County Property Assessor as:

(2.00)AC N/EAST SIDE POWDERSVILLE RD

shall be rezoned from General Commercial (GC) to Apartments (APT). The attached plat shown as Exhibit A, prepared by the City of Easley Planning and Development Department, is incorporated by reference for the purpose of identifying the location of the property.

**Section 2.** 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.

**Section 3.** This Ordinance shall be effective upon second and final reading by City Council.

**ADOPTED** this 9th day of February 2026.

First Reading: January 12, 2026  
Second Reading: February 9, 2026

**CITY OF EASLEY, SOUTH CAROLINA**

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Lisa Talbert, Mayor

**ATTEST:**

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Jennifer Bradley, Municipal Clerk

Approved as to Form:

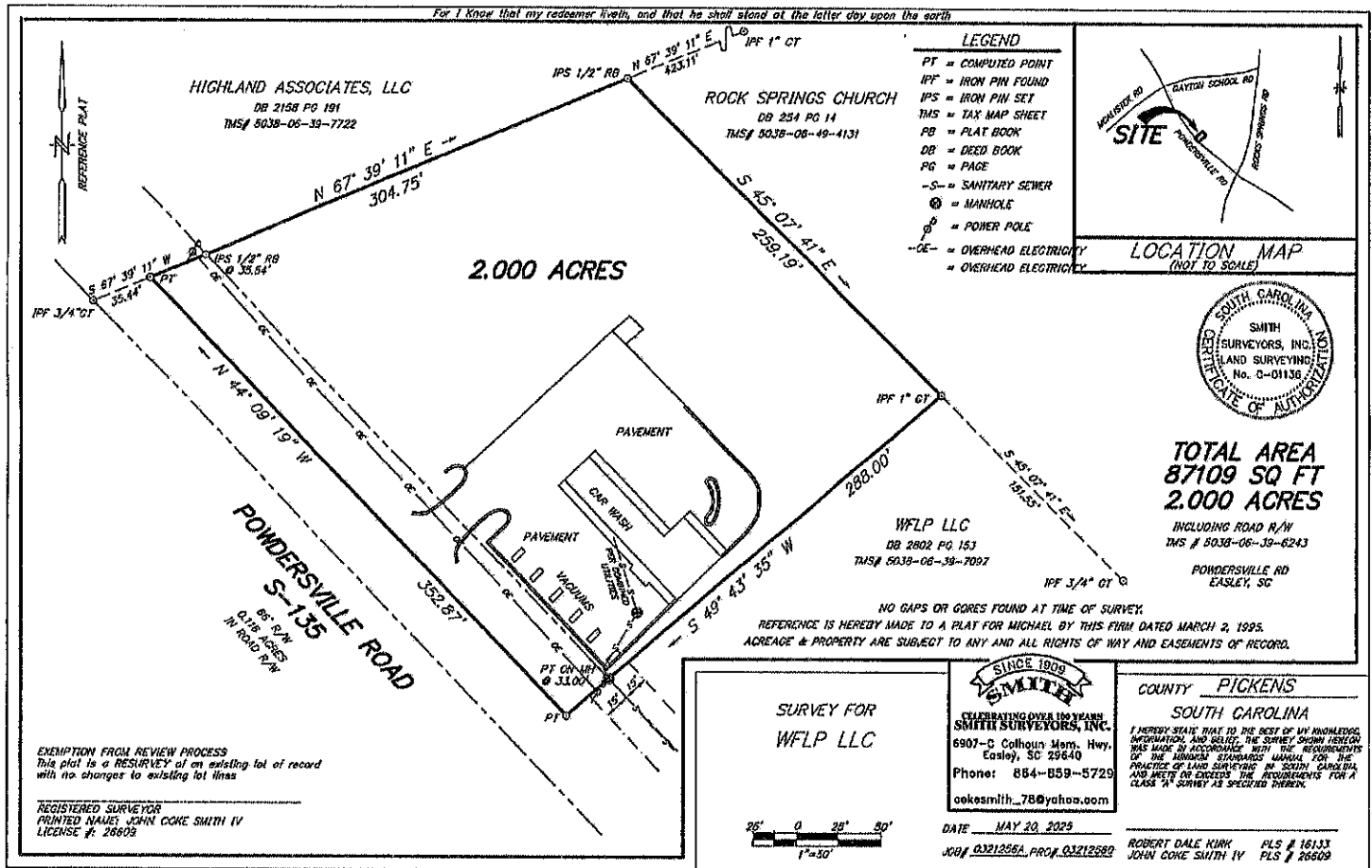
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Daniel Hughes, City Attorney

## EXHIBIT A



For I know that my redeemer liveth, and that he shall stand at the latter day upon the earth



**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (UDO)  
OF THE CITY OF EASLEY, SOUTH CAROLINA, BY CORRECTING SCRIVENER'S  
ERRORS, UPDATING PARKING MATERIAL STANDARDS, CLARIFYING PARKING  
REGULATIONS, CONSOLIDATING PERMITTED USE TABLES, AND CORRECTING  
A TREE MITIGATION FEE CALCULATION**

**WHEREAS**, at various times the City of Easley reviews the Unified Development Ordinance to make necessary improvements, corrections, and clarifications; and,

**WHEREAS**, the City has identified certain scrivener's errors and internal inconsistencies within the Unified Development Ordinance that may result in confusion or misinterpretation by applicants, staff, and decision-making bodies; and,

**WHEREAS**, the Mayor and City Council desire to restore previously permitted uses unintentionally removed from the General Commercial (GC) zoning district; and,

**WHEREAS**, the Mayor and City Council further desire to update and clarify parking regulations, including acceptable parking surface materials and the applicability of minimum off-street parking requirements; and,

**WHEREAS**, the Mayor and City Council find it necessary to consolidate multiple permitted use charts into a single authoritative table to eliminate redundancy and conflicting references; and,

**WHEREAS**, the Mayor and City Council further desire to correct a mathematical error in the tree mitigation fee calculation to ensure consistency with the adopted formula; and,

**WHEREAS**, the Mayor and City Council find that the amendments contained herein are in the best interests of the City of Easley and its residents.

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

**Section 1. Amendment.** Amend Section 12.1 – Table of Permitted Uses.

Section 12.1 of the Unified Development Ordinance, "Table of Permitted Uses," is hereby amended to restore "**Office, Medical**" and "**Restaurants (Full Service, Pick-Up)**" as Permitted Uses (P) within the General Commercial (GC) zoning district. These amendments correct scrivener's errors that unintentionally removed the uses.

**Section 2. Amendment.** Amend Section 9.3.6.C – Landscaping, Buffering, and Screening of the Unified Development Ordinance as follows (*language that is struck through is language proposed to be deleted, underlined language is language proposed to be added, language is not*

*struck through or underlined is not to be changed, and \*\*\* represents sections of the Ordinance that have been skipped and remain unchanged):*

#### § 9.3.6.C – Landscaping, Buffering, and Screening

C. Materials. All off-street parking spaces shall be paved with concrete, asphalt, tar-gravel, or gravel or another acceptable material as approved by the Zoning Administrator and City Engineer except the following:

1. One and two-family dwelling units;
2. Instances where residential dwelling units are being converted to commercial, office, or other uses which require less than five (5) parking and loading spaces in order to meet the terms of this Ordinance.

**Section 3. Amendment.** Amend Section 9.1.1 – Off-Street Parking Requirements of the Unified Development Ordinance as follows (*language that is struck through is language proposed to be deleted, underlined language is language proposed to be added, language is not struck through or underlined is not to be changed, and \*\*\* represents sections of the Ordinance that have been skipped and remain unchanged*): is hereby amended to clarify that minimum off-street parking requirements do exist within the Unified Development Ordinance and that parking demand analyses may be required at the discretion of the Zoning Administrator or Planning Staff.

9.1.1. Purpose and Intent of Parking Requirements A. The purpose of this Section is to ensure the appropriate provision of parking and loading facilities in the different zoning districts and different uses allowed by this Ordinance. The standards in this Section are intended to provide for adequate off-street parking and loading and allowing the flexibility to accommodate alternative parking solutions. The standards are also intended to achieve City policies of smart, sustainable growth, walkability, accommodating appropriate infill development, and avoiding excessive paved surface areas. ~~There are no provisions that establish a minimum number of off-street parking spaces for development. However, certain development proposals are required to complete a parking demand analysis.~~ Minimum off-street parking requirements are established within this Unified Development Ordinance. Certain development proposals are also required to complete a parking demand analysis.

**Section 4. Amendment.** Consolidation of Permitted Use Charts. The permitted use charts located on pages 201, 202, and 203 of the Unified Development Ordinance are hereby deleted. ~~Section 12.1, “Table of Permitted Uses,” shall serve as the sole authoritative reference for permitted uses.~~

**Section 5. Amendment.** Amend Section 8.6.6 – Tree Removal and Replacement of the Unified Development Ordinance to correct a mathematical error by revising the stated tree mitigation fee

from six hundred dollars (\$600.00) to two hundred forty dollars (\$240.00), consistent with the adopted formula of twenty dollars (\$20.00) per inch for a twelve-inch (12") tree. See Exhibit A.

**Section 6. Codification and Effective Date.** That the amendments contained herein shall be codified within the Unified Development Ordinance and shall be effective upon second and final reading of this Ordinance.

**Section 7. Severability.** 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, such decision shall not affect the validity of the remaining portions of this Ordinance.

**ADOPTED** this 9th day of February 2026.

First Reading: January 12, 2026  
Second Reading: February 9, 2026

**CITY OF EASLEY, SOUTH CAROLINA**

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Lisa Talbert, Mayor

**ATTEST:**

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Jennifer Bradley, Municipal Clerk

Approved as to Form:

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Daniel Hughes, City Attorney

# Exhibit A

Table 8.6.6.A: Tree Replacement and Mitigation Schedule		
Tree Type	Replacement: % of caliper inches	Mitigation: Cost/Caliper Inch
Understory Tree (Small Tree*) 10"-23" DBH	33%	\$20/inch
Canopy Tree (Large Tree*) 24" DBH or more	50%	\$50/inch
Examples:	Approved Replacement:	Approved Mitigation:
	Canopy Tree (Large Tree*): A 24-inch Live Oak tree is approved to be removed. The applicant may choose to plant back four (4) 3-inch Live Oaks (12"), or similar tree, to equal 50% of the tree to be removed	Canopy Tree (Large Tree*): A 24-inch (DBH) Live Oak tree is approved to be removed. The applicant shall pay \$1,200 for the removal of the tree (24" x \$50 = \$1,200)
	Understory Tree (Small Tree*): A 12-inch Live Oak tree is approved to be removed. The applicant may choose to plant back one (1) 4-inch live oak to equal 33% of the tree to be removed	Understory Tree (Small Tree*): A 12-inch tree is approved to be removed. The applicant shall pay <u>\$240</u> for the removal of the tree (12" x \$20 = \$240)
Replacement location of type "A" canopy trees removed shall be decided by the Zoning Administrator or applicable review entity.		
*Trees defined by the Recommended Plant List in the Appendix 12.4.		

**AN ORDINANCE TO AMEND FISCAL YEAR 25/26 OPERATING BUDGET TO  
ACCEPT THE AWARD OF \$113,617 FROM THE SC OPIOID RECOVERY FUND AND  
AUTHORIZE THE HIRE OF A CIVILIAN OPIOID COORDINATOR AND MAKE  
BUILDING RENOVATIONS TO EXISTING SPACE FOR OFFICES FOR THE  
EASLEY POLICE DEPARTMENT EMPLOYEES WORKING ON THE GRANT**

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 a civilian opioid coordinator and make building renovations to existing space for offices; and

WHEREAS, Amendment #3 for the FY 2025-2026 budget is attached to this Ordinance setting forth the amendment amounts in detail for a sum of \$113,617.00.

**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 9<sup>th</sup> day of February 2026.

First reading: January 12, 2026

Second reading: February 9, 2026

**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 #3

REFLECTS \$113,617 TOWARDS THE FOLLOWING:

**Opioid Recovery Fund for a program to include a civilian  
opioid coordinator and building out offices for this program  
in an existing area of the police department**

<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	\$113,617	\$113,617
<b>TOTAL REVENUE CHANGE</b>			<b>\$113,617</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	\$45,000	\$45,000
67-XXX-530-000 – Retirement	\$0	\$7,500	\$9,500
67-XXX-540-000 – FICA	\$0	\$3,500	\$16,410
67-XXX-550-000 – Emp Health Ins	\$0	\$6,500	\$2,000
67-XXX-560-000 – Work Comp Ins	\$0	\$500	\$6,780
67-XXX-618-001 – Furniture & Fixtures	\$0	\$2,000	\$2,000
67-XXX-618-004 – Computer Equip	\$0	\$2,830	\$1,500
67-XXX-710-000 – Capital Expenditures	\$0	\$45,787	\$47,787
<b>TOTAL EXPENDITURE CHANGE</b>			<b>\$113,617</b>

## **RESOLUTION 2026-01**

### **A RESOLUTION APPOINTING TOM O'SHIELDS AS MAYOR PRO TEMPORE FOR THE CITY OF EASLEY, SOUTH CAROLINA**

**WHEREAS**, the City Council of the City of Easley, South Carolina, is authorized under South Carolina law and the ordinances of the City to appoint one of its members to serve as Mayor Pro Tempore; and

**WHEREAS**, the Mayor Pro Tempore is empowered to perform the duties of the Mayor in the Mayor's absence or inability to serve, and to carry out such additional responsibilities as may be assigned by City Council; and

**WHEREAS**, the City Council desires to appoint a qualified and capable member to this position in order to ensure continuity of leadership and effective governance; and

**WHEREAS**, Councilmember Tom O'Shields has demonstrated dedication to public service, knowledge of municipal affairs, and a commitment to the citizens of Easley; and

**WHEREAS**, the City Council finds that Tom O'Shields is well qualified to serve as Mayor Pro Tempore.

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

1. That Tom O'Shields is hereby appointed as Mayor Pro Tempore of the City of Easley, South Carolina.
2. That this appointment shall be for a two-year term, beginning on January 12, 2026, and shall continue until his successor is appointed or as otherwise provided by law or action of City Council.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately upon its adoption.

**RESOLVED** this 12<sup>th</sup> day of January 2026.

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Lisa Talbert  
Mayor



ATTEST:

Form, substance, and number  
approved by City Attorney

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Jennifer Bradley  
City Clerk

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Daniel Hughes  
Attorney at Law