

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, CORRECTING A TREE MITIGATION FEE CALCULATION, AND ADDING A CHANGE TABLE FOR MODIFICATIONS TO BE RECORDED

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 it important to have a historical record of changes shown in a change table to ensure compliance with the standards within; 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

Lisa Talbert, Mayor

ATTEST:

Jennifer Bradley, Municipal Clerk

Approved as to Form:

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 9th 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

<u>Revenue - Opioid Recovery Fund</u>	FY 25-26 Original Budget	FY 25-26 Amended Budget	Amount Amended
REVENUE 67-XXX-425-XXX- Revenue	\$0	\$113,617	\$113,617
TOTAL REVENUE CHANGE			\$113,617
<u>Expenditures – Opioid Recovery Fund</u>			
<u>EXPENSE</u>	FY 25-26 Original Budget	FY 25-26 Amended Budget	Amount Amended
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
TOTAL EXPENDITURE CHANGE			\$113,617

AN ORDINANCE TO RESCIND ORDINANCE NO. 2025, A BUDGET AMENDMENT ORDINANCE, DUE TO DUPLICATION OF SERVICES; TO AMEND THE CITY OF EASLEY BUDGET ACCORDINGLY; AND TO PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Easley previously adopted Ordinance No. 2025-12 approving a budget amendment for Fiscal Year 2025–2026; and

WHEREAS, City Council has reviewed the services authorized and funded by Ordinance No. 2025-12 and determined that such services duplicate existing services already provided by the City or through other authorized means; and

WHEREAS, City Council finds that rescinding Ordinance No. 2025-12 is in the best interest of the City to ensure efficient use of public funds and to avoid unnecessary duplication of services; and

WHEREAS, City Council desires to amend the City's adopted budget to reflect the rescission of said ordinance.

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

Section 1. Rescission of Ordinance

Ordinance No. 2025-12 is hereby rescinded in its entirety and shall be of no further force or effect.

Section 2. Budget Amendment

The City of Easley's Fiscal Year 2025–2026 budget is hereby amended to remove all appropriations, expenditures, transfers, and authorizations established by Ordinance No. 2025-12. The City Administrator and Finance Director are authorized and directed to make all necessary accounting and budgetary adjustments to implement this rescission.

Section 3. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date

This ordinance shall become effective immediately upon its final reading and adoption by City Council.

ADOPTED this 9th day of February 2026.

First Reading: January 22, 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

AN ORDINANCE TO REPEAL THE APPROVAL OF A CAPITAL EXPENDITURE IN THE AMOUNT OF ONE HUNDRED THIRTY THOUSAND DOLLARS (\$130,000.00) FOR A PARKING LOT, PREVIOUSLY APPROVED UNDER LINE ITEM 73-000-710-000; TO AMEND THE CITY BUDGET ACCORDINGLY; AND TO PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Easley adopted a budget that included approval of a capital expenditure in the amount of One Hundred Thirty Thousand Dollars (\$130,000.00) for a parking lot under Line Item 73-000-710-000; and

WHEREAS, City Council finds that repealing the approval of this capital expenditure is in the best interest of the City and promotes responsible fiscal management.

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

Section 1. Repeal of Capital Expenditure Approval

The approval of the capital expenditure in the amount of One Hundred Thirty Thousand Dollars (\$130,000.00) for a parking lot under Line Item 73-000-710-000 is hereby repealed and rescinded.

Section 2. Budget Amendment

The City's adopted budget is hereby amended to remove the appropriated funds and expenditure authority associated with Line Item 73-000-710-000. The City Administrator and Finance Director are authorized and directed to make all necessary budgetary and accounting adjustments to implement this ordinance.

Section 3. Severability

If any section, subsection, sentence, clause, or phrase of this ordinance is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date

This ordinance shall become effective immediately upon its final reading and adoption by City Council.

ADOPTED this 9th day of February 2026.

First Reading: January 22, 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

AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE (UDO), CHAPTER 5, ARTICLE 5.5, SECTION 5.5.1, AND CHAPTER 12, ARTICLE 12.1, TABLE OF PERMITTED USES, TO ESTABLISH THE PARKS (PK) ZONING DISTRICT AND DESIGNATE PARKS AND OPEN SPACE AS A PERMITTED USE

WHEREAS, the Unified Development Ordinance establishes conventional zoning districts to implement the City's land use and comprehensive planning objectives; and,

WHEREAS, the City of Easley owns and maintains public parks, recreational facilities, and greenway lands that are intended to serve the community's active and passive recreational needs; and,

WHEREAS, certain City-owned parks and recreational properties are currently zoned under districts that do not specifically reflect their intended long-term use as public parkland; and,

WHEREAS, the Mayor and City Council desire to establish a Parks (PK) zoning district to recognize, map, and preserve public parkland as a distinct land use category within the Unified Development Ordinance; and,

WHEREAS, the Mayor and City Council further desire to update the Table of Permitted Uses in Chapter 12, Article 12.1, to reflect the PK zoning district and to designate Parks and Open Space as a (P) Permitted use; and,

WHEREAS, the Mayor and City Council find that establishing the Parks (PK) zoning district and updating the Table of Permitted Uses at this time, without additional development restrictions, will allow flexibility for current and future park programming while maintaining the City's ability to refine standards in the future as necessary.

NOW, THEREFORE, BE IT ORDAINED, BY THE MAYOR AND COUNCIL OF THE CITY OF EASLEY, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, AS FOLLOWS:

Section 1. Amendment – Chapter 5, Section 5.5.1.

Chapter 5, Article 5.5, Section 5.5.1 – **Conventional Districts**, appearing on Page 59 of the Unified Development Ordinance, is hereby amended to add a **Parks (PK) zoning district**, to read as follows:

Parks (PK) District

The intent of the Parks (PK) District is to provide for the identification, preservation, and use of land designated for public park and recreational purposes. The PK District is intended to apply primarily to City-owned parks, recreational facilities, greenways, and related public open spaces that serve the active and passive recreational needs of the community.

The PK District recognizes public parks as essential community assets that contribute to quality of life, public health, environmental stewardship, and recreational opportunity. Land within the PK District is intended to be used for public recreation and park-related purposes consistent with the City's adopted plans and policies.

Section 2. Amendment – Chapter 12, Article 12.1, Table of Permitted Uses.

Chapter 12, Article 12.1 – **Table of Permitted Uses**, appearing on Page 193 of the Unified Development Ordinance, is hereby amended to:

-Add the Parks (PK) zoning district as a column in the Table of Permitted Uses.

-Designate “Parks and Open Space” as (P) Permitted within the PK zoning district.

All other uses within the Table of Permitted Uses shall remain unchanged unless amended by future ordinance.

Section 3. Codification and Effective Date.

The amendments contained herein shall be codified within the Unified Development Ordinance of the City of Easley and shall be effective upon second and final reading of this Ordinance.

Section 4. Severability.

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.

ADOPTED this 9th day of March 2026.

First Reading: February 9, 2026

Second Reading: March 9, 2026

CITY OF EASLEY, SOUTH CAROLINA

Lisa Talbert, Mayor

ATTEST:

Jennifer Bradley, Municipal Clerk

Approved as to Form:

Daniel Hughes, City Attorney

ORDINANCE 2026-11

**AN ORDINANCE AMENDING THE CITY OF EASLEY UNIFIED DEVELOPMENT
ORDINANCE TO ADOPT A RECOMMENDED TREE AND PLANT LIST**

WHEREAS, the City of Easley seeks to promote sustainable development practices that protect natural resources, enhance community character, and

WHEREAS, the use of native and well-adapted plant species contributes to water conservation, ecosystem health, stormwater management, and resilience to local climate conditions; and

WHEREAS, the City desires to provide clear guidance for landscaping, buffering, and site development while maintaining flexibility for site-specific conditions;

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

Section 1. Amendment to the Unified Development Ordinance

The City of Easley Unified Development Ordinance (UDO) is hereby amended to include a new section entitled **“Recommended Tree and Plant List”**, to be codified as shown in attached Exhibit A.

Section 2. Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held invalid, such decision shall not affect the validity of the remaining portions.

Section 3. Effective Date

This Ordinance shall take effect immediately upon adoption.

ADOPTED this 9th day of March 2026.

First Reading: February 9, 2026

Second Reading: March 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

The following plant list is provided as a recommended (non-exclusive) guide for landscaping, buffering, and site development within the City. These species are native to South Carolina or the Southern Appalachian/Mountain Region and are well-adapted to local soils, climate, and hydrologic conditions.

This list is derived from local urban tree lists as well as Clemson University's Carolina Yards Plant Database, filtered to the Mountain Region, and emphasizes species that:

1. Reduce irrigation and long-term maintenance needs
2. Perform well in upland, riparian, and wetland-adjacent conditions
3. Provide seasonal interest and structural diversity
4. Avoid the use of known invasive species

Use of plant species not included on this list may be approved where such species meet the intent of this ordinance and are not identified as invasive by Clemson University Extension or the South Carolina Exotic Pest Plant Council (SCEPPC).

Key / Legend

 W = Wetland or riparian tolerant

 E = Evergreen or semi-evergreen

 F = Notable fall color or seasonal interest

Large Trees	
American Beech	<i>Fagus grandifolia)</i>
American Holly	<i>Ilex opaca)</i>  E
American Persimmon	<i>Diospyros virginiana)</i>
American Sycamore	<i>Platanus occidentalis)</i>  W
Black Tupelo	<i>Nyssa sylvatica)</i>  W  F
Black Willow	<i>Salix nigra)</i>  W
Chalk Maple	<i>Acer leucoderme)</i>  F

Common Silverbell	Halesia tetrapeta)
Downy Serviceberry	Amelanchier arborea)  F
Eastern Red Cedar	Juniperus virginiana)  E
Eastern White Pine	Pinus strobus)  E
Fraser Magnolia	Magnolia fraseri)
Red Maple	Acer rubrum)  W  F
Sassafras	Sassafras albidum)  F
Sourwood	Oxydendrum arboreum)  F
Tulip-Tree	Liriodendron tulipifera)
White Oak	Quercus alba)
Yellow Oak	Quercus muehlenbergii)
Southern Magnolia	Magnolia grandiflora
Willow Oak	Quercus Phellos
Mid-Sized / Small Trees	
American Hazelnut	Corylus americana)  F
American Plum	Prunus americana)
Blackhaw Viburnum	Viburnum prunifolium)  F
Bladdernut	Staphylea trifolia)
Eastern Redbud	Cercis canadensis)  F
Gray-Stemmed Dogwood	Swida racemosa)
Great Laurel	Rhododendron maximum)  E
Highbush Blueberry	Vaccinium corymbosum)  W  F
Oakleaf Hydrangea	Hydrangea quercifolia)  F
Piedmont Azalea	Rhododendron canescens)
Red Chokeberry	Aronia arbutifolia)  W  F
Smooth Sumac	Rhus glabra)  F
Sparkleberry	Vaccinium arboreum)
Spicebush	Lindera benzoin)  W
Winged Sumac	Rhus copallina)  F
Witch-Hazel	Hamamelis virginiana)  F
Eastern Red Cedar	Juniperus Virginiana
Yaupon Holly	Ilex Vomitoria
Sweet Bay Magnolia	Magnolia Virginiana
Shrubs	
Adam's Needle	Yucca filamentosa)  E

American Snowbell	<i>Styrax americanus</i>)
Arrowwood Viburnum	<i>Viburnum dentatum</i>) W
Atlantic Ninebark	<i>Physocarpus opulifolius</i>)
Bottlebrush Buckeye	<i>Aesculus parviflora</i>)
Buttonbush	<i>Cephalanthus occidentalis</i>) W
Carolina Rose	<i>Rosa carolina</i>)
Coastal Doghobble	<i>Leucothoe axillaris</i>) E W
Common Elderberry	<i>Sambucus canadensis</i>) W
False Indigo	<i>Amorpha fruticosa</i>) W
Flame Azalea	<i>Rhododendron calendulaceum</i>) F
Fragrant Sumac	<i>Rhus aromatica</i>) F
Mapleleaf Viburnum	<i>Viburnum acerifolium</i>) F
Mayberry	<i>Vaccinium elliottii</i>)
Mountain Doghobble	<i>Leucothoe fontanesiana</i>) E
Mountain Laurel	<i>Kalmia latifolia</i>) E
Mountain Witch Alder	<i>Fothergilla major</i>) F
New Jersey Tea	<i>Ceanothus americanus</i>)
Oneflower Hawthorn	<i>Crataegus uniflora</i>)
Possumhaw Viburnum	<i>Viburnum nudum</i>) W
Shrubby St. John's-Wort	<i>Hypericum prolificum</i>)
Slender Bush Clover	<i>Lespedeza virginica</i>)
Smooth Azalea	<i>Rhododendron arborescens</i>)
Smooth Hydrangea	<i>Hydrangea arborescens</i>)
Smooth Southern Bush-Honeysuckle	<i>Diervilla sessilifolia</i>)
Snowy Hydrangea	<i>Hydrangea radiata</i>)
Strawberry Bush	<i>Euonymus americanus</i>)
Swamp Rose	<i>Rosa palustris</i>) W
Sweetshrub	<i>Calycanthus floridus</i>)
Virginia Sweetspire	<i>Itea virginica</i>) W F
Wild Azalea	<i>Rhododendron periclymenoides</i>)
Winterberry Holly	<i>Ilex verticillata</i>) W

AN ORDINANCE TO AMEND FISCAL YEAR 25/26 OPERATING BUDGET TO ACCEPT THE AWARD OF \$120,000 FROM THE US DEPARTMENT OF TRANSPORTATION FOR A SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT AND AUTHORIZE THE IN KIND MATCH CONTRIBUTION OF THIRTY THOUSAND DOLLARS(\$30,000)

WHEREAS, the City of Easley has been awarded a Safe Streets and Roads for All (SS4A) Grant from the U.S. Department of Transportation in the amount of One Hundred Twenty Thousand Dollars (\$120,000) with a thirty thousand dollar (\$30,000) in kind match contribution; and

WHEREAS, the purpose of the SS4A Grant is to support planning, analysis, and activities that improve transportation safety and reduce roadway fatalities and serious injuries; and

WHEREAS, the City Council of the City of Easley desires to amend the adopted budget to recognize and appropriate these grant funds for their intended purpose;

WHEREAS, Amendment #4 for the FY 2025-2026 budget is attached to this Ordinance setting forth the amendment amounts in detail for a sum of \$150,000.00.

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 Exhibit A, effective upon Second Reading by Council for the purpose of SS4A eligible planning and safety activities.

Authorization. The City Administrator or his designee is hereby authorized to execute all documents and take all actions necessary to accept and administer the SS4A Grant in accordance with federal and grant requirements.

Effective Date. This amendment shall take effect upon adoption by City Council.

ADOPTED this 9th day of March 2026.

First Reading: February 9, 2026

Second Reading: March 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

FY 25-26 BUDGET – AMENDMENT #4

REFLECTS \$150,000 TOWARDS THE FOLLOWING:

Safe Streets for All (SS4A) US Department of Transportation grant for a study to include \$120,000 grant and \$30,000 in kind match contribution.

<u>Revenue – Safe Streets For All Fund</u>	FY 25-26 Original Budget	FY 25-26 Amended Budget	Amount Amended
REVENUE			
66-XXX-425-031– Revenue	\$0	\$120,000	\$120,000
66-XXX-490-012 – Transfer from General Fund	\$0	\$30,000	\$30,000
TOTAL REVENUE CHANGE			\$150,000
<u>Expenditures – Safe Streets For All</u>	FY 25-26 Original Budget	FY 25-26 Amended Budget	Amount Amended
EXPENSE			
66-XXX-510-000 – Salaries*	\$0	\$22,000	\$22,000
66-XXX-530-000 – Retirement*	\$0	\$4,040	\$4,040
66-XXX-540-000 – FICA*	\$0	\$1,650	\$1,650
66-XXX-550-000 – Emp Health Ins*	\$0	\$2,090	\$2,090
66-XXX-560-000 – Work Comp Ins*	\$0	\$220	\$220
66-XXX-638-000 – Professional Fees	\$0	\$120,000	\$120,000
*-In kind match contributions			
TOTAL EXPENDITURE CHANGE			\$150,000

**A RESOLUTION APPOINTING GINNY MCJUNKIN TO THE CITY OF EASLEY
PLANNING COMMISSION**

WHEREAS, the City of Easley maintains a Planning Commission in accordance with applicable state law and local ordinances to guide land use planning, development review, and long-range community planning; and

WHEREAS, there is a vacant seat on the Planning Commission due to a member resigning from their position and leaving an unexpired term; and

WHEREAS, the City Council is empowered to appoint qualified individuals to serve on the Planning Commission for designated terms; and

WHEREAS, the Council finds Ginny McJunkin to be well-suited to serve in this capacity;

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

1. **Appointment.** Ginny McJunkin is hereby appointed to the City of Easley Planning Commission.
2. **Term of Service.** The term of this appointment shall commence on February 9, 2026, and shall expire on December 31, 2027, unless otherwise altered in accordance with law.
3. **Duties.** The appointee shall perform all duties and responsibilities required of a member of the Planning Commission pursuant to applicable statutes, ordinances, and rules.

RESOLVED this 9th day of February 2026.

Lisa Talbert
Mayor

ATTEST:

Form, substance, and number
approved by City Attorney

Jennifer Bradley
City Clerk

Daniel Hughes
Attorney at Law

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EASLEY, SOUTH CAROLINA, REAFFIRMING ITS COMMITMENT TO THE 2022 COMPREHENSIVE PLAN AND DIRECTING THAT ALL ACTIONS AND POLICIES BE ALIGNED WITH ITS GOALS AND OBJECTIVES

WHEREAS, the City of Easley adopted a Comprehensive Plan in 2022, developed with substantial input from residents, businesses, and stakeholders, as the guiding document for land use, growth management, infrastructure, housing, economic development, and quality of life; and

WHEREAS, the Comprehensive Plan serves as the official statement of the City's vision and long-term strategy, as authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994; and

WHEREAS, the City Council recognizes that faithful implementation of the Comprehensive Plan is essential to guiding responsible growth, preserving community character, supporting economic vitality, and ensuring the efficient use of public resources; and

WHEREAS, the City Council desires to reaffirm its commitment to carrying out the goals, objectives, and implementation strategies of the Comprehensive Plan and to ensure that all ordinances, policies, plans, and development decisions are consistent with its intent.

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

1. The City of Easley hereby reaffirms its commitment to the Comprehensive Plan adopted in 2022, and to the vision, goals, and policies contained therein.
2. The City shall actively seek to implement the Plan's recommendations through ordinances, capital improvements, programs, partnerships, and all other available means.
3. All zoning decisions, land development regulations, and growth management policies shall be reviewed for consistency with the Comprehensive Plan before adoption or approval.
4. City staff is directed to provide an annual report to the City Council on progress toward Comprehensive Plan implementation and consistency, including recommendations for further action.

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

RESOLVED this 9th day of February 2026.

CITY OF EASLEY, SOUTH CAROLINA

Lisa Talbert, Mayor

ATTEST:

Jennifer Bradley, Municipal Clerk

Approved as to Form:

Daniel Hughes, City Attorney

A RESOLUTION TO ACCEPT CERTAIN ROADS FROM OLIVE STREET, LLC, INTO THE CITY OF EASLEY ROADS NETWORK

WHEREAS, Olive Street, LLC, is prepared to deliver a deed to the city to accept the roads known as Anna Gray Circle, West Compass Way, East Compass Way, and Ella B Lane within the Northview subdivision according to the plat recorded at the Register of Deeds office for Pickens County, SC; and

WHEREAS, pursuant to Ordinance 2003-03 and Section 7.3.4(D) of the 2025 UDO, the streets will become public provided they meet the design and construction standards; and

WHEREAS, the city has inspected said roads and determined they conform to city standards;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF EASLEY, SOUTH CAROLINA, in Council assembled, that The City of Easley authorizes the acceptance of the following streets within the Livingston Park Subdivision:

- Anna Gray Circle
- West Compass Way
- East Compass Way
- Ella B Lane

RESOLVED this 9th day of February 2026.

Lisa Talbert
Mayor

ATTEST:

Form, substance, and number
approved by City Attorney

Jennifer Bradley
City Clerk

Daniel Hughes
Attorney at Law

State of South Carolina

)

TITLE TO REAL ESTATE

County of Pickens

)

KNOW ALL MEN BY THESE PRESENTS, that **Olive Street, LLC**, hereinafter called "Grantor"), in consideration of **One and 00/100 Dollars (\$1.00)**, to the Grantor in hand paid at and before the sealing of these presents, by **CITY OF EASLEY**, a body politic and corporate and a political subdivision of the State of South Carolina, (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, subject, however, to the limitations set out below, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **CITY OF EASLEY, a body politic and corporate and a political subdivision of the State of South Carolina**, its successors and assigns, forever:

All those certain pieces, parcels strips of land, situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as streets known as "East Compass Way", "Anna Gray Circle", "West Compass Way", and "Ella B Lane", and appurtenances to said premises belonging or in any way incident or appertaining, as shown on that certain plats entitled "Final Plat-Phase 1-A, Northview Subdivision", prepared by Jay Dunn Land Surveyor, dated November 18, 2021 and recorded November 30, 2021 in Plat Book 614, at Page 163, in the ROD Office for Pickens County, South Carolina, reference being hereby made to said plat for a more complete metes and bounds description thereof, and "Final Plat-Phase 1-B, Northview Subdivision", prepared by Jay Dunn Land Surveyor, dated February 21, 2022 and recorded February 24, 2022 in Plat Book 614 at Page 319 in the ROD Office for Pickens County, South Carolina, reference being hereby made to said plat for a more complete metes and bounds description, and "Final Plat-Phase 2 Northview Subdivision", prepared by Jay Dunn Land Surveyor, dated August 22, 2022 and recorded September 6, 2022 in Plat Book 616, at Page 88, in the ROD Office for Pickens County, South Carolina, reference being hereby made to said plat for a more complete metes and bounds description thereof.

This being a portion of the same property conveyed to Olive Street, LLC, by deed of Elizabeth A. Jones, AKA Elizabeth L Jones, Peggy L. Smith, Benjamin F. Lenhardt, AKA Benjamin F. Lendhardt, Jr., Ann L. Schafstedde, and Sherry L. Sponseller dated 9/30/2020 and recorded 10/1/2020 in Deed Book 2199, at Page 136, in the ROD Office for Pickens County, SC.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: PO Box 466
Easley, SC 29641

TMS #: 5029-08-89-2153

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor do hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

WITNESS the Grantor's hand and seal this the 14th day of January 2026.

SIGNED, SEALED AND DELIVERED
in the presence of:



Olive Street, LLC
By: Youngblood Development Corporation
Its: Manager

By: 
Daniel E. Youngblood, Jr
Its: Vice President

State of South Carolina)
)
County of Pickens)

ACKNOWLEDGMENT

I, Marie Cunningham, a Notary Public for South Carolina, do hereby certify that Daniel E. Youngblood, Jr. as Vice President of Youngblood Development Corporation, the Manager of Olive Street, LLC, personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 10th day of January, 2026.


(SEAL)
Notary Public for South Carolina
My Commission Expires: 8/29/24

MARIE CUNNINGHAM
Notary Public, State of South Carolina
My Commission Expires 8/29/2026

A RESOLUTION AMENDING AN ACCEPTABLE USE POLICY FOR CITY OF EASLEY ELECTED OFFICIALS REGARDING THE USE OF CITY INFORMATION SYSTEMS

WHEREAS, at various times the City of Easley reviews its policies to make necessary improvements and/or changes; and,

WHEREAS, the City adopted an Acceptable Use Policy (AUP) for Council Members and Elected Officials pursuant to Resolution 2025-12 to outline appropriate behavior, responsibilities, and limitations related to IT resource usage; and,

WHEREAS, the Mayor and Council find that the AUP should be amended as shown on the Policy attached hereto as Exhibit "A;" and,

WHEREAS, the Mayor and Council find that the amendments to the Policy are in the best interests of the City.

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

Section 1. Amendment. The City Council hereby adopts the amended "Acceptable Use Policy for Council Members and Elected Officials" attached hereto as Exhibit "A" (the underlined language is language proposed to be added, language that is not struck through or underlined is not to be changed):

Section 2. All Elected Officials shall read, acknowledge, and sign the policy as a condition of accessing City of Easley information systems and technology resources.

Section 3. The City Clerk shall maintain a signed copy of each official's AUP acknowledgment on file, and compliance shall be monitored by the Information Systems Director.

Section 4. That the amendments contained herein shall be effective upon first reading of this Resolution.

Section 5. Severability is intended throughout and within the provisions of this Resolution. If any section, subsection, sentence, clause, phrase or portion of this Resolution 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 Resolution.

RESOLVED this ____ day of February 2026.

Lisa Talbert, Mayor

Attest:

Jennifer Bradley, City Clerk

Approved as to Form:

Daniel Hughes, City Attorney

Exhibit "A"

City of Easley, SC

Acceptable Use Policy for Council Members and Elected Officials

1. Purpose

The purpose of this Acceptable Use Policy (AUP) is to establish guidelines and expectations for the appropriate use of the City of Easley's information technology resources by Elected Officials and to provide guidance regarding the use of personal social media. This policy aims to ensure that all users conduct themselves with integrity and professionalism, and that city resources are used effectively to serve the community.

2. Scope

This policy applies to all Elected Officials who have access to the City of Easley's information systems, including but not limited to email, Internet access, and city-provided devices.

3. Ownership of Information Systems

The City of Easley provides its Elected Official with access to information systems for business purposes in serving the interests of our citizens and conducting normal operations. These information systems, including but not limited to, computer equipment, software and operating systems, network accounts providing electronic mail, voicemail, web browsing and downloading, File Transfer Protocol, networking peripherals, intranet systems, application software, and telecommunications, although assigned to the Elected Officials, are the property of the City of Easley.

4. Privacy of Information

Elected Officials communications on City of Easley information systems are not private. There are times when management needs access to communications or records maintained by Elected Officials in their individual workplaces. While the Information Systems Director, along with all City Officials, desires to provide a reasonable level of privacy, Elected Officials must understand that any data or communications created on City of Easley information systems remain the property of the City of Easley. Information Systems management reserves the right to review voicemail, email, computer files, and other electronic information generated by or stored in the City's electronic systems at any given time.

5. Monitoring

City of Easley Elected Officials do not have a right, nor should they have an expectation of privacy while using City information systems. The City of Easley reserves the right to audit and/or monitor its information systems on a periodic basis to ensure compliance with this

policy. Elected Officials must also keep in mind that any information/data on City Information Services accounts/equipment are subject to FOIA (Freedom of Information Act).

6. Responsibilities

Elected Officials are entrusted with access to sensitive information and city resources. It is their responsibility to:

- **Use of IT Resources:** Ensure that all city-provided IT resources are used for official purposes only and in a manner that supports the city's operations and governance.
- **Confidentiality:** Protect the confidentiality of all information obtained through the course of duty, including but not limited to constituents' personal data, city contracts, and strategic plans.
- **Compliance:** Adhere to all applicable laws, regulations, and city policies concerning the use of IT resources, including data protection laws and cybersecurity policies.
- **Reporting:** Immediately report any security breaches, suspected fraud, or misuse of city resources to the Information Systems Director.

7. Acceptable Use

Elected Officials are expected to use city IT resources responsibly. Acceptable use includes, but is not limited to:

- Conducting official city business and communication.
- Accessing city-related documents.
- Researching relevant information to support decision-making processes.
- Engaging with constituents in a professional and appropriate manner.

8. Unacceptable Use

The following actions are prohibited:

- **Personal Use:** Using city resources for personal gain or any non-official activities, including but not limited to personal shopping, political campaigning, or non-city-related social media use.
- **Harassment:** Engaging in any form of harassment, including the use of city resources to send, forward, or post discriminatory, defamatory, or obscene material.
- **Unauthorized Access:** Attempting to gain unauthorized access to information, accessing data not intended for the user or belonging to another user, or seeking or accessing information and data which is not related to one's duties and responsibilities.
- **Data Sharing:** Sharing protected city data or information with unauthorized individuals or entities.
- **Broadcast Messages:** Posting non-business-related messages to large numbers of users of the City of Easley or to newsgroups.

9. Security Measures

Elected Officials must take reasonable steps to ensure the security of their devices and accounts, including:

- **Passwords:** Using strong, unique passwords and changing them regularly.
- **Secure Connections:** Ensuring that all connections to city systems are secure.
- **Device Management:** Keeping all city-provided devices updated with the latest security patches and promptly reporting any lost or stolen devices.

10. Email and Communications Activities

- **Email Usage:** The City is responsible for maintaining all public records in accordance with the state law. While the City has access to and maintains records through the City's official email domain, the City does not archive or manage personal email accounts. Accordingly, public officials should avoid using private email to conduct city business, but if they do, then the public official is responsible for storing and archiving according to State law any content from their personal email that would constitute a public record. When in doubt, do not delete personal emails without consulting legal counsel first. City business must be conducted through an official email domain rather than a private email account.

The following activities are prohibited via email or otherwise:

- Sending unsolicited email messages, including "junk mail" or other advertising material to individuals who did not specifically request such material.
- Any form of harassment via email, telephone, paging, or texting, whether through language, frequency, or size of messages.
- Creating or forwarding "chain letters," "Ponzi," or other "pyramid" schemes of any type.
- Posting non-business-related messages to large numbers of users of the City of Easley or to newsgroups.
- Sending unsolicited email messages, including "junk mail" or other advertising material to individuals who did not specifically request such material.

11. Social Networking and Blogging

A. Summary.

1. ~~The City respects the right of Elected Officials to use social media (Twitter, Instagram, Facebook, chatrooms, online journals, personal newsletters, or other mediums of electronic communication) and blogs as a medium of self-expression and public conversation and does not discriminate against Elected Officials who use these~~

mediums—for personal communications, interests and affiliations, or other lawful purposes. Furthermore, if Elected Officials use their personal social media outlets to conduct official business, those personal sites can become official sites and various constitutional standards apply to them. Elected Official are expected to follow the guidelines and policies set forth below to provide a clear line between him or her as an individual and him and her as an Elected Official.

B.—Using Personal Social Media to Conduct Official Business

- i.—If Elected Officials operate social media—and limits their use to personal activities, the official is free to operate and post as they deem fit. However, if the Elected Official is authorized to speak on behalf of the City, and uses their personal social media sites to publish official statements on behalf of the City, or represents that they are speaking in their official capacity, then different rules under the First Amendment may apply to these social media sites such as blocking persons from the site, deleting comments, or refusing to allow persons to comment. Therefore, it is recommended that the elected official not engage in open dialogue via social media in discussion of city business.
- ii.—Accordingly, it is recommended that you to keep all personal social media sites strictly personal, and not to publish or post anything related to official city business on those personal sites. It is further recommended to include a disclaimer on your personal social media sites that the views expressed in your posts are your own, and do not reflect the official position of the City, and that you are not posting on behalf of the City, such as ‘This account is for personal use only. The views, postings, positions, or opinions expressed on this site are my own and do not represent those of the City of Easley. If you are a citizen of the City of Easley and would like to discuss City business, please contact me at [official email].’²
- iii.—It is further recommended to avoid making posts on your personal social media accounts referencing your official capacity as an elected official.
- iv.—Elected Officials who utilize social networking sites and blogs should maintain an appropriate level of professionalism and appropriate conduct to avoid broadcasting in a manner detrimental to the mission and function of the City of Easley.

~~Elected Officials shall not use a social networking site or other medium of internet communication to post any materials of a sexually graphic nature or racially motivated content.~~

- v. ~~Elected Officials are personally responsible for their commentary and can be held personally liable for commentary that is considered defamatory, obscene, proprietary, or libelous by any offended party, not just the City.~~
- vi. ~~Elected Officials cannot use employer-owned equipment, including computers, company licensed software, or other electronic equipment, nor facilities, network, or company time to conduct personal blogging.~~
- vii. ~~Elected Officials cannot use personal social media to harass, threaten, discriminate, or disparage other Elected Officials or anyone associated with or doing business with the city.~~
- viii. ~~Elected Officials cannot post privileged information, including company issued documents, information that is subject to attorney client privilege, copyrighted information or any document or content constituting the intellectual property belonging to another.~~
- ix. ~~Elected Officials should not post on personal blogs photographs of other Elected Officials, City employees, customers, citizens, visitors, or any incident that is a result of City employment without the individuals written consent.~~

11. Monitoring and Enforcement

The City of Easley reserves the right to audit and/or monitor the use of its IT resources to ensure compliance with this AUP. Elected Officials must keep in mind that any information/data on City Information Services accounts/equipment are subject to FOIA. Any violations of this policy may result in disciplinary action, including complaints to the State Ethics Commission, and/or legal action. In every case, ~~t~~The offending Elected Official shall be required to reimburse the City for the total costs of any fees incurred by the City as a result of unacceptable uses as described herein, and inappropriate internal use.

12. Acknowledgement

Elected Officials are required to sign an acknowledgement form indicating that they have read, understood and agreed to comply with this policy.