

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

ATTEST:

Jennifer Bradley, Municipal Clerk

Lisa Talbert, Mayor

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	Fagus grandifolia)
American Holly	Ilex opaca)  E
American Persimmon	Diospyros virginiana)
American Sycamore	Platanus occidentalis)  W
Black Tupelo	Nyssa sylvatica)  W  F
Black Willow	Salix nigra)  W
Chalk Maple	Acer leucoderme)  F

Common Silverbell	Halesia tetraptera)
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 copallinum) 🌸 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

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ATTEST:

Jennifer Bradley, Municipal Clerk

Approved as to Form:

Daniel Hughes, City Attorney

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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

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 AT 300 POPE FIELD ROAD, IDENTIFIED AS PARCEL ID 5018-12-97-9461, AND MORE PARTICULARLY DESCRIBED HEREIN, OWNED BY INTERNATIONAL HORIZONS LLC, FROM GENERAL RESIDENTIAL 2 (GR-2) TO NEIGHBORHOOD COMMERCIAL (NC) FOR 0.56 ACRES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, International Horizons 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 5018-12-97-9461, from General Residential 2 (GR-2) to Neighborhood Commercial (NC); and

WHEREAS, the property is commonly known as 300 Pope Field Road, Easley, South Carolina, and is described by the Pickens County Property Assessor as GILLESPIE LOT 14, PLAT 623/52; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing to consider the proposed rezoning and recommended approval of the proposed zoning designation of Neighborhood Commercial (NC) for approximately 0.56 acres; and

WHEREAS, the applicant has voluntarily submitted a Declaration of Restrictive Covenant, attached hereto as Exhibit B, which limits certain uses of the property; and

WHEREAS, City Council finds the proposed zoning classification of Neighborhood Commercial (NC) to be compatible with the established zoning of surrounding properties and consistent with the City's planning objectives;

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

Section 1. Rezoning

The parcel of property currently titled in the name of International Horizons LLC, shown as Pickens County Parcel ID 5018-12-97-9461, commonly known as 300 Pope Field Road, Easley, South Carolina, and described by the Pickens County Property Assessor as:

GILLESPIE LOT 14, PLAT 623/52 (0.56 acres)

shall be rezoned from General Residential 2 (GR-2) to Neighborhood Commercial (NC).

The attached map shown as **Exhibit B**, prepared by the City of Easley Planning and Community Development Department, is incorporated by reference for the purpose of identifying the location of the property.

Section 2. Declaration of Restrictive Covenant

A Declaration of Restrictive Covenant, voluntarily submitted by the property owner and attached hereto as **Exhibit A**, has been provided for City Council's consideration as part of this rezoning request. The covenant restricts certain uses of the property and shall be recorded with the Pickens County Register of Deeds.

Section 3. 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, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date

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

ADOPTED this 13th day of April 2026.

First Reading: March 9, 2026

Second Reading: April 13, 2026

CITY OF EASLEY, SOUTH CAROLINA

Lisa Talbert, Mayor

ATTEST:

Jennifer Bradley, Municipal Clerk

Approved as to Form:

Daniel Hughes, City Attorney

Exhibits

Exhibit A – Declaration of Restrictive Covenant

Exhibit B – Map Showing Parcel

AFTER RECORDING, RETURN TO:
International Horizons, LLC
300 Pope Field Road
Easley, South Carolina 29642

DECLARATION OF RESTRICTIVE COVENANT

WHEREAS, Declarant owns the real property described on Exhibit "A" attached hereto (the "Premises") which is currently zoned for residential use; and

WHEREAS, Declarant agrees to restrict the Premises from noxious activities, and from being used as a bar or tavern (both defined as a public establishment that receives more than fifty (50%) of its revenue from alcohol sales), nightclub, massage parlor, and/or tobacco/vape shop, in order to remove the concerns and objections to the zoning change;

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant covenants and agrees as follows:

1. For a period of twenty (20) years from the Effective Date of this instrument, the Premises shall not be used for the operation of noxious activities, and shall not be used as a bar or tavern (both defined as a public establishment that receives more than fifty (50%) of its revenue from alcohol sales), nightclub, massage parlor, and/or tobacco/vape shop.
2. These restrictions are for the benefit of Owner and run with the Premises, and are for the benefit of and binding upon all successive owners and occupants of the Premises.
3. This instrument shall be recorded in each local recording office in the jurisdiction in which the Premises and the Center are located and shall expire automatically twenty (20) years after the Effective Date. Exhibit A is incorporated herein by this reference.

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictive Covenant as of the date set forth above.

International Horizons, LLC

By: _____

Name: _____

Title: _____

Witness #1

Witness #2

State of South Carolina)
)
County of _____)

This instruments was executed and acknowledged before this ____ day of _____,
2026, by _____, the _____ of International
Horizons, LLC.

Notary Public for South Carolina
Printed Name:

My commission expires: _____

DRAFT

EXHIBIT A
Legal Description

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Pickens, near Pickensville, being known and designated as **Lot Number FOURTEEN (14)**, as shown and more fully described on a Plat of the L.H. and W.C. Gillespie property by J. A. Pickens, Surveyor, dated March 1949, and recorded in Book 7, page 56, records of Pickens County, South Carolina.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS: Any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

This is the identical lot of land conveyed to International Horizons, LLC by deed of Charlotte M. Henderson, Ronald Curtis Henderson, and Susan Lynn H. Davis on the 12th day of May, 2025, recorded on the 12th day of May, 2025, in Deed Book 2811 at Page 330 in the records of Pickens County, South Carolina.

This is the identical lot of land conveyed to Curtis C. Henderson by deed of Lee Porter, recorded on the 20th day of December, 1950 in Deed Book 6-R at page 104 in the records of Pickens County, South Carolina. Curtis C. Henderson having conveyed a one-half (1/2) interest in said property to Charlotte M. Henderson by deed recorded May 12, 2005 in Deed Book 903, page 292, records of Pickens County, South Carolina. The said Curtis C. Henderson having passed away on October 12, 2022 and his one-half (1/2) interest in the subject property was conveyed unto Charlotte M. Henderson, for and during the term of her natural life, then to Ronald Curtis Henderson and Susan Lynn H. Davis by Deed of Distribution recorded March 26, 2024 in Deed Book 2654, page 287, records of Pickens County, South Carolina.

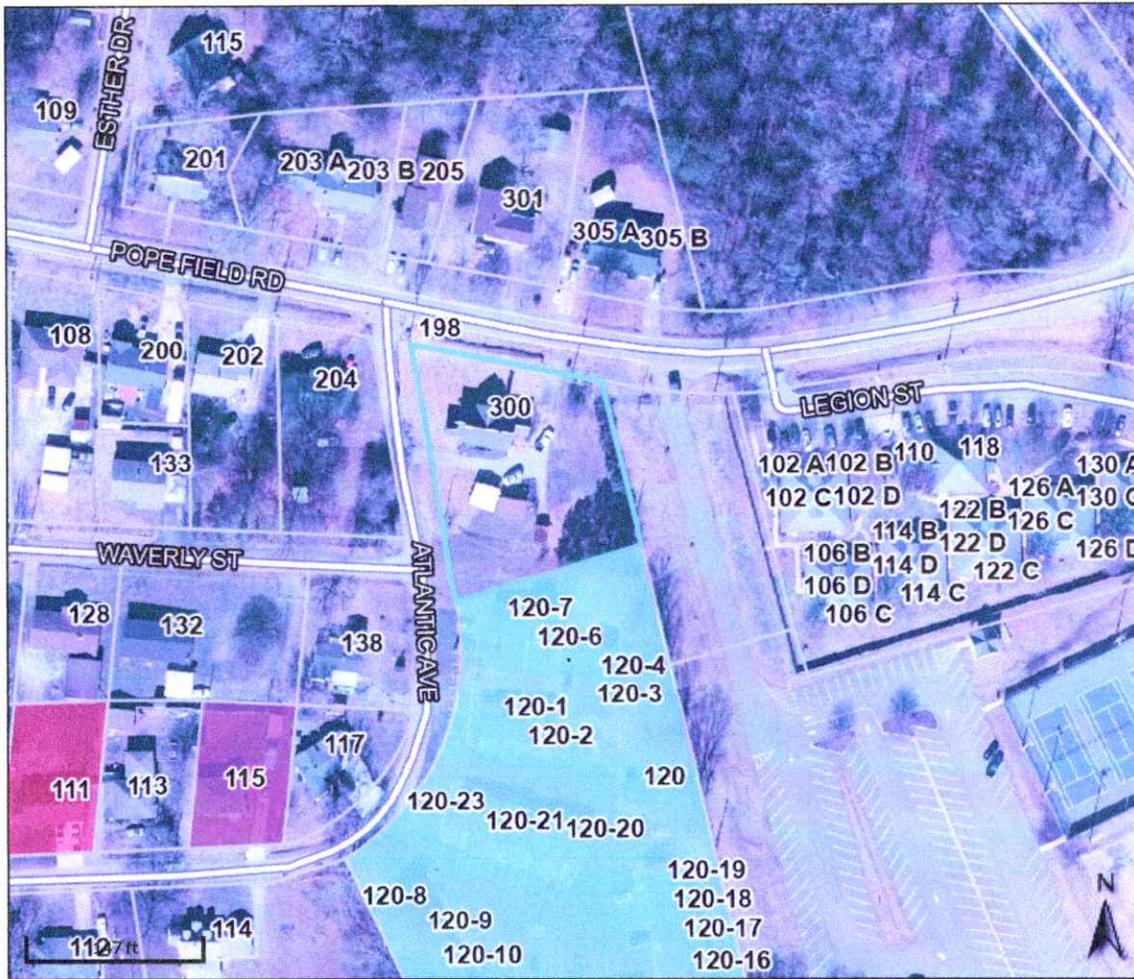
Grantee's Address: 300 Pope Field Road, Easley, SC 29642

TMS #5018-12-97-9461

EXHIBIT B



Pickens County, SC



Overview



Legend

- Parcels
- 911 Address
- Yearly Sales
 - 2026
 - 2025
 - 2024
 - 2023
 - 2022
 - 2021
 - 2020
- Roads

Parcel ID	5018-12-97-9461	Account	Residential	Ownership	INTERNATIONAL	Documents			
Account No	R0011105	Type			HORIZONS LLC	Date	Price	Doc	Vacant or Improved
Property	300 POPE FIELD RD	Class	1 Story		300 POPE FIELD	7/2/2025	\$0	623/52	Vacant
Address	EASLEY	Acreage	n/a		RD	5/12/2025	\$244,000	2811//330	Vacant
District	1-Easley	LEA	0014		EASLEY, SC 29642-				
Brief	GILLESPIE LOT 14,	Code			0000				
Tax Description	PLAT 623/52	Value	\$91,200						

(Note: Not to be used on legal documents)

Date created: 3/5/2026
 Last Data Uploaded: 3/5/2026 9:06:17 AM

Developed by SCHNEIDER GEOSPATIAL

AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, TO AMEND THE CITY OF EASLEY UNIFIED DEVELOPMENT ORDINANCE BY ADDING SECTION 7.10.7, FLEXIBLE REVIEW DISTRICT (FRD), AND AMENDING SECTION 5.5, ZONING DISTRICTS, TO FORMALLY ESTABLISH THE FLEXIBLE REVIEW DISTRICT ZONING CLASSIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Easley Unified Development Ordinance regulates land use, development standards, and permitted development for property within the corporate limits of the City; and

WHEREAS, City Council has identified the need for a residential zoning designation that provides flexibility comparable to a planned development approach while ensuring that development intensity does not exceed established residential density patterns; and

WHEREAS, City Council desires to establish the **Flexible Review District (FRD)** as a residential master-planned zoning tool that promotes compatibility with surrounding neighborhoods, coordinated infrastructure planning, and predictable development outcomes; and

WHEREAS, City Council further desires to amend the Unified Development Ordinance by adding **Section 7.10.7, Flexible Review District**, and updating **Section 5.5, Zoning Districts**, to formally implement this zoning district; and

WHEREAS, the Easley Planning Commission held a public hearing pursuant to public notice and recommended approval of the proposed amendment to the Unified Development Ordinance.

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

Section 1. Amendment to the Unified Development Ordinance

The Unified Development Ordinance of the City of Easley is hereby amended by adding **Section 7.10.7, Flexible Review District (FRD)** and amending **Section 5.5, Zoning Districts**, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Purpose and Applicability

The **Flexible Review District (FRD)** is established to provide a residential master-planned zoning district that allows innovative design and coordinated development while ensuring that

overall development intensity remains compatible with surrounding residential areas and existing density patterns.

Section 3. 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, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Effective Date

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

ADOPTED this 13th day of April 2026.

First Reading: March 9, 2026

Second Reading: April 13, 2026

CITY OF EASLEY, SOUTH CAROLINA

Lisa Talbert, Mayor

ATTEST:

Jennifer Bradley, Municipal Clerk

Approved as to Form:

Daniel Hughes, City Attorney

7.10.7 Flexible Review District

A. Intent

The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

The FRD is not intended to increase development intensity beyond what would otherwise be achievable through conventional zoning districts. Approval of an FRD in one location shall not be construed as precedent for approval in any other location.

B. Applicability and Permitted Uses

1. The FRD shall be applied only to residential developments.
2. Non-residential and mixed-use developments shall be regulated through the Planned Development (PD) zoning district.
3. Permitted uses within an FRD shall be limited to residential dwelling types and customary accessory uses as approved in the Conceptual Master Plan.

C. Minimum Site Requirements

1. Minimum site area shall be ten (10) contiguous acres.
2. Multiple parcels may be combined under unified ownership through a recorded unity of title.

D. General Development Standards

The standards set forth in the Zoning Ordinance, may serve as a guide for the FRD district. However, variations are permitted. Applicants shall discuss variations with the City of Easley Staff prior to submitting their rezoning application. Planning Staff will ascertain that the characteristics of building height, location, etc. shall be appropriate as related to standards within the district.

E. Base Density Limitation

FRD development shall not exceed the lesser of:

- A. The highest permitted residential density of any abutting zoning district in the City limits;
- or
- B. The average permitted residential density of all properties in the City limits within five hundred (500) feet of the subject site.
 - C. If the subject property only abuts a nonresidential zoning district(s) (including NC, CC, GC, MED, OI, or IND), the applicable residential density for purposes of this section shall be

based on the R-10 zoning district.

F. Infrastructure Capacity Review

Applicants shall submit an Infrastructure Capacity Letter at the concept stage addressing:

1. Water and sewer availability;
2. Roadway access and projected trip generation;
3. Emergency service access.

If adequate capacity is not available, permitted density shall be limited to supportable levels unless improvements are formally committed.

G. Application Process and Conceptual Master Plan

1. Pre-Application Conference

Prior to submittal, the applicant shall meet with Planning Staff for a pre-application conference.

2. Rezoning Application

FRD zoning shall be requested through amendment of the official zoning map.

3. Required Submittals

- a. Conceptual Master Plan, including:

- Boundary survey and vicinity map;
- Total acreage;
- Maximum unit count;
- Lot size ranges;
- Building height limits;
- Open space network;
- Street and circulation framework;
- Phasing plan;
- Amenity locations;
- Buffering and transitional treatments.

- b. Natural Resources Inventory, including:

- Land cover;
- Topography at four-foot intervals;
- Floodplain and stream data;

- Existing structures.

c. Statement of Intent, including:

- HOA or maintenance framework;
- Development schedule;
- Public improvements;
- Public facility impacts and agency letters;
- Architectural character;
- Landscaping and screening;
- Stormwater maintenance;
- Traffic and circulation analysis;
- Additional relevant information.

4. Planning Commission Review

The Planning Commission shall review the application and provide a recommendation to City Council.

5. City Council Action

City Council may approve, approve with conditions, or deny the application by ordinance.

6. Effect of Approval

Approval of a Conceptual Master Plan authorizes preparation of subdivision plats and detailed site plans consistent with the approved plan

H. Open Space and Amenity Standards

1. Open Space

- a. A minimum of twenty-five percent (25%) contiguous open space shall be provided.
- b. At least fifty percent (50%) of required open space shall be usable.
- c. Open space shall be maintained by an HOA or dedicated to the City, subject to acceptance.

2. Amenities

- a. One (1) primary amenity per fifty (50) dwelling units.
- b. One (1) neighborhood-scale amenity per development phase.

Eligible amenities include greenways, playgrounds, clubhouses, pocket parks, swimming pools.

I. Neighborhood Compatibility Standards

FRD developments shall provide appropriate transitions to adjacent zoning districts,

including:

1. Height step-downs;
2. Enhanced buffers and screening;
3. Graduated density;
4. Perimeter landscaping.

J. Development Agreement and Recording

1. All FRD projects shall be subject to a recorded Development Agreement.
2. The Development Agreement shall specify:
 - a. Maximum unit count;
 - b. Approved density;
 - c. Required amenities;
 - d. Infrastructure commitments;
 - e. Phasing schedule;
 - f. Maintenance responsibilities.
3. The approved Conceptual Master Plan, Statement of Intent, and Development Agreement shall be recorded with the Pickens County Register of Deeds.

K. Subdivision Plats

Approval of the Conceptual Master Plan shall constitute authority for submission of subdivision plats in accordance with the Subdivision Regulations.

L. Amendments and Changes

1. Minor Changes:

Design-related changes that do not alter the approved concept may be approved administratively, provided they do not conflict with City Council conditions.
2. Major Changes:

Changes that alter density, unit count, use, access, boundaries, housing type, or overall character, shall require Planning Commission review and City Council approval.

M. Vesting and Expiration

1. FRD approval shall expire if no subdivision or site plan is submitted within twenty-four (24) months.
2. If substantial progress is not made within five (5) years, the property shall revert to its original zoning classification.
3. Adequate progress includes permit submittals, approvals, or infrastructure construction.

N. Conformance Requirement

Approval of an FRD does not obligate the City to approve subsequent applications that fail to substantially conform to the approved Conceptual Master Plan and Development Agreement.

**A RESOLUTION APPOINTING GEORGE GRAMBLIN TO THE CITY OF EASLEY
ZONING BOARD OF APPEALS**

WHEREAS, the City of Easley maintains a Zoning Board of Appeals in accordance with applicable state law and local ordinances to ensure the proper administration and interpretation of the City's zoning regulations; and

WHEREAS, there is a vacant seat on the Zoning Board of Appeals 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 Zoning Board of Appeals for designated terms; and

WHEREAS, the Council finds George Gramblin 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.** George Gramblin is hereby appointed to the City of Easley Zoning Board of Appeals.
2. **Term of Service.** The term of this appointment shall commence on March 9, 2026, and shall expire on December 31, 2026, unless otherwise altered in accordance with law.
3. **Duties.** The appointee shall perform all duties and responsibilities required of a member of the Zoning Board of Appeals pursuant to applicable statutes, ordinances, and rules.

RESOLVED this 9th day of March 2026.

Lisa Talbert
Mayor

ATTEST:

Form, substance, and number
approved by City Attorney

Jennifer Bradley
City Clerk

Daniel Hughes
Attorney at Law

**A RESOLUTION APPOINTING LUCAS DURHAM TO THE CITY OF EASLEY
ZONING BOARD OF APPEALS**

WHEREAS, the City of Easley maintains a Zoning Board of Appeals in accordance with applicable state law and local ordinances to ensure the proper administration and interpretation of the City's zoning regulations; and

WHEREAS, there is a vacant seat on the Zoning Board of Appeals 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 Zoning Board of Appeals for designated terms; and

WHEREAS, the Council finds Lucas Durham 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.** Lucas Durham is hereby appointed to the City of Easley Zoning Board of Appeals.
2. **Term of Service.** The term of this appointment shall commence on March 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 Zoning Board of Appeals pursuant to applicable statutes, ordinances, and rules.

RESOLVED this 9th day of March 2026.

Lisa Talbert
Mayor

ATTEST:

Form, substance, and number
approved by City Attorney

Jennifer Bradley
City Clerk

Daniel Hughes
Attorney at Law

**A RESOLUTION APPOINTING ALEX HENSLEY TO THE CITY OF EASLEY
ZONING BOARD OF APPEALS**

WHEREAS, the City of Easley maintains a Zoning Board of Appeals in accordance with applicable state law and local ordinances to ensure the proper administration and interpretation of the City's zoning regulations; and

WHEREAS, there is a vacant seat on the Zoning Board of Appeals 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 Zoning Board of Appeals for designated terms; and

WHEREAS, the Council finds Alex Hensley 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.** Alex Hensley is hereby appointed to the City of Easley Zoning Board of Appeals.
2. **Term of Service.** The term of this appointment shall commence on March 9, 2026, and shall expire on December 31, 2029, unless otherwise altered in accordance with law.
3. **Duties.** The appointee shall perform all duties and responsibilities required of a member of the Zoning Board of Appeals pursuant to applicable statutes, ordinances, and rules.

RESOLVED this 9th day of March 2026.

Lisa Talbert
Mayor

ATTEST:

Form, substance, and number
approved by City Attorney

Jennifer Bradley
City Clerk

Daniel Hughes
Attorney at Law

RESOLUTION 2026-09

A RESOLUTION TO PROVIDE A WORK ENVIRONMENT FREE OF RECOGNIZED HAZARDS AND SUPPORT POLICIES AND PROCEDURES TO PROTECT CITY EMPLOYEES, PRIVATE AND PUBLIC PROPERTY, AND THE PUBLIC

WHEREAS, the Mayor and City Council recognize that the prevention of accidental losses affecting employees, property, and the public will enhance the operating efficiency of City government; and

WHEREAS, a pro-active loss control posture requires that sound loss prevention measures are of primary consideration and take precedence over expediency in all operations.

NOW, THEREFORE. BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF EASLEY, SOUTH CAROLINA, in Council assembled, that the City will endeavor to provide a work environment free of recognized hazards through the establishment and implementation of loss control policies and procedures, and their subsequent amendments and additions, designed to provide protection to City employees, public and private property, and members of the public.

BE IT FURTHER RESOLVED that the City will support compliance with all Federal and State safety regulations; provide and train employees in the use of personal protective equipment; and ensure that all employees are advised of and understand their loss control responsibilities in the performance of their work.

ADOPTED this 9th day of March 2026.

Lisa Talbert
Mayor

ATTEST:

Form, substance, and number
approved by City Attorney

Jennifer Bradley
City Clerk

Daniel Hughes
Attorney at Law