

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.

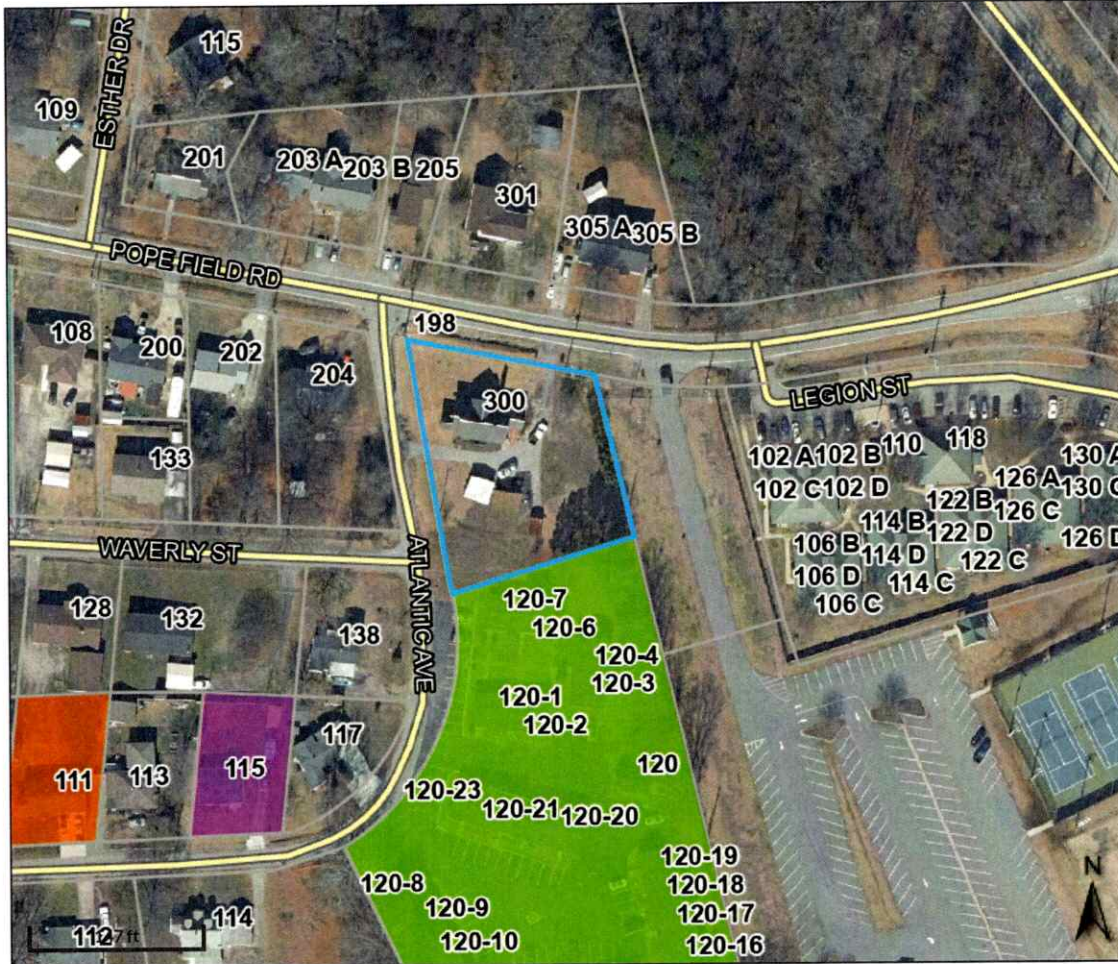
Grantee's Address: 300 Pope Field Road, Easley, SC 29642

TMS #5018-12-97-9461

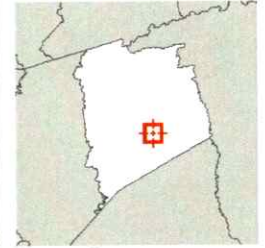
EXHIBIT B



Pickens County, SC



Overview



Legend

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

Parcel ID	Account No	Property Address	District	Brief	Tax Description	Account Type	Class	Acreage	LEA	Code	Value	Residential	Ownership	INTERNATIONAL	Documents Date	Price	Doc	Vacant or Improved
5018-12-97-9461	R0011105	300 POPE FIELD RD	1-Easley	GILLESPIE LOT 14,	PLAT 623/52	Residential	1 Story	n/a	0014	0000	\$91,200		INTERNATIONAL	HORIZONS LLC	7/2/2025	\$0	623 / 52	Vacant
		EASLEY			(Note: Not to be used on legal documents)									RD	5/12/2025	\$244,000	2811 / 330	Vacant

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

EXHIBIT A

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.

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EASLEY, SOUTH CAROLINA**

**(Application to South Carolina Water Quality Revolving Fund Authority
for State Water Pollution Control Revolving Loan Fund – 2026)**

WHEREAS, the South Carolina Water Quality Revolving Fund Authority (the “State Authority”) provides low-interest loan financing for the construction and improvement of publicly owned wastewater treatment facilities and related appurtenances from the Water Pollution Control Revolving Loan Fund (the “Fund”) pursuant to the Federal Clean Water Act and Title 48, Chapter 5 of the Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, the City of Easley, South Carolina (the “City”) is a legally constituted municipal corporation in the State of South Carolina and is authorized to incur revenue debt pursuant to Title 6, Chapter 17, Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, pursuant to General Bond Ordinance No. 1999-13 (the “General Bond Ordinance”) enacted on May 17, 1999, the City has authorized and provided for the issuance of Combined Utility System Revenue Bonds; and

WHEREAS, Fourth Supplemental Ordinance No. 2005-11 enacted by the City Council of the City on March 28, 2005, provided for certain modifications and amendments to General Bond Ordinance No. 1999-13; and

WHEREAS, pursuant to Tenth Supplemental Ordinance No. 2013-007 enacted on July 8, 2013, the City has issued its \$14,080,000 original principal amount Combined Utility System Refunding Revenue Bond, Series 2015, dated December 1, 2015 (the “Bond of 2015”) presently outstanding in the principal amount of \$175,000; and

WHEREAS, pursuant to Twelfth Supplemental Ordinance No. 2017-07 enacted on August 14, 2017, the City has issued a \$3,128,280 Promissory Note dated December 11, 2017 (the “2017 SRF Note”) payable to the South Carolina Water Quality Revolving Fund Authority, presently outstanding in the principal amount of \$2,444,753.62; and

WHEREAS, pursuant to Thirteenth Supplemental Ordinance No. 2017-08 enacted on July 12, 2017, the City has issued its \$9,500,000 original principal amount Combined Utility System Revenue Bonds, Series 2017, dated October 12, 2017 (the “Bonds of 2017”), presently outstanding in the principal amount of \$8,945,000; and

WHEREAS, pursuant to Fourteenth Supplemental Ordinance No. 2017-15 duly enacted on January 8, 2018, the City has issued its \$9,685,000 original principal amount Combined Utility System Refunding Revenue Bonds, Series 2018, dated September 5, 2018 (the “Bonds of 2018”), presently outstanding in the principal amount of \$7,390,000; and

WHEREAS, pursuant to Fourteenth Supplemental Ordinance No. 2017-15 duly enacted on January 8, 2018, the City has issued its \$20,170,000 original principal amount Combined Utility System Refunding Revenue Bonds, Series 2019, dated October 2, 2019 (the “Bonds of 2019”), presently outstanding in the principal amount of \$15,675,000; and

WHEREAS, pursuant to Fifteenth Supplemental Ordinance No. 2022-26 enacted on November 14, 2022, the City has issued a \$3,717,988 Promissory Note dated November 17, 2022 (the “2022 SRF Note”) payable to the South Carolina Water Quality Revolving Fund Authority, presently outstanding in the principal amount of \$3,311,799.67; and

WHEREAS, the Easley Commission of Public Works (the “Commission”) has requested the City Council adopt this Resolution in order to make application to the State Authority for a loan described in Section 1 hereof; and

WHEREAS, the City has determined that it is in the best interest of the City to apply to the State Authority for a loan from the Fund.

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

Section 1. The Council hereby authorizes the General Manager of the Commission to complete and the Chairman of the Commission to execute an application to the State Authority for a loan from the Fund in the amount of approximately \$19,000,000 to defray the costs of making certain improvements, extensions and enlargements to the Combined Utility System of the City, which is operated, controlled and managed by the Commission, to wit: replacement of existing vitrified clay and cast iron sewer mains with PVC pipe, including approximately 9,700 linear feet of Middle Branch sewer main, approximately 9,500 linear feet of Brushy Creek sewer main, and approximately 5,900 linear feet of Eighteen Mile sewer main.

The General Manager and Chairman of the Commission, respectively, are authorized to take such actions as may be necessary or convenient to complete the application process.

Section 2. Pursuant to an ordinance to be enacted, the City will grant to the State Authority a pledge of, and lien on, Net Revenues of the System (each as defined in the General Bond Ordinance) for repayment of the loan on a parity with the Bond of 2015, the 2017 SRF Note, the Bonds of 2017, the Bonds of 2018, the Bonds of 2019 and the 2022 SRF Note.

Section 3. The final terms and conditions of the loan and the loan documents shall be subject to the approval of this Council.

[Signature page follows]

Adopted this 13th day of April, 2026.

CITY COUNCIL, CITY OF EASLEY,
SOUTH CAROLINA

Lisa Talbert
Mayor

ATTEST:

Form, substance, and number
approved by City Attorney

Jennifer Bradley
City Clerk

Daniel Hughes
Attorney at Law

[Signature page to Resolution]

**A RESOLUTION TO ACCEPT CERTAIN ROADS FROM
LENHARDT DEVELOPMENT, 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 Ashwood Way, Tara Oak Court, Foxcroft Court, Green Oak Drive, Rustic Ridge Drive, Bailing Drive, Mable Leaf Lane, and Elderberry Lane within the Lenhardt Grove 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 constructions 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 Lenhardt Grove Subdivision:

- Ashwood Way
- Tara Oak Court
- Foxcroft Court
- Green Oak Drive
- Rustic Ridge Drive
- Bailing Drive
- Mable Leaf Lane
- Elderberry Lane

RESOLVED this 13th day of April 2026.

Lisa Talbert
Mayor

ATTEST:

Form, substance, and number
approved by City Attorney

Jennifer Bradley
City Clerk

Daniel Hughes
Attorney at Law