

ORDINANCE NUMBER 2026-19

**AN ORDINANCE AMENDING TITLE XI ("BUSINESS REGULATIONS")
OF THE EASLEY CODE OF ORDINANCES TO ADD CHAPTER 123
("SOLICITORS, CANVASSERS, AND PEDDLERS")**

WHEREAS, the City of Easley City Council at various times reviews the city ordinances to make necessary improvements and/or changes; and,

WHEREAS, while most business transactions begin with consumers initiating contact with merchants at the merchants' stores or other forums advertised by merchants, business initiated by solicitors, canvassers and peddlers (hereinafter "solicitor" or collectively, "solicitors") are made through unsolicited visits to the homes or business of consumers. The purpose of the amendments to Title XI contained herein is to address the unique nature of such door-to-door sales so that the City can better protect a consumer who makes contact and/or purchases from a solicitor who comes to the consumer's home or business; and,

WHEREAS, the City of Easley City Council believes that the regulations set out in this ordinance are in the best interests of and promote the health, safety, and general welfare of the citizens, residents, and visitors of the City.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Easley, as follows:

*NOTE: Language in section 1 of this ordinance that is ~~struck-through~~ is language proposed to be deleted, underlined language is language proposed to be added, language that is not ~~struck-through~~ or underlined is not to be changed, and *** represents sections of the Ordinance that have been skipped and remain unchanged.*

Section 1. To amend Title XI ("Business Regulations") by adding Chapter 123 ("Solicitors Canvassers, and Peddlers") to Code of the City of Easley as follows:

TITLE XI – BUSINESS REGULATIONS

CHAPTER 123. SOLICITORS, CANVASSERS, AND PEDDLERS

Sec. 123.01. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

No soliciting signs means that the resident or business of the dwelling or business does not want to receive unsolicited communication or contact, prohibiting solicitors from contacting the homeowner or business without being requested or invited.

Permit means the permit required for solicitors or a sponsor business.

Permit fee means the permit fee established by the City of Easley Comprehensive Fee Schedule to operate as any non-exempt solicitor or sponsor business.

Solicitors, canvassers, and peddlers (hereinafter individually as a "solicitor" or collectively as "solicitors") means any person who, resident or not, traveling by foot, bicycle, any type of motor vehicle, or any type of conveyance, going from place to place, homes, businesses or streets, public or private, who offers or attempts to offer for sale any item of goods, wares and merchandise or service for present or future delivery, or any person selling any product on a temporary basis from any area outside a building within the city. This may include photographs, prints, magazines, clothing, fixtures, machines, appliances and any other things to be made, manufactured or produced.

Solicitors, canvassers, and peddlers ID card (collectively "solicitors ID card") means a non-transferable identification card issued by the city which provides consumers with information sufficient to determine if they wish to interact with the solicitor. The ID card must identify the goods or services the solicitor is selling, and the date the ID card expires.

Sponsor business means any corporation, LLC, partnership, individual proprietorship or nonprofit business that employs or contracts with solicitors.

Sec. 123.02. Permit and fees.

- (a) Sponsor businesses and solicitors shall acquire a business license solicitors' permit, and solicitors ID card prior to operating in the City and shall be subject to the regulations set forth herein, the terms of the permit, and Chapter 123 of the Easley City Code of Ordinances.
- (b) The fee for the solicitors permit and solicitors ID card shall be set by Easley City Council in the City of Easley Comprehensive Fee Schedule.

Sec. 123.03. Requirements.

Applicants for a solicitor's permit must submit the following information and payment, as applicable to the City, at least five days prior to the date they begin operating in the City:

- (1) Business license application and payment of the business license tax for the solicitors or the sponsor business, as applicable under Chapter 110 – Business License.
- (2) Solicitor's permit application, payment of the solicitor's permit fee and solicitors' ID card fee for each solicitor.
- (3) A copy of each solicitor's state issued driver's license or identification card.
- (4) A background check will be performed for every solicitor by the City. If an applicant is found to have been convicted of any of the following offenses, regardless of the timeframe, he or she will not be allowed to operate as a solicitor.
 - a. Any form of abuse.
 - b. Any form of assault/battery.
 - c. Any crime of a sexual nature.
 - d. Homicide or manslaughter.
 - e. Attempted murder.

- f. Domestic violence.
 - g. Child neglect.
 - h. Felony drug crimes.
 - i. Felony DUI.
 - j. Animal cruelty.
 - k. Felony theft.
 - l. Robbery.
 - m. Felony forgery/fraud.
 - n. Kidnapping.
 - o. Arson.
 - p. Weapons violation.
 - q. Any crime involving children.
 - r. Two misdemeanors (excluding traffic violations not listed above) or felonies, other than those listed above, within the previous five years will result in automatic disqualification.
- (5) The City will verify the status of each person applying for a solicitor's permit with the South Carolina Public Sex Offender Registry website. Any person whose name appears on the registry is automatically disqualified.
 - (6) Applicant must pay all applicable fees and taxes associated with the business license, and all ad valorem and sales tax, state and local hospitality and accommodations taxes, county taxes and/or other similar taxes, as required.
 - (7) Upon receiving a business license and solicitors' permit, the licensee and permittee shall be subject to the requirements contained in this article and chapter 110 of the Easley City Code, and the failure to do so may result in the revocation or suspension of the business license or the issuance of an ordinance summons pursuant to section 123.06.

Sec. 123.04. Rules and regulations.

All solicitors must adhere to the following:

- (1) Must wear picture ID provided by sponsored business and obtain and carry a city solicitor's permit and business license.
- (2) The solicitor's state issued driver's license or identification card will be at all times carried and available for inspection of any law enforcement or code enforcement agency, department, or personnel.
- (3) Must only solicit between the hours of 9:00 am and 7:00 pm, Monday through Saturday, and not at any time on Sundays, except by invitation or appointment.
- (4) Entering upon a subdivision or private property where there is clear posting of "no soliciting" is prohibited.

- (5) Must leave any premise and not return after having been notified to leave by the owner or occupant of property.
- (6) Solicitation is prohibited of any occupants of vehicles being operated on any public right of way, moving, stopped or parked.
- (7) Solicitors operating upon commercial property or commercially zoned property must obtain permission from the property owner to be located on the property, and proof of permission must be provided to the city at time of application.
- (8) It shall be unlawful to make false or fraudulent statements regarding the quality of goods, wares, merchandise or services that are being offered.
- (9) Any device which produces offensive or loud noise to attract customers is prohibited.
- (10) The use of profanity, indecent, abusive, or threatening language or behavior is prohibited.
- (11) The sale or offer to sale by solicitors of dangerous or hazardous materials such as firearms and ammunition, explosives, and flammable gases and liquids is prohibited.

Sec. 123.05. Exemptions.

- (a) Fairs, festivals, etc. Any nonprofit organization sponsoring a community-oriented fundraiser, fair, festival, musical or theatrical performance, or similar event, upon proper application, shall be granted a single solicitor permit at no cost to cover all bona fide participants in such event who are solicitors provided the event is at a location under the control of the sponsoring organization and provided the sponsoring organization maintains a list of bona fide participants.
- (b) Sales or distributions made by non-profit organizations shall, upon proper application, be granted a single solicitor's permit and solicitor's ID card for each participant at no cost.
- (c) Youth and student-based organizations are exempt from background check(s) and a permit fee as required herein.

Sec. 123.06. Violations.

Any person violating any provision of this article shall be deemed guilty of an offense and shall be subject to a fine of up to \$500.00 or imprisonment for not more than 30 days, or both, upon conviction.

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

Section 3: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4: All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

ADOPTED this _____ day of _____, 2026.

CITY OF EASLEY, SOUTH CAROLINA

Lisa Talbert, Mayor

ATTEST:

Jennifer Bradley, Municipal Clerk

Approved as to Form:

Daniel Hughes, City Attorney

ORDINANCE 2026-20

AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, ANNEXING CERTAIN PROPERTY INTO THE CORPORATE LIMITS OF THE CITY OF EASLEY; DESIGNATING THE PROPERTY OFFICE / INSTITUTIONAL (OI) ON THE OFFICIAL ZONING MAP; ADOPTING A COMMERCIAL FUTURE LAND USE DESIGNATION; SAID PROPERTY BEING IDENTIFIED AS A PORTION OF PICKENS COUNTY TAX MAP NUMBER 5039-16-84-8206, CONSISTING OF APPROXIMATELY 13.16 ACRES, OWNED BY LATHAM ROAD LLC, AND MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, David Odom, PE, on behalf of Latham Road LLC, has submitted an application requesting the annexation of approximately 13.16 acres of land into the corporate limits of the City of Easley, together with a request to establish an Office / Institutional (OI) zoning designation and a Commercial Future Land Use designation for the property; and

WHEREAS, the subject property is a portion of Pickens County Tax Map Number 5039-16-84-8206, which consists of approximately 38.94 acres in total, with only the 13.16-acre portion depicted on Exhibit A proposed for annexation; and

WHEREAS, the City of Easley Planning Commission, following duly advertised public notice, conducted a public hearing on June 15, 2026, to consider the proposed annexation and associated zoning designation and recommended approval by a vote of 4-0; and

WHEREAS, the City of Easley Planning and Development Department has reviewed the application and recommends approval, finding that the proposed annexation, Office / Institutional (OI) zoning designation, and Commercial Future Land Use designation are consistent with the goals and policies of the City of Easley Comprehensive Plan; and

WHEREAS, City Council finds that the proposed annexation will promote the public health, safety, and welfare by expanding educational opportunities, reducing future demand on existing public schools, creating employment opportunities, and supporting the orderly growth and development of the City in accordance with the Comprehensive Plan; and

WHEREAS, City Council further finds that the proposed Office / Institutional (OI) zoning designation is appropriate and compatible with the surrounding area and the intended use of the property.

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

Section 1. Annexation

The property currently owned by Latham Road LLC, identified as a portion of Pickens County Tax Map Number 5039-16-84-8206, consisting of approximately 13.16 acres, is hereby annexed into the corporate limits of the City of Easley.

The property is part of a larger 38.94-acre parcel; however, only the 13.16-acre area shown on the attached Exhibit A, prepared by the City of Easley Planning and Development Department, is annexed by this Ordinance. Exhibit A is incorporated herein by reference for the purpose of identifying the property subject to this annexation.

Section 2. Zoning and Future Land Use

Upon annexation, the property shall be designated Office / Institutional (OI) on the Official Zoning Map of the City of Easley and assigned a Commercial Future Land Use designation on the City's Future Land Use Map.

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

Section 4. Effective Date

This Ordinance shall become effective upon second and final reading by the City Council of the City of Easley.

First Reading: July 13, 2026

Second Reading: August 10, 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, PROVIDING FOR AN AMENDMENT TO CHAPTER 121: MOBILE FOOD VENDORS OF THE CITY OF EASLEY CODE OF ORDINANCES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Easley has adopted regulations governing mobile food vendors under Chapter 121 of the City Code; and

WHEREAS, City Council desires to amend Chapter 121 to reflect updates to state regulatory authority and clarify operational standards; and

WHEREAS, City Council finds that these amendments promote the public health, safety, and welfare and are 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. Amendment to Chapter 121 – Mobile Food Vendors

Chapter 121: Mobile Food Vendors of the City of Easley Code of Ordinances is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by reference (*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*).

Section 2. Applicability

This Ordinance shall apply to all mobile food vendors operating within the municipal limits of the City of Easley.

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 10th day of August 2026.

First Reading: July 13, 2026

Second Reading: August 10, 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 – Amended Chapter 121: Mobile Food Vendors

Exhibit A

CHAPTER 121: MOBILE FOOD VENDORS

Section

- 121.01 Definitions
- 121.02 Required compliance
- 121.03 Mobile food vendors on city property
- 121.04 Mobile food vendors on private property
- 121.05 Submitting false information
- 121.06 Mobile food vendor city decal permit fee and display
- 121.07 Contents of decal permit
- 121.08 Records
- 121.09 Term
- 121.10 General maintenance requirements
- 121.11 Inspections
- 121.12 Penalties, suspension, and revocation

§ 121.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CATERING TRUCK. A truck, van, or similar vehicle from which the vendor offers for sale foods and beverages that are prepackaged. It serves mostly manual labor type venues (example: construction sites).

ICE CREAM TRUCK. A motor vehicle or trailer containing a commercial freezer and from which a vendor sells frozen prepackaged food products such as ice cream, frozen yogurt, frozen custard, flavored frozen water and similar.

FAÇADE. The face of a building, especially the principal front that looks onto a street or open space. The boundaries of a FAÇADE are determined by drawing a line from the edges of the FAÇADE to the public right-of-way.

FOOD TRAILER (CONCESSION STYLE). An attached or detached trailer, or similar device, that is equipped with facilities for preparing, cooking, warming, or selling various types of food products.

FOOD TRUCK. An enclosed motor vehicle equipped with facilities for preparing, cooking and selling various types of food products.

MOBILE FOOD VENDOR (MFV). Any person selling food from a mobile vehicle or trailer. ~~This does not include a food trailer.~~

MOBILE FOOD VENDOR VEHICLE. A self-contained, motorized vehicle mounted food service unit that returns daily to its base of operations as approved by DHEC SCDA and is used for either the preparation or the sale of food products, or for both.

MOBILE MARKET FOOD TRUCK. An enclosed motor vehicle equipped with facilities for the sale of locally grown fresh produce. The produce sold is in its original form and has not been altered or cooked in any other way inconsistent with it coming fresh from the fields and/or gardens in which it was grown.

(Ord. 2019-08, passed 5-13-19; Am. Ord. 2020-21, passed 8-10-20)

§ 121.02 REQUIRED COMPLIANCE WITH DIVISION.

(A) It shall be unlawful for any person to engage in business as a mobile food vendor within the city without first obtaining an approved zoning permit, city business license, and mobile food vendor decal to do so. Upon being granted a business license and mobile food vendor decal the vendor must comply with the affirmative mandates and must not violate the prohibitions regarding sales, operations, locations, and restrictions contained in this division. The failure to do so may result in the revocation or suspension of the business license and decal.

(B) At the time of application for a business license, the mobile food vendor must provide proof of general liability insurance. Failure to maintain this insurance will result in immediate revocation of the license.

(C) Each licensed mobile food vendor must maintain for patrons' use a litter receptacle of sufficient size to accept the litter being generated by the sales from the vendor's vehicle at the point of sales. The receptacle must be maintained in such a manner as to preclude an overflow of refuse. The city highly encourages recycling receptacles for recyclable material. Each vendor shall pick up litter which is associated with the vendor's sales in the vicinity of the vendor's mobile food vehicle prior to departing a sales location. A pattern of leaving excessive litter caused by product packaging shall be a basis of suspension or revocation of the business license.

(D) Mobile food vendors shall be limited to edibles and hot and cold beverages containing no alcohol. The selling of non-food or drink items shall be limited to merchandise displaying the mobile food vendor company logo and/or branding. No items may be displayed outside of the vehicle. All trash within the food vending area must be removed from the premises at the end of each day's business operation.

(E) The licensee must provide to the city, at time of application for a business license, proof of public liability insurance in the currently required amount by the state. Failure to maintain this insurance can result in immediate revocation of the license. All mobile food vendors must be self-contained and not utilize any outside power source or other utilities unless approved by the city.

(F) Mobile food vendor shall prominently display the original South Carolina Department of Agriculture (SCDA) ~~DHEC (Department of Health-Environmental Control)~~ food inspection report that shows a posted grade, unless exempt. Mobile food vendor shall prominently display their approved city business license.

(Ord. 2018-22, passed 12-10-18; Am. Ord. 2019-08, passed 5-13-19; Am. Ord. 2020-21, passed 8-10-20)

§ 121.03 MOBILE FOOD VENDORS ON CITY PROPERTY.

(A) Food trucks, mobile market food truck within the TIF boundary on public property.

(1) Food trucks and mobile market food truck are prohibited from operations on any street, sidewalk, alley, trail, or other right of way or on any city owned property, including plazas and parks, unless operating under the approved guidelines within the TIF District.

(a) There can be no more than four total mobile food vendors in operation, per § 121.03(A)(1)(b), at the same time within the TIF District and only one operating in each quadrant of the TIF District. The quadrants are established by using the Pendleton Street railroad crossing at the center point to establish the four areas.

(b) Mobile food vendors may only park in city-owned parking spaces (not to exceed two spaces) and must serve to a curb or additional parking space. They may not set up with a service window facing traffic or the railroad.

(c) Because of concerns for pedestrian and traffic safety, no mobile food vendors (MFVs) shall operate on Main Street, East Main Street, West Main Street, North East Main Street, North West Main Street, or Pendleton Street.

1. In the northeast quadrant, MFVs shall not operate within 115 feet of an entrance to an eating establishment that is actively open for business and serving customers.

2. In the southeast quadrant, MFVs shall not operate within 115 feet of an entrance to an eating establishment that is actively open for business and serving customers. Two spaces will be designated and marked in the Easley Crossing parking lot. MFVs using these spaces will be allowed to pull forward or back in so that their tires are against the curb, even if the vehicle extends over the sidewalk.

3. In the southwest quadrant, MFVs shall not operate within 115 feet of an entrance to an eating establishment that is actively open for business and serving customers.

4. In the northwest quadrant, MFVs shall not operate within 115 feet of an entrance to an eating establishment that is actively open for business and serving customers.

(d) No signage may be placed in the public right-of-way that impedes pedestrian or vehicular traffic and may only be similar in style to a sandwich board sign that does not exceed 12 feet squared.

(2) Mobile food trucks and mobile market food trucks that are part of a permitted special event from out of town or out of state will not be required to obtain the mobile food vendor decal. They will be required to obtain the ~~S.C. DHEC~~ SCDA permit and pass the general maintenance requirements. No mobile food vendors shall be present in the designated food truck parking spaces during the farmers market unless permitted as part of the market.

(3) No mobile food vendor shall use any lighting, sound any device which produces an offensive or loud noise, or use any public address system on the vehicle to broadcast or advertise products.

(4) No mobile food vendor shall operate outside the hours of 7:00 a.m. to 11:00 p.m. However, a mobile food vendor may apply for additional authorization to operate after 11:00 p.m. but under no conditions later than 1:00 a.m. the following day. At the end of each business day's operation, the vendor shall remove from the parcel the mobile food vendor vehicle and all materials associated with the business.

(5) Catering trucks cannot serve to the general public.

(6) Mobile food vendors must adhere to the City Code §§ 94.30 et seq., "Smoking in Public Places and Places of Employment."

(B) Ice cream truck.

(1) Ice cream trucks must not operate within primarily downtown commercial areas, unless approved by the city as part of a permitted special event.

(2) In all locations outside of the primary downtown commercial area, ice cream trucks must remain mobile, except for periodic stops for short periods of time in order to make a sale.

(Ord. 2019-08, passed 5-13-19; Am. Ord. 2019-14, passed 8-12-19; Am. Ord. 2020-21, passed 8-10-20)

§ 121.04 MOBILE FOOD VENDORS ON PRIVATE PROPERTY.

Food trucks, mobile market food trucks, ice cream trucks and catering trucks. All mobile food vendors shall be subject to the following regulations in their operation on private property within the City of Easley.

(A) Food trucks and mobile market food truck are prohibited from operations on any street, sidewalk, alley, trail, or other right of way or on any city owned property, including plazas and parks.

(B) Mobile food truck and mobile market food trucks that are part of a permitted special event from out of town or out of state ~~will not be~~ are required to obtain the mobile food vendor decal.

They will be required to obtain the S.C. DHEC SCDA permit and pass the general maintenance requirements.

(C) No mobile food vendor shall use any lighting, sound any device which produces an offensive or loud noise, or use any public address system on the vehicle to broadcast or advertise products.

(D) No mobile food vendor shall operate within 200 feet from the door of a lawfully established eating establishment that is actively open for business serving customers unless the food truck vendor provides documentation that the restaurant owner supports a closer proximity. If a restaurant opens within the 200- foot zone after the mobile food vendor has their annual decal, the food truck vendor may remain in that location until the following annual permit is due, at which time they would have to obtain written permission from the new restaurant owner.

(E) Mobile food vendors will be permitted to locate in all nonresidential zoned areas. A mobile food vendor operating under this division shall submit to the city an application that must include:

- (1) The written permission from the private property owner for each location.
- (2) A list of all request sites to include the property owner and physical address.
- (3) Zoning permit for each parcel the MFV will be utilizing.

(F) ~~No mobile food vendor shall operate outside the hours of 7:00 a.m. to 11:00 p.m. However, a mobile food vendor may apply for additional authorization to operate after 11:00 p.m. but under no conditions later than 1:00 a.m. the following day. Mobile food vendors may operate only during the hours of operation of the principal use on the site. No mobile food vendor shall operate outside the hours of 7:00 a.m. to 10:00 p.m.~~ At the end of each business day's operation, the vendor shall remove from the parcel the mobile food vendor vehicle and all materials associated with the business.

(G) No mobile food vendor shall sound any device which produces an offensive or loud noise to attract customers, and vendors shall not use any public address system on the vehicle to broadcast or advertise products.

(H) Catering trucks cannot serve to the general public.

(I) Mobile food vendors must adhere to the City Code §§ 94.30 et seq., "Smoking in Public Places and Places of Employment."

(J) Only one mobile food vendor per parcel.

(Ord. 2019-08, passed 5-13-19; Am. Ord. 2020-21, passed 8-10-20)

§ 121.05 SUBMITTING FALSE INFORMATION.

It shall be unlawful for any person to provide any false or misleading information in connection with his or her application for a permit required by this chapter or to withhold relevant information otherwise required.

(Ord. 2019-08, passed 5-13-19; Am. Ord. 2020-21, passed 8-10-20)

§ 121.06 MOBILE FOOD VENDOR CITY DECAL PERMIT FEE AND DISPLAY.

Each applicant upon being issued a permit under this chapter shall also be issued a decal which the vendor must display on the front right windshield's lower corner, or at such other location as the city in writing shall approve. There shall be due at the time of application a fee for the permit and decal in an amount set by the city in a schedule of fees. When the annual permit expires on April 30 of any given year, the fee shall also be due upon the applicant submitting a renewal application. Only one decal may be issued per business, owner, or vendor, and no one person may have more than one truck operation inside the city at any given time.

(Ord. 2019-08, passed 5-13-19; Am. Ord. 2020-21, passed 8-10-20)

§ 121.07 CONTENTS OF DECAL PERMIT.

The permit and decal are issued to a specific vendor for a specific vehicle. No vendor may transfer a permit or decal to another vendor. No vendor shall transfer a permit or decal to another vehicle owned or controlled by the same vendor. In the event the vendor acquires during a calendar year a replacement vehicle to serve the same purpose as the vehicle for which the city issued a permit and decal, then a replacement permit and decal shall be issued at a nominal fee (\$5) and the original permit and decal shall become null and void and must be returned to the city prior to the issuance of replacements.

(Ord. 2019-08, passed 5-13-19; Am. Ord. 2020-21, passed 8-10-20)

§ 121.08 RECORDS.

The Revenue Administrator shall keep a permanent record of all permits issued under this chapter.

(Ord. 2019-08, passed 5-13-19; Am. Ord. 2020-21, passed 8-10-20)

§ 121.09 TERM.

Every permit issued under the provisions of this chapter shall expire April 30 each year.

(Ord. 2019-08, passed 5-13-19; Am. Ord. 2020-21, passed 8-10-20)

§ 121.10 GENERAL MAINTENANCE REQUIREMENTS.

(A) All exterior body work and mechanical equipment of any mobile food truck vendor shall be maintained in good and clean condition and free of excessive wear or damage.

(B) All exterior paint work shall be maintained in good condition, free of substantial scratches, chips, rust, dents and abrasions.

(C) All windshield and window glass shall be maintained free from cracks, scratches, pitting, abrasions or any other conditions that may cause a hazard or reduce clarity of vision below the level specified by the manufacturer.

(D) All mobile food vendors shall replace, repair, or remove any other type of damage or possible public hazard deemed appropriate by the city inspector.

(E) Hood fire suppression system must be inspected and tagged every (6) months and fire extinguishers every 12 months by an approved testing agency and verified by the Building Official and Fire Marshal.

(F) Illicit discharging is prohibited per § 52.091 PROHIBITION OF ILLICIT DISCHARGES.

(Ord. 2019-08, passed 5-13-19; Am. Ord. 2020-21, passed 8-10-20)

§ 121.11 INSPECTIONS.

(A) Nothing in this section shall be construed as limiting or replacing the role of SCDA (South Carolina Department of Agriculture) ~~South Carolina DHEC (Department of Health and Environmental Control)~~, which has the primary task of inspecting mobile food vendors.

(B) The city inspector or their agents shall have the right, at any time, after displaying proper identification, to enter into or upon any mobile food vendor vehicle for the purpose of ascertaining whether or not any of the provisions of this chapter are being violated.

(C) Any mobile food vendor vehicle which is found, after any city inspection, to be unsafe or in any manner not compliant with this chapter may be directed to be out of operation until the cited deficiency is corrected, and before again being placed in service shall be delivered to the inspector at a designated point for re-inspection. Every mobile food vendor must institute a system of regular weekly inspections of all the vendor's mobile food vendor vehicle(s) and equipment and must keep all equipment in proper repair and sanitary conditions at all times.

(D) Annual inspection with City of Easley Building and Fire Department

(Ord. 2019-08, passed 5-13-19; Am. Ord. 2020-21, passed 8-10-20)

§ 121.12 PENALTIES, SUSPENSION, AND REVOCATION.

Violations of this chapter shall be subject to the General Penalty, § 10.99. The city may also issue a stop order or may suspend or revoke the permit.

(Ord. 2019-08, passed 5-13-19; Am. Ord. 2020-21, passed 8-10-20)

ORDINANCE NO. 2026-26

AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, AMENDING THE CITY OF EASLEY UNIFIED DEVELOPMENT ORDINANCE; 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 within the corporate limits of the City; and

WHEREAS, City Council has determined that certain provisions of the Unified Development Ordinance should be updated and clarified to improve ordinance administration, provide consistent development standards, expand housing opportunities, and restore omitted regulations; and

WHEREAS, the proposed amendments modify the Unified Development Ordinance by revising standards applicable to Attached Single-Family Dwellings (Townhomes), Short-Term Rentals, Accessory Dwelling Units and Accessory Apartments, and Freestanding Signs, together with related amendments to the Table of Permitted Uses; and

WHEREAS, the proposed amendments are intended to provide clear and predictable development standards while maintaining compatibility with surrounding development and supporting the City's long-range planning objectives; and

WHEREAS, the Easley Planning Commission conducted a duly advertised public hearing in accordance with the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act and recommended approval of the proposed amendments to the Unified Development Ordinance; and

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 as set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Purpose and Applicability

The amendments contained in Exhibit A are adopted for the purpose of updating, clarifying, and improving the Unified Development Ordinance by establishing consistent development standards, modifying permitted uses, expanding housing opportunities, improving ordinance administration, restoring omitted sign regulations, and promoting the orderly development of property within the City of Easley.

The provisions adopted by this Ordinance shall apply in accordance with the specific requirements and applicability contained within Exhibit A.

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 become effective upon second and final reading by City Council.

ADOPTED this 14th day of September, 2026.

First Reading: August 10, 2026

Second Reading: September 14, 2026

CITY OF EASLEY, SOUTH CAROLINA

Lisa Talbert, Mayor

ATTEST:

Jennifer Bradley, Municipal Clerk

Approved as to Form:

Daniel Hughes, City Attorney

Proposed UDO Amendment – Attached Single-Family (Townhome) Standards

Amendment 1 – Appendix 12.1: Table of Permitted Uses

- Amend the GR-1, GR-2, and OI zoning districts by changing Dwelling, Attached Single-Family from Permitted (P) to Conditional (C).
- Attached single-family dwellings shall remain classified as Conditional (C) in the RPH-6 zoning district.

The Conditional designation shall direct applicants to the applicable development standards contained in Section 6.4(D). Review shall remain administrative and shall not require a public hearing, unless the project is considered a Major Subdivision, PUD, or FRD.

Amendment 2 – Section 6.4(D): Dwelling, Attached Single-Family

Add the following introductory paragraph immediately preceding Item 1:

The following development standards shall apply to all Attached Single-Family Dwellings (Townhomes), regardless of the zoning district in which they are permitted. These standards shall apply whether the use is permitted by right or as a conditional use.

Amendment 3 – Minimum Lot Standards

Add the following provision to Section 6.4(D):

Minimum Lot Standards: Individual attached single-family dwelling lots shall have a minimum lot area of 2,400 square feet and a minimum lot width of 20 feet.

Amendment 4 – Maximum Individual Lot Coverage

Add the following provision to Section 6.4(D):

Maximum Individual Lot Coverage: Notwithstanding the lot coverage limitations of the underlying zoning district, impervious surfaces shall not exceed eighty (80) percent of an individual attached single-family dwelling lot. A minimum of twenty (20) percent of each individual lot shall remain pervious.

This requirement shall apply independently of, and shall not replace or reduce, any green or open space required for the overall development pursuant to Section 7.7.

For attached single-family dwellings located on a common parcel without individual dwelling lots, the applicable lot coverage requirements of the underlying zoning district and the green and open space requirements of Section 7.7 shall apply.

Purpose of the Amendment

The purpose of the proposed amendment is to establish realistic and appropriate dimensional, design, and lot coverage standards for attached single-family dwellings. The existing minimum

lot size, lot width, and lot coverage requirements are generally structured around detached single-family homes and do not adequately account for the unique development pattern of townhomes, including shared walls and individually platted lots.

Proposed UDO Amendment – Short-Term Rentals (STRs)

Amendment 1 – Appendix 12.1: Table of Permitted Uses

Amend the Table of Permitted Uses to allow Short-Term Rentals as a Conditional (C) use in the following zoning districts:

- R-10
- R-7.5
- RPH-6
- GR-1
- GR-2

The Conditional designation shall require compliance with the standards contained in Section 6.4(L). Approval shall remain an administrative review by City staff and shall not require review by the Planning Commission or City Council.

Amendment 2 – Section 6.4(L)

Retain the existing standards with the following revisions:

2. Proximity

Delete the current proximity requirement requiring applicants to provide a list of all other short-term rentals within a 300-foot radius.

Reason: The proximity requirement is difficult to administer and enforce and does not directly address operational impacts associated with short-term rentals.

3. Maximum Units

Revise the standard to read:

Maximum Units: No more than three (3) independently rentable sleeping units shall be permitted within a dwelling located in the CC zoning district. Only (1) unit per other zoning districts.

10. Nuisance Compliance (*New*)

Add the following provision:

Nuisance Compliance: The property owner or responsible agent shall ensure compliance with all applicable City ordinances relating to noise, parking, trash, property maintenance, and other public nuisances. Repeated violations may constitute grounds for suspension or revocation of the associated business license in accordance with applicable City procedures.

Purpose of the Amendment

The proposed amendment expands the availability of Short-Term Rentals to additional residential zoning districts while requiring compliance with the standards contained in Section 6.4(L). Short-Term Rentals are already operating in portions of the City without formal approval, making them difficult to identify, monitor, and inspect with limited staff resources. Allowing the use through a clear administrative process will improve the City's ability to track active Short-Term Rentals, verify business licensing, inspect properties for applicable life-safety requirements, and respond to neighborhood concerns.

The amendment also increases lodging opportunities for visitors, supports local tourism and businesses, and encourages reinvestment in existing housing stock. The proposed revisions simplify ordinance administration by removing a proximity requirement that is difficult to enforce and by establishing clearer nuisance, parking, contact, and property maintenance standards for Short-Term Rental operators.

Proposed UDO Amendment – Accessory Dwelling Units and Accessory Apartments

Amendment 1 – Appendix 12.1: Table of Permitted Uses

Amend the Table of Permitted Uses to allow Attached or Detached Accessory Dwelling Units and Accessory Apartments as a Conditional (C) use in the following zoning districts:

- R-10
- R-7.5
- RPH-6
- GR-1
- GR-2
- OI
- NC
- GC
- CC

The Conditional designation shall direct applicants to the applicable standards contained in Section 6.4.2(A). Approval shall remain administrative and shall not require review by the Planning Commission, Board of Zoning Appeals, or City Council.

Amendment 2 – Section 6.4.2: Residential Uses

Revise Section 6.4.2(A), Attached or Detached Accessory Dwelling Units or Accessory Apartments, to read as follows:

A. Attached or Detached Accessory Dwelling Units or Accessory Apartments

1. General Standards:

Design shall be governed by the applicable overlay district, if applicable. Accessory Dwelling Units and Accessory Apartments shall comply with the applicable accessory use and accessory structure standards contained in Section 6.5, including all applicable requirements relating to location, setbacks, maximum lot coverage, size, height, number of structures, and design, in addition to the following standards.

2. Purpose:

The purpose of an Accessory Dwelling Unit or Accessory Apartment is to provide flexible housing opportunities that support aging in place, multigenerational living, housing for caregivers, adult children returning home, modest residential infill, and compatible mixed-use development while maintaining the character of existing neighborhoods and commercial districts.

3. Number:

No more than one (1) Accessory Dwelling Unit or Accessory Apartment shall be permitted per lot.

4. Principal Use:

An Accessory Dwelling Unit or Accessory Apartment shall only be permitted on a lot containing:

- a. A legally established principal single-family detached dwelling within the R-10, R-7.5, RPH-6, GR-1, or GR-2 zoning district; or
- b. A legally established principal nonresidential use within the OI, NC, GC, or CC zoning district.

An Accessory Dwelling Unit or Accessory Apartment shall remain incidental and subordinate to the principal use of the property.

5. Location on Residentially Zoned Property:

Within the R-10, R-7.5, RPH-6, GR-1, and GR-2 zoning districts, an Accessory Dwelling Unit may be attached to, located within, or detached from the principal single-family dwelling.

A detached Accessory Dwelling Unit shall be located to the side or rear of the principal dwelling and shall not be located between the principal dwelling and a public street.

6. Location on Commercially or Institutionally Zoned Property:

Within the OI, NC, GC, and CC zoning districts, an Accessory Apartment shall be located above, behind, or within the same building as the principal nonresidential use.

An Accessory Apartment shall not be established as a detached principal residential structure on commercially or institutionally zoned property.

7. Owner Occupancy:

Within the R-10, R-7.5, RPH-6, GR-1, and GR-2 zoning districts, either the principal dwelling or the Accessory Dwelling Unit shall serve as the property owner's primary residence.

The property owner shall not claim a homestead exemption, primary residence exemption, or equivalent tax exemption on any other residential property. Owner occupancy shall be maintained for the duration of the Accessory Dwelling Unit's existence.

The owner-occupancy requirement shall not apply to an Accessory Apartment located within the OI, NC, GC, or CC zoning district.

8. Occupancy:

Within the R-10, R-7.5, RPH-6, GR-1, and GR-2 zoning districts, the principal dwelling and the Accessory Dwelling Unit may each be occupied independently; however, the property owner shall continuously occupy either the principal dwelling or the Accessory Dwelling Unit as the owner's primary residence.

Within the OI, NC, GC, and CC zoning districts, an Accessory Apartment may be occupied independently of the owner or operator of the principal nonresidential use.

9. Maximum Size:

Accessory Dwelling Units and Accessory Apartments shall not exceed one thousand two hundred (1,200) square feet.

A detached Accessory Dwelling Unit shall comply with the maximum accessory structure size established in Section 6.5.2 and shall not be larger than the principal dwelling.

10. Lot Coverage and Setbacks:

An Accessory Dwelling Unit or Accessory Apartment shall remain subject to all applicable maximum lot coverage limitations and setback requirements established by the underlying zoning district and Section 6.5.

Approval of an Accessory Dwelling Unit or Accessory Apartment shall not authorize an increase in maximum lot coverage or a reduction in any required setback.

11. Parking:

One (1) additional independently accessible off-street parking space shall be provided for the Accessory Dwelling Unit or Accessory Apartment unless the unit is located entirely within the principal structure.

Tandem parking shall not be used to satisfy this requirement.

12. Utilities:

An Accessory Dwelling Unit or Accessory Apartment may utilize shared utility connections with the principal structure or separate metered service where approved by the applicable utility provider and Agency Having Jurisdiction.

13. Addressing:

An Accessory Dwelling Unit or Accessory Apartment may be assigned a separate address by the Agency Having Jurisdiction for emergency response, mail delivery, utility service, and identification purposes.

The assignment of a separate address shall not create or establish a separate legal lot, ownership interest, or development parcel.

14. Separate Sale or Subdivision:

An Accessory Dwelling Unit or Accessory Apartment shall not be subdivided, conveyed, transferred, or sold separately from the principal structure or the lot upon which it is located.

15. Rental Periods:

a. Residential Zoning Districts:

Within the R-10, R-7.5, RPH-6, GR-1, and GR-2 zoning districts, neither the principal dwelling nor the Accessory Dwelling Unit may be rented or leased as a short-term rental.

b. OI, NC, and GC Zoning Districts:

An Accessory Apartment located within the OI, NC, or GC zoning district shall not be rented or leased as a short-term rental.

c. CC Zoning District:

An Accessory Apartment located within the CC zoning district may be used as a Short-Term Rental where permitted by Appendix 12.1, provided the use complies with all applicable Short-Term Rental standards contained in this Ordinance.

16. Private Restrictions:

Approval of an Accessory Dwelling Unit or Accessory Apartment under this Ordinance shall not supersede, invalidate, or modify any private deed restriction, restrictive

covenant, homeowners' association declaration, homeowners' association bylaw, or other private agreement.

Compliance with private restrictions shall remain the sole responsibility of the property owner.

17. Compliance:

All Accessory Dwelling Units and Accessory Apartments shall comply with applicable zoning, building, fire, health, utility, and life-safety requirements prior to occupancy.

A valid Certificate of Occupancy shall be obtained from the Agency Having Jurisdiction before the Accessory Dwelling Unit or Accessory Apartment may be occupied.

No Amendment to Section 6.5.2 Proposed

Detached Accessory Dwelling Units shall remain subject to the existing accessory use and accessory structure regulations, including:

- The prohibition against locating an accessory structure in front of the principal use;
- The maximum accessory structure size of 1,200 square feet;
- Applicable side and rear setback requirements;
- The increased ten-foot side and rear setback for accessory structures exceeding fifteen feet in height;
- The maximum height of seventeen feet;
- The requirement that an accessory structure not be larger than the principal structure;
- Applicable design, material, and landscaping requirements;
- The maximum number of detached accessory structures; and
- The cumulative accessory structure area limitation of 1,600 square feet.

The accessory structure standards contained in Section 6.5.2 shall apply to detached Accessory Dwelling Units. An Accessory Dwelling Unit or Accessory Apartment located within or attached to a principal structure shall remain subject to the dimensional and design standards applicable to the principal structure and underlying zoning district.

Purpose of the Amendment

The proposed amendment establishes clear and consistent standards for Accessory Dwelling Units and Accessory Apartments within the City's residential, office, and commercial zoning districts.

Within residential zoning districts, the amendment is intended to support aging in place, multigenerational living, housing for caregivers, adult children returning home, modest residential infill, and other flexible residential arrangements while maintaining the established character of residential neighborhoods.

Within the OI, NC, GC, and CC zoning districts, the amendment permits an Accessory Apartment above, behind, or within the same building as a legally established principal nonresidential use. This allowance supports compatible mixed-use development and the productive use of upper-story or rear commercial space.

The proposed standards limit each property to one Accessory Dwelling Unit or Accessory Apartment and prohibit the unit from being separately subdivided, conveyed, transferred, or sold. Owner occupancy is required within residential zoning districts to discourage investor-owned two-unit rental properties but is not required within the OI, NC, GC, or CC zoning districts because the property owner or operator of the principal nonresidential use may not reside on-site.

Within residential zoning districts, neither the principal dwelling nor the Accessory Dwelling Unit may be rented for thirty consecutive days or less. Accessory Apartments within the OI, NC, and GC zoning districts shall be limited to rentals exceeding thirty consecutive days. Accessory Apartments within the CC zoning district may be used as Short-Term Rentals where permitted by the Table of Permitted Uses and operated in compliance with all applicable Short-Term Rental standards.

The amendment expands housing flexibility and supports compatible mixed-use development while maintaining safeguards against transient lodging within residential neighborhoods, incompatible building placement, and the creation of separate ownership interests. The amendment also confirms that Accessory Dwelling Units and Accessory Apartments remain subject to all applicable setbacks, maximum lot coverage requirements, accessory structure standards, overlay district requirements, life-safety regulations, and private restrictive covenants.

Proposed UDO Amendment – Freestanding Sign Area Standards

Amendment 1 – Section 10.3.1: Applicable to All Ground Signs

Amend Section 10.3.1 to restore the allowable-area standards for freestanding signs as follows:

A. Allowable Area

Freestanding signs shall be permitted within the OI, NC, GC, CC, IND, and MED zoning districts. The maximum allowable freestanding sign area shall be calculated at one (1) square foot of sign area for each linear foot of street frontage for the first one hundred (100) feet, plus one-half (½) square foot of sign area for each linear foot of street frontage exceeding one hundred (100) feet.

In no case shall the total freestanding sign area exceed the applicable maximum established in the following table:

Zoning District	One Street Frontage	Two or More Street Frontages
OI, Office Institutional	40 sq. ft.	60 sq. ft.
NC, Neighborhood Commercial	50 sq. ft.	75 sq. ft.
GC, General Commercial	125 sq. ft.	150 sq. ft.
CC, Core Commercial	65 sq. ft.	90 sq. ft.
IND, Industrial	125 sq. ft.	150 sq. ft.
MED, Medical	40 sq. ft.	60 sq. ft.

The allowable sign area shall be based on the applicable street frontage and shall be subject to the maximum sign area established by the table.

Amendment 2 – Multiple Street Frontages

Revise the standards applicable to properties with frontage on two (2) or more streets to read as follows:

B. Multiple Street Frontages

A developed site, lot, or parcel with frontage on two (2) or more streets may be permitted one (1) freestanding sign for each street frontage.

The combined sign area of all freestanding signs located on the site, lot, or parcel shall not exceed the maximum area shown in the “Two or More Street Frontages” column of the table contained in Subsection A.

The total allowable sign area may be divided among the permitted freestanding signs. Each freestanding sign shall be located along and oriented toward the street frontage it is intended to serve.

For example, an OI-zoned property with frontage on two streets may contain two freestanding signs with a combined sign area not exceeding sixty (60) square feet. The allowable area may be divided between the signs, such as thirty (30) square feet per sign or forty (40) square feet on one frontage and twenty (20) square feet on the other frontage.

The allowance for an additional freestanding sign on a second or subsequent street frontage shall not provide a separate maximum sign-area allowance for each frontage.

Purpose of the Amendment

The proposed amendment restores the allowable-area standards for freestanding signs that were inadvertently omitted during the adoption and subsequent update of the Unified Development Ordinance.

The amendment establishes a frontage-based method for calculating freestanding sign area within the OI, NC, GC, CC, IND, and MED zoning districts. The allowable area is calculated according to the amount of street frontage, subject to the maximum sign-area limitations established for each zoning district.

The amendment also clarifies the sign-area allowance for properties with frontage on two or more streets. Such properties may be permitted one freestanding sign for each street frontage; however, the combined area of all freestanding signs shall not exceed the maximum shown in the "Two or More Street Frontages" column. The total allowable area may be divided among the permitted signs but does not provide a separate maximum sign-area allowance for each street frontage.

The proposed amendment restores the standards that were intended to remain in effect, provides clear and consistent guidance for property owners and applicants, and ensures that freestanding signs remain appropriately scaled according to zoning district and street frontage. The amendment does not otherwise modify the existing regulations governing the placement, design, construction, landscaping, illumination, or permitting of freestanding signs.

12.1. Table of Permitted Uses

Type of Use	R-10	R-7.5	RPH-6	GR-1	GR-2	APT	OI	NC	GC	CC	MED	IND	PK ⁶
AGRICULTURAL													
Horticultural nursery	SE												
Agriculture	SE								P		P		
Non-commercial Horticultural nursery (no chickens/livestock/kennels)	C	C	C	P	C						P		
Campground													
RV Park												SE	
RESIDENTIAL USES													
Accessory Dwelling Unit	C	C	C	C	C		C	C	C	C			
Accessory Apartment							C	C	C	C			
Bed and Breakfast Residence	SE	SE	SE		SE		SE	SE		C			
Day Care Home, Class I (Children)				C	C		C	C		C			
Day Care Home, Class II (Children)					C		C	C		C			
Day Care, Group Home				SE	SE								
Dwelling, Attached Single Family (Townhouse)			C	P C	P C		P C						
Dwelling, Detached Single Family	P	P	P	P	P		P			C			
Dwelling, Two-Family (Duplex)			C	P	P		P			C			
Dwelling, Triplex or Quadplex			C	P	P		P						
Dwelling, Multi-Family (4+ Units)					P	P	P						
Home Occupation, Customary	C	C	C										
Manufactured Home (on a single site)				C									

Zoning District	# or Street Frontages	
	1 Street	2 or more Streets
OI, Office Institutional	40 sf	60 sf
NC, Neighborhood Commercial	50 sf	75 sf
GC, General Commercial	125 sf	150 sf
CC, Core Commercial	65 sf	90 sf
IND, Industrial	125 sf	150 sf
MED, Medical	40 sf	60 sf