ORDINANCE 2026-28

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

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

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

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

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

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

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

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

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

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

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

ADOPTED this 14th day of December 2026.

First Reading: November 9, 2026
Second Reading: December 14, 2026

CITY OF EASLEY, SOUTH CAROLINA

_____
Lisa Talbert, Mayor

ATTEST:

_____
Jennifer Bradley, Municipal Clerk

Approved as to Form:

_____
Daniel Hughes, City Attorney

EXHIBIT 1 – ANNEXATION MAP

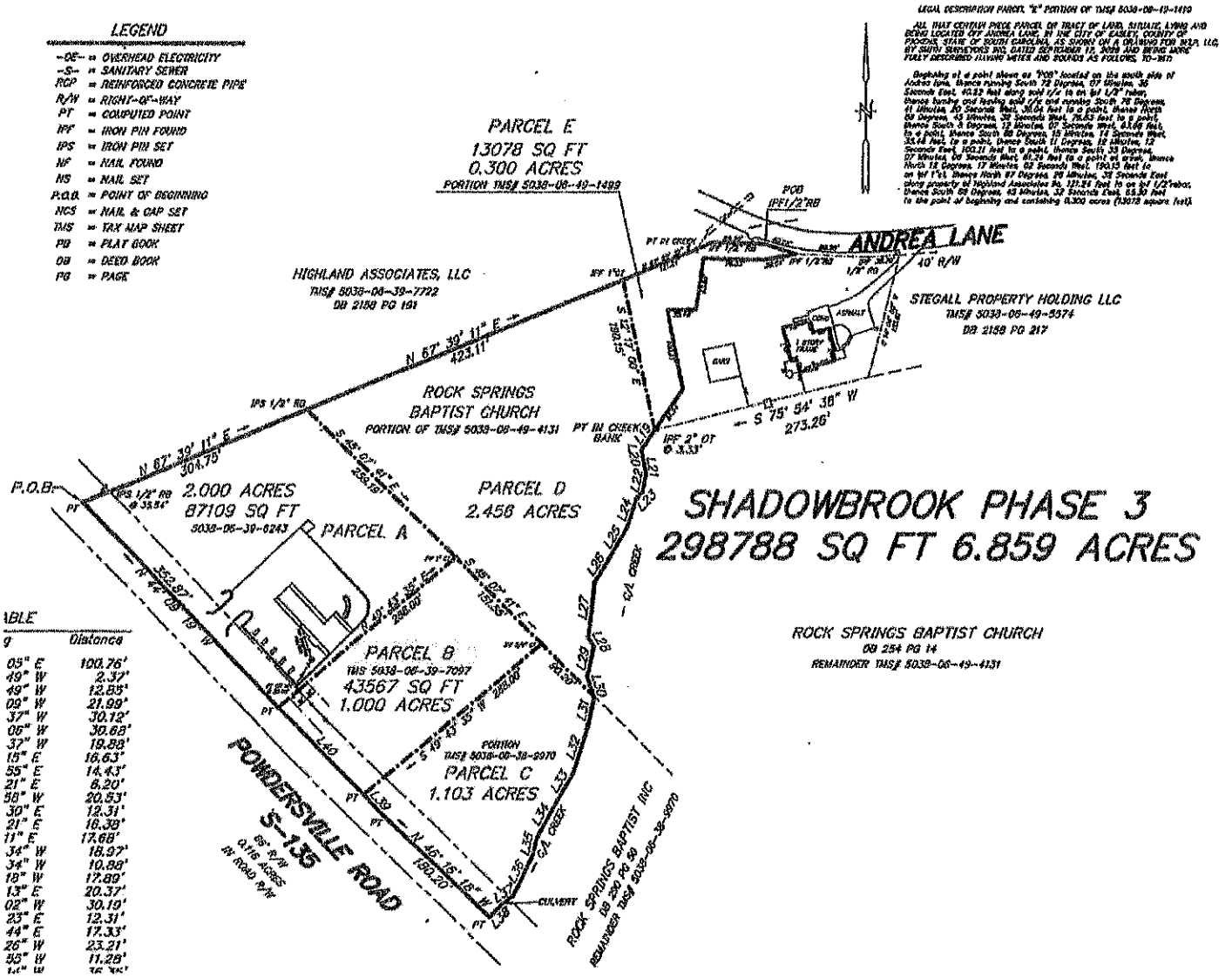


EXHIBIT 2 – PETITION

-THE CITY OF-
EASLEY
SOUTH CAROLINA

Planning & Development Department
205 N. 1st Street, Easley, SC 29640
(864)-855-7908 I planning@cityofeasley.com

REZONING APPLICATION

Please return completed to the Planning & Development Department with required attachments, information, and filing fee. Zoning Map Amendment (Rezoning) applications require a filing fee of $200, a current survey of the property, a copy of the deed, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

- An amendment to the zoning map may be initiated by the city council, the planning commission, or the board of zoning appeals.
- An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing.

PLN-REZ-___-____	PIN: 5038-06-39-6243 -------- ____	Date submitted: 10/1/2026	Planning Commission meeting date: 10/19/2026

Initiated by: ☒ Owner/Agent ☐ City Council ☐ Planning Commission ☐ Board of Zoning Appeals

OWNER(S) INFORMATION

Last name: WFLP EVERMORE LLC. By: Weisz, David as Manager	First: Middle:		Interest ☒ Sole owner ☐ Co-owner
Mailing address: 219 ANDREA CIRCLE	City: EASLEY	State: SC	ZIP Code: 29642
Daytime phone no.: (864) 855-0780 Mobile: 917-842-3626	Fax no.: ( )		E-mail: dweisz@summitmgmtllc.com

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: First: Middle:

Mailing address:	City:	State:	ZIP Code:
Daytime phone no.: ( )	Fax no.: ( )		E-mail:

PROPERTY INFORMATION

THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from GC to APT__

Property address: 839 Powdersville Road	Number of Lots or Units: 1	Total Acreage: 2.0 Acres

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a zoning map amendment.

Owner name: *Owner signature:* *Date:*

To be completed by Applicant:

I certify that the information in this request is correct.

Applicant Name:

WFLP EVERMORE LLC

Applicant Signature:

By: David Welsz, Manager

Date: 10/1/26

REQUIRED INFORMATION

REASONS FOR ZONING AMENDMENT REQUEST: I (we) request the rezoning for the following reasons: SEE ATTACHED JOINT STATEMENT

Joint Statement in Support of Proposed Annexation and Rezoning

Rock Springs Baptist Church and Shadowbrook Apartments have been good neighbors in Easley for more than 30 years. Together, we respectfully request that the City Council approve the proposed annexation and rezoning to enable a mutually beneficial property exchange that promotes smart, responsible growth and serves the long-term interests of the Easley community.

A Property Exchange That Benefits Both Parties

Shadowbrook owns three parcels on Rock Springs Road that physically separate the Church's athletic fields from an additional 17 undeveloped acres owned by the Church. In 2020, the City Council approved development of 60–72 apartments on these parcels as a third phase of Shadowbrook Apartments. Although the zoning in Easley has changed, since the three parcels are zoned GR-2, Shadowbrook retains the right under the new zoning to build either 26 townhomes, or a combination of a 16-unit, two-story apartment building and 10 townhomes on these three Rock Springs Road parcels.

The requested annexation and rezoning and subsequent property exchange will have two direct benefits. It will allow Shadowbrook to relocate this additional phase away from Rock Springs Road to a better suited site consisting of the former car wash at 839 Powdersville Road and the land surrounding it, and enable the Church to unite its currently separated Rock Springs Road parcels into one contiguous property.

The Powdersville Road site offers important community benefits compared with development of the Rock Springs Road parcels:

First, it is significantly less visible. Development along Rock Springs Road would be highly visible to the public. By contrast, the Powdersville Road site is naturally screened. A 50 foot wooded buffer along the creek will shield the buildings from view from Rock Springs Road. Additionally, the site's natural topography, a 40-foot road buffer, and an intentional site design will substantially limit visibility from Powdersville Rd, with the side of the closest building set back nearly 80 feet.

Second, the primary access would be on Powdersville Road. Developing the Rock Springs Road parcels would increase residential traffic near the already congested intersection of Rock Springs Road/Highway 123, particularly before and after Church services and events, and during athletic competitions. Relocating the development would move the primary access point to Powdersville Road, a commercial corridor better suited to accommodate the additional traffic. This would separate the development from the Church's primary activity area and therefore not cause increased congestion in that area.

An Extension of an Established Multifamily Community

For more than 30 years, Shadowbrook Apartments has operated as a family-owned business providing quality, middle-market workforce housing for Easley residents. The proposed development would extend that established community, not create a new, high-end luxury development. Shadowbrook has historically maintained strong resident stability and low tenant turnover. Its longest-term resident

has lived there for more than 25 years, and many residents are active churchgoers, voters and participants in the Easley community.

Shadowbrook is also a longstanding contributor to the local tax base. The City of Easley received more than $150,000 in taxes from Shadowbrook last year and approximately $2 million over the past 30 years. The proposed development will immediately generate more than $200,000 in municipal impact fees, in addition to permit, plan-review, and other applicable fees.

A Significant Benefit to Rock Springs Baptist Church

Most importantly, the property exchange will allow Rock Springs Baptist Church to unite its currently separated Rock Springs Road properties into one contiguous tract. This will provide the Church with greater long-term planning flexibility, preserve options for future needs, and immediately create room for necessary additional parking adjacent to the athletic fields (which the Church maintains and are available for public use at no charge). Proceeding with the property exchange is so vital and consequential that it was unanimously approved by both the Church's Board of Deacons and its congregation.

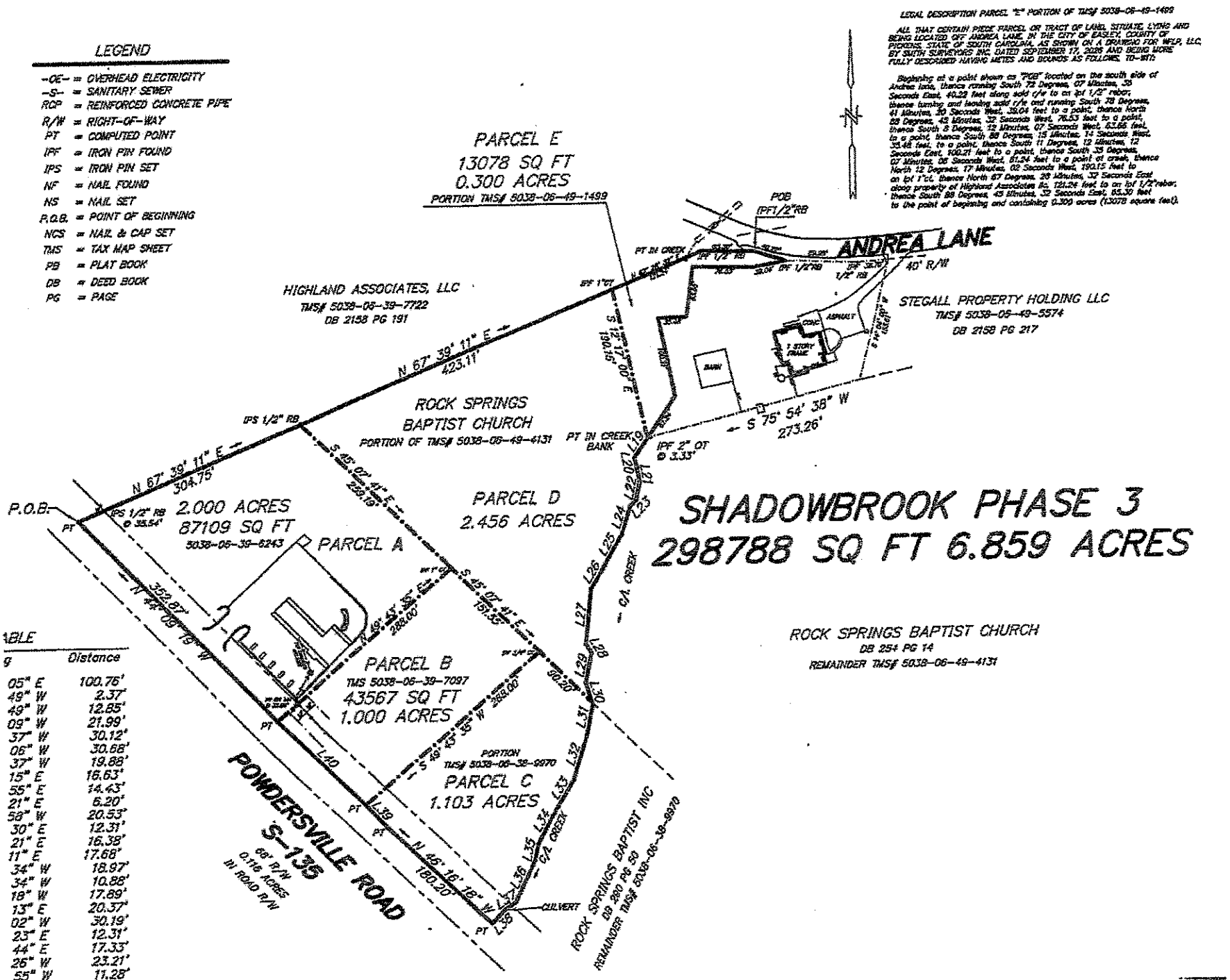
Please note that the Church is only requesting annexation of the specific, limited property necessary for the exchange, not the entire 17-acre parcel. The remaining land will stay in the County, and the Church has no plans to develop it.

A Mutually Beneficial and Responsible Exchange

Approval of the proposed annexation and rezoning will:

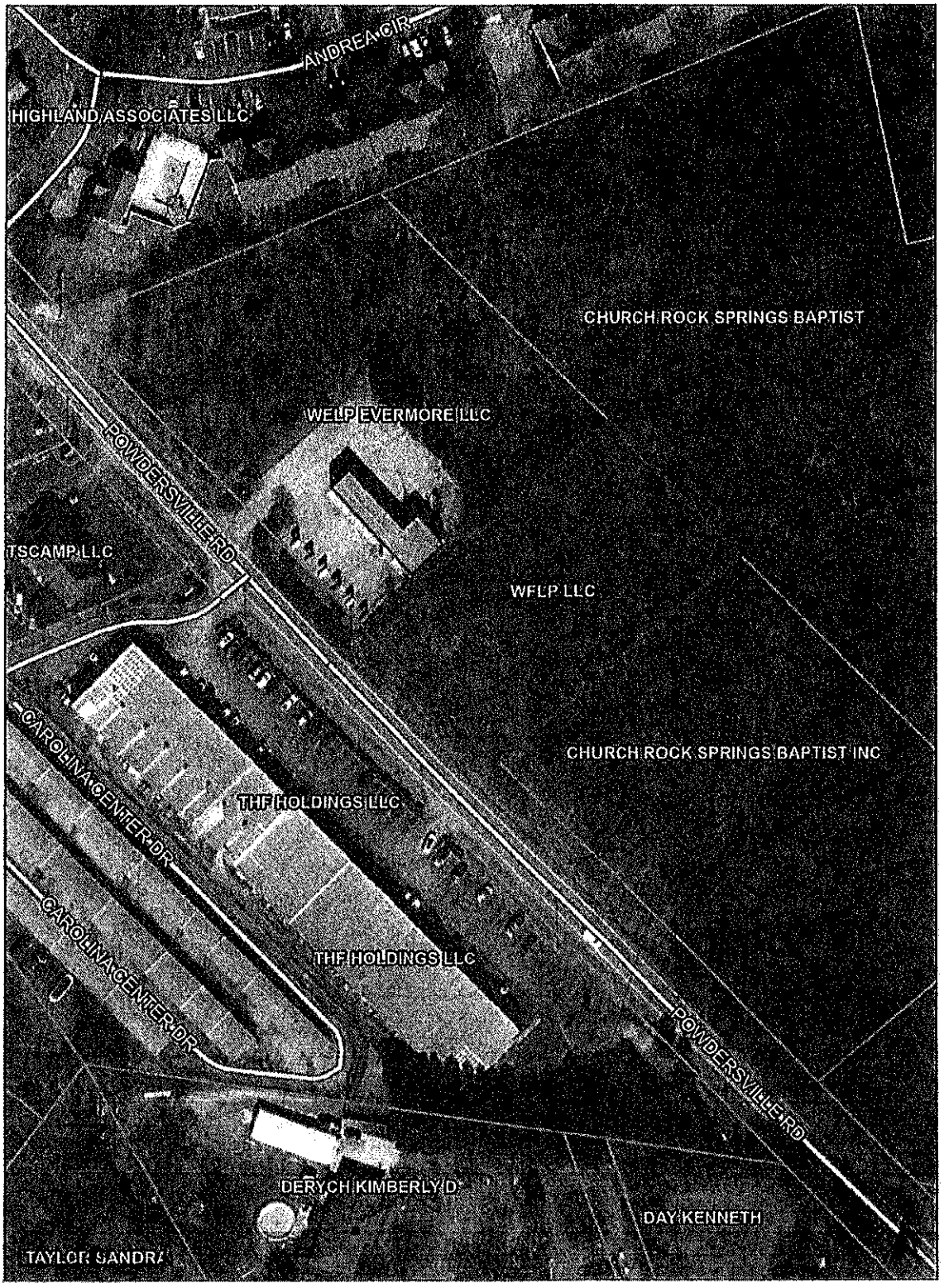
- Move residential development from a highly visible Rock Springs Road location to a naturally screened site better suited for the proposed use.
- Place primary access on Powdersville Road rather than adding traffic near the Church's athletic facilities and the Rock Springs Road/Highway 123 intersection.
- Allow Shadowbrook to continue to provide established, middle-market housing as part of the Easley community.
- Generate substantial tax, impact-fee, permit, and related revenue for the City.
- Allow the Church to unite its separated properties and increase flexibility for present and future needs.

We thank you for considering the proposed annexation and rezoning. Without these approvals, the property exchange cannot proceed.

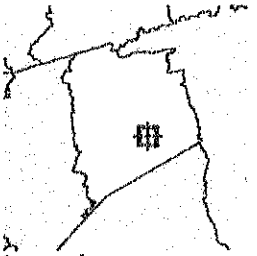


TABLE

g	Distance
05" E	100.76'
49" W	2.37'
49" W	12.85'
09" W	21.99'
37" W	30.12'
06" W	30.68'
37" W	19.88'
15" E	16.63'
55" E	14.43'
21" E	6.20'
58" W	20.53'
30" E	12.31'
21" E	16.35'
11" E	17.68'
34" W	18.97'
34" W	10.88'
18" W	17.89'
13" E	20.37'
02" W	30.19'
23" E	12.31'
44" E	17.33'
26" W	23.21'
55" W	11.28'
14" W	26.35'



Overview

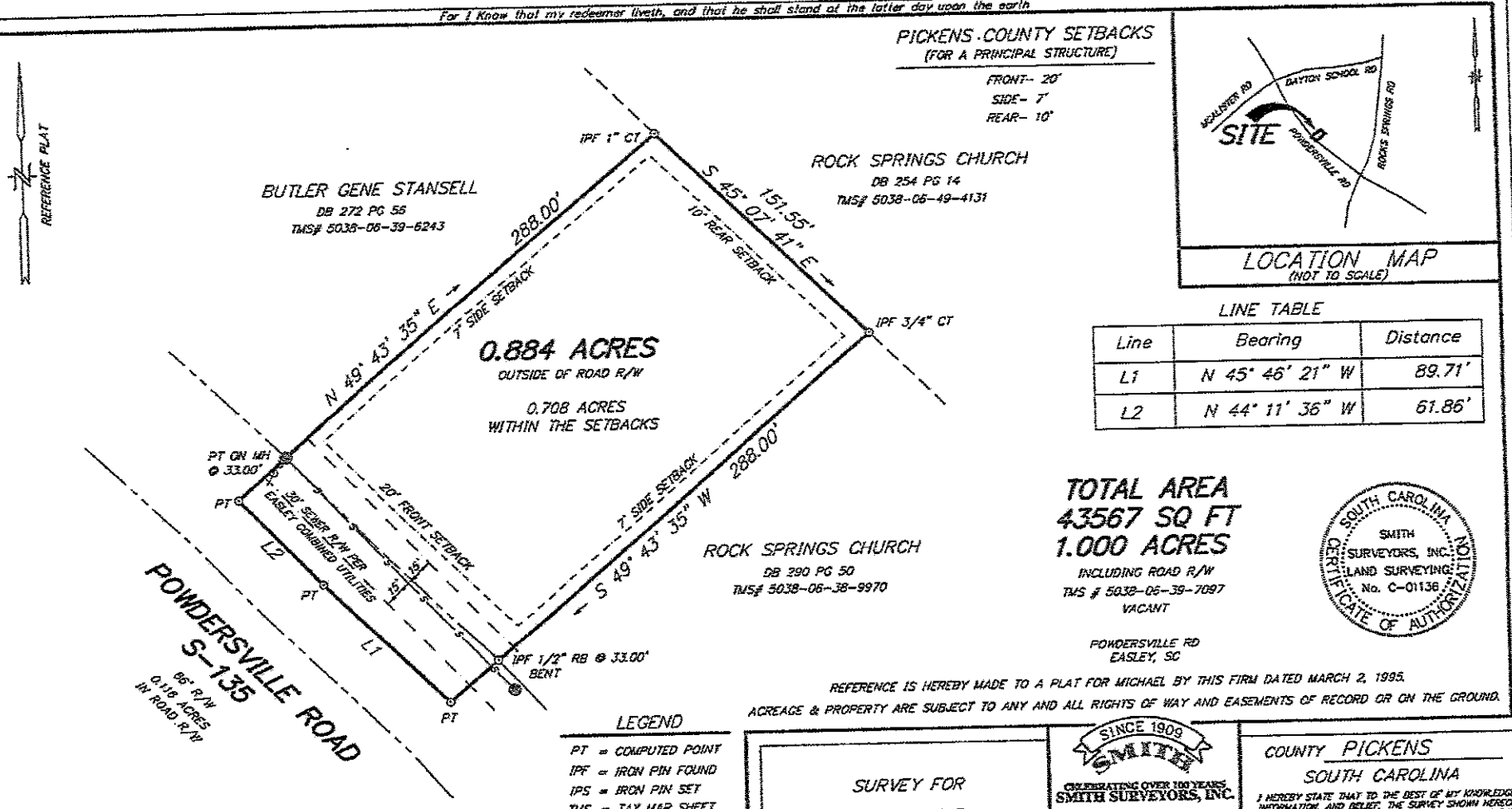


Legend

- Parcels
- Owner Names
- Roads
- Streams and Rivers

Parcel ID	5038-06-39-7097	Account Type	Vacant Land	Ownership	WFLP LLC	Documents			
Account No	R0024493	Class	n/a		219 ANDREA CIR	Date	Price	Doc	Vacant or Improved
Property Address		Acreage	0.884		EASLEY, SC 29642-0000	4/17/2025	$10,000	2802//153	Vacant
District	A09-Easley	LEA Code	0106			3/21/2025	$0	622/179	Vacant
Brief Tax Description	NE/SIDE OLD POWDERSVILLE RD PLAT 622/179 (Note: Not to be used on legal documents)	Value	$182,300						

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



PICKENS COUNTY SETBACKS
(FOR A PRINCIPAL STRUCTURE)

FRONT- 20'
SIDE- 7'
REAR- 10'

LOCATION MAP
(NOT TO SCALE)

LINE TABLE

Line	Bearing	Distance
L1	N 45° 46' 21" W	89.71'
L2	N 44° 11' 36" W	61.86'

TOTAL AREA
43567 SQ FT
1.000 ACRES
INCLUDING ROAD R/W
TMS # 5038-06-39-7097
VACANT

POWDERSVILLE RD
EASLEY, SC

SOUTH CAROLINA
SMITH SURVEYORS, INC.
LAND SURVEYING
No. C-01136
CERTIFICATE OF AUTHORIZATION

REFERENCE IS HEREBY MADE TO A PLAT FOR MICHAEL BY THIS FIRM DATED MARCH 2, 1995.

ACREAGE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND.

LEGEND

PT = COMPUTED POINT
IPF = IRON PIN FOUND
IPS = IRON PIN SET
TMS = TAX MAP SHEET
PB = PLAT BOOK
DB = DEED BOOK
PG = PAGE
-S- = SANITARY SEWER
MH = MANHOLE
= POWER POLE

EXEMPTION FROM REVIEW PROCESS
This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines

REGISTERED SURVEYOR
PRINTED NAME: JOHN COKE SMITH IV
LICENSE #: 26609

SURVEY FOR
WFLP LLC

25' 0 25' 50'
1"=50'

SINCE 1909 SMITH
CELEBRATING OVER 100 YEARS
SMITH SURVEYORS, INC.
6907-C Calhoun Mem. Hwy.
Easley, SC 29640
Phone: 864-859-5729
cokesmith_78@yahoo.com

DATE MARCH 21, 2025
JOB# 03212560 PROJ# 03212560

COUNTY PICKENS
SOUTH CAROLINA

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

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

04:20:04 PM, Fee:$15.00 Cnty:$110.00 St:$260.00 PAUL MCGUFFIN REGISTER OF DEEDS
PICKENS CO, SC- 222 McDaniel Ave., B5 Pickens, SC 29671

Grantee's Address: 219 Andrea Circle, Easley, SC 29642

STATE OF SOUTH CAROLINA	)	**TITLE TO REAL ESTATE**
	)	**GENERAL WARRANTY DEED**
COUNTY OF PICKENS	)	

KNOW ALL MEN BY THESE PRESENTS, that **PWJ, LP, a South Carolina limited partnership**, ("Grantor"), in consideration of One Hundred Thousand and No/100 ($100,000.00) Dollars, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **WFLP, LLC, a South Carolina limited liability company**, ("Grantee"), and its successors and assigns forever, the following real property, to-wit:

The real property located in the State of South Carolina, County of Pickens, and further described on Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to all conditions, covenants, easements, restrictions, and rights-of-way indicated by instruments, including plats, of record, and to all applicable zoning or other land use regulations or restrictions of any political subdivision in which the subject property is situate.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any ways incident or appertaining; TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's successors and assigns, forever. And the Grantor does hereby bind itself and its successors to warrant and FOREVER DEFEND all and singular said premises unto the Grantee and the Grantee's successors and assigns, against the Grantor and its successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF the Grantor has caused these presents to be subscribed by its duly authorized officer as of the 17th day of April, 2025.

SIGNED, sealed and delivered in the presence of:

Witness No.: 1

Witness No.: 2/Notary Public

PWJ, LP, A SOUTH CAROLINA LIMITED PARTNERSHIP
BY: PAJ MANAGEMENT, LLC
ITS: GENERAL PARTNER

BY: _____
PATRICIA A. JONES, MEMBER

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, the undersigned Notary Public for State of South Carolina, do hereby certify that Patricia A. Jones personally came before me this day on behalf of PWJ, LP, as Member, the Grantor herein (the "Company"), and that he, being authorized to do so, executed the foregoing document on behalf of the Company.

Witness my hand and seal this 17th day of April, 2025.

_____ (SEAL)
Notary Public for South Carolina
My commission expires: 10/5/32

EXHIBIT A
Legal Description

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, in or near the City of Easley, on Powdersville Road, being shown as 1.000 acres according to plat prepared by J.C. Smith & Associates, Surveyors, dated 3-2-95, and according to said plat is more particularly described as follows, to-wit:

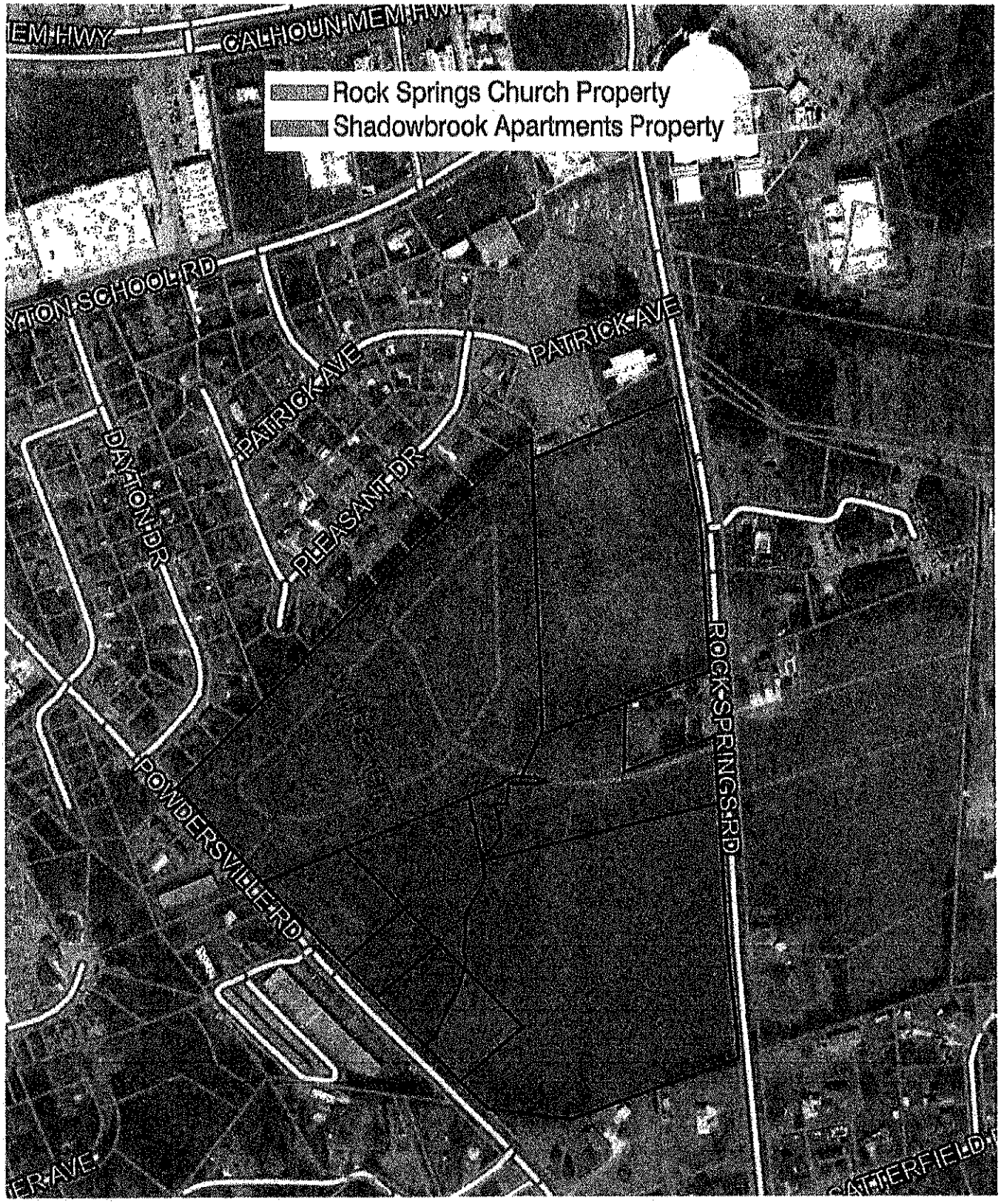
BEGINNING at a point in the center of Powdersville Road, which point is 0.28 miles, more or less, from Rock Springs Road; thence along the center of Powdersville Road North 45-46-21 West 89.68 feet to a point; thence continuing along the center of the road North 44-11-36 West 61.86 feet to a point; thence leaving the road and running North 49-43-35 East 288.00 feet to an iron pin; thence South 45-07-41 East 151.53 feet to an iron pin; thence South 49-43-35 West 288.00 feet to a point in the center of Powdersville Road, the point of BEGINNING.

ALSO DESCRIBED AS:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, in or near the City of Easley, on Powdersville Road, being shown and designated as 1.000 acres (43,567 Sq. Ft.) on plat of survey entitled "Survey for WFLP LLC" prepared by Smith Surveyors, Inc. dated March 21, 2025 and recorded on April 17, 2025 in Plat Book 622 at Page 179, Reference to said plat is made for a more accurate description.

Derivation: Being the same property conveyed to PWJ, LP, a Limited Partnership by Deed from Patricia A. Jones, dated 12/28/2002, recorded on 12/30/2002 in Book 712, Page 247, in the Office of the Register of Deeds for Pickens County, South Carolina.

TMS: 5038-06-39-7097

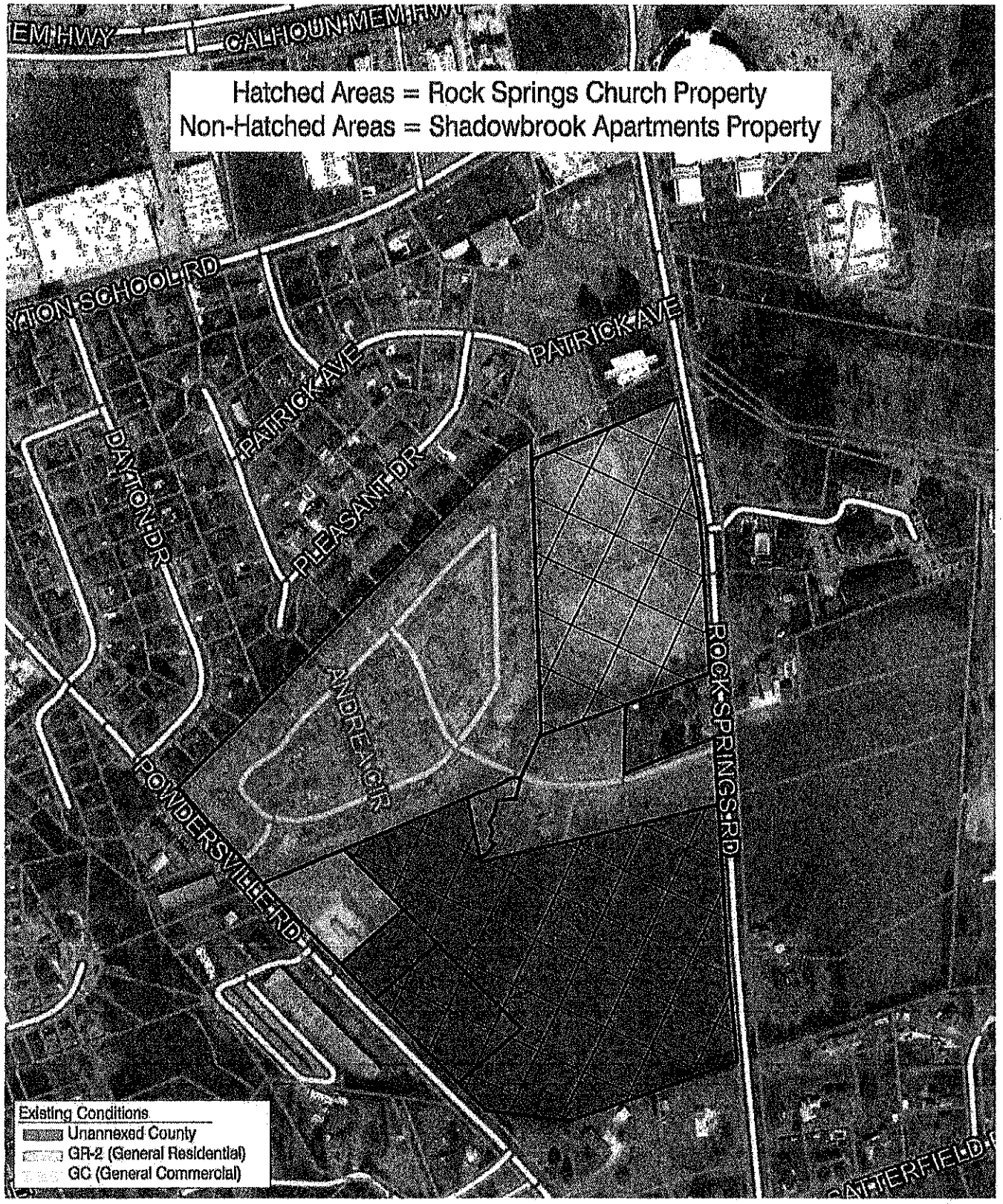


HKM Architecture Planning Landscape Architecture

Shadowbrook Three Summit Management LLC

Proposed Land Consolidation Plan

October 19, 2026

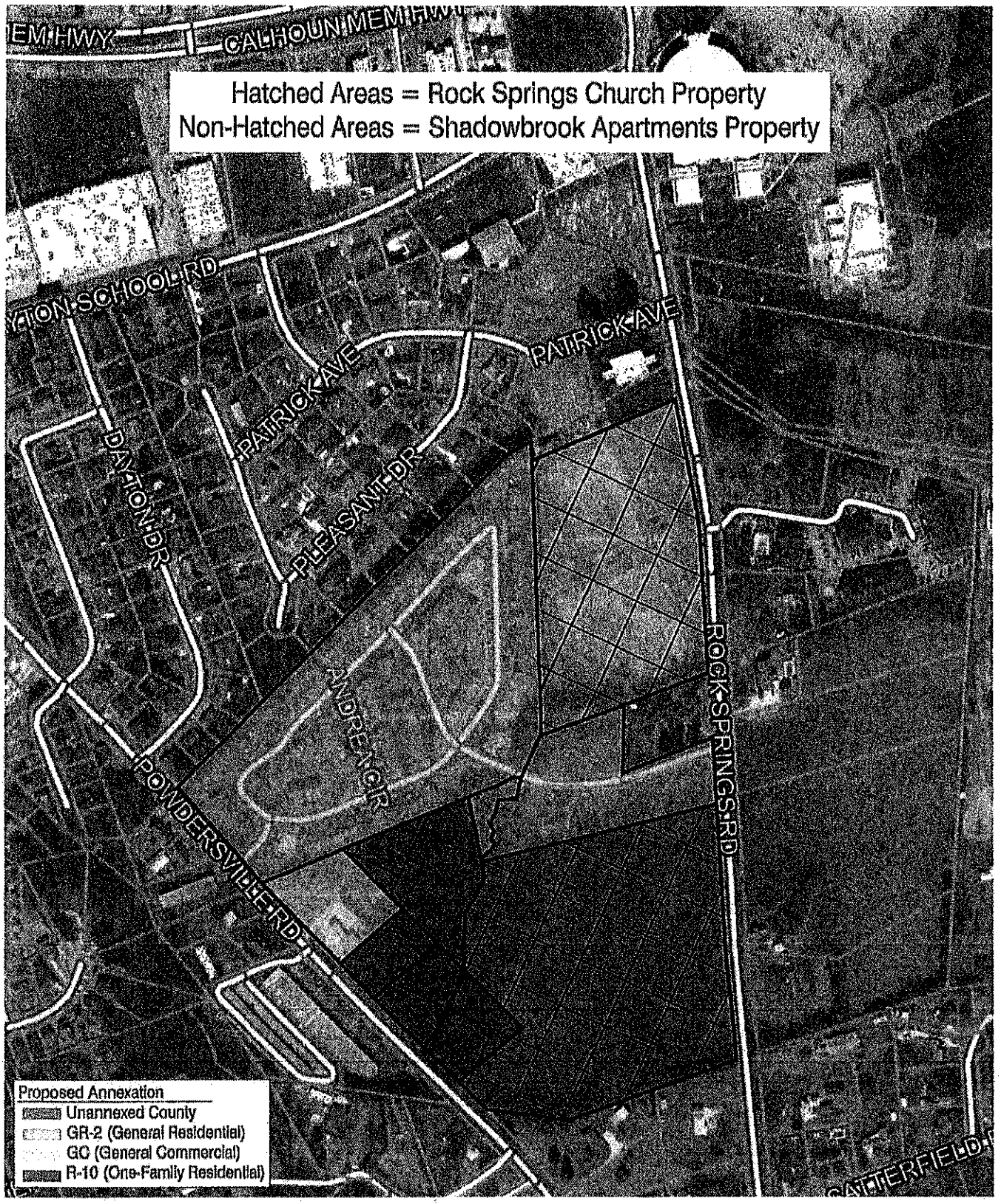


HKM Architecture Planning Landscape Architecture

Shadowbrook Three Summit Management LLC

Proposed Land Consolidation Plan (1 of 3)

October 19, 2026



HKM Architecture Planning Landscape Architecture

Shadowbrook Three Summit Management LLC

Proposed Land Consolidation Plan (2 of 3)

October 19, 2026



HKM Shadowbrook Three Summit Management LLC
Architecture Planning Landscape Architecture

Proposed Land Consolidation Plan (3 of 3)
October 19, 2026


Shrewsbury Road
B
C
Shrewsbury Phase 3
IHKM

ORDINANCE 2026-29

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

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

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

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

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

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

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

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

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

3. ZONING ASSIGNMENT: The above referenced property owned by Church Rock Springs Baptist INC is hereby zoned Apartments (APT) for Parcel D, 2.45 AC.

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

ADOPTED this 14th day of December 2026.

First Reading: November 9, 2026
Second Reading: December 14, 2026

CITY OF EASLEY, SOUTH CAROLINA

_____
Lisa Talbert, Mayor

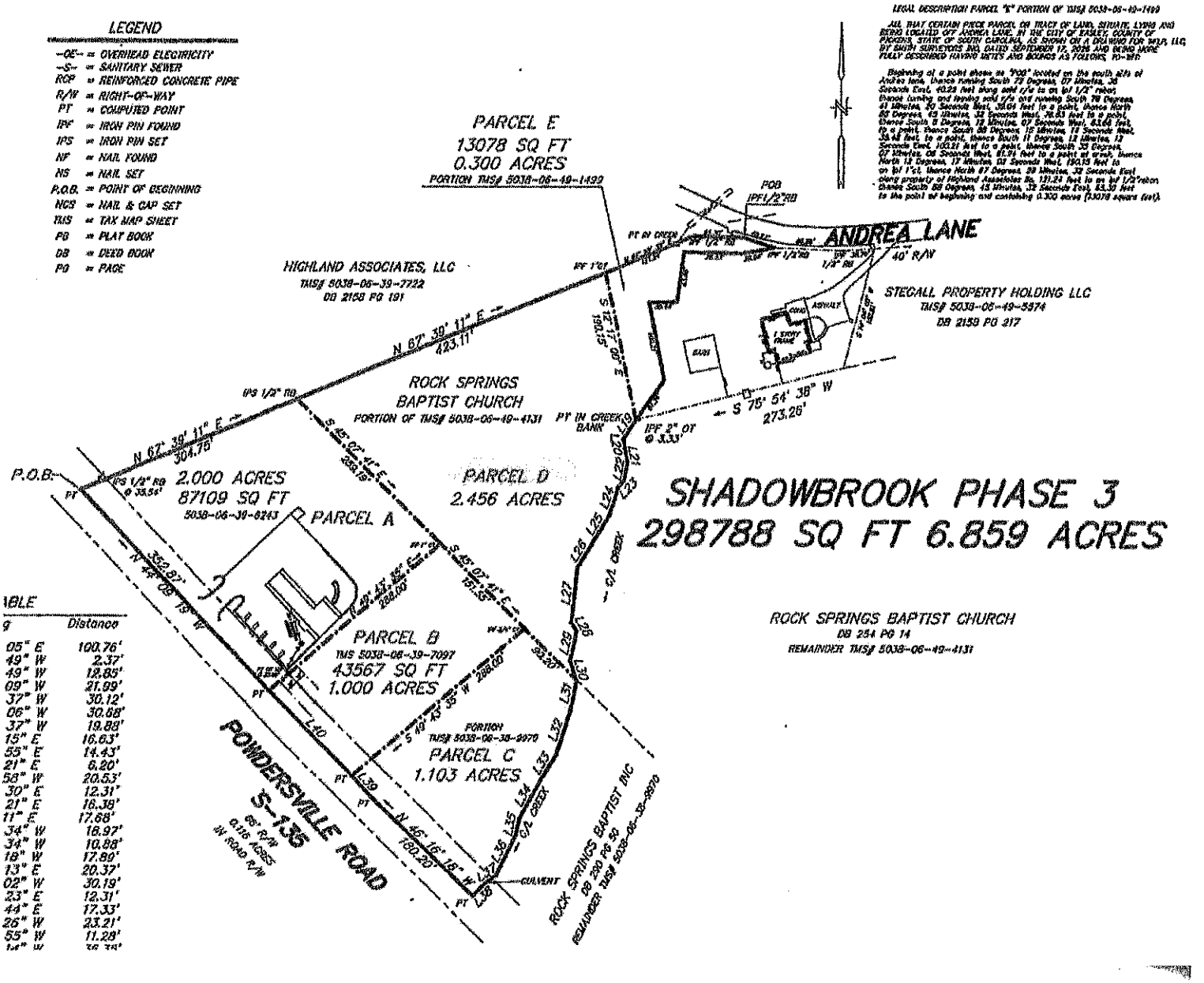
ATTEST:

_____
Jennifer Bradley, Municipal Clerk

Approved as to Form:

_____
Daniel Hughes, City Attorney

EXHIBIT 1 – ANNEXATION MAP



Bearing	Distance
05" E	100.76'
49" W	2.37'
49" W	18.85'
09" W	21.99'
37" W	30.12'
06" W	30.88'
37" W	19.89'
15" E	16.63'
55" E	14.43'
21" E	6.20'
58" W	20.53'
30" E	12.31'
21" E	18.39'
11" E	17.68'
34" W	16.97'
34" W	10.88'
18" W	17.89'
13" E	20.37'
02" W	30.19'
23" E	12.31'
44" E	17.33'
26" W	23.21'
55" W	11.28'

LEGAL DESCRIPTION PARCEL "E" PORTION OF TMS# 5038-06-49-1499

ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING LOCATED OFF ANDREA LANE, IN THE CITY OF EASLEY, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, AS SHOWN ON A DRAWING FOR WFJ, LLC BY SMITH SURVEYORS INC. DATED SEPTEMBER 17, 2018 AND BEING MORE FULLY DESCRIBED HAVING METES AND BOUNDS AS FOLLOWS, TO-WIT:

Beginning at a point shown as "POB" located on the south side of Andrea lane, thence running South 79 Degrees, 07 Minutes, 38 Seconds East, 40.23 feet along said r/w to an iof 1/2" rebar; thence turning and leaving said r/w and running South 78 Degrees, 41 Minutes, 30 Seconds West, 35.64 feet to a point, thence North 88 Degrees, 43 Minutes, 32 Seconds West, 78.83 feet to a point, thence South 0 Degrees, 12 Minutes, 07 Seconds West, 83.66 feet, to a point, thence South 88 Degrees, 16 Minutes, 18 Seconds West, 35.48 feet, to a point, thence South 11 Degrees, 12 Minutes, 12 Seconds East, 100.31 feet to a point, thence South 35 Degrees, 07 Minutes, 08 Seconds West, 81.76 feet to a point at n/w/, thence North 18 Degrees, 17 Minutes, 03 Seconds West, 190.15 feet to on iof 1"ct, thence North 87 Degrees, 39 Minutes, 32 Seconds East along property of Highland Associates llc, 121.23 feet to on iof 1/2"rebar, thence South 88 Degrees, 13 Minutes, 32 Seconds East, 83.32 feet to the point of beginning and containing 0.300 acres (13078 square feet).

EXHIBIT 2 – PETITION

-THE CITY OF-
EASLEY
SOUTH CAROLINA

Planning & Development Department
205 N. 1st Street, Easley, SC 29640
(864)-855-7908 | planning@cityofeasley.com

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

LEGAL REPRESENTATIVE (If applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

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

*TOTAL ACREAGE 2.456 Acres

*CURRENT ZONING DESIGNATION (County) N/A

*PROPOSED ZONING DESIGNATION (City) APT

TYPE OF ANNEXATION

***Please select one (1) type:** 100% ___ 75% ___ 25%. ___ Approx 15%

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

INSTRUCTIONS

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

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

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

   Richard K. Ellis — *APPLICANT SIGNATURE

   9-30-26 — DATE
6. *Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.
   Initial: RHE

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	ROCK SPRINGS BAPTIST CHURCH By Richard H. Ellis, Chairman of Deacons Richard K. Ellis
Date 9-30-26	

Joint Statement in Support of Proposed Annexation and Rezoning

Rock Springs Baptist Church and Shadowbrook Apartments have been good neighbors in Easley for more than 30 years. Together, we respectfully request that the City Council approve the proposed annexation and rezoning to enable a mutually beneficial property exchange that promotes smart, responsible growth and serves the long-term interests of the Easley community.

A Property Exchange That Benefits Both Parties

Shadowbrook owns three parcels on Rock Springs Road that physically separate the Church's athletic fields from an additional 17 undeveloped acres owned by the Church. In 2020, the City Council approved development of 60–72 apartments on these parcels as a third phase of Shadowbrook Apartments. Although the zoning in Easley has changed, since the three parcels are zoned GR-2, Shadowbrook retains the right under the new zoning to build either 26 townhomes, or a combination of a 16-unit, two-story apartment building and 10 townhomes on these three Rock Springs Road parcels.

The requested annexation and rezoning and subsequent property exchange will have two direct benefits. It will allow Shadowbrook to relocate this additional phase away from Rock Springs Road to a better suited site consisting of the former car wash at 839 Powdersville Road and the land surrounding it, and enable the Church to unite its currently separated Rock Springs Road parcels into one contiguous property.

The Powdersville Road site offers important community benefits compared with development of the Rock Springs Road parcels:

First, it is significantly less visible. Development along Rock Springs Road would be highly visible to the public. By contrast, the Powdersville Road site is naturally screened. A 50 foot wooded buffer along the creek will shield the buildings from view from Rock Springs Road. Additionally, the site's natural topography, a 40-foot road buffer, and an intentional site design will substantially limit visibility from Powdersville Rd, with the side of the closest building set back nearly 80 feet.

Second, the primary access would be on Powdersville Road. Developing the Rock Springs Road parcels would increase residential traffic near the already congested intersection of Rock Springs Road/Highway 123, particularly before and after Church services and events, and during athletic competitions. Relocating the development would move the primary access point to Powdersville Road, a commercial corridor better suited to accommodate the additional traffic. This would separate the development from the Church's primary activity area and therefore not cause increased congestion in that area.

An Extension of an Established Multifamily Community

For more than 30 years, Shadowbrook Apartments has operated as a family-owned business providing quality, middle-market workforce housing for Easley residents. The proposed development would extend that established community, not create a new, high-end luxury development. Shadowbrook has historically maintained strong resident stability and low tenant turnover. Its longest-term resident

has lived there for more than 25 years, and many residents are active churchgoers, voters and participants in the Easley community.

Shadowbrook is also a longstanding contributor to the local tax base. The City of Easley received more than $150,000 in taxes from Shadowbrook last year and approximately $2 million over the past 30 years. The proposed development will immediately generate more than $200,000 in municipal impact fees, in addition to permit, plan-review, and other applicable fees.

A Significant Benefit to Rock Springs Baptist Church

Most importantly, the property exchange will allow Rock Springs Baptist Church to unite its currently separated Rock Springs Road properties into one contiguous tract. This will provide the Church with greater long-term planning flexibility, preserve options for future needs, and immediately create room for necessary additional parking adjacent to the athletic fields (which the Church maintains and are available for public use at no charge). Proceeding with the property exchange is so vital and consequential that it was unanimously approved by both the Church's Board of Deacons and its congregation.

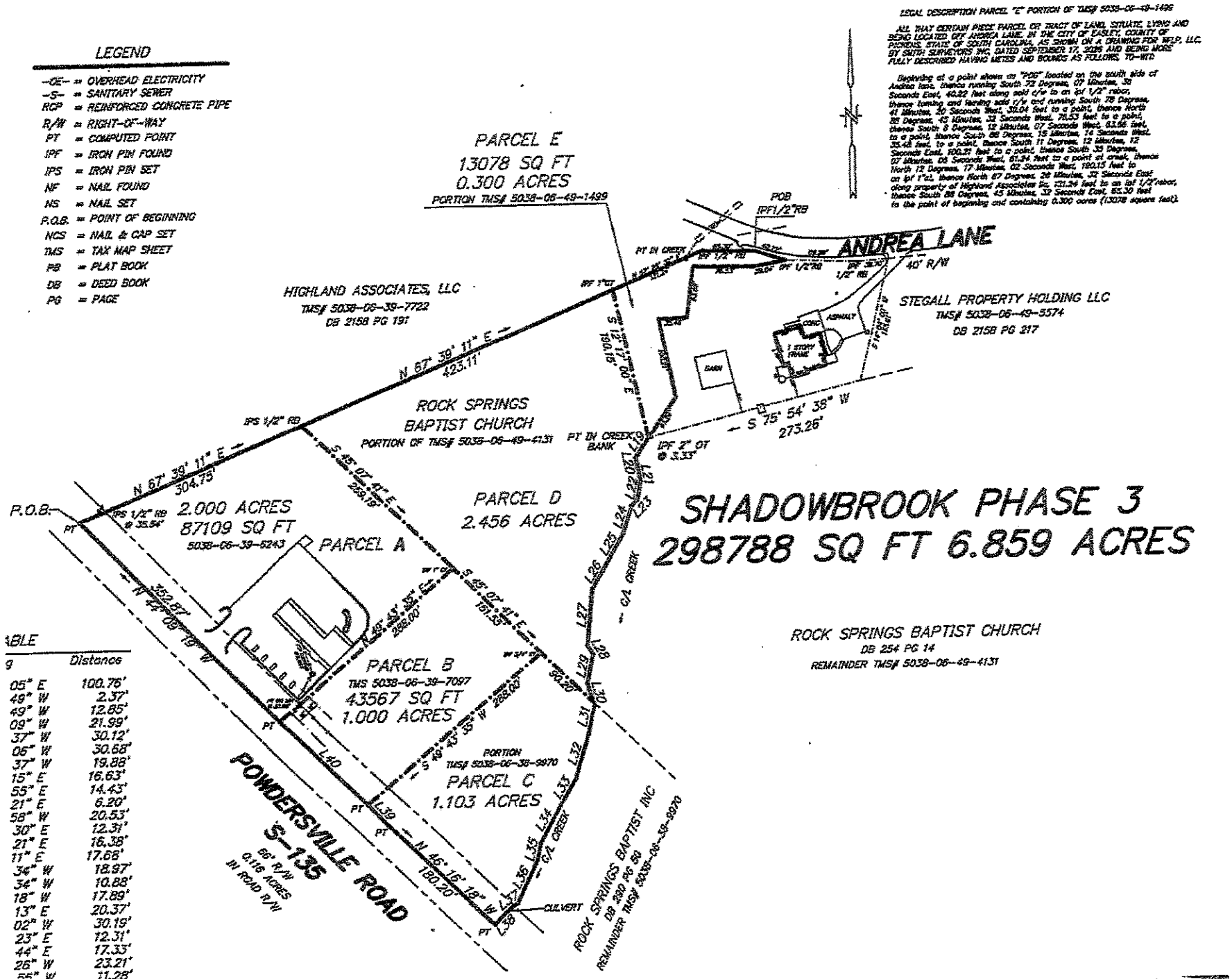
Please note that the Church is only requesting annexation of the specific, limited property necessary for the exchange, not the entire 17-acre parcel. The remaining land will stay in the County, and the Church has no plans to develop it.

A Mutually Beneficial and Responsible Exchange

Approval of the proposed annexation and rezoning will:

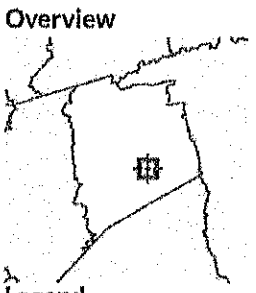
- Move residential development from a highly visible Rock Springs Road location to a naturally screened site better suited for the proposed use.
- Place primary access on Powdersville Road rather than adding traffic near the Church's athletic facilities and the Rock Springs Road/Highway 123 intersection.
- Allow Shadowbrook to continue to provide established, middle-market housing as part of the Easley community.
- Generate substantial tax, impact-fee, permit, and related revenue for the City.
- Allow the Church to unite its separated properties and increase flexibility for present and future needs.

We thank you for considering the proposed annexation and rezoning. Without these approvals, the property exchange cannot proceed.


LEGEND
-OE- = OVERHEAD ELECTRICITY
-S- = SANITARY SEWER
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
PT = COMPUTED POINT
IPF = IRON PIN FOUND
IPS = IRON PIN SET
NF = NAIL FOUND
NS = NAIL SET
P.O.B. = POINT OF BEGINNING
NCS = NAIL & CAP SET
TMS = TAX MAP SHEET
PB = PLAT BOOK
DB = DEED BOOK
PG = PAGE
LEGAL DESCRIPTION PARCEL "E" PORTION OF TMS# 5038-06-49-1499
ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING LOCATED OFF ANDREA LANE, IN THE CITY OF EASLEY, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, AS SHOWN ON A DRAWING FOR WLP, LLC. BY SMITH SURVEYORS INC. DATED SEPTEMBER 17, 2025 AND BEING MORE FULLY DESCRIBED HAVING METES AND BOUNDS AS FOLLOWS, TO-WIT:
Beginning at a point shown as "POB" located on the south side of Andrea lane, thence running South 72 Degrees, 07 Minutes, 39 Seconds East, 40.22 feet along said r/w to an ipf 1/2" rebar, thence turning and leaving said r/w and running South 78 Degrees, 41 Minutes, 30 Seconds West, 39.04 feet to a point, thence North 88 Degrees, 43 Minutes, 33 Seconds West, 76.53 feet to a point, thence South 8 Degrees, 12 Minutes, 07 Seconds West, 63.66 feet, to a point, thence South 68 Degrees, 15 Minutes, 14 Seconds West, 35.48 feet, to a point, thence South 11 Degrees, 12 Minutes, 12 Seconds East, 100.21 feet to a point, thence South 35 Degrees, 07 Minutes, 08 Seconds West, 61.34 feet to a point at creek, thence North 12 Degrees, 17 Minutes, 02 Seconds West, 120.15 feet to an ipf 1"ot, thence North 87 Degrees, 28 Minutes, 35 Seconds East on ipf 1"ot, thence North 87 Degrees, 28 Minutes, 35 Seconds East on ipf 1"ot, thence North 87 Degrees, 28 Minutes, 35 Seconds East along property of Highland Associates Llc, 121.34 feet to an ipf 1/2"rebar, thence South 88 Degrees, 45 Minutes, 32 Seconds East, 85.30 feet to the point of beginning and containing 0.300 acres (13078 square feet).
PARCEL E
13078 SQ FT
0.300 ACRES
PORTION TMS# 5038-06-49-1499
POB
IPF1/2"RB
ANDREA LANE
40' R/W
HIGHLAND ASSOCIATES, LLC
TMS# 5038-06-39-7722
DB 2158 PG 191
STEGALL PROPERTY HOLDING LLC
TMS# 5038-06-49-5574
DB 2158 PG 217
ROCK SPRINGS
BAPTIST CHURCH
PORTION OF TMS# 5038-06-49-4131
PT IN CREEK BANK
IPF 2" OT @ 3.33'
S 75° 54' 38" W
273.26'
N 67° 39' 11" E
423.11'
IPS 1/2" RB
N 67° 39' 11" E
304.75'
S 45° 07' 41" E
258.19'
P.O.B.
IPS 1/2" RB @ 35.54'
2.000 ACRES
87109 SQ FT
5038-06-39-6243
PARCEL A
PARCEL D
2.456 ACRES
SHADOWBROOK PHASE 3
298788 SQ FT 6.859 ACRES
S 45° 07' 41" E
151.53'
S 49° 43' 35" W
266.60'
PARCEL B
TMS 5038-06-39-7097
43567 SQ FT
1.000 ACRES
PORTION
TMS# 5038-06-38-9970
PARCEL C
1.103 ACRES
C/L CREEK
ROCK SPRINGS BAPTIST CHURCH
DB 254 PG 14
REMAINDER TMS# 5038-06-49-4131
N 42° 08' 19" W
352.87'
POWDERSVILLE ROAD
S-135
60' R/W
0.116 ACRES
IN ROAD R/W
N 46° 16' 18" W
180.20'
CULVERT
ROCK SPRINGS BAPTIST INC
DB 280 PG 50
REMAINDER TMS# 5038-06-39-8970
ABLE
g Distance
05" E 100.76'
49" W 2.37'
49" W 12.85'
09" W 21.99'
37" W 30.12'
06" W 30.68'
37" W 19.88'
15" E 16.63'
55" E 14.43'
21" E 6.20'
58" W 20.53'
30" E 12.31'
21" E 16.38'
11" E 17.68'
34" W 18.97'
34" W 10.88'
18" W 17.89'
13" E 20.37'
02" W 30.19'
23" E 12.31'
44" E 17.33'
26" W 23.21'
55" W 11.28'

Pickens County, SC

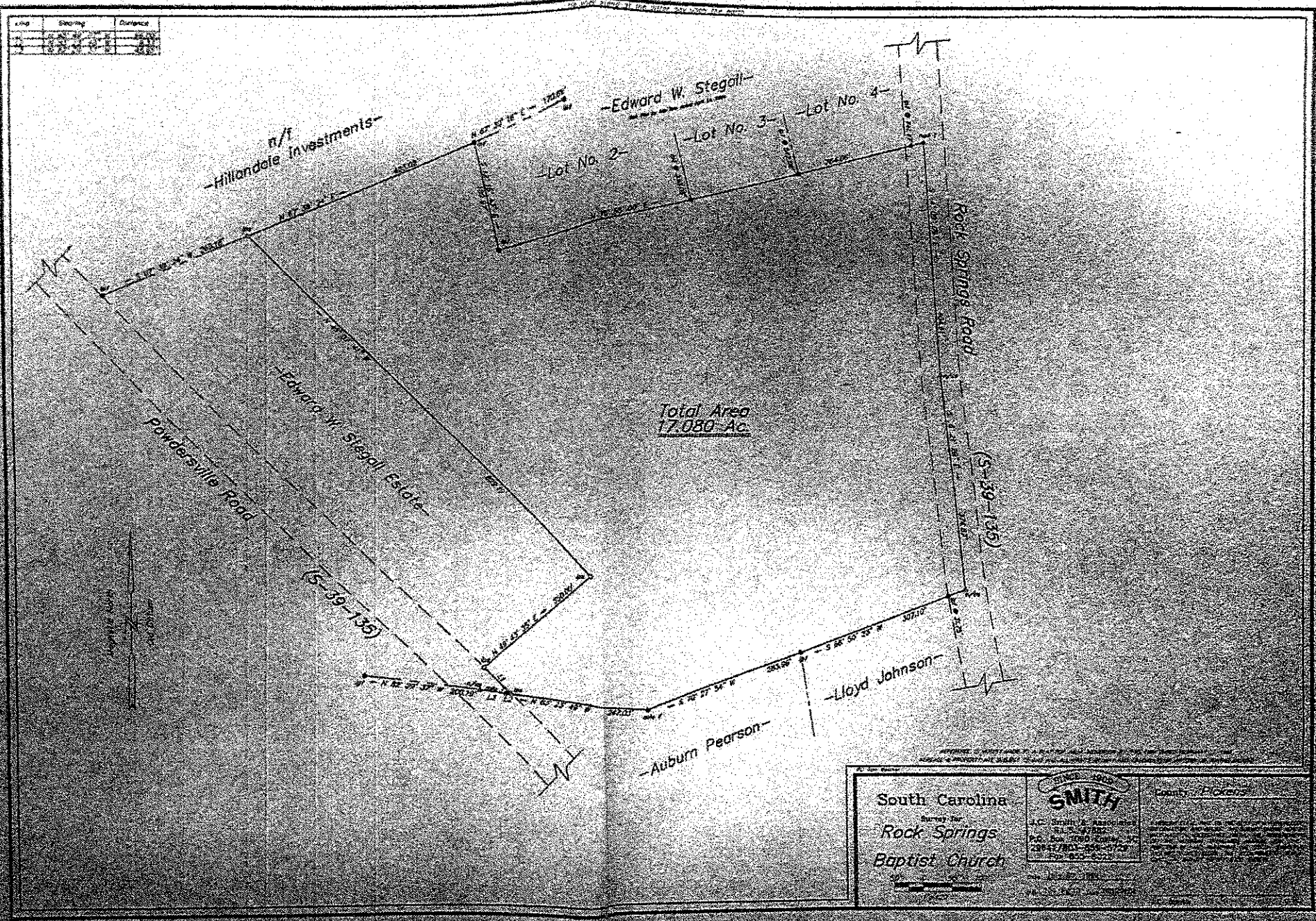




Parcel ID	5038-06-49-4131	Account Type	Exempt	Ownership	CHURCH ROCK SPRINGS BAPTIST 212 DAYTON SCHOOL RD EASLEY, SC 29642-1409	Documents Date	Price	Doc	Vacant or Improved
Account No	R0024514	Class	n/a			9/1/1994	$375,760	254 / 14	Vacant
Property Address		Acreage	17.08			8/30/1994	$375,760	254 / 24	Vacant
District	A09-Easley	LEA Code	n/a						
Brief Tax Description	W/SIDE ROCK SPRINGS RD (Note: Not to be used on legal documents)	Value	$0						

Date created: 11/25/2025
Last Data Uploaded: 11/25/2025 8:21:46 PM

Developed by SCHNEIDER GEOSPATIAL


n/f
-Hillandale Investments-
-Edward W. Stegall-
-Lot No. 2-
-Lot No. 3-
-Lot No. 4-
Rock Springs Road
(S-39-135)
Total Area
17.080 Ac.
-Edward W. Stegall Estate-
Powdersville Road
(S-39-135)
-Lloyd Johnson-
-Auburn Pearson-
South Carolina
Rock Springs
Baptist Church
SMITH
Pickens

9717.60

ROBINSON LAW FIRM, P.A.

STATE OF SOUTH CAROLINA } Part of J14-00-015A

Book 254 Page 14

COUNTY OF PICKENS

KNOW ALL MEN BY THESE PRESENTS, that We, Adelene S. Porter, Willette S. Jennings, and Betty Jo S. Sisk

Co. Tax $ 413.60

In consideration of Three Hundred Seventy-Five Thousand Seven Hundred Sixty & No/100 Dollars, ($375,760.00) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Rock Springs Baptist Church, Inc., its successors and/or assigns:
212 Dayton School Road
Easley, SC 29640

ALL MY RIGHT TITLE AND INTEREST IN AND TO:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, near the City of Easley, lying between Powdersville Road and Rock Springs Road and according to a plat by J. C. Smith & Associates, dated July 27, 1994, of property of Rock Springs Baptist Church, said tract contains 17.080 acres, more or less, and is more particularly described as follows, to-wit:

BEGINNING at a point in the center of Rock Springs Road, the northeast corner of the lot herein conveyed; thence along the road South 04-09-09 East 404.61 feet to a point in the road; thence along the road South 06-21-28 East 374.87 feet to a point in the road; thence leaving the road and running South 68-50-23 West 307.10 feet to a point; thence South 70-27-54 West 283.96 feet to a point; thence North 83-23-49 West 247.03 feet to a point on Powdersville Road (S-39-135); thence along the road North 45-49-07 West 66.0 feet to a point; thence leaving the road and running North 49-43-35 East 250.00 feet to a point; thence North 45-07-41 West 829.19 feet to a point; thence North 67-39-24 East 423.02 feet to a point; thence South 12-16-43 East 189.97 feet to a point; thence North 75-56-00 East 764.06 feet to a point in Rock Springs Road, the point of BEGINNING.

This is a portion of the Edward W. Stegall property and was devised to the children of Edward W. Stegall by Palmer O. Stegall in paragraph 2 of his Last Will and Testament dated July 19, 1950. (Probate records, Apt. 329, file 6). Julia Frances Stegall Dickerson conveyed her interest to certain heirs by deed dated February 22, 1990 and recorded in Deed Book 97, at Page 146. Edward W. Stegall (Jr.) and Mildred P. Stegall conveyed their interest to certain heirs by deed dated July 26, 1990, recorded in Deed Book 109, at Page 30. Robert E. Stegall died testate leaving his estate to his wife and children (Pickens County Probate records 87ES3900385). Montez S. Phillips died testate in Mecklenburg County, N.C. devising her estate to her children (file 93-E-1313).

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 1st day of September, 1994

SIGNED, sealed and delivered in the presence of:

Jennie B. Foster
Wm Robinson

Adelene S Porter (SEAL)
Willette S. Jennings (SEAL)
Betty Jo S. Sisk (SEAL)
(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Pickens }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 1st day of September 1994

Jennie B. Foster (SEAL)
Notary Public for South Carolina.
My commission expires 5-3-99

Wm Robinson

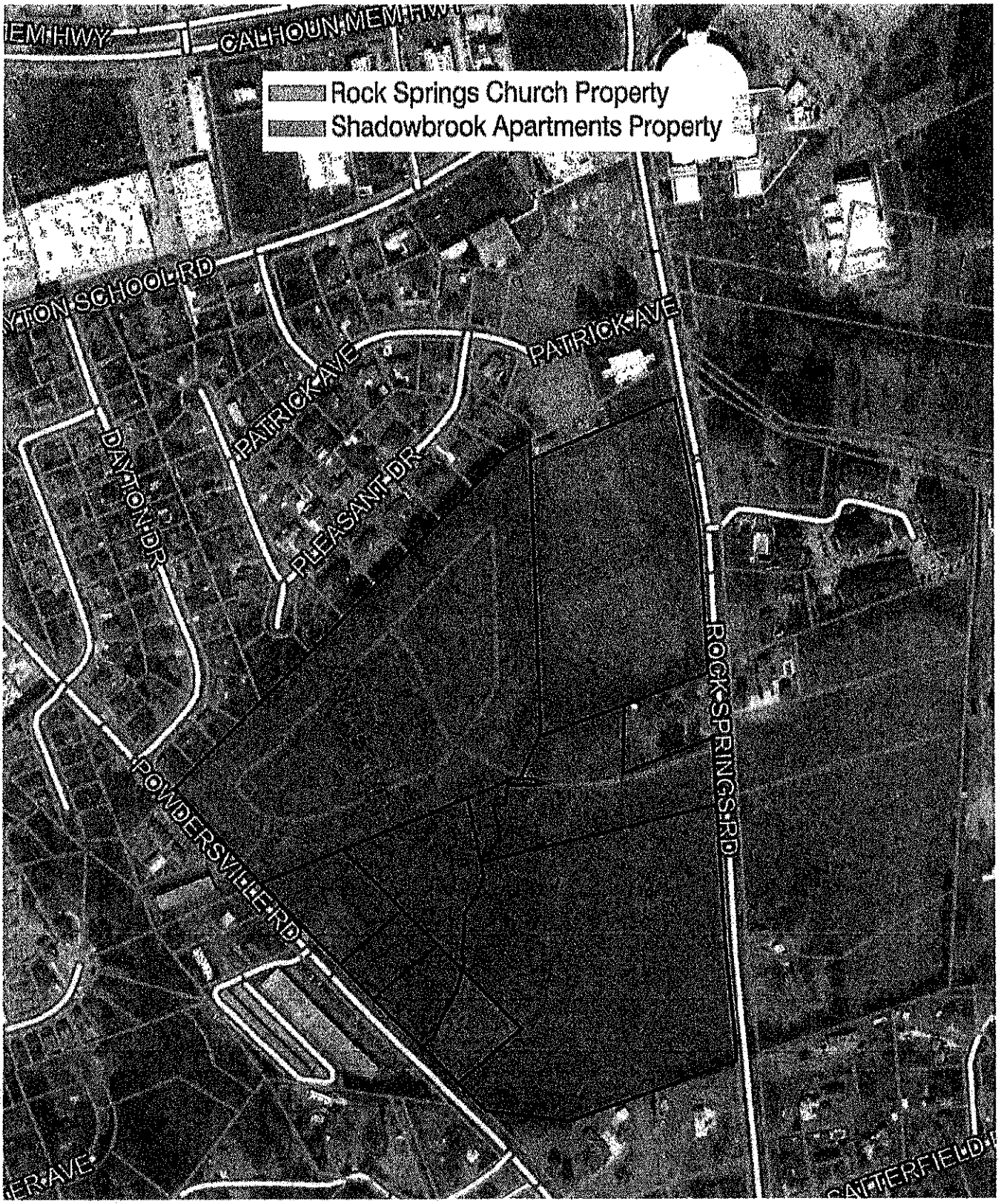
JIMMY McCOLLUM, Tax Assessor
222 McDANIEL AVE., B-8
PICKENS, SC 29671

FILED
26 SEP 94 10:10 AM
PICKENS CO

LEGAL DESCRIPTION ROCK SPRINGS TRACT

ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PORTION OF TMS# 5038-06-49-4131, LOCATED ON POWDERSVILLE ROAD, IN THE CITY OF EASLEY, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, AND CONTAINING 3.559 ACRES, AS SHOWN ON A SURVEY FOR WFLP, LLC, BY SMITH SURVEYORS INC, DATED JULY 23, 2025 AND BEING MORE FULLY DESCRIBED HAVING METES AND BOUNDS AS FOLLOWS, TO-WIT:

Beginning at an ips 1/2" rb noted as "P.O.B." on survey, thence North 67 Degrees, 40 Minutes, 17 Seconds East, 423.07 feet to an ipf 1" ct, thence South 12 Degrees, 16 Minutes, 45 Seconds East, 189.91 feet, to a point in creek, running along center of creek the following metes and bounds, South 34 Degrees, 12 Minutes, 33 Seconds West, 30.23 feet, to a pt, thence South 10 Degrees, 43 Minutes, 23 Seconds East, 12.31 feet to a pt, thence South 9 Degrees, 52 Minutes, 44 Seconds East, 17.33 feet to a pt, thence South 11 Degrees, 54 Minutes, 26 Seconds West, 23.21 feet to a pt, thence South 44 Degrees, 12 Minutes, 55 Seconds West, 11.28 feet to a pt, thence South 17 Degrees, 07 Minutes, 14 Seconds West, 36.35 feet to a pt, thence South 30 Degrees, 12 Minutes, 29 Seconds West, 43.61 feet to a pt, thence South 30 Degrees, 35 Minutes, 21 Seconds West, 35.42 feet to a pt, thence South 6 Degrees, 05 Minutes, 10 Seconds West, 69.52 feet to a pt, thence South 29 Degrees, 51 Minutes, 00 Seconds East, 13.07 feet to a pt, thence South 12 Degrees, 22 Minutes, 09 Seconds West, 37.21 feet to a pt, thence South 16 Degrees, 42 Minutes, 23 Seconds East, 28.07 feet, to a pt, thence South 12 Degrees, 13 Minutes, 00 Seconds West, 38.73 feet to a pt, thence South 17 Degrees, 17 Minutes, 31 Seconds West, 57.36 feet to a pt, thence South 30 Degrees, 40 Minutes, 39 Seconds West, 38.97 feet to a pt, thence South 28 Degrees, 56 Minutes, 06 Seconds West, 53.94 feet to a pt, thence South 12 Degrees, 31 Minutes, 59 Seconds West, 21.24 feet to a pt, thence South 25 Degrees, 50 Minutes, 22 Seconds West, 57.37 feet to a pt, thence South 55 Degrees, 10 Minutes, 23 Seconds West, 16.32 feet to a culvert, thence South 44 Degrees, 04 Minutes, 44 Seconds West, 22.54 feet to a point in road,
thence running along center of road North 46 Degrees, 16 Minutes, 18 Seconds West, 180.20 feet to a pt, thence North 41 Degrees, 58 Minutes, 59 Seconds West, 36.50 feet to a point in road, thence turning and leaving said road and running North 49 Degrees, 43 Minutes, 35 Seconds East, 288.00 feet to an ipf 3/4" ct, thence turning and running North 45 Degrees, 07 Minutes, 41 Seconds West, 151.55 feet to an ipf 1" ct, thence running North 45 Degrees, 07 Minutes, 41 Seconds West, 259.19 feet to the point of beginning and containing 3.559 acres.

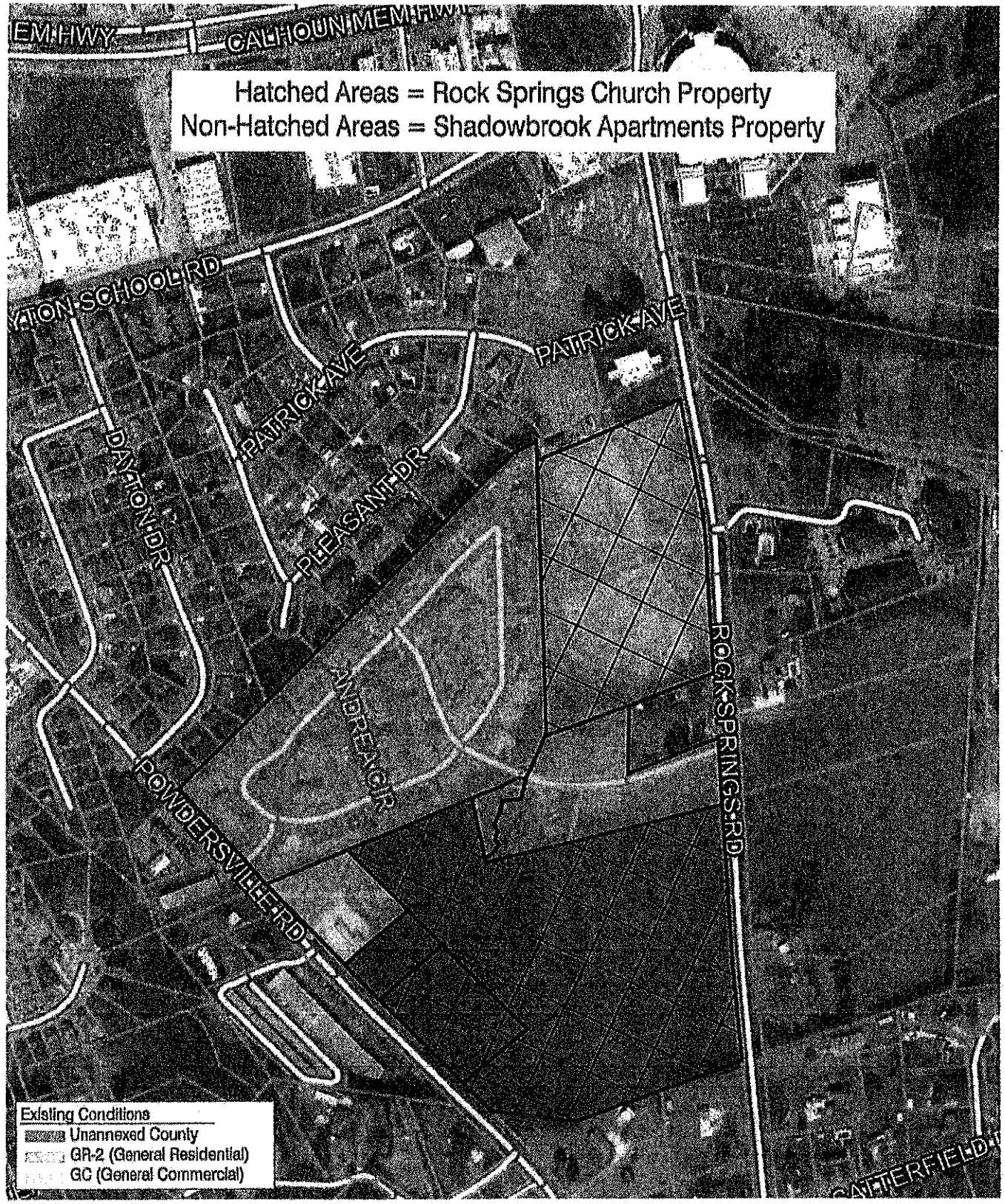


HKM Architecture Planning Landscape Architecture

Shadowbrook Three Summit Management LLC

Proposed Land Consolidation Plan

October 19, 2026

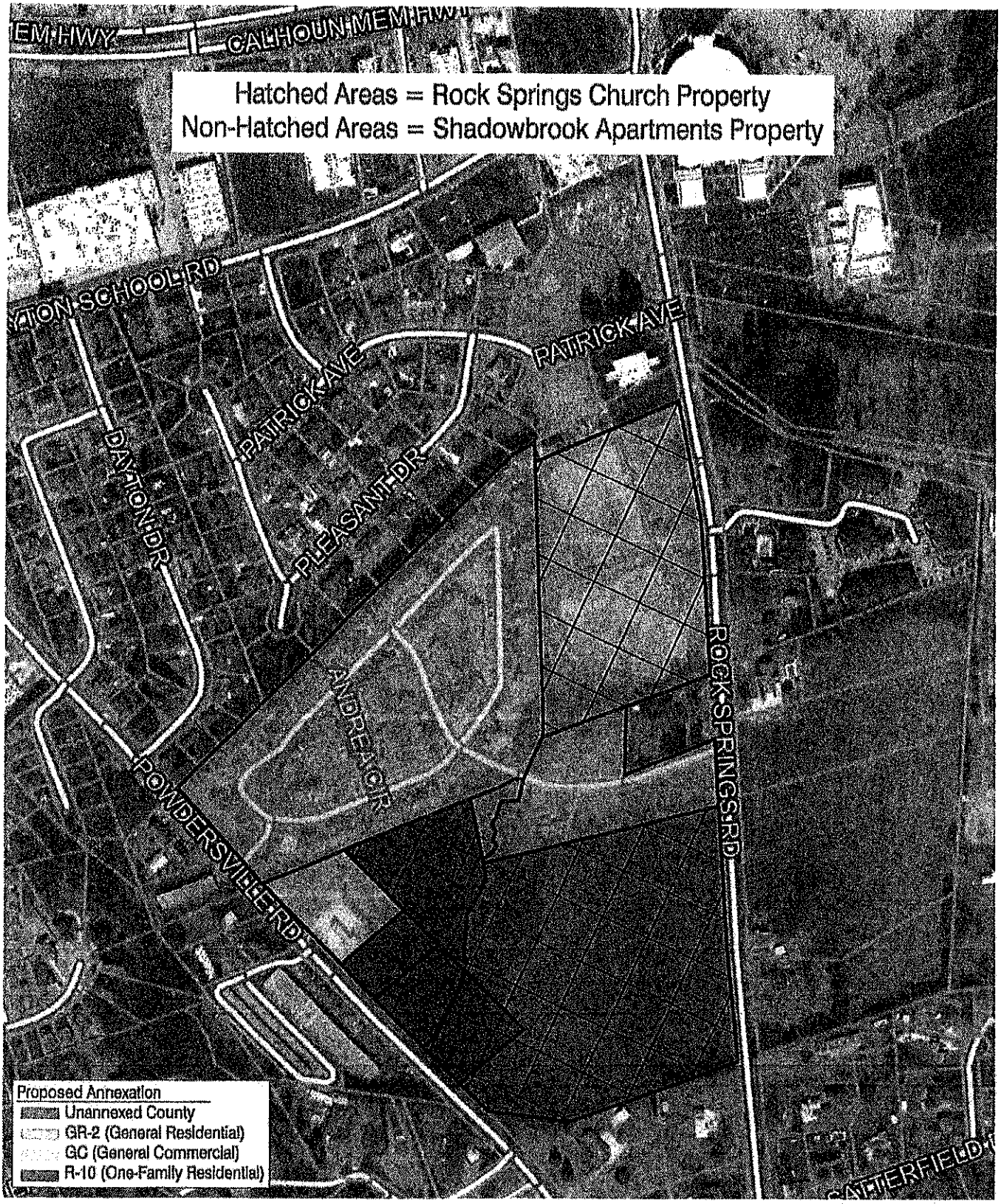


HKM Architecture Planning Landscape Architecture

Shadowbrook Three Summit Management LLC

Proposed Land Consolidation Plan (1 of 3)

October 19, 2026

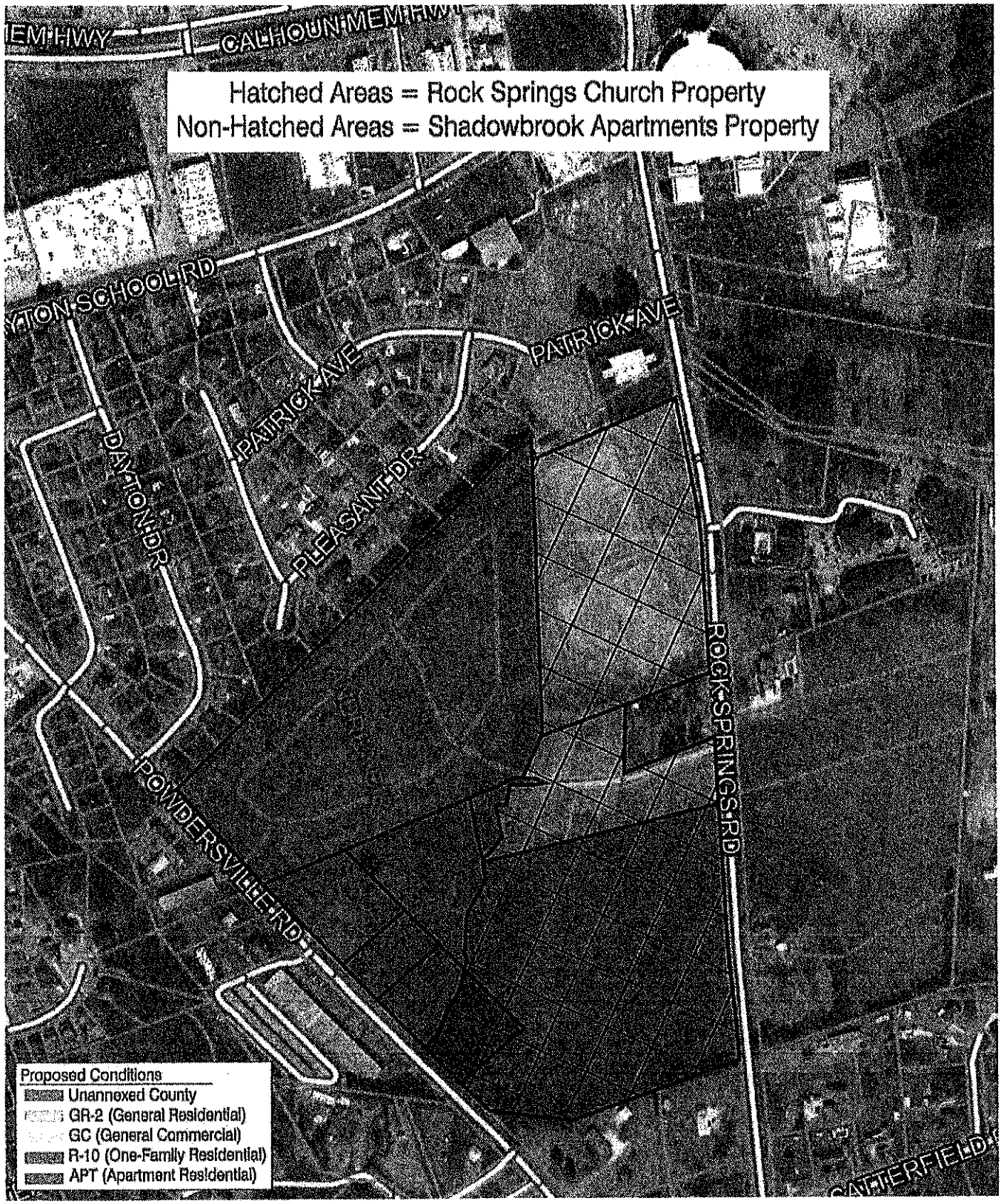


HKM Architecture Planning Landscape Architecture

Shadowbrook Three Summit Management LLC

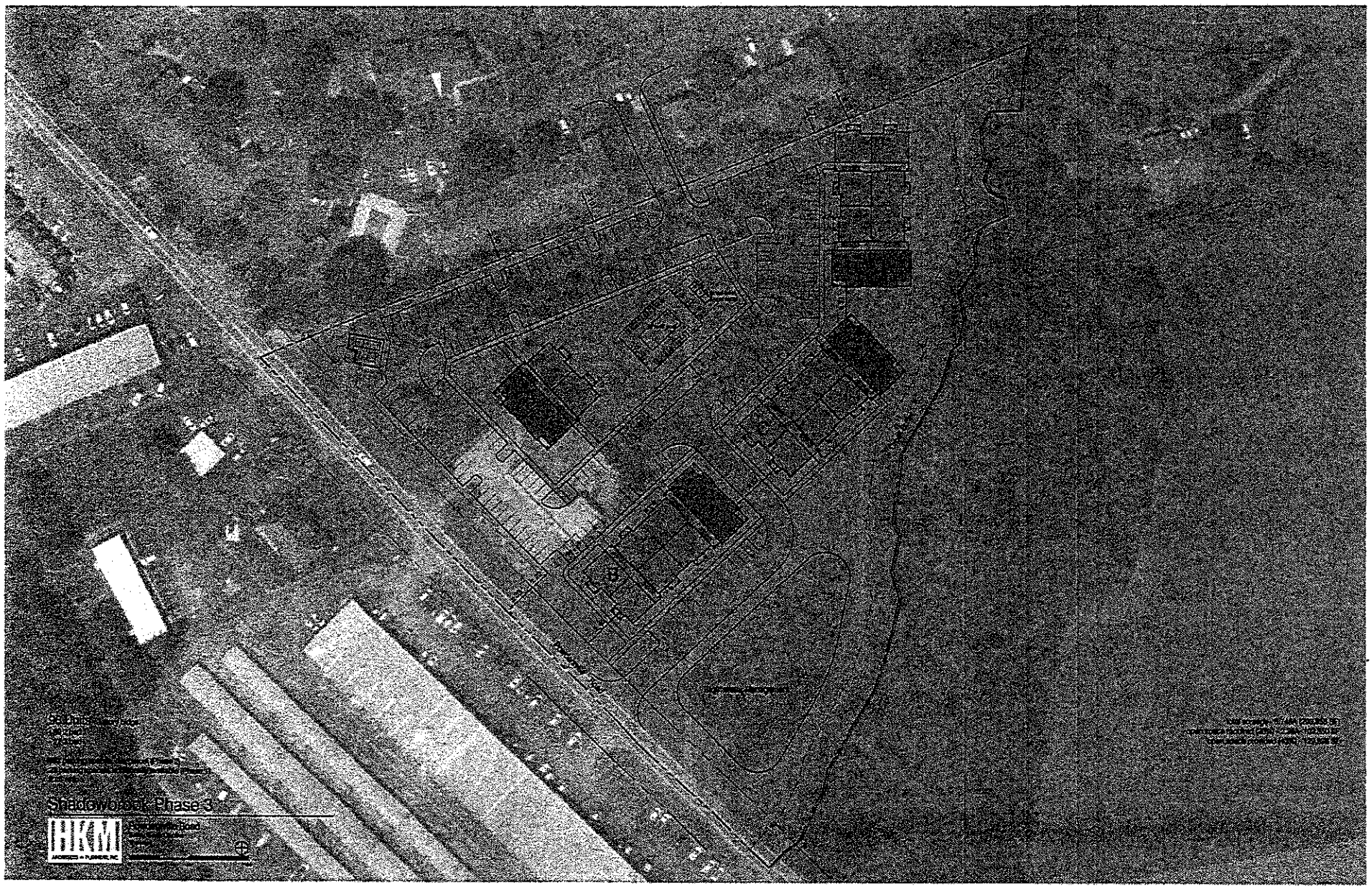
Proposed Land Consolidation Plan (2 of 3)

October 19, 2026



HKM Shadowbrook Three Summit Management LLC
Architecture Planning Landscape Architecture

Proposed Land Consolidation Plan (3 of 3)
October 19, 2026


Shadowrock Phase 3
HKM

ORDINANCE 2026-30

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

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

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

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

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

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

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

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

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

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

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

ADOPTED this 14th day of December 2026.

First Reading: November 9, 2026
Second Reading: December 14, 2026

CITY OF EASLEY, SOUTH CAROLINA

_____
Lisa Talbert, Mayor

ATTEST:

_____
Jennifer Bradley, Municipal Clerk

Approved as to Form:

_____
Daniel Hughes, City Attorney

EXHIBIT 1 – ANNEXATION MAP

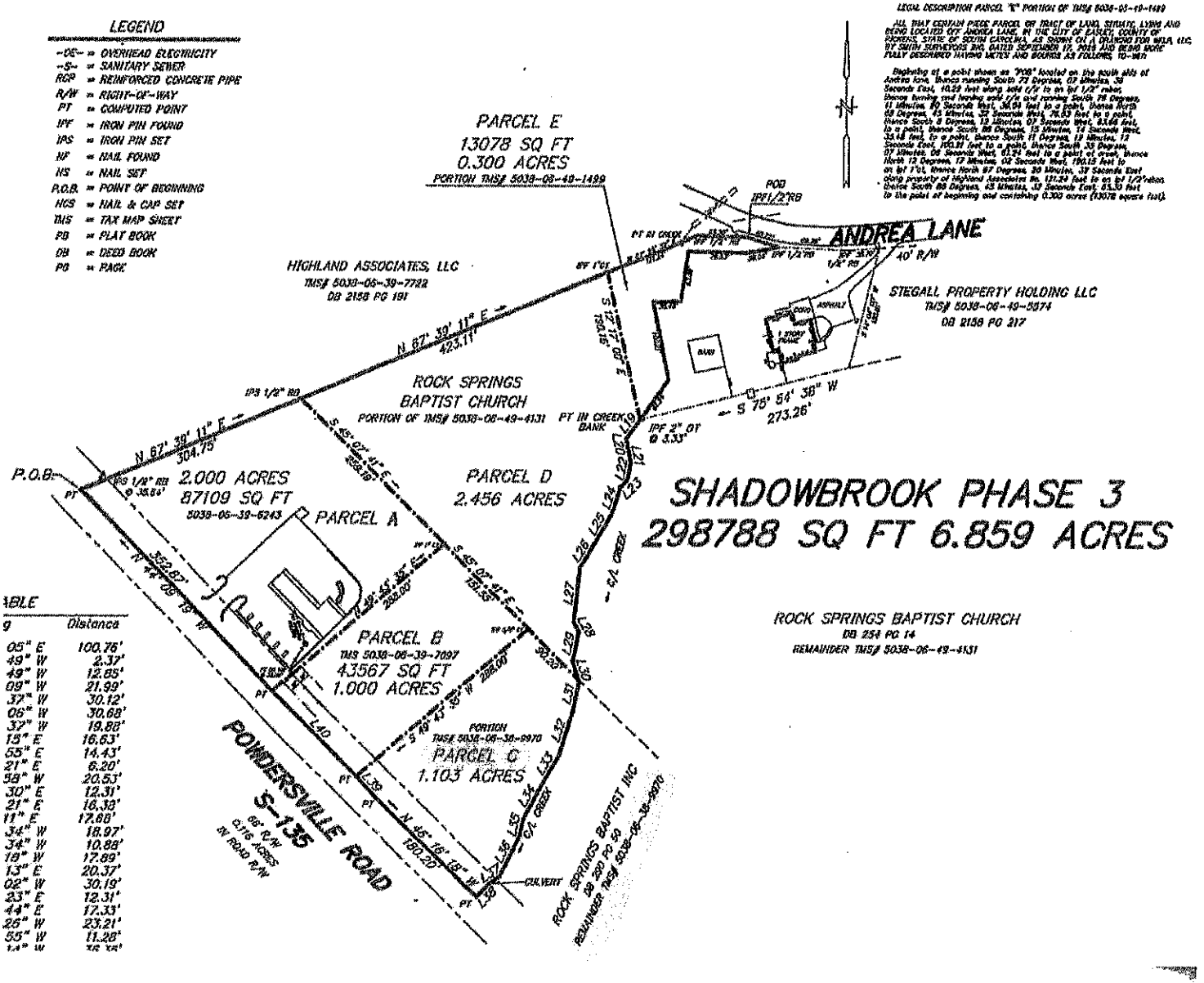


EXHIBIT 2 – PETITION

-THE CITY OF-
EASLEY
SOUTH CAROLINA

Planning & Development Department
205 N. 1st Street, Easley, SC 29640
(864)-855-7908 | planning@cityofeasley.com

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

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

*TOTAL ACREAGE 2.74 Acres

*CURRENT ZONING DESIGNATION (County) N/A

*PROPOSED ZONING DESIGNATION (City) 1.103 acre portion (Parcel C show on survey) zoned APT, remaining portion zoned R-10

TYPE OF ANNEXATION

***Please select one (1) type:** X 100% ___ 75% ___ 25%

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

INSTRUCTIONS

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

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

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

   Richard H. Ellis — *APPLICANT SIGNATURE

   9-30-26 — DATE
6. *Pursuant to S.C Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.
   Initial: RHE

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	ROCK SPRINGS BAPTIST CHURCH By Richard H. Ellis, Chairman of Deacons Richard H Ellis
Date 9-30-26	

Joint Statement in Support of Proposed Annexation and Rezoning

Rock Springs Baptist Church and Shadowbrook Apartments have been good neighbors in Easley for more than 30 years. Together, we respectfully request that the City Council approve the proposed annexation and rezoning to enable a mutually beneficial property exchange that promotes smart, responsible growth and serves the long-term interests of the Easley community.

A Property Exchange That Benefits Both Parties

Shadowbrook owns three parcels on Rock Springs Road that physically separate the Church's athletic fields from an additional 17 undeveloped acres owned by the Church. In 2020, the City Council approved development of 60–72 apartments on these parcels as a third phase of Shadowbrook Apartments. Although the zoning in Easley has changed, since the three parcels are zoned GR-2, Shadowbrook retains the right under the new zoning to build either 26 townhomes, or a combination of a 16-unit, two-story apartment building and 10 townhomes on these three Rock Springs Road parcels.

The requested annexation and rezoning and subsequent property exchange will have two direct benefits. It will allow Shadowbrook to relocate this additional phase away from Rock Springs Road to a better suited site consisting of the former car wash at 839 Powdersville Road and the land surrounding it, and enable the Church to unite its currently separated Rock Springs Road parcels into one contiguous property.

The Powdersville Road site offers important community benefits compared with development of the Rock Springs Road parcels:

First, it is significantly less visible. Development along Rock Springs Road would be highly visible to the public. By contrast, the Powdersville Road site is naturally screened. A 50 foot wooded buffer along the creek will shield the buildings from view from Rock Springs Road. Additionally, the site's natural topography, a 40-foot road buffer, and an intentional site design will substantially limit visibility from Powdersville Rd, with the side of the closest building set back nearly 80 feet.

Second, the primary access would be on Powdersville Road. Developing the Rock Springs Road parcels would increase residential traffic near the already congested intersection of Rock Springs Road/Highway 123, particularly before and after Church services and events, and during athletic competitions. Relocating the development would move the primary access point to Powdersville Road, a commercial corridor better suited to accommodate the additional traffic. This would separate the development from the Church's primary activity area and therefore not cause increased congestion in that area.

An Extension of an Established Multifamily Community

For more than 30 years, Shadowbrook Apartments has operated as a family-owned business providing quality, middle-market workforce housing for Easley residents. The proposed development would extend that established community, not create a new, high-end luxury development. Shadowbrook has historically maintained strong resident stability and low tenant turnover. Its longest-term resident

has lived there for more than 25 years, and many residents are active churchgoers, voters and participants in the Easley community.

Shadowbrook is also a longstanding contributor to the local tax base. The City of Easley received more than $150,000 in taxes from Shadowbrook last year and approximately $2 million over the past 30 years. The proposed development will immediately generate more than $200,000 in municipal impact fees, in addition to permit, plan-review, and other applicable fees.

A Significant Benefit to Rock Springs Baptist Church

Most importantly, the property exchange will allow Rock Springs Baptist Church to unite its currently separated Rock Springs Road properties into one contiguous tract. This will provide the Church with greater long-term planning flexibility, preserve options for future needs, and immediately create room for necessary additional parking adjacent to the athletic fields (which the Church maintains and are available for public use at no charge). Proceeding with the property exchange is so vital and consequential that it was unanimously approved by both the Church's Board of Deacons and its congregation.

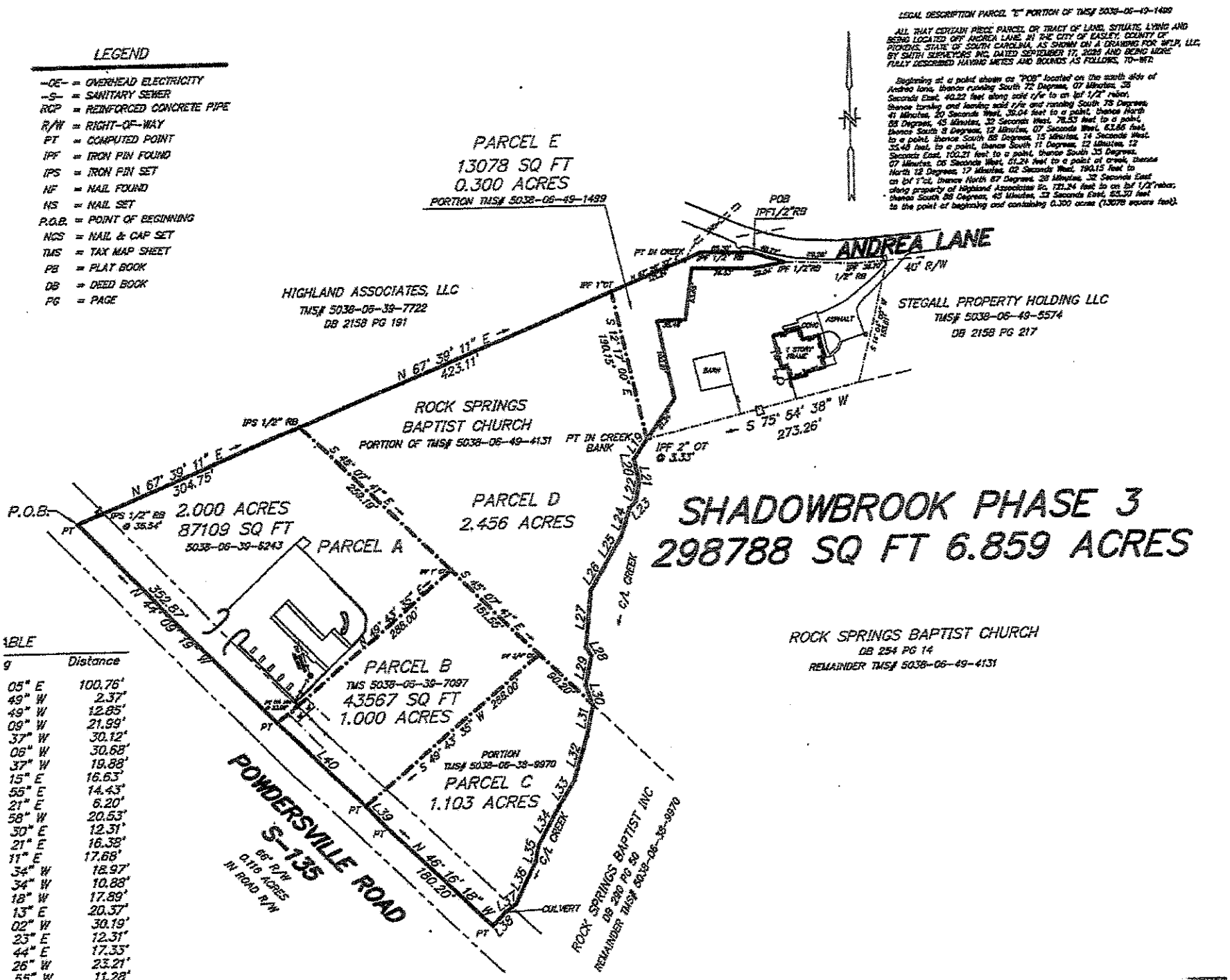
Please note that the Church is only requesting annexation of the specific, limited property necessary for the exchange, not the entire 17-acre parcel. The remaining land will stay in the County, and the Church has no plans to develop it.

A Mutually Beneficial and Responsible Exchange

Approval of the proposed annexation and rezoning will:

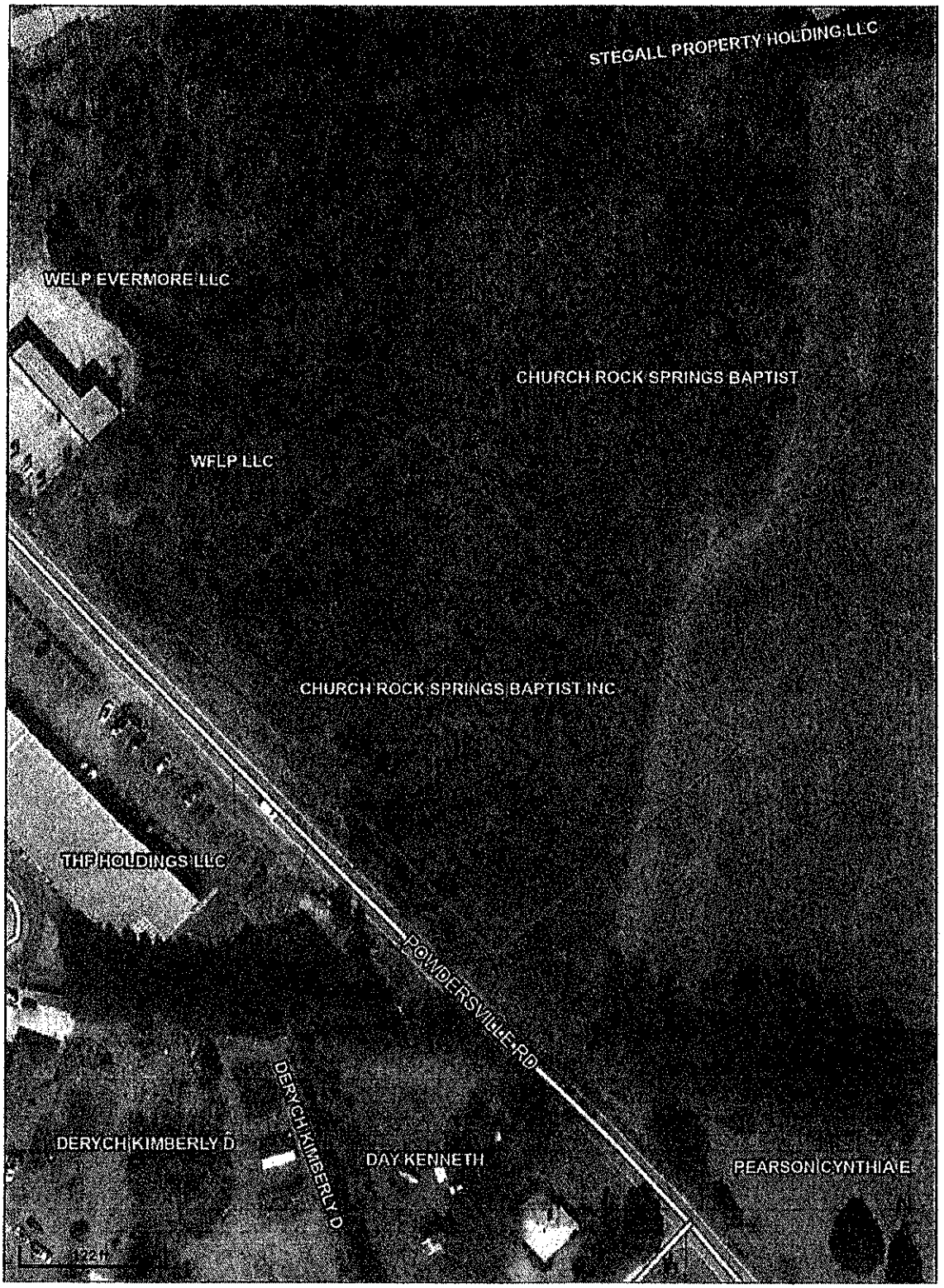
- Move residential development from a highly visible Rock Springs Road location to a naturally screened site better suited for the proposed use.
- Place primary access on Powdersville Road rather than adding traffic near the Church's athletic facilities and the Rock Springs Road/Highway 123 intersection.
- Allow Shadowbrook to continue to provide established, middle-market housing as part of the Easley community.
- Generate substantial tax, impact-fee, permit, and related revenue for the City.
- Allow the Church to unite its separated properties and increase flexibility for present and future needs.

We thank you for considering the proposed annexation and rezoning. Without these approvals, the property exchange cannot proceed.

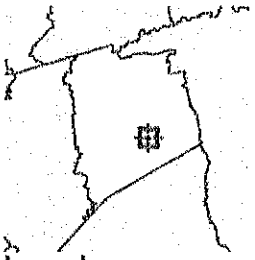


TABLE

g	Distance
05" E	100.76'
49" W	2.37'
49" W	12.85'
09" W	21.59'
37" W	30.12'
06" W	30.68'
37" W	19.88'
15" E	16.63'
55" E	14.43'
21" E	6.20'
58" W	20.53'
30" E	12.31'
21" E	16.38'
11" E	17.68'
34" W	18.97'
34" W	10.88'
18" W	17.89'
13" E	20.37'
02" W	30.19'
23" E	12.31'
44" E	17.35'
26" W	23.21'
55" W	11.28'
14" W	28.55'



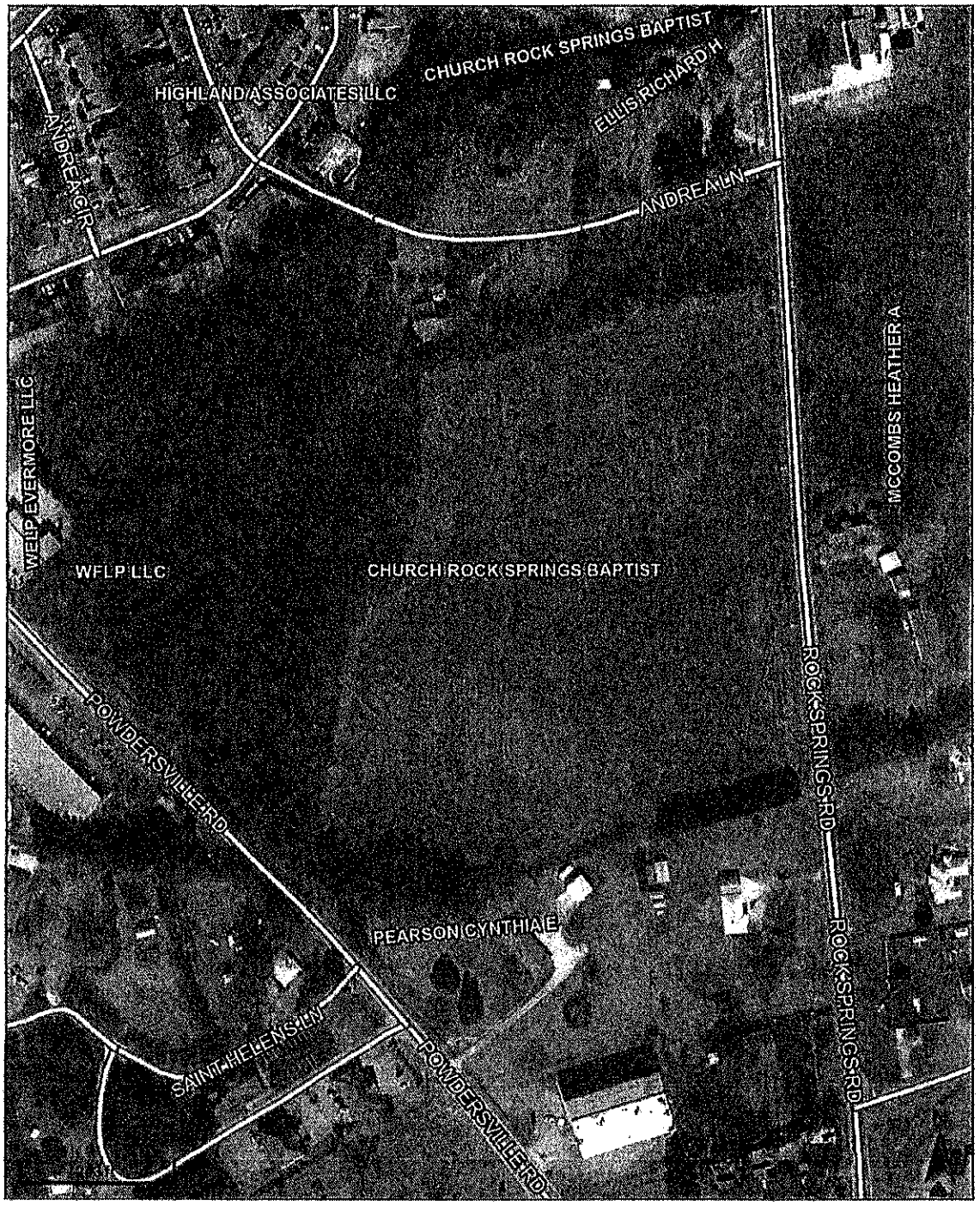
Overview



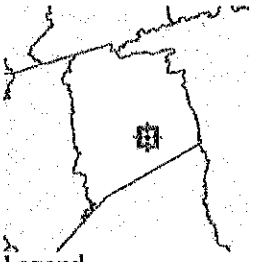
Legend

Owner Names
Roads
Streams and Rivers

Parcel ID	5038-06-38-9970	Account Type	Exempt	Ownership	CHURCH ROCK SPRINGS BAPTIST INC	Documents Date	Price	Doc	Vacant or Improved
Account No	R0024498	Class	n/a						
Property Address		Acreage	2.74		212 DAYTON SCHOOL RD EASLEY, SC 29642-1409	5/31/1995	$136,750	290 / 50	Vacant
District	A09-Easley	LEA Code	n/a			n/a	$	/	n/a
Brief Tax Description	NE/SIDE OLD POWDERSVILLE RD (Note: Not to be used on legal documents)	Value	$0						



Overview

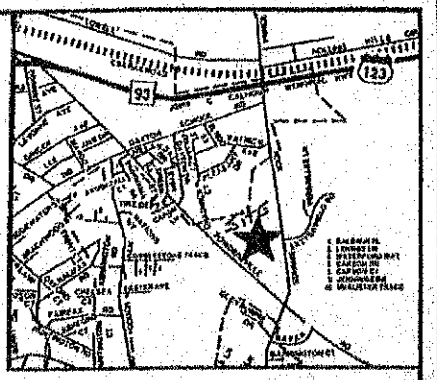


Legend

- Owner Names
- Roads
- Streams and Rivers

Parcel ID	5038-06-38-9970	Account Type	Exempt	Ownership	CHURCH ROCK SPRINGS BAPTIST INC	Documents Date	Price	Doc	Vacant or Improved
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District	A09-Easley	LEA Code	n/a			n/a	$	/	n/a
Brief Tax Description	NE/SIDE OLD POWDERSVILLE RD (Note: Not to be used on legal documents)	Value	$0						

He shall stand at the latter day upon the earth



Old Datum

Magnetic North

n/f
E.W. Stegall

Rock Springs Baptist Church

N 49° 43' 35" E — 288.00' Total

S 45° 07' 41" E — 418.59'

119134 Sq.Ft.
2.735 Acres

N 15° 46' 21" W — 419.01'

Powdersville Road
(S-39-135)

S 49° 43' 35" W — 283.27' Total

S 83° 29' 49" E — 217.09'

PROPERTY LOCATED NEAR THE CITY OF EASLEY

REFERENCE IS MADE DUE TO A FUNCTIONAL PROCESS BY THIS FIRM DATED FEB. 12, 19

ACREAGE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR NOT SHOWN

Part of Tract 1 Rol Rolader

Drawn for: Rol Rolader

South Carolina

Boundary Survey for

Bill Oates

SMITH

Surveying Co.

Pickens County

ROBINSON LAW FIRM, P.A.

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

Book 290 Page 50

KNOW ALL MEN BY THESE PRESENTS, that I, Robert E. Stegall, Jr.

in consideration of See Deed of Willette S. Jennings, et al., recorded herewith Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Rock Springs Baptist Church, Inc. its successors and/or assigns, forever:
212 Dayton School Road
Easley, SC 29640

ALL MY RIGHT, TITLE AND INTEREST IN AND TO:

"ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, in or near the City of Easley, on Powdersville Road and according to a plat by J. C. Smith & Associates, dated April 21, 1995, said lot contains 2.735 acres and is more particularly described as follows, to-wit:

"BEGINNING at a point in the center of Powdersville Road, said point being 1050 feet from Rock Springs Road; thence along the center of Powdersville Road North 45-46-21 West 419.01 feet to a point; thence North 49-43-35 East 288.00 feet to an iron pin on line of property of Rock Springs Church; thence along the common boundary line with property of Rock Springs Church South 45-07-41 East 418.59 feet to an iron pin; thence South 49-43-35 West 283.27 feet to a point in the center of Powdersville Road, the point of BEGINNING.

Subject to rights of way for the roads and such other easements as my appear of recorded and/or on the premises.

This is a portion of the Edward W. Stegall property and was devised to the children of Edward W. Stegall by Palmer O. Stegall in paragraph 2 of his Last Will and Testament dated July 19, 1950. (Probate records, Apt. 329, file 6). Julia Frances Stegall Dickerson conveyed her interest to certain heirs by deed dated February 22, 1990 and recorded in Deed Book 97, at Page 146. Edward W. Stegall (Jr.) and Mildred P. Stegall conveyed their interest to certain heirs by deed dated July 26, 1990, recorded in Deed Book 109, at Page 30. Robert E. Stegall died testate leaving his estate to his wife and children (Pickens County Probate records 87ES3900385). Montez S. Phillips died testate in Mecklenburg County, N.C. devising her estate to her children (file 93-E-1313).

Tax map #Portion of J14-00-013A

Robinson

PICKENS CO.
RMC 100

012926

95 AUG 10 PM 2:51

JIMMY McCOLLUM, Tax Assessor
282 McDANIEL AVE., E-8
PICKENS, SC 29671

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 31st day of May 1995

SIGNED, sealed and delivered in the presence of:

Robert E. Stegall, Jr. (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31st day of May 1995

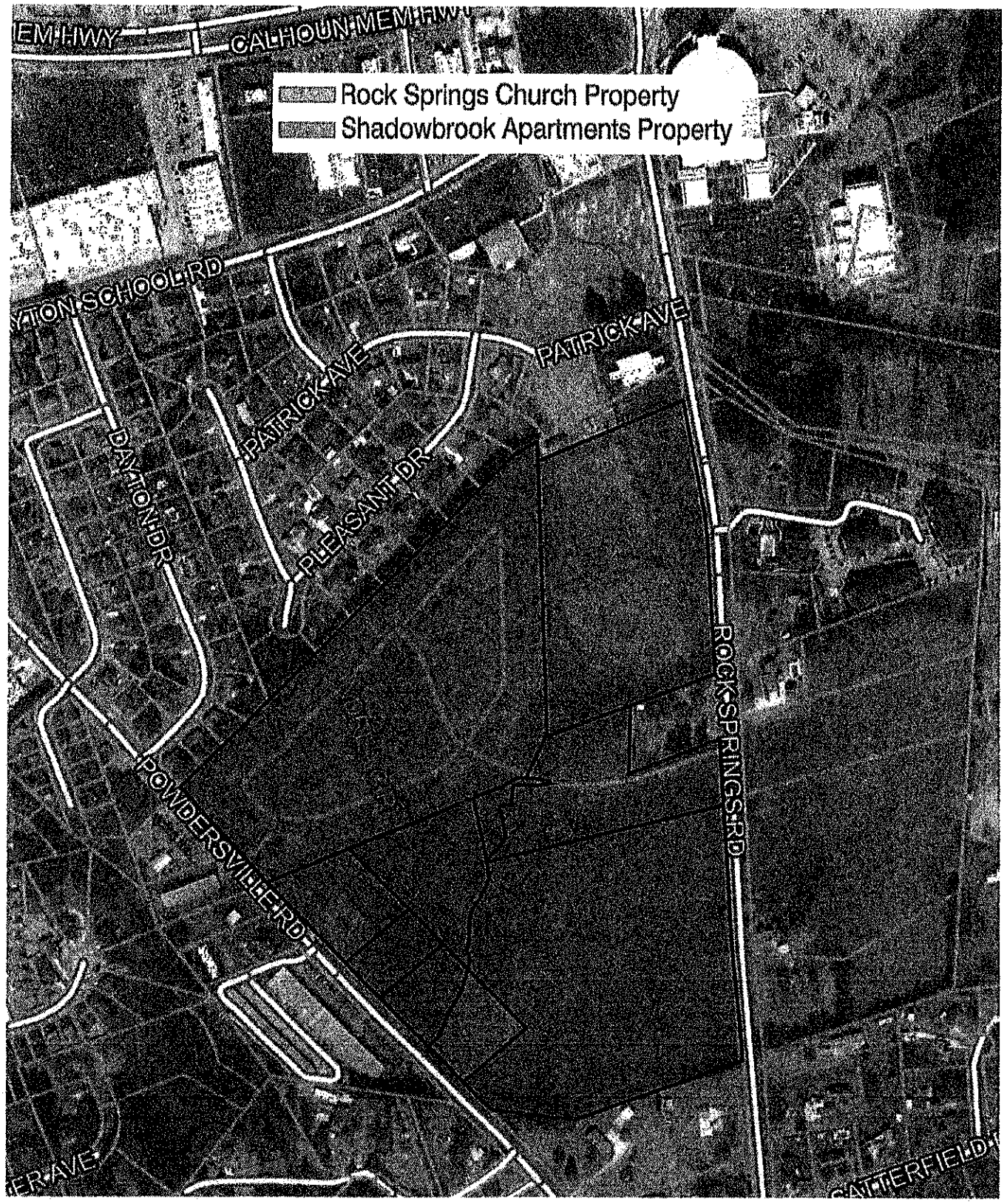
Notary Public for South Carolina. (SEAL)

My commission expires 2/29/96

LEGAL DESCRIPTION ROCK SPRINGS TRACT

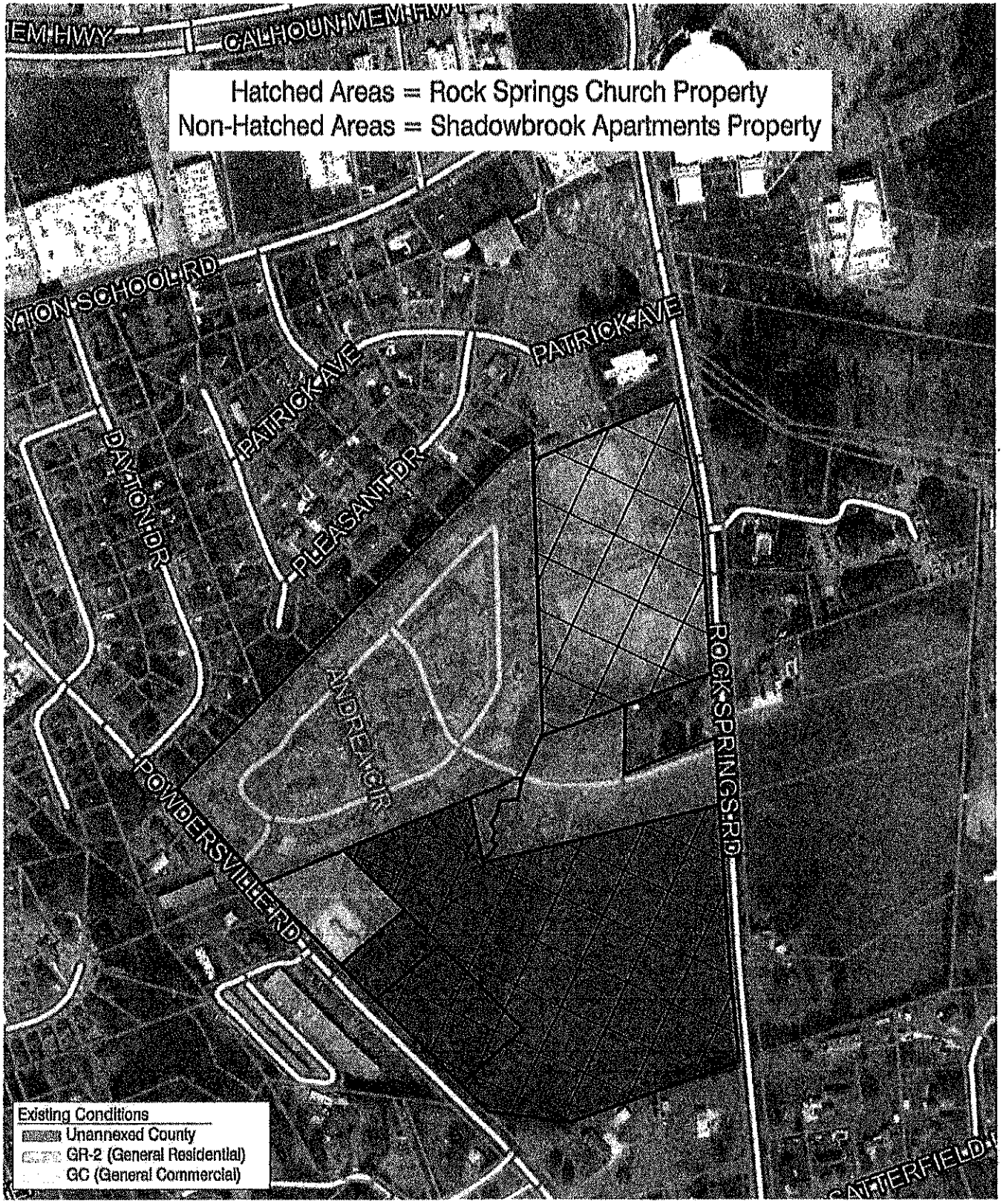
ALL THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PORTION OF TMS# 5038-06-49-4131, LOCATED ON POWDERSVILLE ROAD, IN THE CITY OF EASLEY, COUNTY OF PICKENS, STATE OF SOUTH CAROLINA, AND CONTAINING 3.559 ACRES, AS SHOWN ON A SURVEY FOR WFLP, LLC, BY SMITH SURVEYORS INC, DATED JULY 23, 2025 AND BEING MORE FULLY DESCRIBED HAVING METES AND BOUNDS AS FOLLOWS, TO-WIT:

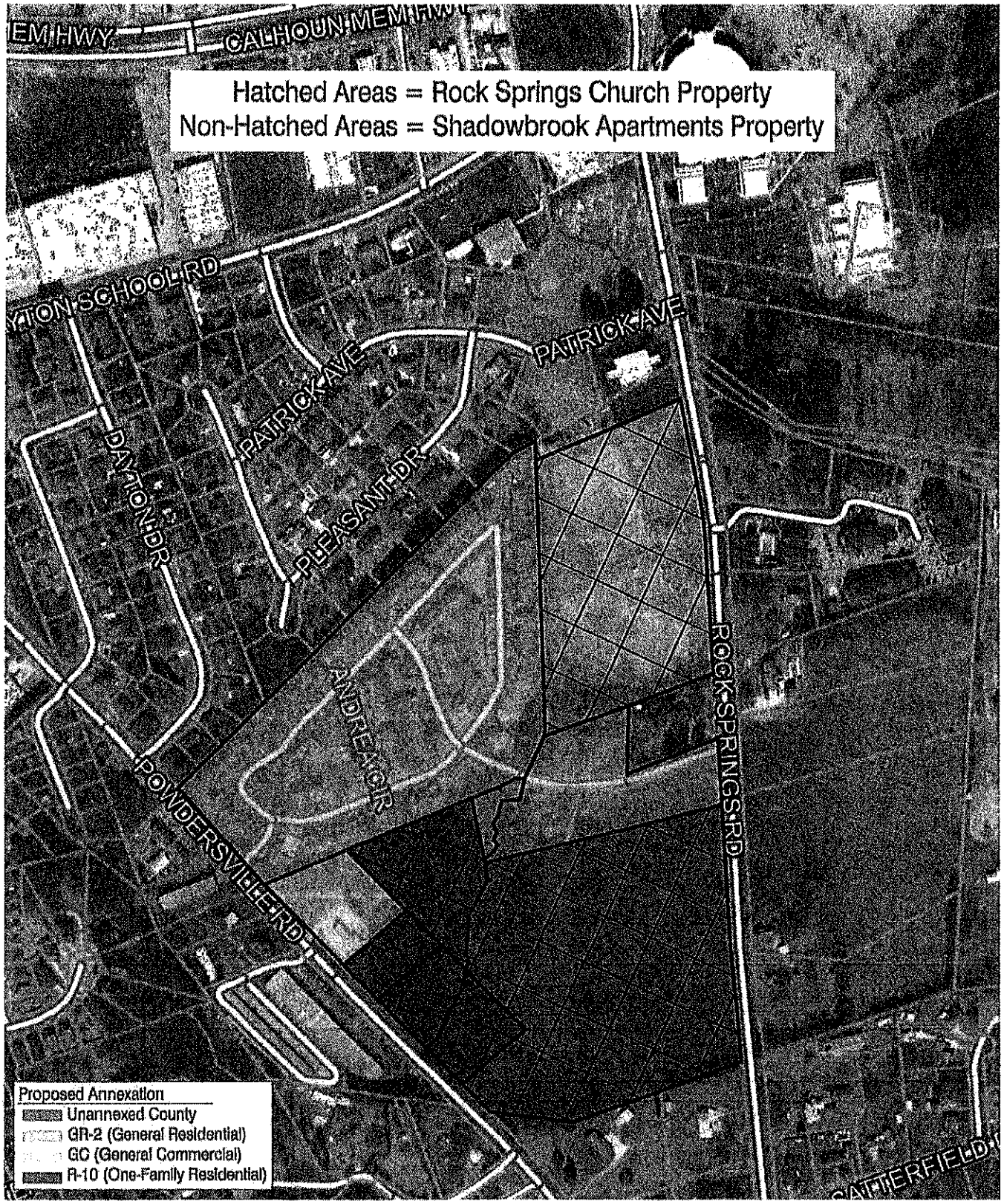
Beginning at an ips 1/2" rb noted as "P.O.B." on survey, thence North 67 Degrees, 40 Minutes, 17 Seconds East, 423.07 feet to an ipf 1" ct, thence South 12 Degrees, 16 Minutes, 45 Seconds East, 189.91 feet, to a point in creek, running along center of creek the following metes and bounds, South 34 Degrees, 12 Minutes, 33 Seconds West, 30.23 feet, to a pt, thence South 10 Degrees, 43 Minutes, 23 Seconds East, 12.31 feet to a pt, thence South 9 Degrees, 52 Minutes, 44 Seconds East, 17.33 feet to a pt, thence South 11 Degrees, 54 Minutes, 26 Seconds West, 23.21 feet to a pt, thence South 44 Degrees, 12 Minutes, 55 Seconds West, 11.28 feet to a pt, thence South 17 Degrees, 07 Minutes, 14 Seconds West, 36.35 feet to a pt, thence South 30 Degrees, 12 Minutes, 29 Seconds West, 43.61 feet to a pt, thence South 30 Degrees, 35 Minutes, 21 Seconds West, 35.42 feet to a pt, thence South 6 Degrees, 05 Minutes, 10 Seconds West, 69.52 feet to a pt, thence South 29 Degrees, 51 Minutes, 00 Seconds East, 13.07 feet to a pt, thence South 12 Degrees, 22 Minutes, 09 Seconds West, 37.21 feet to a pt, thence South 16 Degrees, 42 Minutes, 23 Seconds East, 28.07 feet, to a pt, thence South 12 Degrees, 13 Minutes, 00 Seconds West, 38.73 feet to a pt, thence South 17 Degrees, 17 Minutes, 31 Seconds West, 57.36 feet to a pt, thence South 30 Degrees, 40 Minutes, 39 Seconds West, 38.97 feet to a pt, thence South 28 Degrees, 56 Minutes, 06 Seconds West, 53.94 feet to a pt, thence South 12 Degrees, 31 Minutes, 59 Seconds West, 21.24 feet to a pt, thence South 25 Degrees, 50 Minutes, 22 Seconds West, 57.37 feet to a pt, thence South 55 Degrees, 10 Minutes, 23 Seconds West, 16.32 feet to a culvert, thence South 44 Degrees, 04 Minutes, 44 Seconds West, 22.54 feet to a point in road,
thence running along center of road North 46 Degrees, 16 Minutes, 18 Seconds West, 180.20 feet to a pt, thence North 41 Degrees, 58 Minutes, 59 Seconds West, 36.50 feet to a point in road, thence turning and leaving said road and running North 49 Degrees, 43 Minutes, 35 Seconds East, 288.00 feet to an ipf 3/4" ct, thence turning and running North 45 Degrees, 07 Minutes, 41 Seconds West, 151.55 feet to an ipf 1" ct, thence running North 45 Degrees, 07 Minutes, 41 Seconds West, 259.19 feet to the point of beginning and containing 3.559 acres.



HKM Shadowbrook Three Summit Management LLC
Architecture Planning Landscape Architecture

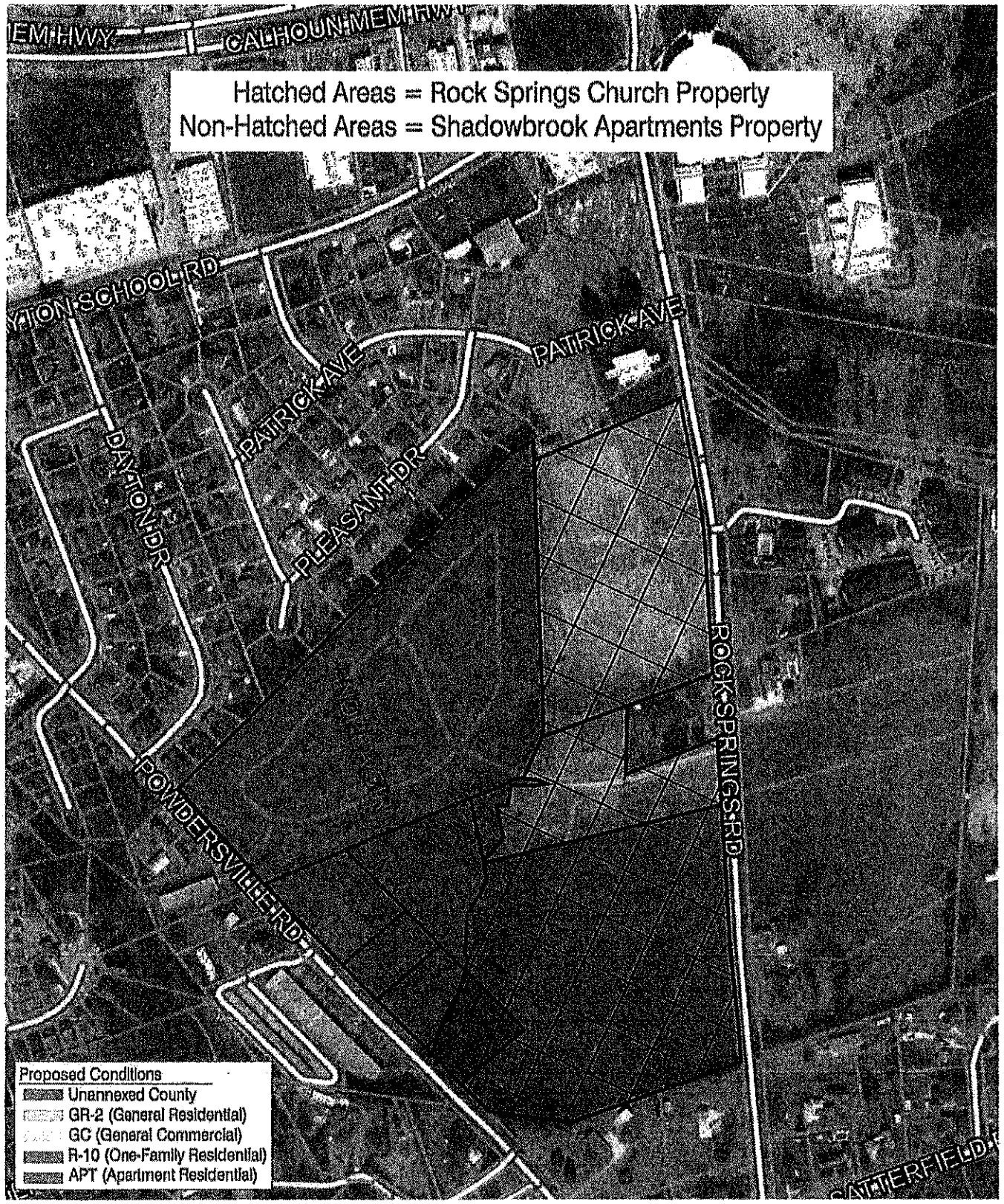
Proposed Land Consolidation Plan
October 19, 2026


Hatched Areas = Rock Springs Church Property
Non-Hatched Areas = Shadowbrook Apartments Property
CALHOUN MEM HWY
PATRICK AVE
PATRICK AVE
PLEASANT DR
DAYTON DR
ROCK SPRINGS RD
POWDERSVILLE RD
Existing Conditions
Unannexed County
GR-2 (General Residential)
GC (General Commercial)



HKM Shadowbrook Three Summit Management LLC
Architecture Planning Landscape Architecture

Proposed Land Consolidation Plan (2 of 3)
October 19, 2020

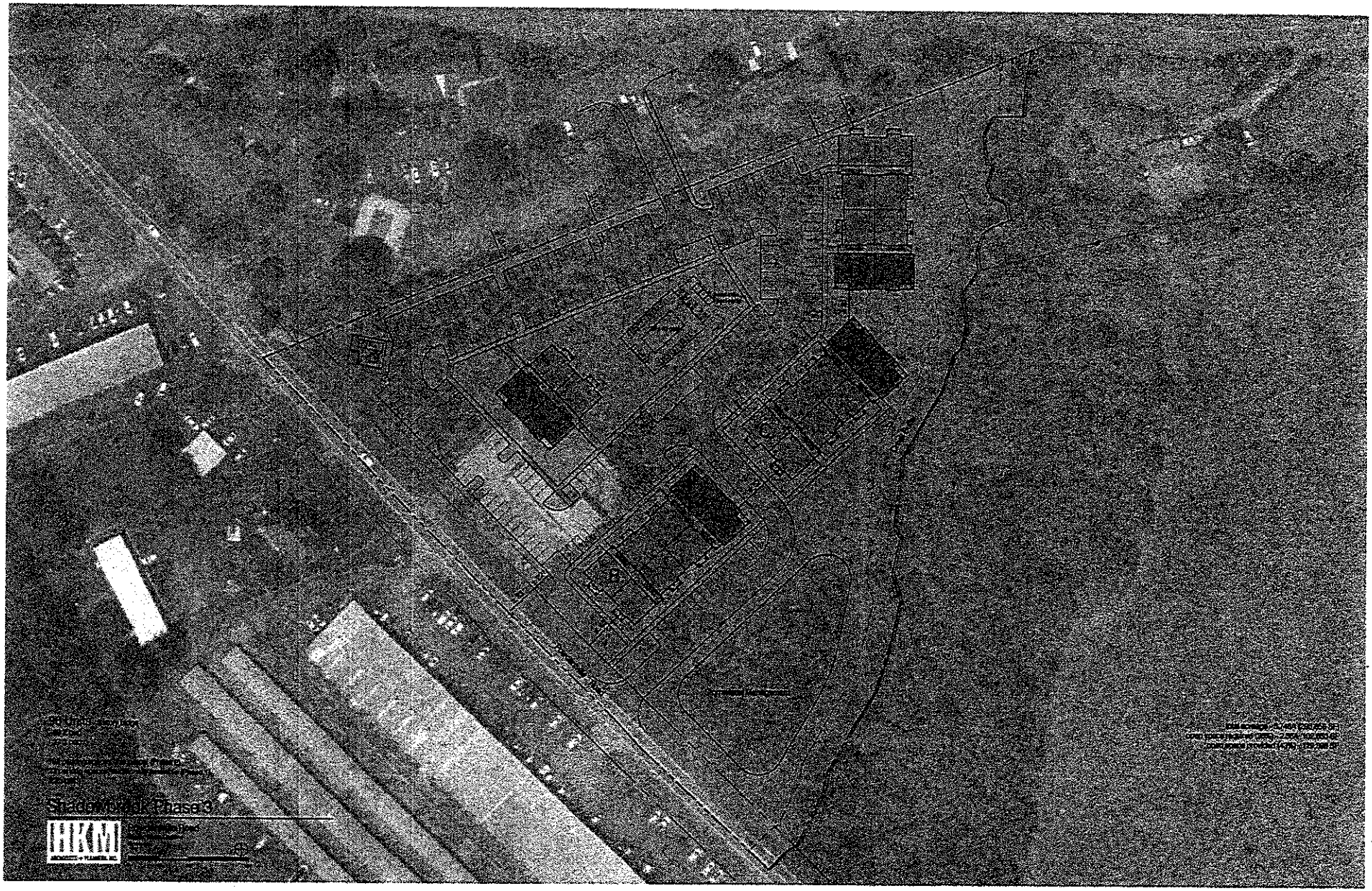


HKM Architecture Planning Landscape Architecture

Shadowbrook Three Summit Management LLC

Proposed Land Consolidation Plan (3 of 3)

October 19, 2026


Shadow Walk Phase 3
HKM

Ordinance 2026-31

AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, PROVIDING FOR AN AMENDMENT TO THE CITY OF EASLEY ZONING MAP; DESIGNATING CERTAIN LAND GENERALLY LOCATED ON THE SOUTH SIDE OF ANDREA LN, IDENTIFIED AS PARCEL ID 5038-06-49-1499, AND MORE PARTICULARLY DESCRIBED HEREIN, OWNED BY STEGALL PROPERTY HOLDING LLC, FROM GENERAL RESIDENTIAL 2 (GR-2) TO APARTMENTS (APT) FOR 0.300 ACRES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on October 19, 2026, to consider the proposed rezoning, and the Commission recommended approval of the proposed zoning designation of Apartments (APT) for 0.300 acres; and

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

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

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

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

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

Section 2. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

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

ADOPTED this 14th day of December 2026.

First Reading: November 9, 2026
Second Reading: December 14, 2026

CITY OF EASLEY, SOUTH CAROLINA

_____

Lisa Talbert, Mayor

ATTEST:

_____

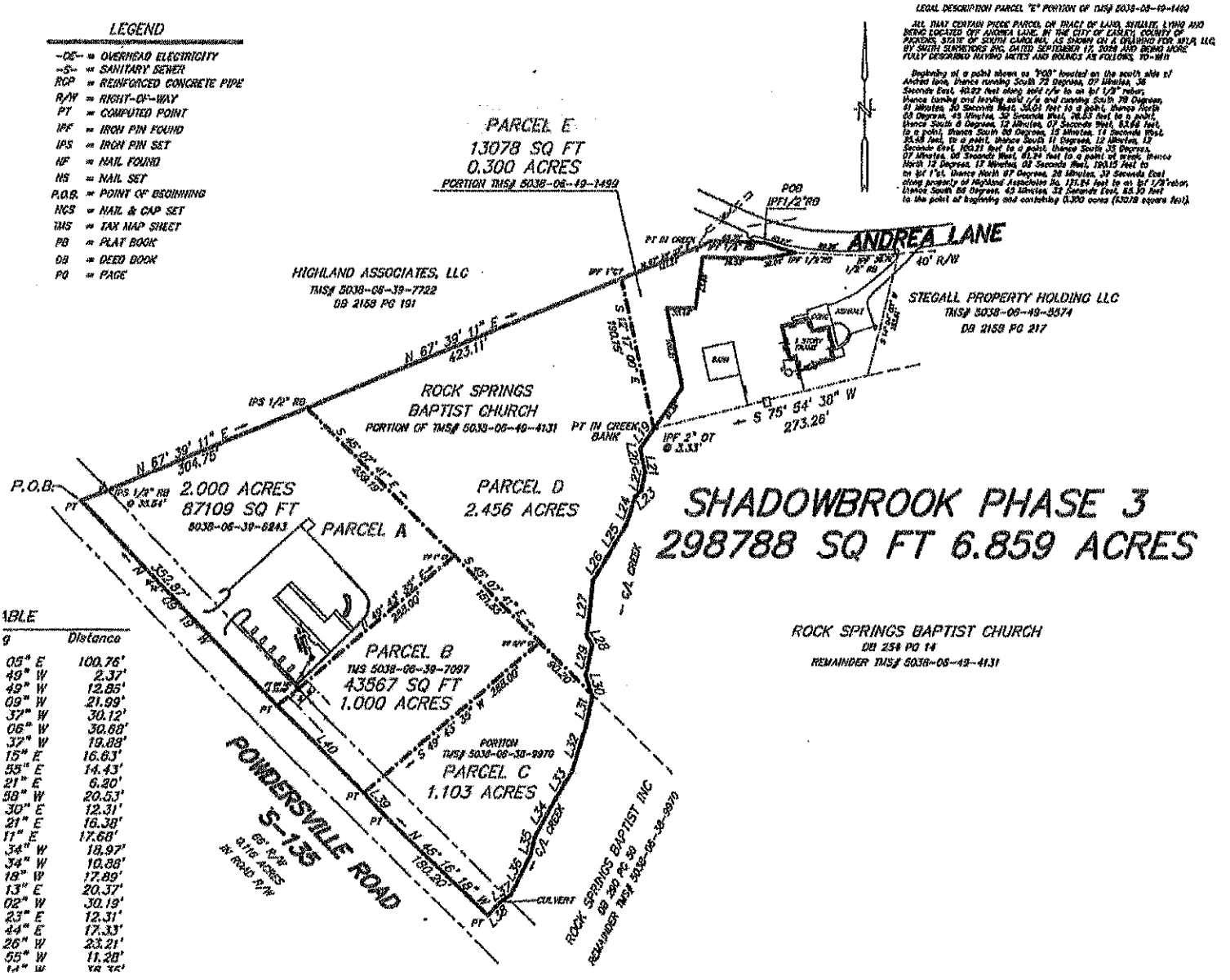
Jennifer Bradley, Municipal Clerk

Approved as to Form:

_____

Daniel Hughes, City Attorney

EXHIBIT A



TABLE

g	Distance
05" E	100.76'
49" W	2.37'
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02" W	30.19'
23" E	12.31'
44" E	17.33'
26" W	23.21'
55" W	11.28'
14" W	18.35'

Ordinance 2026-32

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

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

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on October 19, 2026, to consider the proposed rezoning, and the Commission recommended approval of the proposed zoning designation of Apartments (APT); and

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

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

Section 1. The parcel of property currently titled in the name of WFLP EVERMORE LLC, shown as Tax Map Number 5038-06-39-6243 and described by the Pickens County Property Assessor as the former SQUEAKY CLEAN CAR WASH EASLEY, 2.00 AC

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

Section 2. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

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First Reading: November 9, 2026
Second Reading: December 14, 2026

CITY OF EASLEY, SOUTH CAROLINA

_____

Lisa Talbert, Mayor

ATTEST:

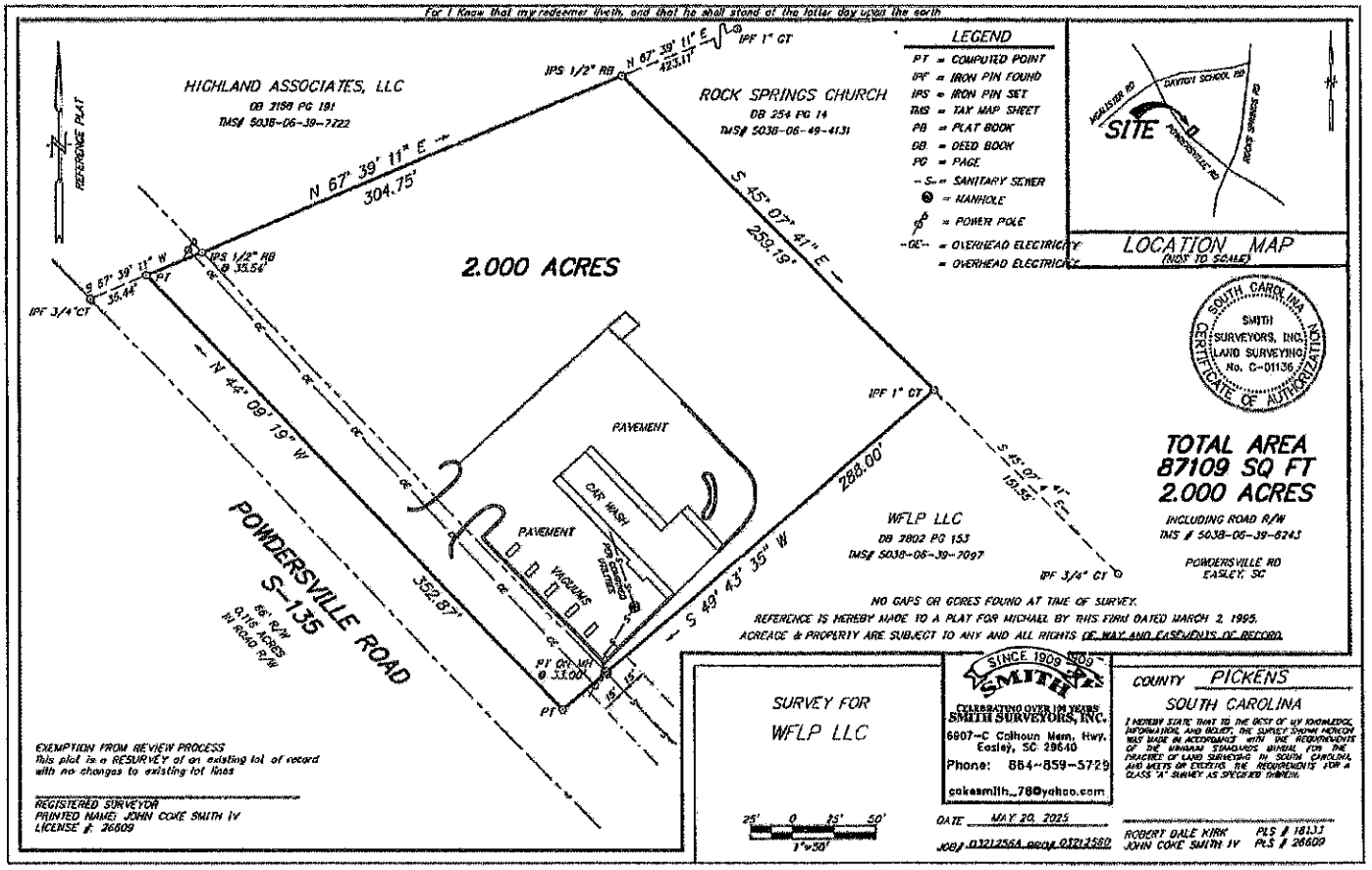
_____

Jennifer Bradley, Municipal Clerk

Approved as to Form:

_____

Daniel Hughes, City Attorney


For I Know that my redeemer liveth, and that he shall stand at the latter day upon the earth
REFERENCE PLAT
HIGHLAND ASSOCIATES, LLC
DB 2198 PG 191
TMS# 5038-06-39-7222
ROCK SPRINGS CHURCH
DB 254 PG 14
TMS# 5038-06-49-4131
IPS 1/2" RB
N 67° 39' 11" E
423.17'
IPF 1" OT
N 67° 39' 11" E
304.75'
S 45° 07' 41" E
259.19'
IPS 1/2" RB @ 35.54'
S 67° 39' 11" W
35.44'
PT
IPF 3/4"CT
2.000 ACRES
N 44° 08' 19" W
352.87'
POWDERSVILLE ROAD
S-135
66' R/W
0.116 ACRES IN ROAD R/W
PAVEMENT
CAR WASH
POST CONCRETE PILINGS
PAVEMENT
YAGUANS
PT OT MH @ 33.00'
15'
15'
PT
IPF 1" OT
288.00'
S 45° 07' 41" E
151.52'
S 49° 43' 35" W
WFLP LLC
DB 3802 PG 153
TMS# 5038-06-39-7097
IPF 3/4" CT
LEGEND
PT = COMPUTED POINT
IPF = IRON PIN FOUND
IPS = IRON PIN SET
TMS = TAX MAP SHEET
PB = PLAT BOOK
DB = DEED BOOK
PG = PAGE
-S- = SANITARY SEWER
= MANHOLE
= POWER POLE
-OE- = OVERHEAD ELECTRICITY
= OVERHEAD ELECTRICITY
LOCATION MAP
(NOT TO SCALE)
DAVIDS SCHOOL RD
HOLLISTER RD
SITE
POWDERSVILLE RD
ROCK SPRINGS RD
SOUTH CAROLINA
SMITH SURVEYORS, INC.
LAND SURVEYING
No. C-01136
CERTIFICATE OF AUTHORIZATION
TOTAL AREA
87109 SQ FT
2.000 ACRES
INCLUDING ROAD R/W
TMS # 5038-06-39-6243
POWDERSVILLE RD
EASLEY, SC
NO GAPS OR GORES FOUND AT TIME OF SURVEY.
REFERENCE IS HEREBY MADE TO A PLAT FOR MICHAEL BY THIS FIRM DATED MARCH 2, 1995.
ACREAGE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.
EXEMPTION FROM REVIEW PROCESS
This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines
REGISTERED SURVEYOR
PRINTED NAME: JOHN COKE SMITH IV
LICENSE #: 26609
SURVEY FOR
WFLP LLC
25' 0 25' 50'
1"=50'
SINCE 1909
SMITH
CELEBRATING OVER 100 YEARS
SMITH SURVEYORS, INC.
6907-C Calhoun Mem. Hwy.
Easley, SC 29640
Phone: 864-859-5729
cokesmith_78@yahoo.com
DATE: MAY 20, 2025
Job# 03212564 prev# 03213580
COUNTY: PICKENS
SOUTH CAROLINA
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
ROBERT DALE KIRK PLS # 18133
JOHN COKE SMITH IV PLS # 26609

RESOLUTION NO. 2026-13

A RESOLUTION TO APPOINT MISTY PATNODE TO A TWO-YEAR TERM AS A MINISTERIAL RECORDER FOR THE CITY OF EASLEY

WHEREAS, Misty Patnode has served in the Municipal Court department for the City of Easley for the past year, and

WHEREAS, Misty Patnode has expressed interest and successfully completed training for the duties of the role of Ministerial Recorder for the City of Easley over the last two years; and

WHEREAS, the Mayor and City Council of Easley appoint any Ministerial Recorders to a two-year appointment.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF EASLEY, SOUTH CAROLINA, in Council assembled, that Misty Patnode is appointed to a two-year term as Assistant Judge to expire November 30, 2028.

ADOPTED this 9th day of November 2026.

_____
Lisa Talbert, Mayor

ATTEST:

_____
Jennifer Bradley
City Clerk

Form approved by City Attorney:

_____
Daniel Hughes
Attorney at Law

Ordinance No. 2026-33

AN ORDINANCE TO AMEND FISCAL YEAR 26/27 OPERATING BUDGET TO AUTHORIZE THE EXPENPIDTURES, PURCHASE OF EQUIPMENT, CAPITAL ITEMS AND SERVICES FOR VARIOUS DEPARTMENTS AND FUNDS

WHEREAS, the City Council of Easley has previously adopted a budget for fiscal year 2026–2027; and

WHEREAS, the Departments and Funds require updates to their revenues and expenses to support ongoing operations and fund needed expenditures; and

WHEREAS, City Council desires to amend the approved budget to allocate funds for the expenditures, purchase of equipment, capital items and services.

WHEREAS, Amendment #1 for the FY 2026-2027 budget is attached to this Ordinance setting forth the amendment amounts in detail for a decrease sum of $99,380.

WHEREAS, Amendment #2 for the FY 2026-2027 budget is attached to this Ordinance setting forth the amendment amounts in detail for a reallocation sum of $515,000.00.

WHEREAS, Amendment #3 for the FY 2026-2027 budget is attached to this Ordinance setting forth the amendment amounts in detail for an increase sum of $5,000.00.

WHEREAS, Amendment #4 for the FY 2026-2027 budget is attached to this Ordinance setting forth the amendment amounts in detail for an increase sum of $500,000.00.

WHEREAS, Amendment #5 for the FY 2026-2027 budget is attached to this Ordinance setting forth the amendment amounts in detail for an increase sum of $2,500.00.

WHEREAS, Amendment #6 for the FY 2026-2027 budget is attached to this Ordinance setting forth the amendment amounts in detail for an increase sum of $2,689,974.

WHEREAS, Amendment #7 for the FY 2026-2027 budget is attached to this Ordinance setting forth the amendment amounts in detail for an increase sum of $2,500.

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

that the FY 2026-2027 budget is hereby amended as set forth in the attached Amendments 1 through 7, and that funds are hereby reallocated to fulfill the requests for equipment, capital expenditures, and services for the various departments and funds, effective upon adoption on Second Reading by Council.

Done in meeting duly assembled this 14th day of December 2026.

First reading: November 9, 2026
Second reading: December 14, 2026

CITY OF EASLEY, SOUTH CAROLINA

_____
Lisa Talbert, Mayor

ATTEST:

Form, substance, and number
Approved by City Attorney

_____
Jennifer Bradley, City Clerk

_____
Daniel Hughes, City Attorney

Exhibit A

FY 26-27 BUDGET – AMENDMENT #1

REFLECTS $99,380 DECREASE TOWARDS THE FOLLOWING:

Amendment reclasses Opioid Recovery Fund appropriations to support the program strategies and reflect the funding received from the SC Opioid Recovery Fund.

Revenue - Opioid Recovery Fund	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
REVENUE				
67-000-XXX-00X – Revenue	$746,000		$646,619	($99,380)
TOTAL REVENUE CHANGE	**$746,000**		**$646,619**	**($99,380)**
Expenditures – Opioid Recovery Fund	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
EXPENSE				
67-XXX-510-000 – Salaries	$162,490		$179,701	$17,211
67-XXX-530-000 – Retirement	$39,046		$36,228	($2,818)
67-XXX-540-000 – FICA	$11,723		$10,861	($862)
67-XXX-550-000 – Emp Health Ins	$46,039		$22,918	($23,121)
67-XXX-560-000 – Workers Comp	$3,112		$8,291	$5,179
67-XXX-600-001 – Community Promotions	$34,140		$18,896	($15,244)
67-XXX-632-000 – Misc. Expense	$25,700		$3,000	($22,700)
67-XXX-632-021 – Scholarships & Donations	-		$10,000	$10,000
67-XXX-638-000 – Professional Fees	$20,000		-	($20,000)
67-XXX-618-006 – Misc Equipment	-		$2,400	$2,400
67-XXX-618-011 – Training Equipment	-		$9,375	$9,375
67-XXX-644-000 – Equip & Vehicle Repair	$100,000		$2,000	($98,000)
67-XXX-644-002 – Facility Upgrades/Repairs	-		$1,000	$1,000
67-XXX-654-021 – Emergency Supplies	-		$14,300	$14,300
67-XXX-660-003 – Software	-		$1,800	$1,800
67-XXX-664-000 – Training/Seminars	$3,750		$4,950	$1,200
67-XXX-700-010 – Capital Equipment	-		$10,600	$10,600
67-XXX-710-000 – Capital Expenditures	$300,000		$70,300	($229,700)
67-XXX-715-000 – Vehicles	-		$240,000	$240,000
TOTAL EXPENDITURE CHANGE	**$746,000**		**$646,619**	**($99,380)**

Exhibit A

FY 26-27 BUDGET – AMENDMENT #2

REFLECTS A RECLASS OF $515,000 FOR THE FOLLOWING:

Amendment reclasses funds from Miscellaneous Grant Expense to Capital Equipment and Vehicles for the approved purchase of a Fire Truck & Equipment.

Revenue – Fire Grant Revenue	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
REVENUE				
66-422-425-025 – Revenue	$515,000		$515,000	$-
TOTAL REVENUE CHANGE	**$515,000**		**$515,000**	**$0**
Expenditures – Fire Grant Expenses	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
EXPENSE				
66-422-624-024 – Misc Grant Expense	$515,000		-	($515,000)
66-422-700-000 – Capital Equipment	-		$115,000	$115,000
66-422-715-000 – Vehicles	-		$400,000	$400,000
TOTAL EXPENDITURE CHANGE	**$515,00**		**$515,000**	**Net $0**

Exhibit A

FY 26-27 BUDGET – AMENDMENT #3

REFLECTS INCREASE OF $5,000 IN FUNDS FOR THE FOLLOWING:

This amendment recognizes additional funding of $5,000 in grant funds from the South Carolina Law Enforcement Network Program (SCLEN) to cover officer salary and FICA expenses for grant-funded activities.

Revenue – SCLEN Grant	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
REVENUE				
66-422-425-029 – Revenue	$10,000		$15,000	$5,000
TOTAL REVENUE CHANGE	**$10,000**		**$15,000**	**$5,000**
Expenditures – SCLEN Expenses	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
EXPENSE				
66-000-510-029 – Salaries LEN	-		$4,000	$4,000
66-000-540-029 – FICA LEN	-		$600	$600
66-000-624-029 – LEN Police Grant	$10,000		$10,400	$400
TOTAL EXPENDITURE CHANGE	**$10,000**		**$15,000**	**$5,000**

Exhibit A

FY 26-27 BUDGET – AMENDMENT #4

REFLECTS INCREASE OF $500,000 IN FUNDS FOR THE FOLLOWING:

This amendment recognizes additional funding of $500,000 in grant funds from the Public Safety Infrastructure and Community Readiness Initiative Local Law Appropriation administered by the South Carolina Department of Public Safety to install an elevator for ADA compliant basement access, create a parking pad & secure vehicle parking, build additional evidence storage and purchase furniture for updated training room.

Revenue – Local Law Appr Grant	FY 26-27 Original Budget		FY 26-27 Amended Budget	Amount Amended
REVENUE				
66-421-425-032 – Revenue	$0		$500,000	$500,000
TOTAL REVENUE CHANGE	**$0**		**$500,000**	**$500,000**
Expenditures – Local Law Appr Expenses	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
EXPENSE				
66-421-618-004 – Furniture & Fixtures	-		$40,000	$40,000
66-421-710-000 – Capital Expenditures	-		$460,000	$460,000
TOTAL EXPENDITURE CHANGE	**$0**		**$500,000**	**$500,000**

Exhibit A

FY 26-27 BUDGET – AMENDMENT #5

REFLECTS $25,000 INCREASE FOR CREATION OF A TREE REPLACEMENT FUND FOR THE FOLLOWING:

Creation of a new Tree Replacement Fund in the amount of $25,000 to account for tree mitigation and replacement fees collected from development activities and expenses incurred with replacement.

Revenue – Tree Replacement Fund	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
REVENUE				
15-426-415-030 Tree Removal Fee	$0		$25,000	$25,000
TOTAL REVENUE CHANGE	**$0**		**$25,000**	**$25,000**
Expenditures – Tree Replacement Fund	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
EXPENSE				
610-003 Contractual Services	$0		$23,000	$$23,000
654-040 Landscape Supplies	$0		$2,000	$2,000
	$0		$	$
TOTAL EXPENDITURE CHANGE	**$0**		**$25,000**	**$25,000**

Exhibit A

FY 26-27 BUDGET – AMENDMENT #5

REFLECTS $25,000 INCREASE FOR CREATION OF A TREE REPLACEMENT FUND FOR THE FOLLOWING:

Creation of a new Tree Replacement Fund in the amount of $25,000 to account for tree mitigation and replacement fees collected from development activities and expenses incurred with replacement.

Revenue – Tree Replacement Fund	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
REVENUE				
15-301-415-030 Tree Removal Fee	$0		$25,000	$25,000
TOTAL REVENUE CHANGE	**$0**		**$25,000**	**$25,000**
Expenditures – Tree Replacement Fund	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
EXPENSE				
15-301-610-003 Contractual Services	$0		$23,000	$$23,000
15-301-654-040 Landscape Supplies	$0		$2,000	$2,000
	$0		$	$
TOTAL EXPENDITURE CHANGE	**$0**		**$25,000**	**$25,000**

Exhibit A

FY 26-27 BUDGET – AMENDMENT #7

REFLECTS $2,500 INCREASE FOR CREATION OF A SOLICTOR, PEDDLER, HEREIN REFERRED TO AS SOLICITOR PERMIT FEE:

Creation of a new fee for Solicitor's Permit in the gross amount of $2,500 to account for fees collected from licensing activities and expenses incurred with licensing.

Revenue – Solicitor Permit	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
REVENUE				
10-415-415-031 Solicitor Permit	$0		$2,500	$2,500
TOTAL REVENUE CHANGE	**$0**		**$2,500**	**$2,500**
Expenditures – Solicitor Permit	**FY 26-27 Original Budget**		**FY 26-27 Amended Budget**	**Amount Amended**
EXPENSE				
10-415-610-008 Service Contracts	$0		$400	$400
10-415-618-003 Furniture & Fixtures	$0		$1,400	$1,400
10-415-654-016 Office Supplies	$0		$300	$300
TOTAL EXPENDITURE CHANGE	**$0**		**$2,500**	**$2,500**

ORDINANCE 2026-34

AN ORDINANCE TO AMEND CHAPTER 30 ("CITY COUNCIL") OF TITLE III ("ADMINISTRATION") OF THE EASLEY CITY CODE

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

WHEREAS, pursuant to S.C. Code Ann. §5-7-160, "all powers of the municipality are vested in the council, except as otherwise provided by law, and the council shall provide for the exercise thereof and for the performance of all duties and obligations imposed on the municipality by law," including the legislative power to make resolutions and ordinances by majority vote; and,

WHEREAS, the Municipal Association of South Carolina has developed simplified rules and procedures of order to provide an orderly, efficient, and understandable meeting.

WHEREAS, pursuant to S.C. Code Ann. §5-7-250(b), "the council shall determine its own rules and order of business and shall provide for keeping minutes of its proceedings which shall be a public record"; and,

WHEREAS, the City Council finds that certain sections of Chapter 30 ("City Council") of Title III ("Administration") should be amended to incorporate the Municipal Association of South Carolina rules of order to improve and ensure orderly governance of the City of Easley according to the terms set forth herein; and,

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

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Easley, in Council assembled, as follows:

Section 1. Amendment. *Amend Sections 30.20, 30.21, 30.22, 30.24, and 30.44* of Chapter 30 ("City Council") of Title III ("Administration") as follows:

COUNCIL MEETINGS

§ 30.20 REGULAR AND SPECIAL MEETINGS AND WORK SESSIONS.

(A) Regular meetings of the Council shall be held on the second Monday in each month, unless changed by a majority vote of the members present at any regular or special meeting.

(B) Work sessions of the Council shall be held on the second Monday in each month, prior to the regular council meeting, unless changed by a majority vote of the members present at any at any regular or special meeting. No formal action shall be taken during the work session.

(C) Special meetings of the Council may be held on the call of the Mayor or of a majority of the members. Notice of a special meeting shall be given immediately by the City Clerk to all available members and the news media.

(D) All regular, special meetings, and work sessions of the Council shall be open to the public.

(E) The presiding officer shall maintain decorum consistent with ~~Robert's Rules of Order, Newly Revised~~ *the Municipal Association of South Carolina's Rules of Parliamentary Procedure.*

(a) These Rules apply to all meetings of Council, whether regular, special, emergency, or work-session meetings. These Rules, with appropriate modifications, also apply to all meetings of Council committees and subcommittees.

(b) Some matters may be governed by separate federal or state laws, local ordinances, or constitutional requirements. These Rules do not change those requirements.

(c) These Rules do not govern whether, when, or how a Member may attend, participate, or vote by electronic means. Those issues must be determined by state law and separate ordinance or policy adopted by Council.

(d) A deviation from or waiver of these Rules does not invalidate any action taken by Council and does not create any right or cause of action challenging the legality or legitimacy of any action taken by the Council under these rules.

('90 Code, § 2-9) (Ord. passed 1-10-77; Am. Ord. 2002-01, passed 2-11-02)

Statutory reference: Meetings of Council, see S.C. Code § 5-7-250

§ 30.21 QUORUM, PRESIDING OFFICER, *PARLIMENTARIAN, AND* RULES OF ORDER

(A) *QUORUM AND LOSS OF QUORUM*

(a) ~~A majority of the Council members serving shall constitute a quorum for the conduct of business at any meeting~~. *A quorum is the minimum number of Members required to convene a meeting at which official action may be taken. Before the Presiding Officer calls a meeting to order, the Presiding Officer should confirm that a quorum is present.*

~~If there is not a quorum present, the Mayor shall call the meeting to order, the City Clerk shall announce "A quorum is not present" after verification of the quorum. The Mayor shall declare "There being no quorum, the meeting stands adjourned". The minutes shall reflect the names of the members present and the names of the members absent. The minutes shall include a statement that no quorum was present and the time of the adjournment.~~

(b)Except as otherwise provided by law, a majority of the total authorized membership of Council constitutes a quorum. If a quorum is not present, the Members present may adjourn, recess, attempt to secure a quorum, or take other procedural steps that do not require official action. If a quorum is lost during the meeting, Council may not take further official action until a quorum is restored.

(c) In calculating a quorum, the total authorized membership of Council is the basis for calculating a quorum. Ordinary vacancies do not reduce the number of Members required for a quorum. A Member who has resigned, or whose term has expired, continues to be counted until a successor has been duly elected or appointed and has qualified to take office.

(d) A Member who has been suspended from office but not removed remains a de facto Member for purposes of calculating a quorum.

(e) For any specific matter pending before Council, a Member who has a conflict of interest under the Ethics Act for that matter is not counted toward the quorum or the majority required to approve that matter. To the extent permitted by law, if excluding the disqualified Members would leave Council without a quorum to act on the matter, the non-disqualified Members may determine, by majority vote on the record, that the disqualified Members must remain physically present solely to preserve the quorum. In such case, the disqualified Members count toward the quorum but not toward the majority required to approve the matter. A disqualified Member who remains present for this limited purpose shall not discuss the matter, vote on the matter, or otherwise participate in or influence Council's decision. The minutes must reflect the conflict disclosure, the Member's nonparticipation, and the reason the Member remained physically present.

(B) *PRESIDING OFFICER, PARLIMENTARIAN:* ~~The Mayor or Mayor Pro Tempore shall preside, except that in the absence of both, the members present shall elect a presiding member. The City Attorney shall act as parliamentarian.~~

(a) The Mayor or Mayor Pro Tempore shall preside, except that in the absence of both, the members present shall elect a presiding member. The City Attorney shall act as parliamentarian.

(b) The Presiding Officer shall preserve order, recognize speakers, announce the questions before Council and the order upon which they shall be acted, rule on points of order, put to a vote all questions that are regularly moved or otherwise arise in the course of the proceedings, and conduct the meeting fairly and efficiently. The Presiding Officer should ordinarily speak last on a debatable matter, but nothing in these Rules prevents the Presiding Officer from making or seconding motions, participating in discussion, and voting.

(C) Rules of Order

(a) Members must be recognized by the Presiding Officer before speaking. Only one Member may have the floor at a time. Members must keep their comments and discussion relevant to the pending matter.

(b) The Presiding Officer may enforce these Rules, insist on civility, and require that discussion be relevant and confined to the merits of the issue rather than personal disagreements.

(c) The Presiding Officer may warn, call to order, or direct removal of a person other than a Member who willfully disrupts a meeting to the extent that orderly conduct of the meeting is seriously compromised, consistent with Section 30-4-70(d) of FOIA and any local public participation rules.

(d) Council may exclude a Member from further participation in a meeting only if the Member's conduct substantially impairs Council's ability to conduct the meeting. Before removing a Member, the Presiding Officer must first warn the Member. If the Member continues to substantially disrupt the meeting after having been warned, then the Presiding Officer may call for a vote on removal of that Member. Removal of a Member from a meeting requires a two-thirds vote of the other Members present. Removal lasts only until adjournment of that meeting. If the Presiding Officer is the subject of the warning or proposed removal, either the mayor pro tempore or another Member chosen by majority vote of the other Members shall preside over the matter.

(D) MOTIONS IN GENERAL. The rules and procedures governing motions by members of City Council shall be as set forth in the document entitled "Motions in General," attached hereto as Exhibit A, which is hereby incorporated by reference and made a part of this Ordinance as if fully set forth herein. Exhibit A shall govern the making, consideration, and disposition of motions, subject to applicable state law and the other provisions of this Chapter.

('90 Code, § 2-11) (Ord. passed 1-10-77)

30.22 VOTING:

(a) ~~All actions of the Council shall be by majority vote of the members present at a public meeting.~~ *Except when a larger vote or a different voting basis is required by federal law, state law, or local ordinance, Council approves a matter by a majority vote of the Members present and voting, provided a quorum exists.*

(b) A tie vote fails.

~~(C) The vote on every question shall be by show of hands and shall be recorded in the Council minutes by the City Clerk. This record shall indicate how each member votes.~~

(c) ~~(B) Every member of the Council present shall vote on every question, except when required to refrain from voting by state law.~~ *A Member must vote in favor of or against all matters unless the Member is disqualified from participating because of a conflict of interest under the Ethics Act. Except as provided in Rule A for preserving a quorum, a disqualified Member must leave the room during discussion of the matter for which that Member has a conflict of interest. If a disqualified Member remains in the room pursuant to Rule A, that Member shall not discuss the matter, vote on the matter, or otherwise participate in or influence Council's decision.*

~~(D) No member of the Council may leave the Council chamber while the Council is in public session without permission of the presiding officer~~

(d) If a Member who is not disqualified nonetheless fails to vote, the Clerk shall record the Member as present and not voting. The failure to vote does not count as a vote for or against the matter, unless a different result is required by law.

(e)A Member shall not explain his or her vote during voting; the appropriate time to comment on a matter is during debate.

(f) Except for minor or procedural matters, the Members shall vote by show of hands and each Member's vote shall be recorded by name in the Minutes. For minor or procedural matters, the Presiding Officer may call for a voice vote and record only the outcome, provided that, each Member's vote shall be recorded by name as provided in S.C. Code § 30-4-90.

('90 Code, § 2-12) (Ord. passed 1-10-77; Am. Ord. 2024-10, passed 11-11-24)

***

§ 30.24 AGENDA:

(A) Matters to be considered by the Council at a regular meeting shall be placed on a written agenda and publicly posted by the City Clerk by 5:00 p.m. on Thursday prior to the regular meeting on Monday or, in the case of a called meeting, at least 24 hours prior to the meeting. *Items that have been referred, postponed, or left unresolved prior to adjournment of a meeting shall be included on a future agenda in the ordinary course, as provided below in these Rules.*

('90 Code, § 2-15) (Ord. passed 1-10-77; Am. Ord. passed 8-13-79)

(B) The City Administrator shall prepare the proposed agenda in consultation with Council.

(C) Any matters requested in writing by three (3) members of Council to the City Administrator by 5:00 p.m. on the Tuesday prior to the monthly regular meetings and work session shall also be placed on the Council agenda.

(D) Council may amend the agenda by majority vote pursuant to the provisions of S.C. Code Ann. §30-4-80.

(E) Agenda items such as public hearings, commission appointments, proclamations, awards, and other non-regular agenda items shall be added to the agenda as needed for a meeting.

(F) The order of business for the regular Council Meeting shall include:

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Minutes As Written
5. Report from Council Members
6. Report from Mayor
7. Monthly Report from City Administrator
8. Monthly Report from Finance Director
9. Citizens Wishing to Address City Council
10. Unfinished Business
11. New Business
12. Miscellaneous Business
13. Council Discussion (as needed). No votes taken.
14. Executive Session (as needed)
15. Adjournment

(G) The order of business for the Council Work Session shall include:

1. Call to Order
2. Unfinished Business
3. New Business
4. Council Discussion (as needed).
5. Executive Session (as needed)
6. Adjournment

('90 Code, § 2-15) (Ord. passed 1-10-77; Am. Ord. passed 8-13-79)

***

§ 30.44 INTRODUCTION *AND READING* OF ORDINANCES

(A) An ordinance may be proposed by any member of Council. A proposed ordinance shall be referred to the City Attorney for approval as to form. The City Attorney shall render assistance in the preparation of notices and ordinances. After an ordinance is in proper form and required notices have been given, the City Attorney shall send the ordinance to the City Clerk to be held for public inspection. An ordinance shall be deemed to be introduced when it appears on an agenda for a public meeting of Council and its title is read.

(B) A voice motion of a member of Council shall be considered to be the introduction of an oral resolution, which shall require no written record other than a notation of the City Clerk in the Council minutes. A resolution proposed in writing shall be introduced in the same manner as an ordinance.

(C) As provided in state law, no ordinance has the force of law until it has been given two readings on two separate days, with at least six days between the two readings, unless a specific statutory exception applies. An ordinance must be in written form and in the form required for final adoption at the time of first reading.

(D) A reading does not require that the full text of the ordinance be read aloud. When an ordinance is listed on the agenda, it may be read by stating its title, number, or other description sufficient to identify it to Council and the public.

('90 Code, § 2-20.5) (Ord. passed 1-10-77)

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.

ADOPTED this __ day of _____

First Reading:

Second Reading:

CITY OF EASLEY, SOUTH CAROLINA

_____

Lisa Talbert, Mayor

ATTEST:

_____

Jennifer Bradley, Municipal Clerk

Approved as to Form:

Daniel Hughes, City Attorney

EXHIBIT A

Motions in General.

(a) Only one main motion may be pending at a time. Motions to amend and procedural motions may be pending in relation to the main motion. The Presiding Officer may limit the number of motions pending to avoid confusion.

(b) If a motion requires a second but does not receive one, the motion dies. Motions requiring a second should not be debated until a second is properly received.

(c) Once a motion has been properly moved and (if necessary) seconded, the Presiding Officer shall state the motion to Council before debate begins. If a motion is unclear, vague, or overly complicated, the Presiding Officer shall ask the moving Member to rephrase it before stating it to Council. The Presiding Officer may assist in rephrasing, but may not change the substance of the motion without the moving Member's agreement.

(d) The Presiding Officer may rule out of order any motion that is obviously intended to waste time, that would unduly delay or disrupt the orderliness of pending business, or that proposes action contrary to law or these Rules. The Presiding Officer's decision not to recognize a motion is subject to a motion to appeal.

(e) Unless otherwise stated in the Rule applicable to a specific motion, a motion may be approved by a majority of the Members present and voting.

10. Types of Motions Generally Allowed.

(a) Under these Rules, the Presiding Officer shall recognize the following motions:

(1) main motion;

(2) motion to amend;

(3) motion to table or recall from the table;

(4) motion to postpone;

(5) motion to refer to staff, committee, or attorney;

(6) motion to call the question;

(7) point of order;

(8) motion to appeal a ruling of the Presiding Officer;

(9) motion to reconsider;

(1) motion to enter or exit executive session;

(2) motion to recess; and

(3) motion to adjourn.

(b) The Presiding Officer may allow other motions not listed in these Rules, including motions permitted under Robert's Rules of Order, if recognizing such motions would not impair the fairness, orderliness, and efficiency of the meeting.

(c) Motions may be made at the following times:

(1) A main motion may be made only when the Member making the motion has the floor and no other main motion is pending;

(2) The motions listed in sections (a)(2) through (a)(6) may be made only when the Member making the motion has the floor and a main motion is pending, except that a motion to recall from the table may be made only when no main motion is pending;

(3) A point of order may be made at any time, and may interrupt another speaker;

(4) A motion to appeal must be made promptly after the Presiding Officer's ruling, and may interrupt another speaker; and

(5) The motions listed in sections (a)(9) through (a)(12) may be made at any appropriate time when the Member making the motion has the floor.

(d) When more than one motion is pending, Council ordinarily shall vote on the most recently made motion first, then work back to the main motion. The Presiding Officer may vary the order of voting on pending motions when a different order would be more efficient, avoid confusion, or promote fairness. The Presiding Officer's decision to vary the order of voting is subject to a motion to appeal.

(e) A Member may ask, without formal motion, for information, clarification, or guidance relevant to the pending matter. A Member may also ask, without formal motion, the Presiding Officer to return the discussion to the pending matter or to follow the adopted agenda. The Presiding Officer shall rule on the request, subject to appeal under these Rules.

11. Main Motion.

(a) The main motion presents a proposed affirmative action to Council. The action proposed may be approval of an ordinance on first or second reading, passing a resolution, or any other matter in which Council approval or action is required. The moving Member should state the main motion in an affirmative form, for example, "to pass," "to adopt," "to approve," "to ratify," or other statements that ask Council to take an affirmative action.

(b) A main motion requires a second. It is debatable, amendable, and subject to a motion to reconsider during the same meeting.

(c) The moving Member may give a brief explanation before stating the main motion, but must not start debate until the motion has received a second and has been stated by the Presiding Officer, and the Member again has the floor.

(d) The main motion, if approved, becomes the official recorded action taken by Council. The moving Member should therefore word the main motion in a concise, clear, and complete form.

12. Motion to Amend.

(a) When a main motion is pending, a Member may make a motion to amend the main motion. A Member may also make a motion to amend a pending motion to amend, but no more than two motions to amend may be pending at any time. The motion to amend must be relevant to the subject of the main motion. Motions to amend should be concise, clear, and in complete form.

(b) A motion to amend requires a second. It is debatable, amendable, and subject to a motion to reconsider until the main motion relating to the motion to amend has been resolved.

(c) An amendment requires a second and a majority vote regardless of whether the Member who made the main motion consents to the change. A motion to amend that would replace the entire text of the main motion is not in order.

(d) A motion to amend must ordinarily be voted upon before Council returns to the main motion, unless Council first disposes of the matter through another procedural motion recognized under these Rules.

(e) After Council votes on a motion to amend, the Presiding Officer shall proceed to the next pending motion as required by Rule 10(d). When Council ultimately reaches the main motion, it shall be voted upon as amended by any motions to amend that were approved, or in its original form if no motions to amend were approved.

(f) When a proposed amendment has been defeated, the same amendment may not be proposed again without first reconsidering the vote by which the proposed amendment was defeated.

13. Motion to Table.

(a) When a main motion is pending, a Member may make a motion to table. A motion to table temporarily sets aside the pending matter so Council may take up more urgent or time-sensitive business, such as a scheduled public hearing, public recognition, or other matter requiring Council's immediate attention. A motion to table should not be used to postpone a matter to a later meeting. If Council wants to consider the matter at a later meeting, the proper motion is to postpone.

(b) A motion to table requires a second. It is not debatable, amendable, or subject to a motion to reconsider.

(c) If Council approves a motion to table, the pending matter is temporarily put aside. During the same meeting, a Member may make a motion to recall the matter from the table. A motion to recall from the table requires a second. It is not debatable, amendable, or subject to a motion to reconsider. If Council recalls a matter from the table, the matter resumes in the procedural posture it had immediately before being tabled, including any motions that were pending at that time.

(d) A matter that remains on the table at adjournment dies and may not be removed from the table at a later meeting.

14. Motion to Postpone.

(a) When a main motion is pending, a Member may make a motion to postpone. A motion to postpone delays consideration of the pending matter, either indefinitely or to a stated time, date, or meeting. The moving Member must specify whether the motion is to postpone indefinitely or to a stated time, date, or meeting.

(b) A motion to postpone requires a second. It is debatable, amendable only as to the nature and duration of the postponement, and subject to a motion to reconsider.

(c) If a motion is postponed indefinitely, the main motion and any pending motions with respect to that matter die with the postponement.

(d) If a matter is postponed to a stated time, date, or meeting, the main motion, as amended to the point of postponement, shall be placed on a future agenda in the ordinary course pursuant to Rule 3. Any motions that were pending but not yet voted on at the time of postponement do not carry over. When the matter returns to Council, Members may propose any motions or amendments otherwise available under these Rules, including motions that are the same as or similar to those that were pending at the time of postponement.

15. Motion to Refer.

(a) When a main motion is pending, a Member may make a motion to refer the matter to staff, a committee, or the municipal attorney for further research or drafting. A motion to refer may specify the date by which staff, the committee, or the municipal attorney will report back to Council.

(b) A motion to refer requires a second. It is debatable, amendable as to the person or body to whom the matter will be referred and the date by which the referred matter is due, and subject to a motion to reconsider.

(c) When the recipient of the referral reports back to Council, the report shall be placed on a future agenda in the ordinary course pursuant to Rule 3. The original main motion does not automatically return to Council. A Member may, based on the report, make a new main motion at that time.

16. Motion to Call the Question.

(a) When Council is debating a motion, a Member with the floor may make a motion to call the question. A motion to call the question asks Council to end debate and vote immediately on the currently pending motion. A Member may not interrupt another Member to make a motion to call the question.

(b) A motion to call the question requires a second and approval by a two-thirds vote of the Members present and voting. It is not debatable, amendable, or subject to a motion to reconsider.

(c) If Council approves the motion, the Presiding Officer shall immediately call for a vote on the currently pending motion. If Council does not approve the motion, debate resumes.

(d) If Council defeats the motion, another motion to call the question may not be made unless the Presiding Officer determines that meaningful further debate has occurred.

17. Motion to Recess.

(a) At any time during a meeting, a Member may make a motion to recess. The purpose of this motion is to allow Council to briefly pause its deliberations. The Member making the motion may state the duration of the recess. If the motion prevails, the Presiding Officer shall call a recess for the duration stated in the motion or, if no duration was stated, for an appropriate period of time in the Presiding Officer's discretion.

(b) A motion to recess requires a second. It is debatable, not amendable except with respect to the duration of the recess, and not subject to a motion to reconsider.

18. Point of Order.

(a) A Member may raise a point of order without being recognized to ask the Presiding Officer to enforce these Rules, correct a procedural error, or keep discussion within the pending matter. The Member should raise the point of order promptly after the procedural issue arises. The Presiding Officer shall permit a brief explanation before resolving the point of order. Ordinarily, the Presiding Officer will resolve points of order, subject to a motion to appeal, but the Presiding Officer may instead submit the question to Council for resolution by majority vote.

(b) A point of order does not require a second. It is not debatable, amendable, or subject to a motion to reconsider.

19. Motion to Appeal the Ruling of the Presiding Officer.

(a) A Member may make a motion to appeal a procedural ruling of the Presiding Officer by raising the appeal immediately upon the Presiding Officer's announcement of the ruling. A motion to appeal may interrupt the Presiding Officer or another speaker if made immediately upon announcement of the ruling. The Member must state the ruling being appealed. The Presiding Officer may briefly explain the ruling, and the appealing Member may briefly explain the appeal. Council shall then decide the appeal by majority vote. A tie vote sustains the Presiding Officer's ruling.

(b) A motion to appeal requires a second. It is not debatable or amendable, but is subject to a motion to reconsider.

20. Motion to Reconsider.

(a) At any time during a meeting, a Member may make a motion to reconsider. The purpose of this motion is to reconsider a vote or decision previously made in the same meeting. A motion to reconsider must be made at the same meeting in which the original vote was taken; it may not be made at a later meeting. Only a Member who voted on the prevailing side of the original vote may make a motion to reconsider.

(b) A motion to reconsider requires a second. It is debatable to the extent the original motion was debatable, and is not amendable. A motion to reconsider may not itself be reconsidered.

21. Motion to Enter or Exit Executive Session.

(a) At any time during a meeting, a Member may make a motion to enter executive session. Council may enter executive session only after voting in public to do so and only after the Presiding Officer announces the specific purpose of the executive session, as required by FOIA. The Clerk to Council shall enter the specific purpose stated into the minutes of the meeting.

(b) A motion to enter executive session requires a second. It is debatable, but not amendable or subject to a motion to reconsider. A motion to exit executive session does not require a second and is not debatable, amendable, or subject to reconsideration.

(c) Council may enter executive session only in accordance with FOIA. Council may take no action in executive session except to adjourn or return to public session. Council may not commit itself to a course of action by a polling of Members in executive session.

(d) When the purpose of the executive session has been completed, Council must adjourn or return to open session. At any time during an executive session, a Member may move to exit executive session.

22. Motion to Adjourn.

(a) At any time during a meeting, a Member may make a motion to adjourn.

(b) A motion to adjourn requires a second. It is not debatable, amendable, or subject to a motion to reconsider.

(c) If Council adjourns before all posted agenda items have been acted on or otherwise disposed of under these Rules, the remaining agenda items shall be placed on a future agenda in the ordinary course pursuant to Rule 3.

23. Withdrawal of Motions.

A Member who has made a motion may withdraw the motion before the Presiding Officer has stated the question to Council. After the Presiding Officer has stated the question,

withdrawal requires consent of Council, which may be given by unanimous consent or by majority vote.

24. Amendment and Suspension of Rules.

(a) These Rules may be amended by ordinance.

(b) Council may suspend one or more of these Rules by a two-thirds vote of the Members present and voting. No Rule may be suspended if suspension would conflict with applicable law.

25. Residual Clause.

Where these Rules are silent, Council should proceed in the manner that best preserves fairness, transparency, member participation, and efficient disposition of public business, while remaining consistent with South Carolina law.

These motions were provided by the Municipal Association of South Carolina Oct 2026

MOTION REFERENCE TABLE

Motion	What to Say	Can Interrupt?	Requires Second?	Debatable?	Amendable?	Vote Required	Notes & Restrictions
Main Motion	"I move to [approve / adopt / pass]..."	No	Yes	Yes	Yes	Majority	Only one pending at a time. State in affirmative form.
Amend	"I move to amend the motion by [adding / striking / replacing]..."	No	Yes	Yes	Yes*	Majority	*Can amend a prior amendment, but no more than 2 amendments pending at once. Must be relevant to main motion.
Table	"I move to table [the matter]."	No	Yes	No	No	Majority	For urgent same-meeting business only, not to delay to a later meeting. Item dies at adjournment.
Recall from Table	"I move to recall [the matter] from the table."	No	Yes	No	No	Majority	Same meeting only. Matter resumes in same posture as when tabled.
Postpone Indefinitely	"I move to postpone [matter] indefinitely."	No	Yes	Yes	Yes*	Majority	*Amendable as to nature or duration only; can convert from indefinite to time certain. Indefinite postponement kills the motion.
Postpone to a Certain Date or Meeting	"I move to postpone [matter] to [time / date / meeting]."	No	Yes	Yes	Yes*	Majority	*Amendable as to nature or duration only; can convert from time certain to indefinite. Matters postponed to a time certain return in the ordinary course.
Refer	"I move to refer the matter to [staff / committee / attorney] [to be returned by ...]."	No	Yes	Yes	Yes*	Majority	*Amendable as to referral party and return date. Original motion does not automatically return; Member makes new motion on report.
Call the Question	"I move to call the question."	No	Yes	No	No	2/3 vote	Ends debate immediately. Vote is on the pending motion.
Recess	"I move that we recess [for X minutes]."	No	Yes	Yes	Yes*	Majority	*Amendable as to duration only.
Point of Order	"Point of order."	Yes	No	No	No	Presiding Officer decides, but may refer to Council for majority vote.	Must be raised promptly after the procedural error arises.
Appeal	"I appeal the ruling of the Presiding Officer."	Yes	Yes	No	No	Majority	Tie sustains Presiding Officer. Must be raised immediately upon announcement of ruling, before debate resumes.
Reconsider	"I move to reconsider the vote on [motion]."	No	Yes	Yes*	No	Majority	*Debatable only if original motion was debatable. Same meeting only. Only a Member who voted on the prevailing side may move.
Enter Executive Session	"I move to enter executive session to discuss [specific FOIA reason]."	No	Yes	Yes	No	Majority	Must state specific FOIA-authorized reason. No final action may be taken in executive session.
Exit Executive Session	"I move to exit executive session."	No	No	No	No	Majority	No second or debate required. Any Member may move at any time.
Adjourn	"I move to adjourn."	No	Yes	No	No	Majority	Remaining agenda items must be placed on a later agenda.

Resolution No. 2026-__

A RESOLUTION TO ADOPT THE CITY OF EASLEY EMPLOYEE CLOTHING, PERSONAL APPEARANCE AND UNIFORM POLICY

WHEREAS, the City of Easley recognizes that its employees represent the City and that their clothing, personal appearance, grooming, uniforms, and overall presentation contribute to the public's perception of the professionalism and quality of City services; and

WHEREAS, the City desires to establish reasonable, consistent, and job-appropriate standards for employee clothing, personal appearance, grooming, uniforms, and safety equipment while employees are working or representing the City; and

WHEREAS, City employees perform different types of work, and the proposed policy establishes standards based upon employees' positions, departments, assigned duties, work environments, and applicable safety requirements; and

WHEREAS, the proposed Employee Clothing, Personal Appearance & Uniform Policy is intended to promote professionalism, public confidence, employee safety, identification of City employees, and consistency in personnel administration; and

WHEREAS, the City Council desires to adopt the Employee Clothing, Personal Appearance & Uniform Policy attached hereto as Exhibit A.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF EASLEY, SOUTH CAROLINA, in Council assembled, that the City of Easley hereby adopts the Employee Clothing, Personal Appearance & Uniform Policy attached hereto as Exhibit A.

The policy shall take effect upon adoption of this Resolution. The policy shall be added to the City of Easley's Employee Policy Manual during the next update of the manual.

RESOLVED this _____ day of _____, 2026.

DRAFT

_____
Lisa Talbert
Mayor

ATTEST:

Form, substance, and number
Approved by City Attorney

_____
Jennifer Bradley
City Clerk

_____
Daniel Hughes
Attorney at Law

CITY OF EASLEY
Employee Clothing, Personal Appearance & Uniform Policy

1. Purpose

The City of Easley recognizes that employees are representatives of the City and that their clothing, personal appearance, grooming, uniforms, and overall presentation contribute to the public's perception of the professionalism and quality of City services.

The purpose of this policy is to establish reasonable, consistent, and job-appropriate standards for employee clothing, personal appearance, grooming, uniforms, and safety equipment while employees are working or representing the City.

The City recognizes that employees perform substantially different types of work. Accordingly, this policy establishes different standards based upon the nature of the employee's position and work environment to include the following:

- Professionalism and public confidence;
- Appropriate customer service;
- Employee safety;
- Identification of City employees;
- Consistency in personnel administration; and
- A positive image of the City of Easley.

2. General Standard and Business-Casual Default

All City employees shall report to work clean, appropriately groomed, and wearing clothing that is appropriate for the employee's position, department, assigned duties, and work environment.

Unless a position-specific, department-specific, uniform, or safety requirement provides otherwise, the City's general standard for employees is business-casual professional attire.

Employees shall:

Wear clothing that is clean, neat, and in reasonably good condition;
Wear clothing appropriate to assigned duties and interaction with the public;
Wear appropriate and safe footwear;
Wear required uniforms, identification, or safety equipment;
Maintain appropriate personal hygiene and grooming;
Follow applicable departmental appearance and uniform requirements; and
Comply with reasonable supervisory instructions concerning compliance with this policy.

The following are generally prohibited while on duty unless specifically authorized by the employee's position or department:

- Pajamas, sleepwear, or bathrobes;
- Beachwear or swimwear;
- Clothing that is excessively revealing;

- Clothing that is excessively torn, damaged, or soiled;
- Clothing displaying obscene or sexually explicit material;
- Clothing containing threatening, discriminatory, or harassing language or imagery;
- Footwear that is unsafe or inappropriate for the employee's duties; and
- Clothing or appearance that interferes with the employee's ability to perform assigned duties.

3. Three-Tier Employee Appearance System

Tier 1 – Administrative and Public-Facing Employees

Tier 1 generally applies to employees whose primary duties are performed in City offices or who routinely interact with citizens, businesses, applicants, contractors, elected officials, boards, commissions, or other members of the public.

Tier 1 employees shall maintain a business-casual professional appearance. Generally appropriate attire includes:

- Dress pants, slacks, or khakis;
- Professional skirts or dresses;
- Blouses, professional tops, sweaters, or collared shirts;
- Polo shirts;
- Blazers, cardigans, or other professional outerwear;
- Professional footwear appropriate to the position;
- Clean, non-distressed jeans when permitted by the department on special occasions; and
- Other clothing that is clean, neat, modest, and appropriate to the employee's duties.

Tier 2 — Field and Operational Employees

Tier 2 generally applies to employees whose duties require outdoor work, manual labor, construction, maintenance, sanitation, parks and recreation operations, inspections, building or code enforcement field work, street work, equipment operation, or other operational or field duties.

Tier 2 employees shall wear clean, neat, safe, and job-appropriate clothing. Examples include:

- Work pants;
- Khakis;
- Durable work shirts or polo shirts;
- City-issued shirts or uniforms;
- Shorts where appropriate and approved by the department head or supervisor;
- Work jackets and weather-appropriate clothing;
- Work boots or required safety footwear; and
- Other job-specific clothing approved by the department.

Tier 2 employees shall not be required to wear business-casual attire when doing so would interfere with safe or effective performance of assigned duties.

Where protective equipment is required, safety and PPE requirements take precedence over ordinary dress requirements.

Tier 3 — Uniformed Employees

Tier 3 applies to employees whose positions require a City-approved uniform, including Police, Fire, and other positions designated by the City.

Uniformed employees shall:

- Wear the uniform prescribed for the position and assignment;
- Keep the uniform clean, neat, and serviceable;
- Wear required identification, badges, insignia, and equipment;
- Wear required protective equipment;
- Follow department-specific uniform requirements;
- Not materially altering a uniform without authorization; and
- Not add unauthorized insignia, patches, graphics, or accessories.

In the event any of the foregoing conflict with existing department written policy, the existing department policy shall control.

4. Official City Business and Public Meetings

Employees representing the City at an official function shall dress appropriately for the nature of the event and their role, including the following:

- City Council meetings;
- Planning Commission meetings;
- Board and commission meetings;
- Public hearings;
- Formal City ceremonies;
- Official presentations;
- Conferences and professional events;
- Meetings with elected officials; and
- Other official City events.

An employee appearing before City Council or another public body in an official capacity shall wear professional attire appropriate to the nature of the presentation, unless the employee's position requires a uniform or specialized work clothing.

5. Personal Appearance, Grooming, and Hygiene

Employees shall maintain reasonable personal hygiene and grooming appropriate to their position and work environment.

Hair, facial hair, jewelry, cosmetics, and other forms of personal expression are generally permitted unless a restriction is reasonably necessary because of the appearance:

- Creates a legitimate safety concern;
- Interferes with required protective equipment;
- Interferes with job performance;
- Interferes with identification;
- Violates a legitimate uniform requirement; or

- Contains prohibited or inappropriate content.

6. Tattoos

The City of Easley does not prohibit tattoos generally. Tattoos containing obscene, sexually explicit, threatening, discriminatory, hateful, or otherwise inappropriate content shall not be displayed while an employee is representing the City.

A department may establish additional tattoo restrictions for Police, Fire, or other specialized positions when reasonably related to identification, safety, uniform requirements, public-facing responsibilities, or legitimate professional standards of the position.

7. Body Piercings and Modifications

Visible body piercings and body modifications may be subject to reasonable workplace standards related to safety, job responsibilities, and professional appearance. They shall not be prohibited solely because they are considered unconventional or different from traditional appearance

A department may establish reasonable restrictions when a piercing or modification creates a safety hazard, interferes with PPE, interferes with job performance or identification, conflicts with a legitimate uniform requirement, or is obscene, threatening, discriminatory, or otherwise inappropriate for the employee's position.

8. Religious, Medical, Disability, and Other Accommodations

Nothing in this policy shall be interpreted to prohibit an accommodation required by federal or state law. Employees requesting an accommodation relating to religious dress or grooming, disability, medical necessity, or another legally protected circumstance shall contact Human Resources. The City shall evaluate accommodation requests in accordance with applicable law.

9. City-Issued Clothing and Uniforms

When the City provides uniforms, shirts, jackets, safety clothing, or other designated clothing, employees shall wear such items as directed by their department. City-issued clothing remains City property unless otherwise designated.

Upon separation from employment, employees shall return City-issued clothing and other City property as required by City policy.

10. Department-Specific Requirements

The City recognizes that departments have different operational needs. Department heads may establish written supplemental dress, grooming, uniform, or appearance requirements when reasonably necessary because of the nature of the work, public contact, safety, regulatory requirements, (Personal Protective Equipment (PPE), working conditions, identification, or other legitimate operational considerations.

Department-specific requirements shall be written, job-related, reasonable, consistently applied, and consistent with this policy. Department-specific standards shall be reviewed by Human Resources before implementation.

Department-specific standards shall not be based solely on a supervisor's personal preference.

11. Questions and Employee Consultation

Employees who are uncertain whether particular clothing, grooming, or personal appearance complies with this policy should consult their immediate supervisor or Human Resources before reporting for work.

Supervisors shall address routine questions concerning compliance and refer questions involving interpretation, consistency, accommodation, or potential grievances to the Department Head or Human Resources.

12. Enforcement and Corrective Action

Employees are expected to comply with this policy. A supervisor who identifies a violation shall explain the applicable requirement and, when reasonably possible, provide the employee with an opportunity to correct the violation.

Corrective action may include directing the employee to correct the clothing or appearance, removing the employee from a public-facing assignment, or directing the employee to leave the workplace and return when the violation has been corrected.

An employee will not be compensated for work time missed as a result of the employee's failure to comply with this policy, to the extent permitted by applicable law and subject to review by Human Resources.

Repeated or serious violations may result in disciplinary action under the City's Personnel Policy Manual, up to and including termination.

13. Consistent and Nondiscriminatory Application

This policy shall be applied consistently to similarly situated employees. Supervisors shall not enforce the policy selectively or based upon personal preference, favoritism, or any legally protected characteristic.

Human Resources shall provide guidance to supervisors and department heads to promote consistent application throughout the City.

14. Administration and Review

Human Resources shall maintain the official administrative interpretation of this policy and assist departments with implementation. Human Resources shall periodically review the policy and recommend revisions to Council when necessary.

15. Personnel Policy Manual

This policy shall be incorporated into the City of Easley's Personnel Policy Manual. The City shall provide employees reasonable notice and an opportunity to comply before disciplinary enforcement begins, except where immediate compliance is required for safety or other legitimate operational reasons.

ORDINANCE NUMBER ___ - 202[]

AN ORDINANCE AMENDING TITLE XV (LAND USAGE) TO ADD CHAPTER 150 (BUILDING REGULATIONS) OF THE CITY OF EASLEY CODE OF ORDINANCES TO ADD CHAPTER 160 (ABANDONED, VACANT AND UNSAFE BUILDINGS)

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

WHEREAS, the City of Easley ("City") is committed to providing for the general health, safety, and welfare of the public; and,

WHEREAS, vacant or abandoned properties create and pose significant and costly problems for the City. These properties often become a drain on the City budget and detract from the quality of life of the neighborhood and the City as a whole. Vacant buildings are an impediment to neighborhood redevelopment and rehabilitation, decrease property values, and prevent neighborhood stabilization. These structures are unsightly, often structurally unsound or otherwise dangerous, attract criminal activity, and otherwise create a threat to public health, safety, and welfare of neighboring properties and the general public; and,

WHEREAS, a significant obstacle in providing effective and prompt enforcement of the current City codes, as they relate to vacant buildings, is the inability to contact the owners of abandoned properties. These buildings are often also the subject of foreclosure actions by lienholders, which take considerable time to resolve; and,

WHEREAS, the purpose of this chapter is to provide a just, equitable and practicable method for identifying, managing and responding to the numerous issues associated with vacant buildings that have been abandoned. This chapter is intended to prevent or mitigate dangers to health, safety and welfare, promote responsible management, provide a safe neighborhood for residents, safeguard property values, expedite housing repairs, and provide for prompt contact with owners or managers by police, fire, and code enforcement when issues or emergencies develop.

Sec. _____ Definitions.

Unless otherwise expressly stated, the following terms shall, for the purposes of this chapter, have the meanings shown in this section. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

ABANDONED BUILDING —

A. Any building or structure that is vacant and is under a current notice of default; under a current notice of trustee's sale; pending a Tax Assessor's lien sale; any property that has been the subject of a foreclosure sale where the title was retained by the beneficiary of a deed of trust involved in the foreclosure; and any property transferred under a deed in lieu of foreclosure/sale.

B. Any building that meets one or more of the conditions cited below:

1. Doors and windows on the mortgaged premises are continuously boarded up, broken or left unlocked;
2. Rubbish, trash or debris has observably accumulated on the mortgaged premises;
3. Furnishings and personal property are absent from the mortgaged premises;
4. The mortgaged premises are deteriorating so as to constitute a threat to public health or safety;
5. A mortgagee has changed the locks on the mortgaged premises and neither the mortgagor nor anyone on the mortgagor's behalf has requested entrance to, or taken other steps to gain entrance to, the mortgaged premises;
6. Reports of trespassers, vandalism or other illegal acts being committed on the mortgaged premises have been made to local law enforcement authorities;
7. A code enforcement officer or other public official has made a determination or finding that the mortgaged premises are abandoned or unfit for occupancy;
8. The mortgagor is deceased and there is no evidence that an heir or personal representative has taken possession of the mortgaged premises; and
9. Other reasonable indicia of abandonment.

CITATION — A charge or formal written accusation of violation of a municipal, state or federal law, regulation or ordinance, including any violations of the International Property Maintenance Code as adopted by the City of Easley.

CODE VIOLATION — Violation of any code adopted and/or enforced by the City, which may include but shall not be limited to the City of Easley Code of Ordinances or the International Property Maintenance Code.

COURTESY REGISTRATION — Notification by mail, phone, fax or email to the Community Development Department or Code Enforcement Officer notifying them of an extended vacancy of 120 days or more of a primary residence for work, vacation, military or a medical reason.

NONRESIDENTIAL STRUCTURE — Any building designed for occupancy for office, commercial, industrial, three or more residential units, or a combination thereof.

OWNER — Any person, firm or corporation having a legal or equitable title in the property; or recorded in the official records of the state, county or municipality as holding title.

PROPERTY — A lot, plot, premises or parcel of land, including the buildings or structures thereon.

RESIDENTIAL STRUCTURE — A building designed for occupancy as a single-family or two-family dwelling.

RESPONSIBLE LOCAL REPRESENTATIVE — A person having his or her place of residence or business office within 45 miles of the vacant building and designated by the property owner as the agent responsible for operating such property in compliance with the ordinances adopted by the City. For the purposes of this chapter, the term "agent" shall refer to the responsible local representative.

RESPONSIBLE PARTY — Any owner, occupant, agent, manager, operator and/or management company of a building, dwelling, structure or lot.

SECURE — Means a building or portion of a building is closed or locked for entry by normal means other than boarding.

UNOCCUPIED — A building which is not being used for a legal occupancy.

UNSECURED — Means a building or portion of a building is open to entry by unauthorized persons without the use of tools or ladders.

VACANT BUILDING —

1. Any structure built for occupancy of residential, commercial or industrial uses that is unoccupied.
2. Vacant building categorical classification standards. A building or portion of a building which is:
    1. (1) Category I: no current code violations on the structure or the premises.
        1. (a) The building is secure, not boarded.
        2. (b) The building is structurally sound with no code violations.
        3. (c) The property is maintained to minimal code by the owner or responsible party.
    2. (2) Category II: minimal code violations.
        1. (a) The building is boarded and secure.
        2. (b) The building is structurally sound with minor code violations.
        3. (c) The property is not regularly maintained.
    3. (3) Category III: severe code violations.
        1. (a) The building is boarded or needs to be boarded.
        2. (b) Structural deficiencies are evident.
        3. (c) History of criminal activity at the address.
        4. (d) The structure is unfit for occupancy.
        5. (e) The property is not maintained.

Sec. _____ Registration of vacant buildings.

1. Except as provided in Subsection B below, all vacant buildings shall be registered with the Community Development Department within 120 days of becoming vacant as defined in § 125-2. Registration is valid for 12 months and must be renewed annually from the date the building became vacant.
2. Exemptions from registration:
    1. (1) Residential structures that are used as residential rentals and have active residential rental permits;
    2. (2) Office, industrial, or general commercial use buildings actively for sale or lease for less than 12 months with a licensed real estate company or managed by a licensed property management company that meet minimum building codes; (3) (4) (5)

Structures that have multiple units in which at least one unit is occupied;

Accessory structures not designed for occupancy; and/or

Buildings that serve as a primary residence in which the owner is away for an extended period of time for work, vacation, military or medical reason. Building and property must be maintained to minimum code. This requires a courtesy registration.

C. If the building is vacant at the expiration of any registration period, the owner shall reregister such building and pay the annual registration and inspection fees.

4. The owner registering a vacant building shall supply the following information on an authorized form provided by the Community Development Department:
    1. (1) Name, address, and telephone number of the owner;
    2. (2) Name, address and telephone number of any responsible party, if applicable;
    3. (3) Name, address, and telephone number of any local agent or representative of the owner, required if the owner's residence or business address is more than 45 miles from the vacant building;
    4. (4) Tax parcel identification number of the premises on which the building is situated;
    5. (5) The common address of the building; and
    6. (6) Vacant building plan in accordance with § 125-4.
5. Following the registration of the vacant building, the Code Enforcement Officer and/or Fire Marshal shall conduct an inspection of the property and premises to determine any code violations and to verify the vacant building category.
    1. (1) A status report will be provided to the owner of the building with the findings and current condition of the property. It will include any found violations and assign a category to the building.
    2. (2) Owners have the opportunity to address findings and request a reinspection to update the building's category classification.
6. All vacant buildings must remain secure and/or boarded in accordance with the current adopted IPMC.
7. Upon request by the Code Official, the owner shall post "No Trespass" placards on the property. Additional employment of security services for nonresidential properties for a specified number of hours every day may be required by the Police Chief or his/her designee on the basis of the property history of code and/or criminal violations.
8. Vacant building owners must designate a responsible local representative ("agent") if their place of residence or business is more than 45 miles from the vacant building. The responsible local representative shall act as agent for the property owner for purposes of accepting legal service; however, the vacant building owner remains personally liable in criminal prosecutions for code violations. The responsible local representative must be available at the number listed at all times in the event of an emergency or catastrophe.

Sec. _____ Establishment of vacant building plan.

1. All owners of buildings registered, as required by this chapter, shall submit the following documents along with the vacant building form to the Community Development Department at the time of registration and/or annual renewal:
    1. (1) A site plan;
    2. (2) A layout of the structure, if nonresidential;
    3. (3) A plan of action to secure, monitor and maintain the building and premises thereof in conformance with this chapter.
    4. (4) Written consent by the owner allowing City officials to enter and inspect the property.
2. When a building which is classified as Category II or Category III is registered, as required by this chapter, the owner shall submit, or cause to have submitted, a rehabilitation plan for approval within 30 days of being notified the building is a Category II or III classification by City officials. The plan shall contain the following:

1. (1) A plan to make the building ready for occupancy with sufficient detail regarding the proposed repair and/or rehabilitation of the building to enable the Code Official to determine the adequacy of such plan;
2. (2) For buildings, dwellings or structures which are identified as being or containing public nuisances, the vacant building plan shall contain a plan of action to remedy such public nuisances;
3. (3) Buildings classified as Category III shall meet with the Fire Marshal/Fire Chief to review structural deficiencies and determine a plan in case of fire or other emergency. Findings/ recommendations shall be part of the submitted plan.

C. If the property is subject to a vacant building plan and the plan has been properly approved by the Community Development Department, any transfer of property is subject to the terms of the vacant building plan. The transferee may apply to the City to be released from the requirements of the vacant building rehabilitation plan; however, a revised rehabilitation plan shall be submitted in its place for approval.

Sec. _____ Vacant building fees.

A. Annual registration fees are based on the use and the number of years that a building has been vacant (after the effective date of the ordinance from which this chapter derives). All fees are due at the time of registration or renewal.

(1) Fees for nonresidential structures are as follows:

Year	Category I	Category II	Category III
Initial registration	$50	$50	$50
First annual renewal	$100	$150	$200
Second annual renewal	$500	$750	$1,000
Third annual renewal	$1,000	$1,500	$2,000

Each year thereafter Category I $1,500, Category II $2,250, Category III $3,000

(2) Fees for residential structures are as follows:

Year	Category I	Category II	Category III
Initial registration	$0	$0	$0
First annual renewal	$0	$50	$100
Second annual renewal	$0	$250	$500
Third annual renewal	$0	$500	$1,000

Each year thereafter Category I $0, Category II $500, Category III $1,000

(3) An annual compliance inspection fee of $50, in addition to the vacant building fee, is required on all nonexempted vacant buildings. The fee shall be paid at the time of registration and/or renewal.

(4) Upon determination of a vacant building that hasn't been registered in accordance with this section, additional penalties may apply in addition to the annual registration fees in accordance to § 125-6.

(5) Delinquent registration fees as a lien. After the owner is given notice of the amount of the registration fee due, except for those owners that have properly perfected an appeal pursuant to § 125-7, and the owner fails to pay the amount due, said amount shall constitute a debt due and owing to the City, and the City may commence a civil action to collect such unpaid debt.

(6) Exemptions from annual registration fees shall be granted for the following situations upon notification, in writing, to the City (registration is still required):

(a) Residential and commercial buildings that are actively being marketed for sale or rent over 12 months; must be maintained to minimum code for the duration on the market;

(b) Buildings that are actively being renovated, up to 12 months. Repairs and progression must be noticeable by the inspector/Fire Marshal. If renovations take longer than 12 months, the owner/agent may request an extension. Strongly recommend the owner/agent request a reinspection every six months to properly reflect category classification and maintain fee waiver;

(c) Properties that are in probate and actively being transferred;

(d) Structures damaged by a fire or weather event may be exempt for up to one year;

(e) Financial hardship;

(f) Category I structures that have not had citations within the last 12 months;

(g) Buildings that are structurally deficient that have been ordered by the City to be demolished and removed, in which the owner has provided consent to the City to demolish, and the City has accepted the consent. Liens are to be placed against the property to cover the cost of demolition.

B. Exemptions from annual registration fees not defined in this section may be requested to the Construction Board of Appeals for consideration.

Sec. _____Violations and penalties.

1. Upon determination that a vacant building owner has failed to register or update information in accordance with this section, an administrative penalty of $500 in addition to the registration/ classification fee and inspection fee will be assessed if not in compliance within 30 days after notice.
2. Failure by the owner to submit a vacant building rehabilitation plan within 30 days of notice or comply with a vacant building plan that has been approved by the City under this section is a violation of the Code and may be assessed an administrative penalty of $500.

Sec. _____Appeal.

Any person aggrieved by the requirements of this chapter may seek administrative appeal to the Construction Board of Appeals. Any person aggrieved by a final decision issued under this section by the

Construction Board of Appeals may seek relief in any court of competent jurisdiction as provided by the law.

Secs. _____. Reserved.

Section 2: 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 3: This Ordinance shall be effective upon second and final reading.

CITY OF EASLEY, SOUTH CAROLINA

_____
Lisa Talbert, Mayor

ATTEST:

_____
Jennifer Bradley, Municipal Clerk

First Reading: _____, 202[]
Second and Final Reading: _____, 202[]

Approved as to Form:

_____
Daniel Hughes, City Attorney