

City of Easley  
Department of Planning & Development  
Planning Commission  
January 26, 2026

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**Ordinance \_\_\_\_ | PLN-TXT-25-0002**  
**Staff Report**

**AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, AMENDING UNIFIED DEVELOPMENT ORDINANCE (UDO) APPENDIX 12.4: RECOMMENDED PLANT LIST TO ADD A DETAILED LIST FOR LARGE OR CANOPY TREES, MEDIUM OR UNDERSTORY TREES, AND SMALL TREES.**

The Department of Planning and Development is requesting to make a modification to the Unified Development Ordinance (UDO) related to clarifying the recommended trees a property owner or developer should use if cutting down trees.

This proposed text amendment is consistent with the Comprehensive Plan because it supports the preservation and protection of natural resources. It also aligns with the intent of the UDO by offering greater clarity and consistency for property owners. In terms of public health, safety, and welfare, the amendment reduces ambiguity about which trees are permissible and encourages increased tree coverage within Easley.

Sincerely,

Corey Holycross  
City Planner

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

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

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

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

### Key / Legend

 W = Wetland or riparian tolerant

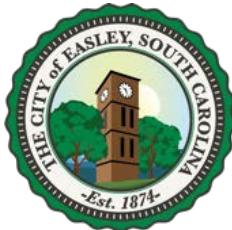
 E = Evergreen or semi-evergreen

 F = Notable fall color or seasonal interest

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

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

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



City of Easley  
Department of Planning & Development  
Planning Commission  
January 26, 2026

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**Ordinance \_\_\_\_\_ | PLN-TXT-26-0002**  
**Staff Report**

**AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE (UDO), CHAPTER 12, SECTION 12.6: DIMENSIONAL STANDARDS, TO ESTABLISH AN ALTERNATIVE MINIMUM LOT WIDTH AND MINIMUM LOT SIZE STANDARD FOR ATTACHED SINGLE FAMILY DWELLINGS (TOWNHOMES) WITHIN THE GR-1, GR-2, AND OI ZONING DISTRICT.**

The Unified Development Ordinance (UDO) allows attached single family (townhomes) by right within the GR-1, GR-2, and OI Zoning District. However, Section 12.6 of the UDO currently requires a minimum lot width of sixty (60) feet and a lot size minimum of 6,000 and 10,000, a standard that reflects traditional single-family development rather than typical townhome design.

**Amend Article D – Dwelling, Attached Single-Family.**

Article D of the Unified Development Ordinance is hereby amended to read as follows:

**D. Dwelling, Attached Single-Family**

**1. Maximum Number of Attached Units.**

~~No more than six (6) attached single family dwelling units shall be permitted per building.~~

**2. Lot Width and Side Setbacks.**

Attached single-family dwellings shall comply with the minimum lot width and lot area requirements of Section 12.6 unless developed under the alternative townhome standard. When the alternative standard is utilized, attached single-family dwellings may be developed on lots with a minimum width of thirty (30) feet, provided that each townhome building maintains at least one (1) side exterior yard with a minimum width of five (5) feet. The lot size minimum shall be 3,000 sq. ft. Interior side lot lines between individual townhome units shall not be required to meet minimum side yard requirements. The required side exterior yard shall be located along the perimeter of the building to provide light, air, and separation from adjacent properties.

**3. Entrances.**

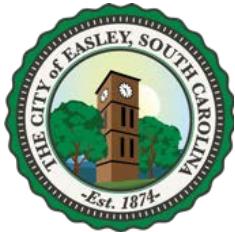
All attached single-family dwellings, including townhomes and rowhomes, shall have independent ingress and egress. Rear access from alleys is encouraged.

**4. Building Design Review.**

All applications for attached single-family dwellings shall be subject to review by the Architectural Review Board (ARB) through a Major Architectural Review application.

**5. Parking.**

Parking is encouraged to be located at the rear of the building and accessed via an alley or rear lane. The design of any alley or rear access shall comply with regulations of the Agency Having Jurisdiction (AHJ).



City of Easley  
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## 6. Façade Transparency.

### a. Minimum Transparency Requirement

A minimum of twenty percent (20%) of each floor of any exterior building façade facing a public street, common open space, or adjacent residential property shall consist of qualifying transparent glazing.

### b. Per-Floor Measurement

Transparency shall be calculated independently for each floor of a building façade and **shall not be averaged across multiple floors**. Garage doors **do not count as qualifying glazing**, but their area **is included in the total wall area** for the floor.

### c. Eligible Transparency

Transparency shall include clear or lightly tinted windows and glazed doors that provide views into habitable interior space.

### d. Excluded Elements

The following elements shall not be counted toward transparency:

- Garage doors, including glazed garage doors
- Opaque, mirrored, or reflective glass
- Frosted, obscured, or decorative glazing
- Glass block or spandrel glass
- Mechanical openings, vents, louvers, or similar elements

### e. Method of Measurement

Transparency shall be calculated as:

$$\text{Transparency \%} = \frac{\text{Total area of qualifying glazing on the floor}}{\text{Total wall area of that floor of the façade}} \times 100$$

Where "total wall area" is measured from finished floor to finished ceiling (or floor-to-floor height) and includes all wall and door area on the façade (excluding garage doors).

The purpose of this amendment is to better align dimensional standards with the form of townhome development while maintaining adequate spacing along the exterior of townhome buildings. The required exterior side yard helps reduce building mass, preserves light and air, and provides compatibility with surrounding properties.

This amendment would be implemented by adding an asterisk to the Dimensional Standards table and including clarifying language below the table stating: Attached single-family dwellings shall comply with the standards of Section 6.4.2. Residential Uses (Article D - Dwelling, Attached Single-Family)

Overall, the proposed amendment provides greater clarity for applicants, reduces the need for variances or alternative zoning approvals, and supports predictable development consistent with the intent of the UDO.

Sincerely,

A handwritten signature in black ink that reads "Corey Holycross".

Corey Holycross  
City Planner

**ORDINANCE NO. 2026-\_\_**

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

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

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

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

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

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

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

**NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Easley, South Carolina, as follows:**

**Section 1. Amendment – Chapter 5, Section 5.5.1.**

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

**Parks (PK) District**

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

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

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

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

1. **Add the Parks (PK) zoning district as a column** in the Table of Permitted Uses.
2. **Designate “Parks and Open Space” as (P) Permitted** within the PK zoning district.

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

## **Section 3. Codification and Effective Date.**

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

## **Section 4. Severability.**

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

First Reading:

Second Reading:

**CITY OF EASLEY, SOUTH CAROLINA**

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Lisa Talbert, Mayor

ATTEST:

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Jennifer Bradley, Municipal Clerk

Approved as to Form:

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Daniel Hughes, City Attorney

**ORDINANCE NO. 2026-\_\_**

**AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, AMENDING THE  
UNIFIED DEVELOPMENT ORDINANCE (UDO), CHAPTER 5, ARTICLE 5.5, SECTION  
5.5.1, TO CLARIFY THAT THE PLANNED UNIT DEVELOPMENT (PUD) DISTRICT  
MAY INCLUDE COMMERCIAL USES, RESIDENTIAL USES, OR A COMBINATION  
THEREOF**

**WHEREAS**, the Unified Development Ordinance establishes the Planned Unit Development (PUD) District to encourage flexible, unified, and innovative development; and,

**WHEREAS**, the current intent language of the PUD District has been interpreted to require a combination of commercial and residential uses within all PUD developments; and,

**WHEREAS**, the Mayor and City Council find that such interpretation may unnecessarily limit otherwise appropriate planned developments that include a single use category developed in a unified and coordinated manner; and,

**WHEREAS**, the Mayor and City Council desire to clarify that the PUD District may accommodate commercial uses, residential uses, or a combination thereof, while continuing to encourage mixed-use development where appropriate; and,

**WHEREAS**, the Mayor and City Council find that this amendment will promote flexibility, creativity, and efficient land use consistent with the intent of planned unit development and the City's comprehensive planning goals.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Easley, South Carolina, as follows:

**Section 1. Amendment.**

**Amend Chapter 5, Article 5.5, Section 5.5.1 – Conventional Districts.**

Section 5.5.1 of the Unified Development Ordinance, Planned Unit Development (PUD) District, appearing on Page 60, is hereby amended to read as follows, with deletions shown as strikethrough and additions shown as underline:

**Planned Unit Development District:**

The Intent of the Planned Unit Development District is to encourage flexibility in the development of land to promote its most appropriate use; and to do so in a manner that will enhance the public health, safety, morals, and general welfare. ~~The PUD development is for the combination of commercial and residential uses. Development within the PUD District may~~

include commercial uses, residential uses, or a combination thereof, as determined appropriate to the site and surrounding context.

Within the PUD zones, regulations adapted to such unified planning and development are intended to accomplish the purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots, to promote economical and efficient land use, provide an improved level of amenities, ~~foster development of cohesive mixed uses~~, encourage creative design, and promote a better environment.

In view of the substantial public advantage of planned unit development, it is the intent of these regulations to ~~promote and encourage mixed use development through the PUD requirements~~ allow flexibility in use, design, and layout, including mixed-use development where appropriate, where appropriate in location, character, and timing.

**Section 2. Codification and Effective Date.**

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

**Section 3. Severability.**

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

First Reading:

Second Reading:

**CITY OF EASLEY, SOUTH CAROLINA**

---

Lisa Talbert, Mayor

ATTEST:

---

Jennifer Bradley, Municipal Clerk

Approved as to Form:

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Daniel Hughes, City Attorney

City of Easley  
Department of Planning and Development  
Planning Commission Meeting  
January 26, 2026

**Staff Report**

**Case Number(s):**

PLN-ANN-26-0001

**Applicant:** Hamilton Shirley Thurston Powell Trustee

**Parcels:** 5028-16-83-3022

**Current Zoning:** County

**Proposed Zoning:** R-10 (Single Family Residential)

**Total Acreage:** 37.97 +/- acres

**I. Summary of Request**

The applicants are requesting annexation of one parcel into the corporate limits of the City of Easley. Upon annexation, the parcel will receive the default zoning classification of **R-10 (One-Family Residential)** in accordance with the City of Easley Unified Development Ordinance.

**II. EXISTING CONDITIONS**

- The subject parcel is currently located in unincorporated Pickens County and are adjacent to or in proximity to existing City limits.
- The parcel is surrounded by residential single-family properties.
- Utilities and roadway access are anticipated to be available or extended upon development, subject to applicable approvals.

**III. CONSISTENCY WITH COMPREHENSIVE PLAN**

The proposed annexations are consistent with the City of Easley Comprehensive Plan, as it:

- Encourage smart growth principles with a focus on infill and redevelopment.
- Ensure new developments include adequate infrastructure (including sidewalks, trails, open space)

## IV. STAFF ANALYSIS

Strengths:

- Properties are contiguous or near existing City limits, promoting logical boundary expansion.
- Annexation allows future development to follow City zoning and design standards.
- Supports long-range planning goals of controlled growth.
- Potential to expand the City's tax base and receive Impact Fees.

Considerations:

- Any future development will require site plan and subdivision approvals.
- Extension of utilities and services will be evaluated during development review.
- Traffic, stormwater management, and buffering will be addressed at the appropriate project phase.

## VI. STAFF RECOMMENDATION

Staff recommends approval of the annexation request for the following parcel 5028-16-83-3022, with the default zoning of R-10 (One-Family Residential), subject to compliance with all applicable standards of the City of Easley Unified Development Ordinance.

Respectfully submitted,



City Planner

**Exhibits:**

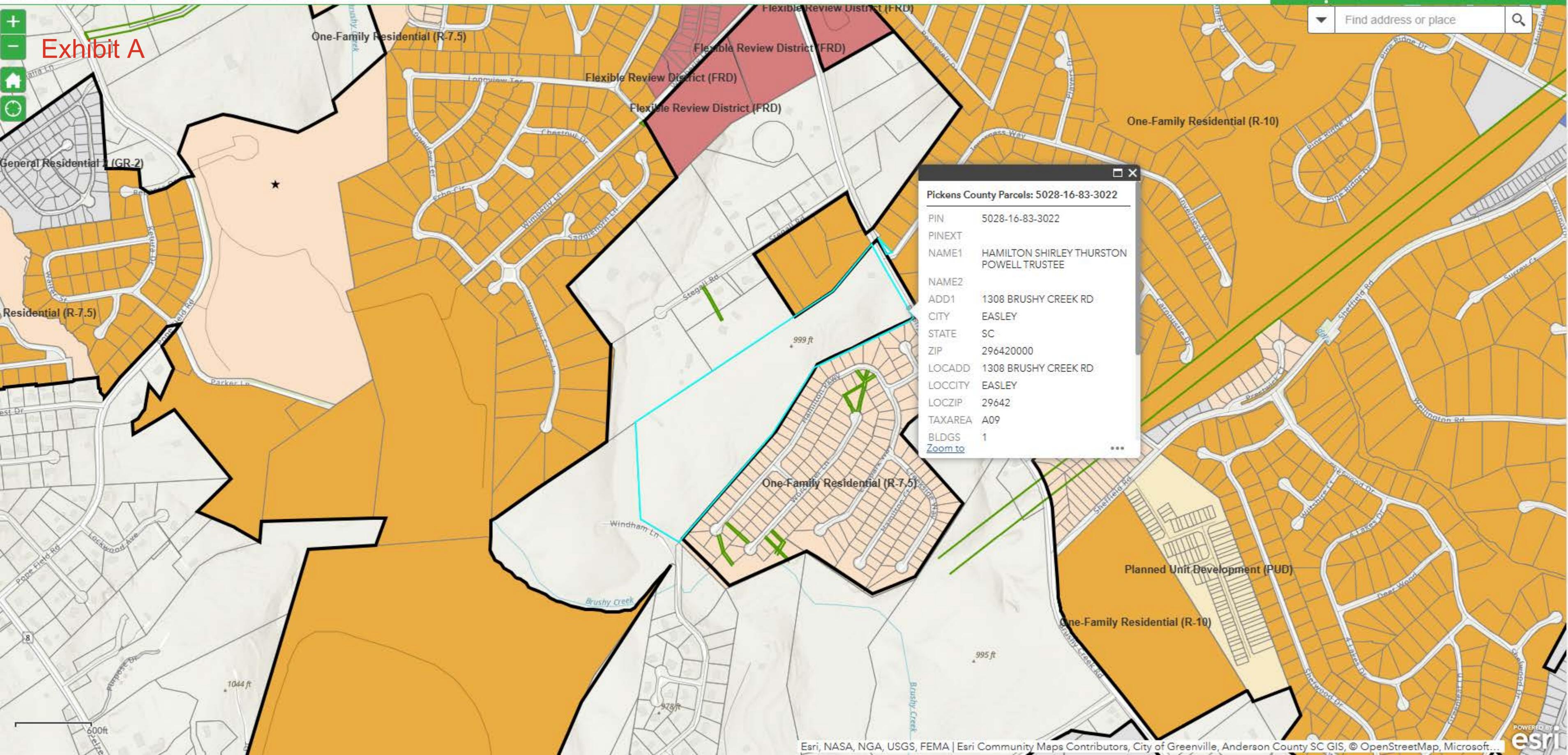
Exhibit A: Zoning Map

Exhibit B: Pickens County Map

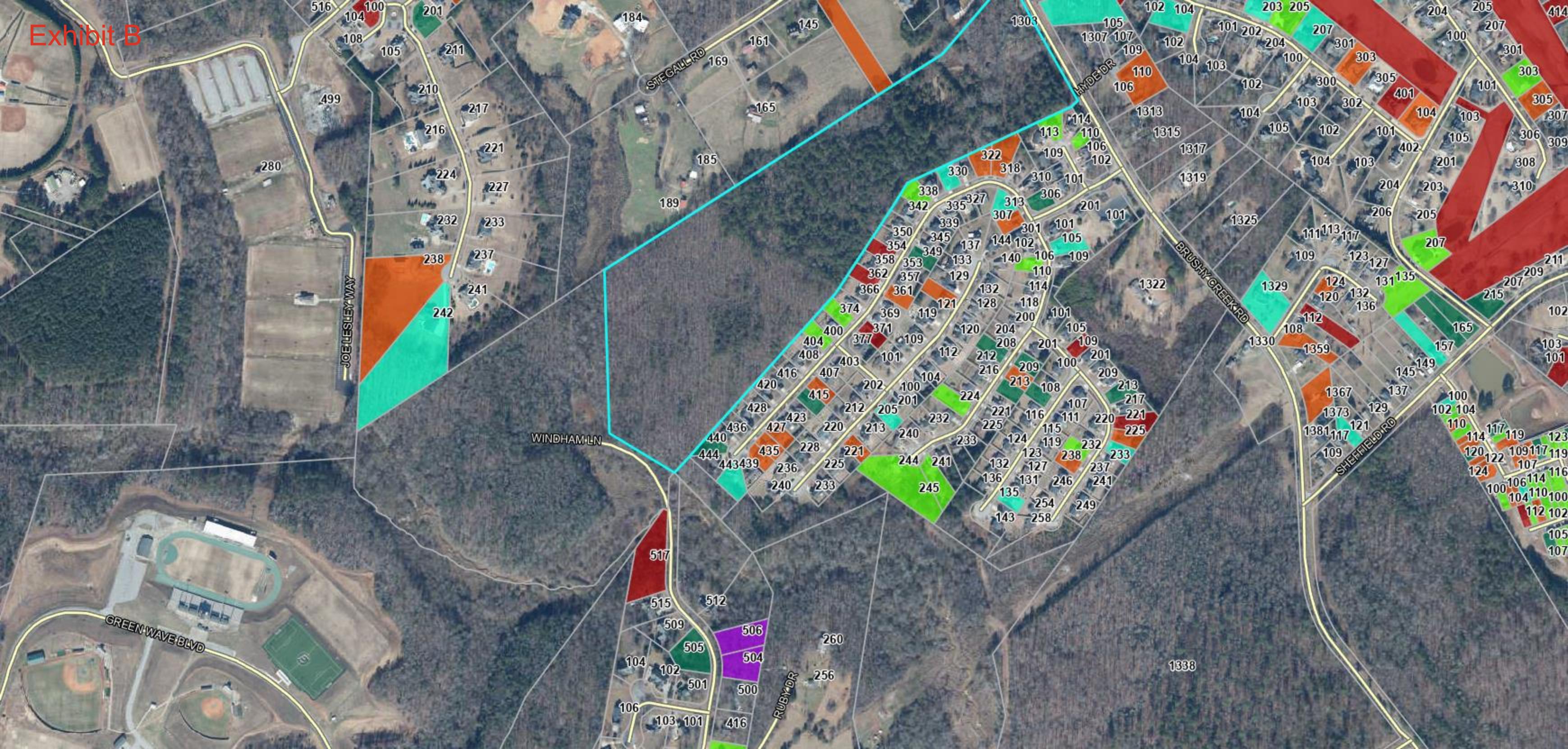
Exhibit C: Survey of Parcel

Exhibit D: Proposed Site Plan Brushy Creek Subdivision (voluntary)

Exhibit E: Annexation Application

**Exhibit A**

## Exhibit B



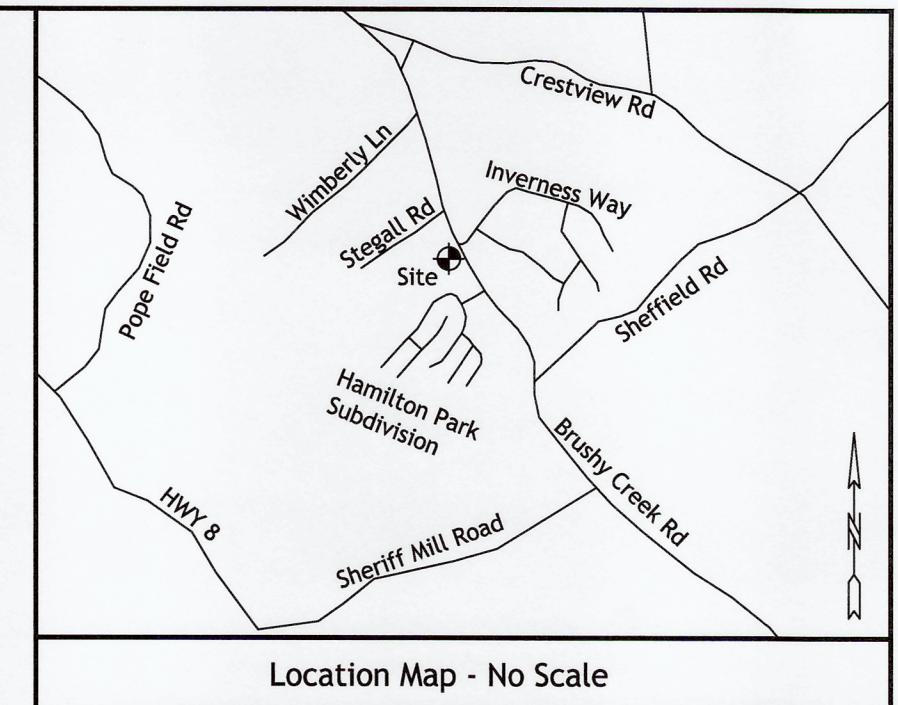
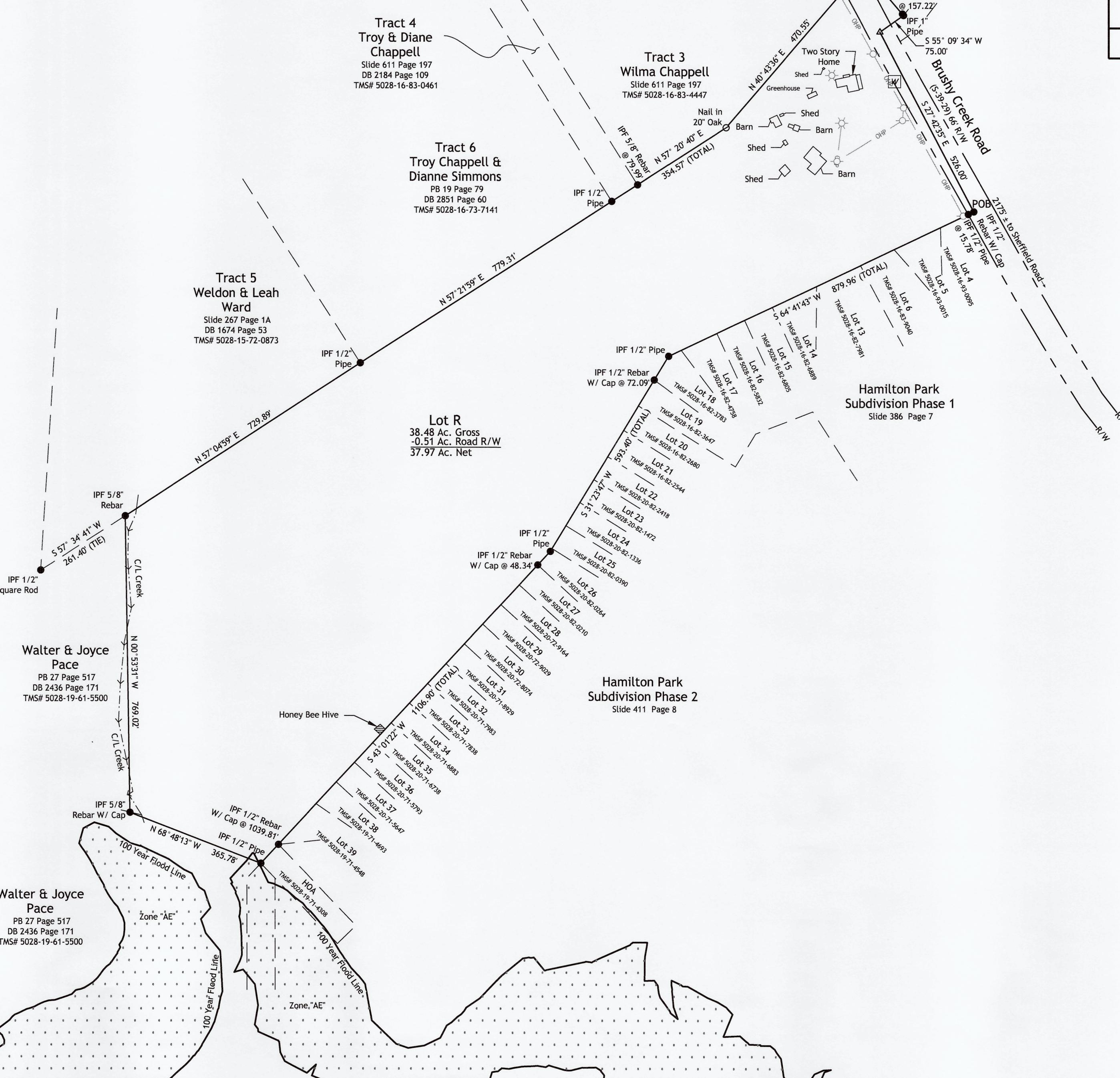
# Exhibit C

## LEGEND

IPF - Iron Pin Found	●
IPS - Iron Pin Set	○
MNF - Mag Nail Found	◎
NBC - Nail & Bottle Cap Found Unless Noted Otherwise	○
MNS - Mag Nail Set	◎
Computed Point	△
Sanitary Manhole	○
Utility Pole	○
Fire Hydrant	○
Water Meter	○
Telephone Pedestal	○

## Legal Description

POINT OF BEGINNING (POB) 1/2" Rebar in Brushy Creek Rd, Thence leaving Brushy Creek Rd and running along the line of Hamilton Park Subdivision, S 64° 41' 43" W for a distance of 879.96' IPF 1/2" Pipe; Thence S 31° 23' 47" W for a distance of 593.40' IPF 1/2" Pipe; Thence S 43° 01' 22" W for a distance of 1106.90' IPF 1/2" Pipe; Thence turning and running along the line of Walter and Joyce Pace N 68° 48' 13" W for a distance of 365.78' IPF 5/8" Rebar with Cap; Thence turning and continuing along the line Walter and Joyce Pace N 0° 53' 31" W for a distance of 769.02' IPF 5/8" Rebar; Thence turning and running along the line of Weldon and Leah Ward N 57° 04' 59" E for a distance of 729.89' IPF 1/2" Pipe; Thence turning and running along the line of Troy Chappell and Dianne Simmons N 57° 21' 59" E for a distance of 779.31' IPF 1/2" Pipe; Continuing along the line of Troy Chappell and Dianne Simmons N 57° 20' 40" E for a distance of 79.99' IPF 5/8" Rebar; Thence along the line of Wilma Chapel N 57° 20' 40" E for a distance of 274.58' Nail in 20' Oak; Thence turning and running along the line of Wilma Chappell N 40° 43' 36" E for a distance of 40.55' IPF 3/4" Pipe at Right-of-Way of Brushy Creek Road. Thence N 40° 49' 32" E for a distance of 76.98 to a IPF 3" Pipe on Northern side of Brushy Creek Road and adjoining lot 10; David Gosey; Thence along lot 10, David Gosey S 40° 17' 32" E for a distance of 162.37' IPF 1" Pipe on the Right-of-Way of Inverness Way; Thence S 55° 09' 34" W for a distance of 75.00' to a computed point in Brushy Creek Road; Thence S 27° 42' 35" E a distance of 526.00' to the POINT OF BEGINNING (POB). Found to contain 38.48 Acres Gross and being the same property as described in DB 2051 Page 189.



Location Map - No Scale

S.C.P.C. NAD 83 (2011)  
NAVD 88 (GEOID 18)

200 0 100 200  
SCALE: 1 in = 200ft.

References:  
TMS# 5028-16-83-3022  
DB 2051 PG 189

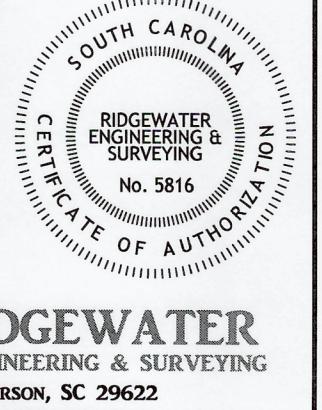
## Plat of a Tract of Land

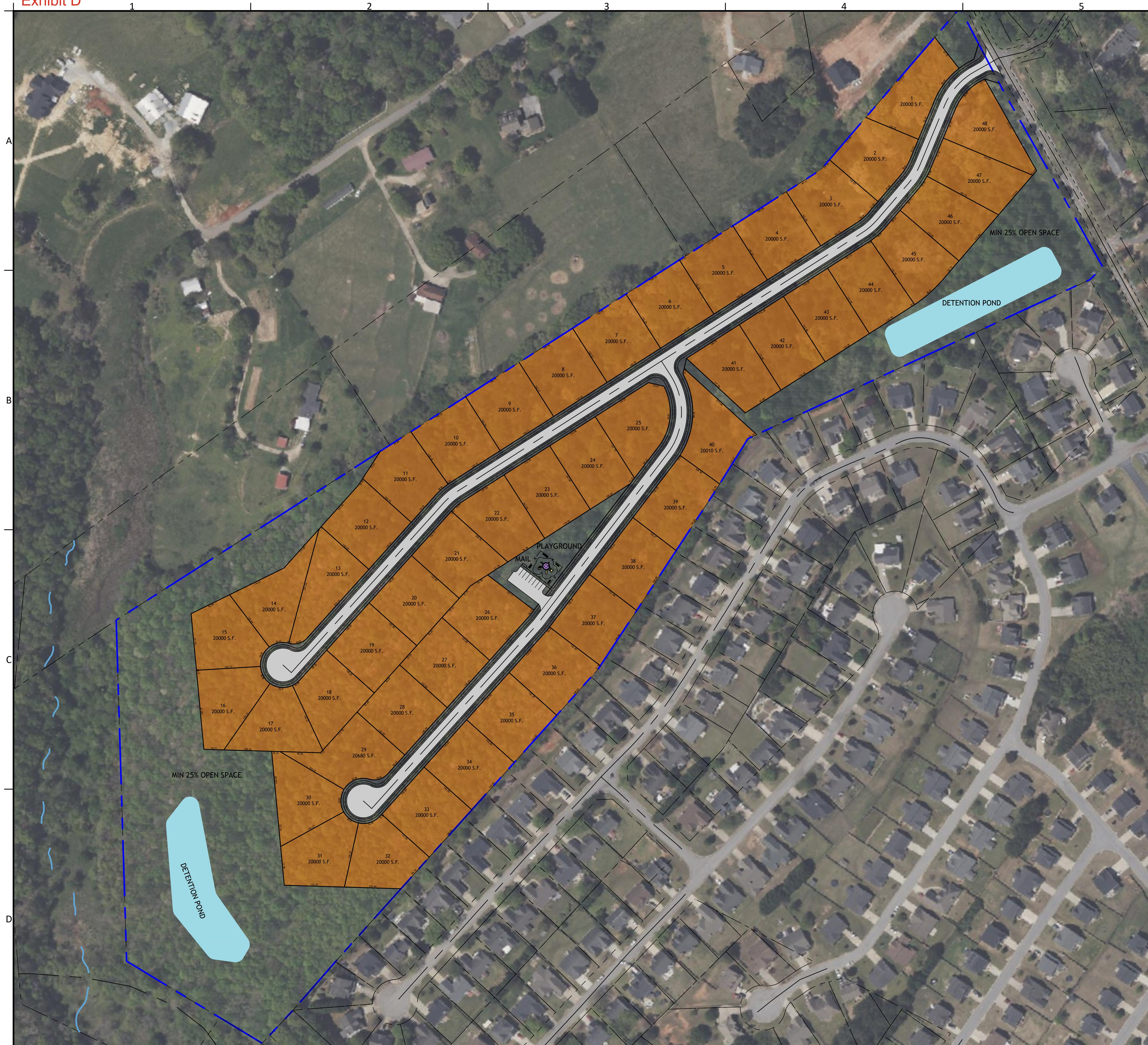
1308 Brushy Creek Rd

Surveyed at the Request of:  
Mungo Homes

State of South Carolina  
County of Pickens  
Easley Township

Date:	12-23-25
Drawn By:	CDP
Checked:	TEW
Job Number:	25297
Revisions:	0





SITE DATA:	
TAX MAP #s:	5028-16-83-3022
COUNTY / MUNICIPALITY:	ANNEX INTO CITY OF EASLEY
SITE ACREAGE:	37.31 AC
CURRENT ZONING:	NEED TO ANNEX INTO CITY AT R-10
LAYOUT DATA:	
NEW LOTS / UNITS:	48
LOT / UNIT SIZE:	20,000 SQFT
NEW ROAD / DRIVE:	3,662 LF

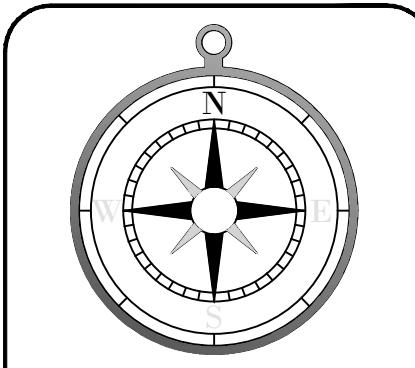
**Gray**  
Engineering

132 PIGMING ROAD - GREENVILLE, SC 29607  
PH: (864) 297-3027 - FAX: (864) 729-8747  
WWW.GRAYENGINEERING.COM

SC C.O.A.#C-1217 GA C.O.A.#PER001941 TN C.O.A.#0410819

**BRUSHY CREEK RD SUBDIVISION**  
CITY OF EASLEY, SC  
BRUSHY CREEK ROAD

STAKEOUT PLAN



0 100 200  
Feet  
SCALE: 1" = 100'  
PROJECT MANAGER: JDB  
DRAWN BY: JDB  
PROJECT DATE: 9/4/25  
JOB No.: 2025XXX  
PLOT DATE: 10/21/25

**CV-1**  
SHEET  
Brushy Creek Rd - P3.dwg



-THE CITY OF-  
**EASLEY**  
SOUTH CAROLINA

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

## Exhibit E

PLN-ANN-26-0001

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Patrick Ingram	Norman Hamilton
*Title:	Sr. Acquisition Manager - Mungo Homes	Trustee - Hamilton Shirley Thurston Powell Trustee
*Address:	535 Brookshire Road STE A	1308 Brushy Creek Rd
*City, State:	Greer, SC	Easley, SC
*Zip:	29651	29642
*Phone:	(864) 380-5145	
*Email:	pingram@mungo.com	

### LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

### PROPERTY INFORMATION

\*PARCEL #(S) 5028-16-86-3022

\*TOTAL ACREAGE 37.97

\*CURRENT ZONING DESIGNATION (County) N/A

\*PROPOSED ZONING DESIGNATION (City) R-10

### TYPE OF ANNEXATION

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

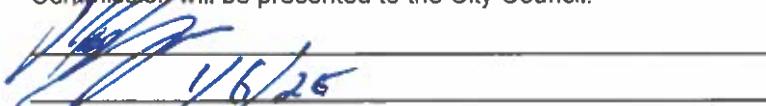
For 100% and 75% Annexations, please include the corresponding *Annexation Petition* with the application submittal.

**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.

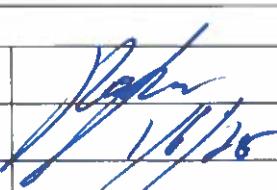
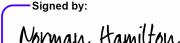


\*APPLICANT SIGNATURE

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: 

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	<div style="text-align: center; margin-bottom: 5px;"> <span style="font-size: small;">Signed by:</span>    <small>9E1B19CE4A624C3...</small> </div> <div style="text-align: center; font-size: small;">1/6/2026</div>
Date	