



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

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

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

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



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

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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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January 26, 2026

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,

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

Lisa Talbert, Mayor

ATTEST:

Jennifer Bradley, Municipal Clerk

Approved as to Form:

Daniel Hughes, City Attorney

AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, 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:

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,

Handwritten signature of Corey Holycross in cursive script.

Corey Holycross
City Planner

Exhibits:

Exhibit A: Zoning Map

Exhibit B: Pickens County Map

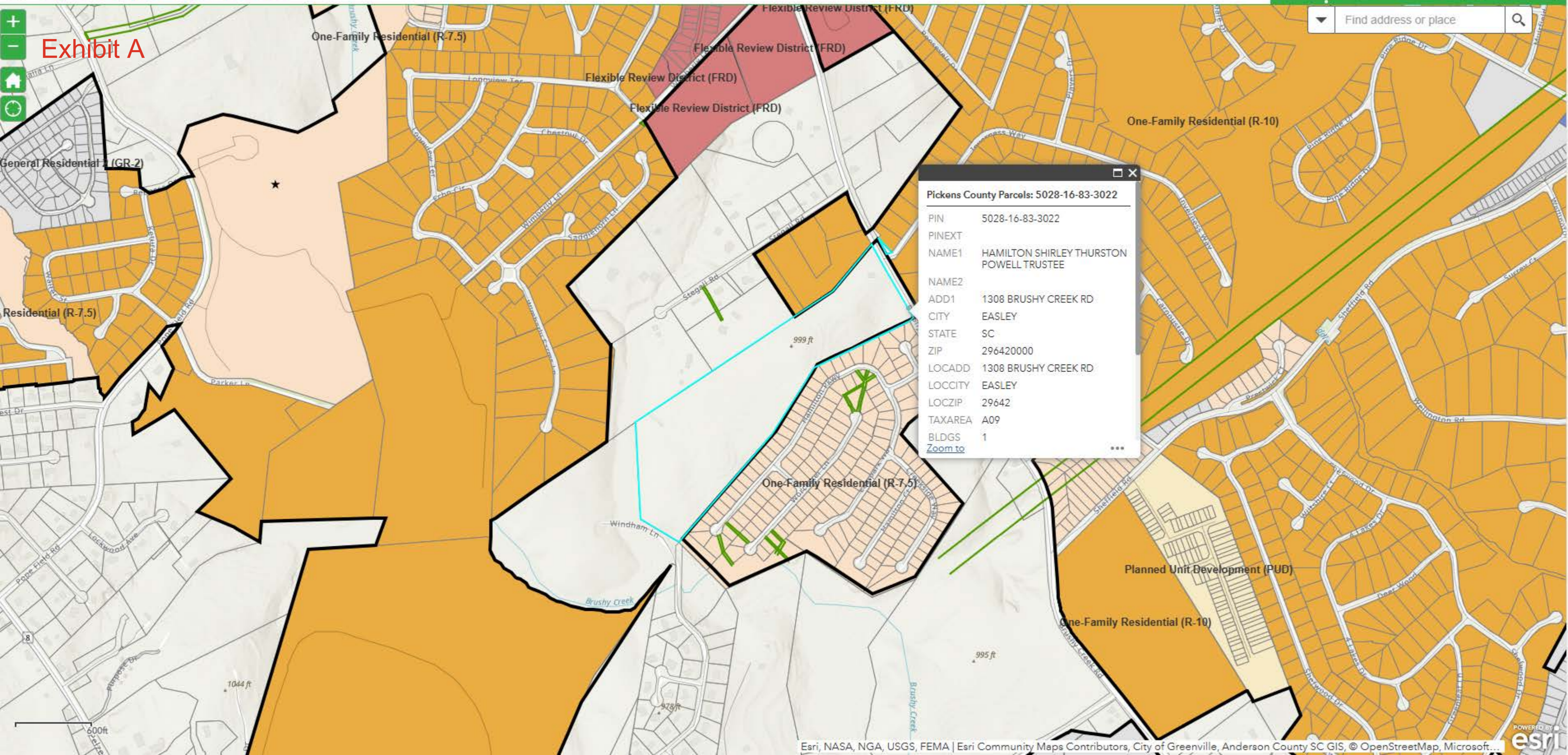
Exhibit C: Survey of Parcel

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

Exhibit E: Annexation Application



Exhibit A



Pickens County Parcels: 5028-16-83-3022

PIN	5028-16-83-3022
PINEXT	
NAME1	HAMILTON SHIRLEY THURSTON POWELL TRUSTEE
NAME2	
ADD1	1308 BRUSHY CREEK RD
CITY	EASLEY
STATE	SC
ZIP	296420000
LOCADD	1308 BRUSHY CREEK RD
LOCCITY	EASLEY
LOCZIP	29642
TAXAREA	A09
BLDGS	1
Zoom to	...

Exhibit B

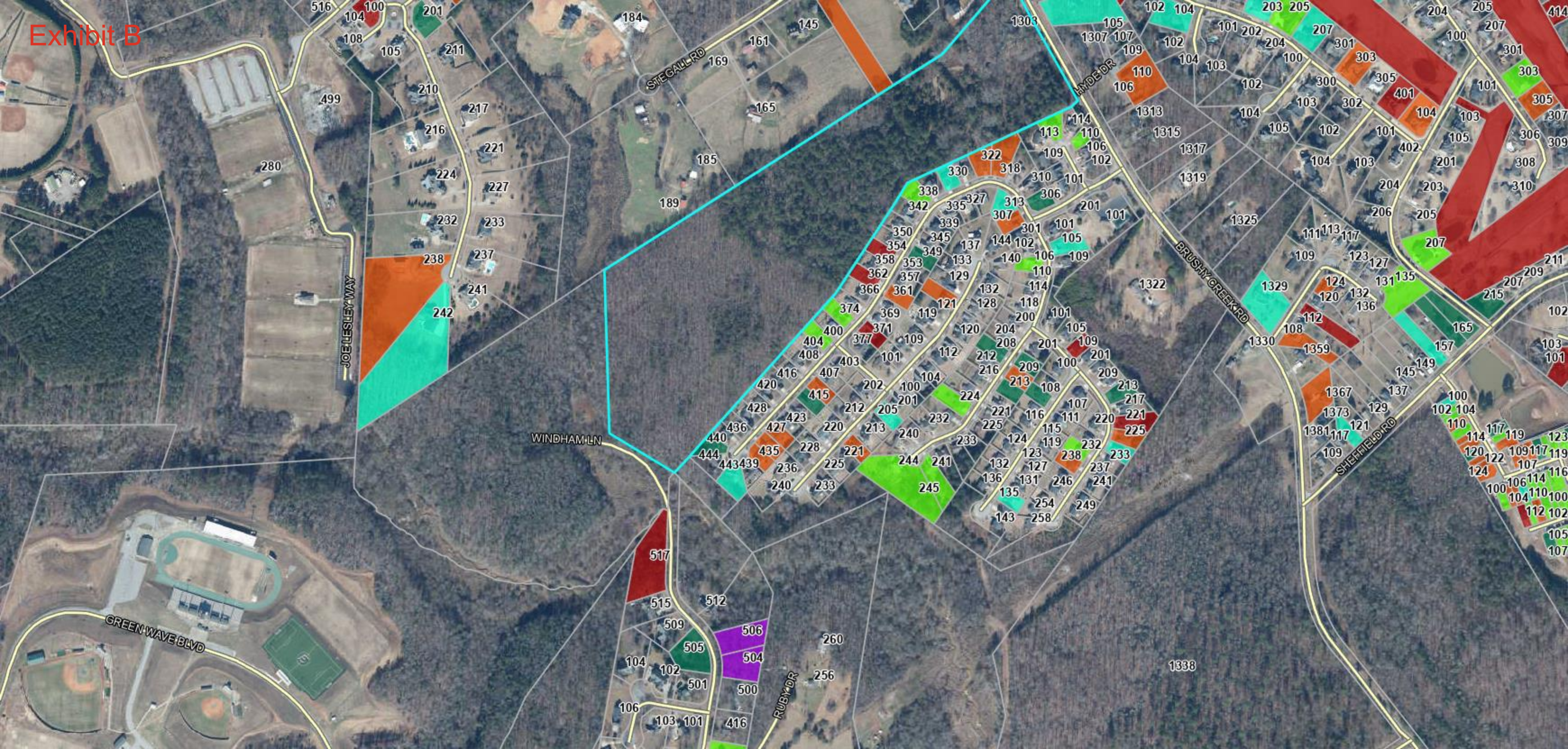


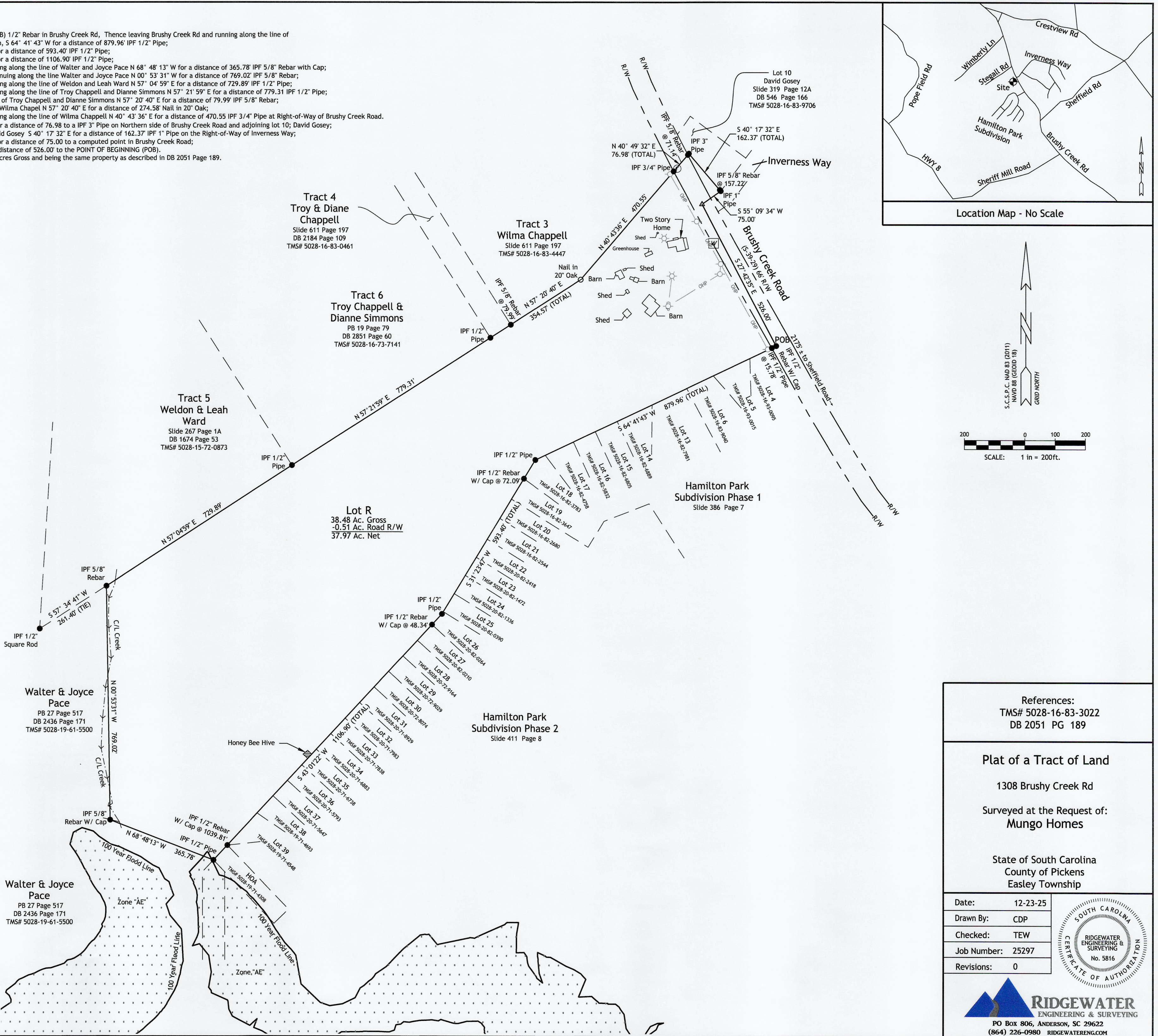
Exhibit C

LEGEND

- IPF - Iron Pin Found ●
- IPS - Iron Pin Set ○
- MNF - Mag Nail Found ⊙
- NBC - Nail & Bottle Cap Found ⊗
- MNS - Mag Nail Set ⊗
- Computed Point △
- Sanitary Manhole (S)
- Utility Pole (P)
- Fire Hydrant (H)
- Water Meter (W)
- Telephone Pedestal (T)

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 of Walter and Joyce Pace N 00° 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 470.55' 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.



1223-28
SOUTH CAROLINA
No. 9324
Thomas E. Walls

Exemption From Review Process
This plat is a resurvey of an Existing Parcel Of Record.

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 B survey as specified therein; also there are no visible encroachments or projections other than those shown.

Thomas E. Walls
Thomas E. Walls PLS 9324

This survey is subject to any rights of way and easements of record, and any facts which may be disclosed by a full and accurate title search.

A portion of this property hereon lies in Flood Zone "AE", by graphic plotting, according to NFIP, FIRM Map-Community Panel Number 45077C0312D, Effective date : April 15, 2008.

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

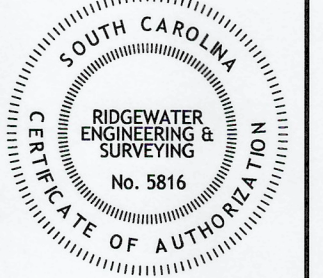
Plat of a Tract of Land

1308 Brushy Creek Rd

Surveyed at the Request of:
Mungo Homes

State of South Carolina
County of Pickens
Easley Township

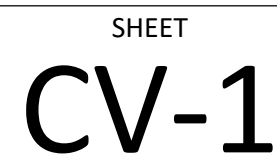
Date:	12-23-25
Drawn By:	CDP
Checked:	TEW
Job Number:	25297
Revisions:	0



RIDGEWATER
ENGINEERING & SURVEYING
PO Box 806, ANDERSON, SC 29622
(864) 226-0980 RIDGEWATERENG.COM



LAYOUT DATA:	
NEW LOTS / UNITS:	48
LOT / UNIT SIZE:	20,000 SQFT
NEW ROAD / DRIVE:	3.662 LF



BRUSHY CREEK RD SUBDIVISION

CITY OF EASLEY, SC

BRUSHY CREEK ROAD

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

CC C O A # C0000C0 NIC C O A # C 1247 CA C O A # DFF001044 TN C O A # 04100910

NO.	DATE	BY
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THE CITY OF
EASLEY
SOUTH CAROLINA

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

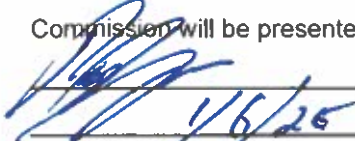
For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

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.

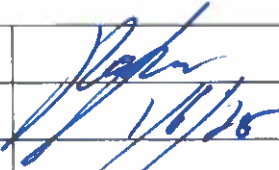
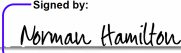


***APPLICANT SIGNATURE**

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: 16

*Signatures	
Applicant	
Date	1/6/26
Property Owner/Authorized Agent	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> Signed by:  <small>9E1B19CE4A624C3...</small> </div>
Date	1/6/2026