

City of Easley  
Department of Planning and Development  
Planning Commission Meeting  
February 16, 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, 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:

- Property would fill a hole within the City limits. Promoting a more unified boundary.
- Annexation allows future development to follow City zoning and design standards.
- Supports long-range planning goals of controlled growth. Proposed development is 1.28 dwelling units per acre.
- Potential to expand the City's tax base, receive impact fees, and obtain off-site improvements (roadway and utilities).

Considerations:

- Traffic impact study doesn't warrant any roadway improvements on Brushy Creek. Staff respects the study, however disagrees and insists a contribution be made towards the improvement of the roadway.
- A detailed landscaping plan will be needed if annexed.
- Impacts on wildlife.

## VI. STAFF RECOMMENDATION

Staff recommends approval of the annexation request for parcel 5028-16-83-3022 with default R-10 (One-Family Residential) zoning, contingent upon a development agreement voluntarily entered into between the developer and the City, contributions toward improvements to Brushy Creek Road, and compliance with all applicable provisions 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)

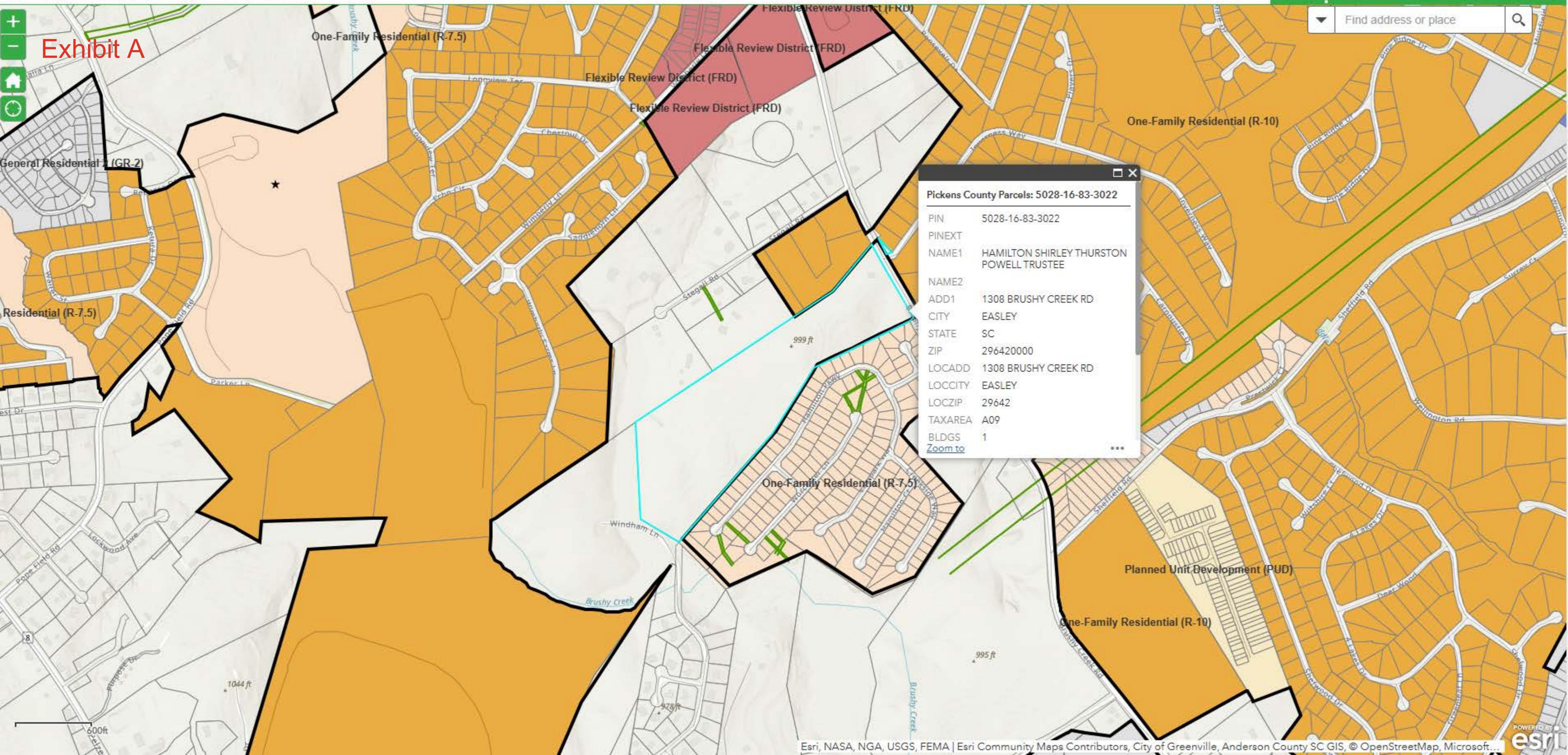
Exhibit E: Annexation Application

Exhibit F: Comments from Easley Combined Utilities

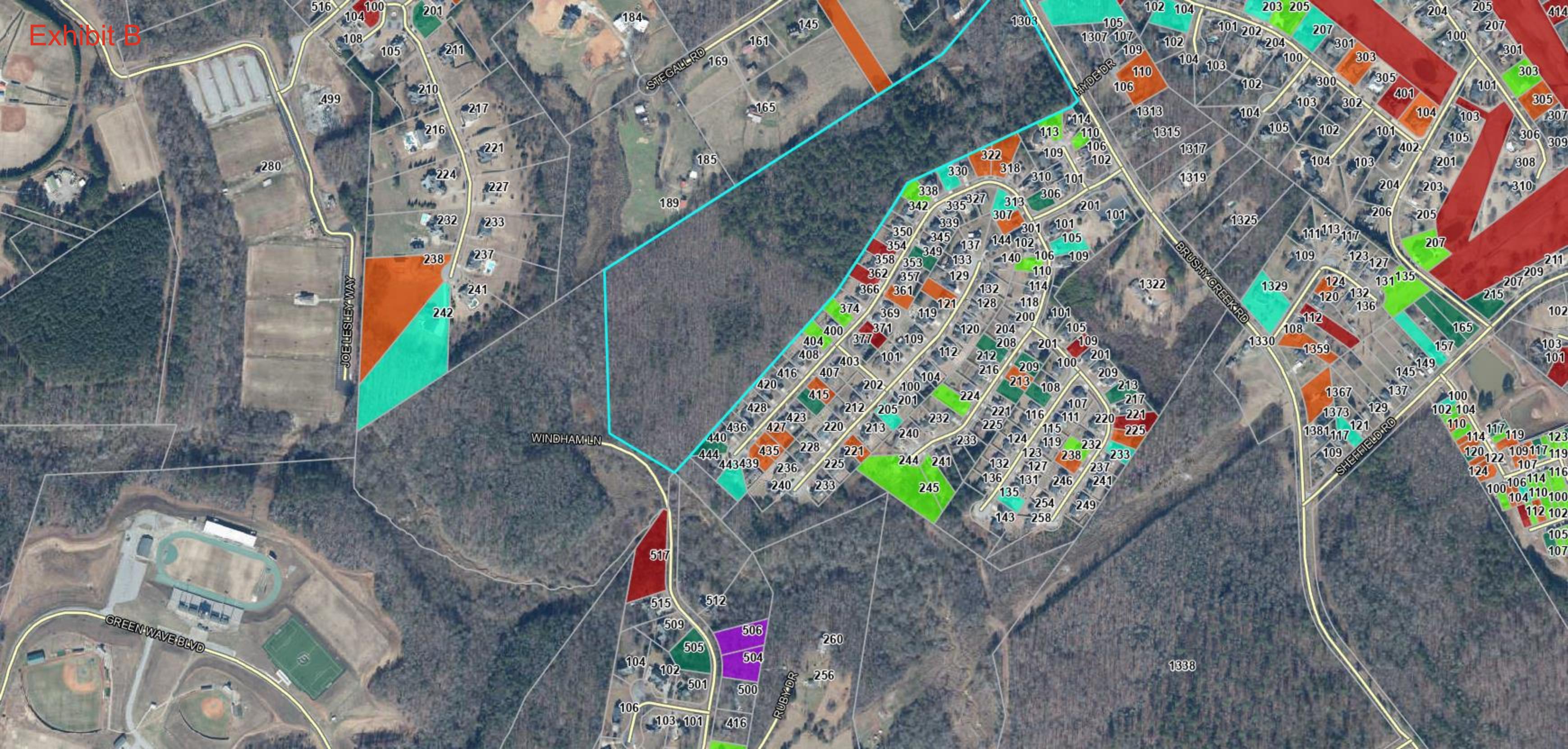
Exhibit G: Traffic Impact Study

Exhibit H: Driveway Specs for Proposed Buildings

Exhibit I: Development Agreement

**Exhibit A**

# Exhibit B



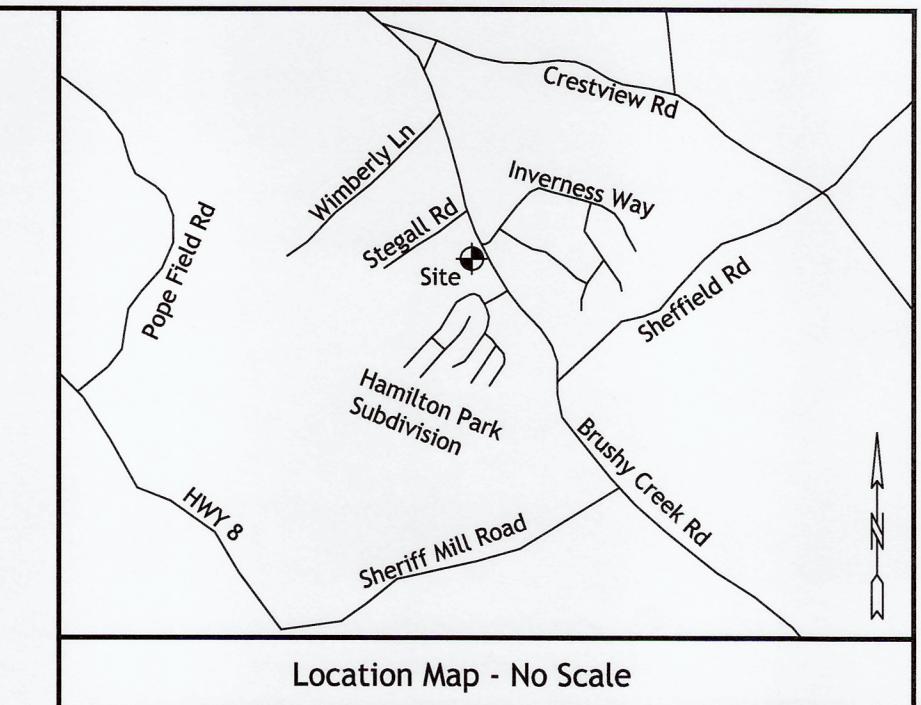
# Exhibit C

## 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

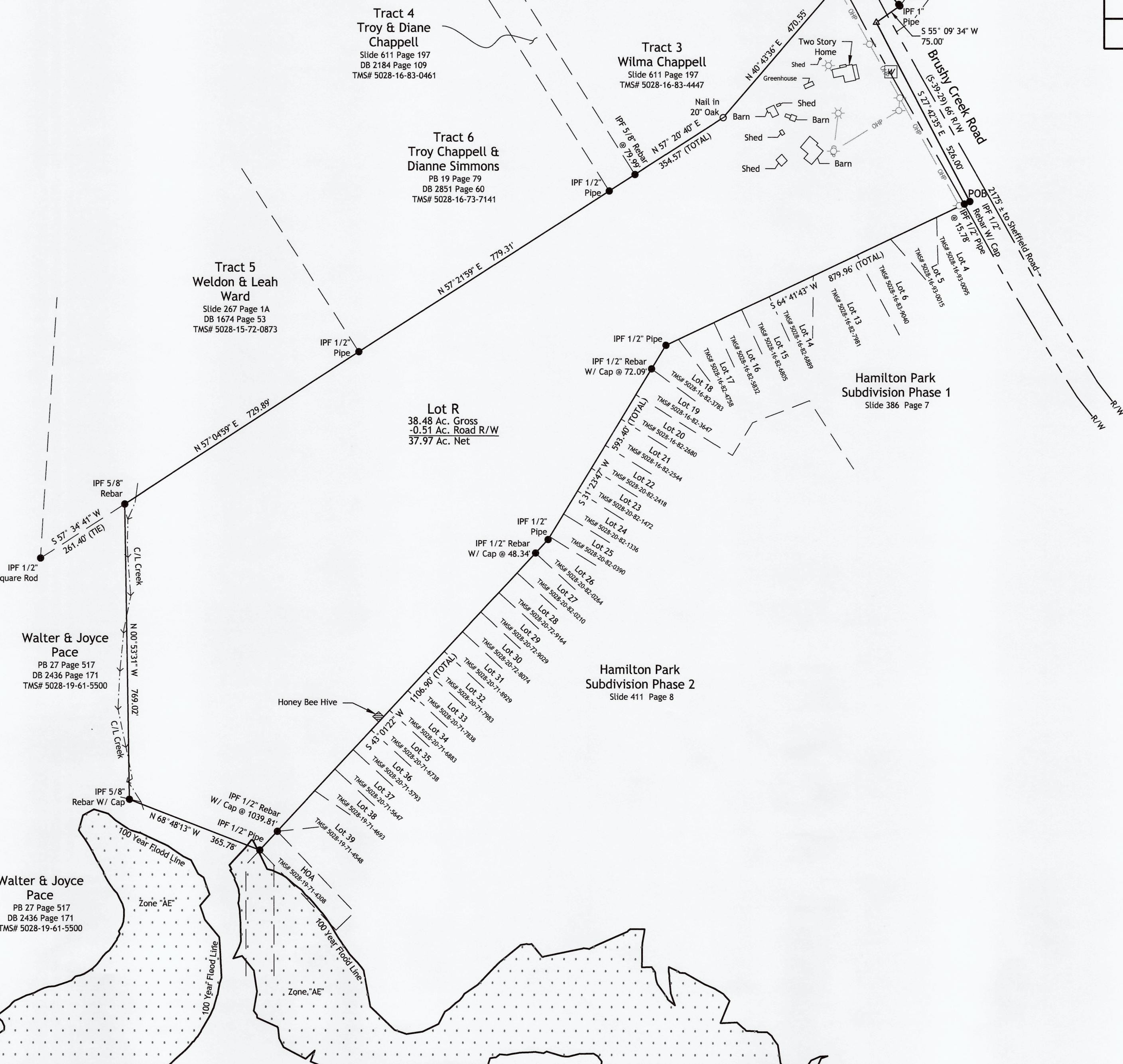
POINT OF BEGINNING (POB) 1/2" Rebar in Brushy Creek Rd, Thence leaving Brushy Creek Rd and running along the line of Hamilton Park Subdivision, S 64° 41' 43" W for a distance of 879.96' IPF 1/2" Pipe; Thence S 31° 23' 47" W for a distance of 593.40' IPF 1/2" Pipe; Thence S 43° 01' 22" W for a distance 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 (GEOD 18)

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



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

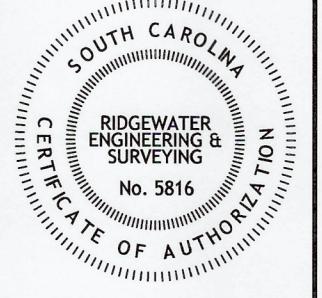
## Plat of a Tract of Land

1308 Brushy Creek Rd

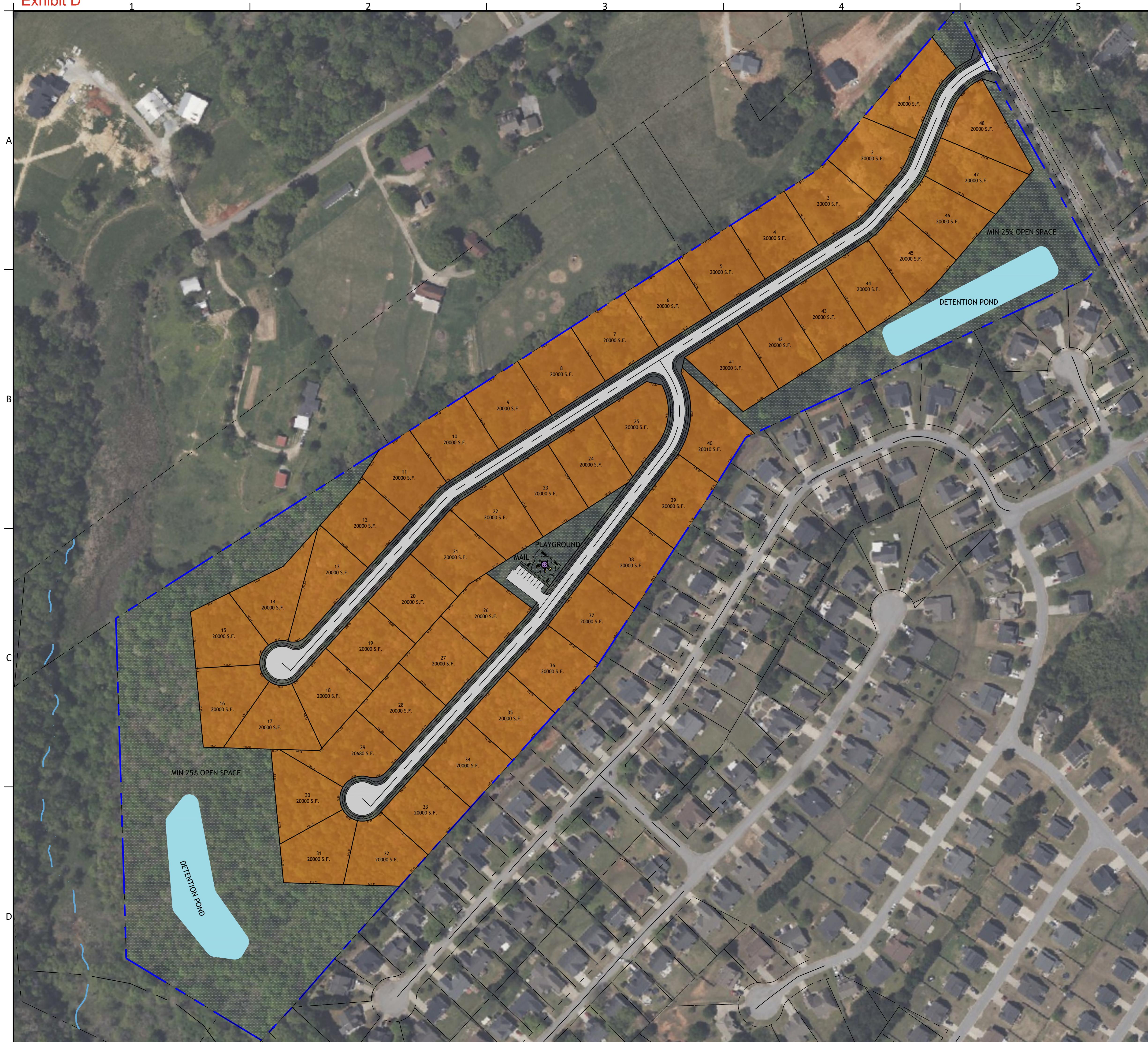
Surveyed at the Request of:  
Mungo Homes

State of South Carolina  
County of Pickens  
Easley Township

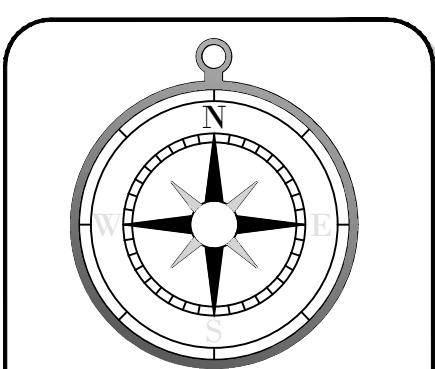
Date:	12-23-25
Drawn By:	CDP
Checked:	TEW
Job Number:	25297
Revisions:	0



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



<b>SITE DATA:</b>	TAX MAP #: 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
<b>LAYOUT DATA:</b>	
NEW LOTS / UNITS:	48
LOT / UNIT SIZE:	20,000 SQFT
NEW ROAD / DRIVE:	3,662 LF



CV-1

Brushy Creek Rd - P3.dwg

**Gray**  
 Engineering

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

**G**

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 CONSULTANTS, INC. IN EASLEY

 BRUSHY CREEK RD SUBDIVISION  
 CITY OF EASLEY, SC  
 BRUSHY CREEK ROAD  
 STAKEOUT PLAN

NO.	DATE	BY	REVISION
A	-	-	-



-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%

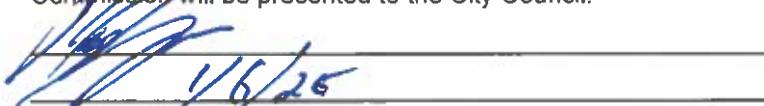
For 100% and 75% Annexations, please include the corresponding *Annexation Petition* with the application submittal.

**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.

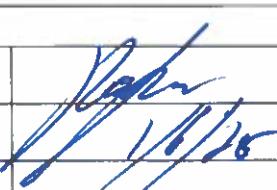
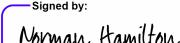


\*APPLICANT SIGNATURE

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	



# EASLEY COMBINED UTILITIES

*A Community Tradition*

February 9, 2026

Re: Brushy Creek - Hamilton Tract Development  
1308 Brushy Creek Rd, Easley, SC  
Parcel ID # 5028-16-83-3022  
Ability to Serve Water, Sewer & Electrical Service

To Whom It May Concern:

Easley Combined Utilities (ECU) has the ability and is willing to provide electrical, potable water, and sewer services for the proposed development subject to the following conditions:

- The proposed development must be annexed into the City of Easley.
- The development will be responsible for all costs as indicated in ECU's Electrical Service Extension Policy, Water Meter & Capacity Fees, and Sewer Capacity Fees found at [www.easleyutilities.com](http://www.easleyutilities.com).
- The development would be responsible for easement acquisition necessary for connection to ECU's existing gravity sewer system.
- ECU's recent sewer capacity study recommends the Sheriff Mill Rd pump station and force main be upgraded by 450 GPM to accommodate any new development in the Sheriff Mill sub-basin at an estimated cost of \$1,200,000. Based on a 48 lot-design, Hamilton Estate Development peak demand would be about 25 GPM and thus need to contribute 6% of the estimated upgrade costs or \$72,000 in addition to ECU's current Sewer Capacity Fees.
- ECU will own and maintain the water and sewer systems if designed and constructed to ECU standards and specifications.

Please contact me with any questions at 864-644-8165 or at [adye@easleyutilities.com](mailto:adye@easleyutilities.com) .

Sincerely,

Alex C. Dye  
Operations Manager

February 11, 2026

**Deanna Phillips**  
**Land Entitlement Manager**  
**Mungo Homes**  
**535 Brookshire Road, Suite A**  
**Greer, SC 29651**

**Subject: Brushy Creek Road Subdivision - Turn Lane Memorandum**

Ms. Phillips,

The contents of this memorandum present the findings of a turn lane analysis that was completed for the proposed Brushy Creek Road development located in Easley, South Carolina. The purpose of this analysis is to assess the need for turn lanes on Brushy Creek Road at the Site Access. The scope of the analysis is limited to the intersection of Brushy Creek Road and Inverness Way / Site Access.

**Site Location and Development Plan**

The proposed Brushy Creek Road development is located on Brushy Creek Road, south of Stegall Road, in Easley, SC. The proposed development is expected to consist of 48 single-family detached homes. The Woodside Residential development is expected to be completed in 2029. Direct access to Brushy Creek Road development is to be provided via full movement access opposite of Inverness Way.

**Traffic Volumes**

Existing Volumes

Existing weekday AM (7:00-9:00) and weekday PM (4:00-6:00) peak period traffic data was collected on February 5, 2026. Refer to Table 1 below for a summary of the peak hour traffic volumes.

**Table 1 – Existing (2026) Traffic Volumes**

Intersection	Peak Hour	Westbound		Northbound		Southbound	
		L	R	T	R	L	T
<b>Brushy Creek Road &amp; Inverness Way</b>	AM	2	18	274	1	10	217
	PM	5	16	285	2	27	363

Future Volumes

Future volumes without the site developed were estimated by using a 1% growth factor based on SCDOT historical AADT data. A 1% growth factor was applied to the Existing (2026) volumes to develop the No-Build (2029) volumes. Refer to Table 2 for a summary of the future no-build peak hour traffic volumes.

**Table 2 – Future No-Build (2029) Traffic Volumes**

Intersection	Peak Hour	Westbound		Northbound		Southbound	
		L	R	T	R	L	T
<b>Brushy Creek Road &amp; Inverness Way</b>	AM	2	19	282	1	10	224
	PM	5	16	294	2	28	374

The daily and peak hour trip generation was calculated using the 12<sup>th</sup> edition of the *ITE Trip Generation Manual*. Table 3 shows the trip generation potential of the proposed development.

**Table 3 – Trip Generation**

ITE Land Use (Code)	Density	Daily Traffic	Peak Hour Trips (VPH)			
			AM		PM	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (ITE Code 210)	48 dwelling units	653	10	28	30	19

The development site trips were distributed at the proposed site access based on existing travel patterns: 45% to/from the south, 55% to/from the north on Brushy Creek Road. Refer to Table 4 for a summary of the site traffic volumes and Table 6 for a summary of the future Build traffic volumes with the site developed.

**Table 4 – Proposed Site Trip Assignment**

Intersection	Peak Hour	Eastbound			Westbound			Northbound			Southbound		
		L	T	R	L	T	R	L	T	R	L	T	R
Brushy Creek Road & Inverness Way / Site Access	AM	15	-	13	-	-	-	4	-	-	-	-	6
	PM	10	-	9	-	-	-	13	-	-	-	-	17

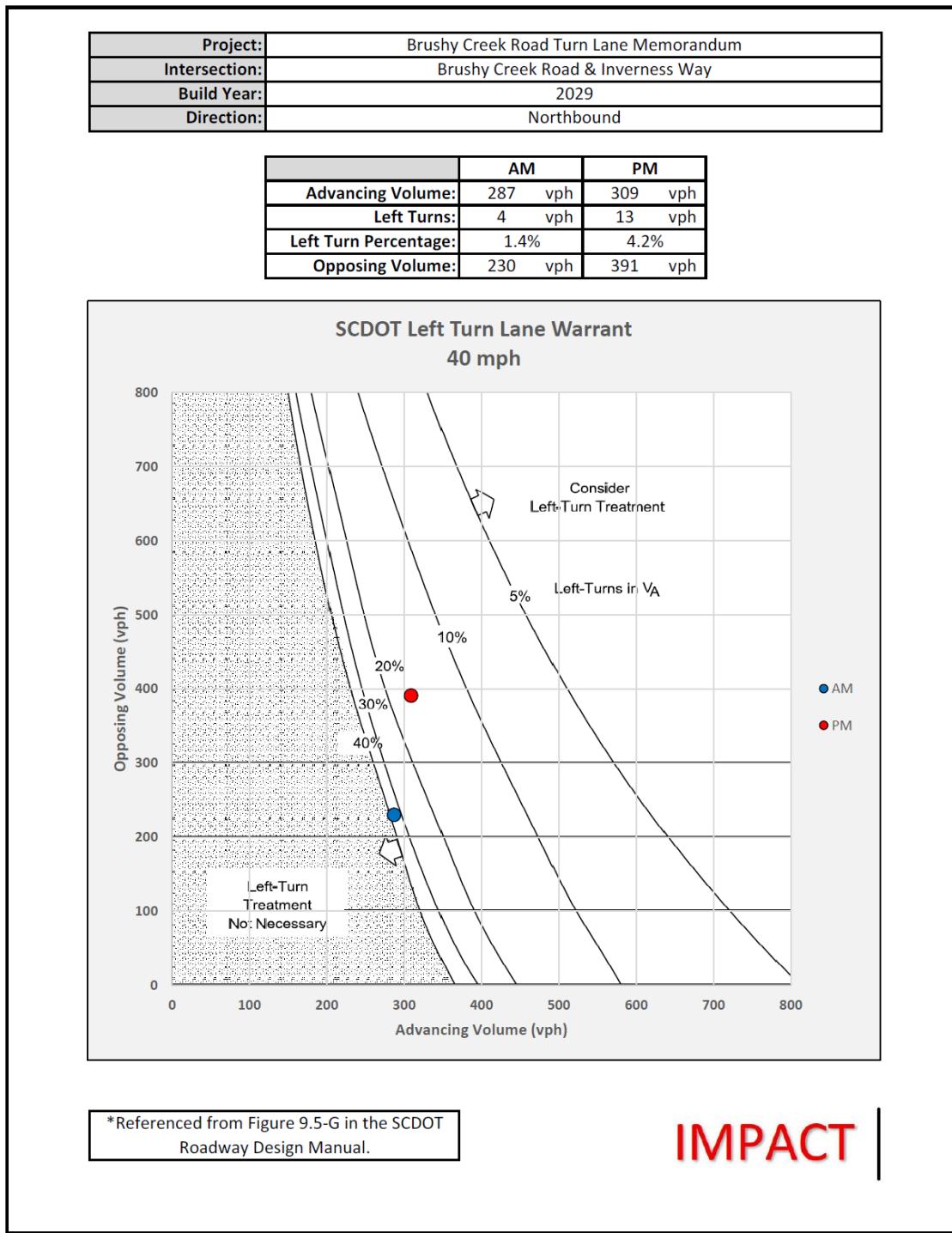
**Table 6 – Proposed Build (2029) Traffic Volumes**

Intersection	Peak Hour	Eastbound			Westbound			Northbound			Southbound		
		L	T	R	L	T	R	L	T	R	L	T	R
Brushy Creek Road & Inverness Way / Site Access	AM	15	0	13	2	0	19	4	282	1	10	224	6
	PM	10	0	9	5	0	16	13	294	2	28	374	17

## Turn Lane Analysis

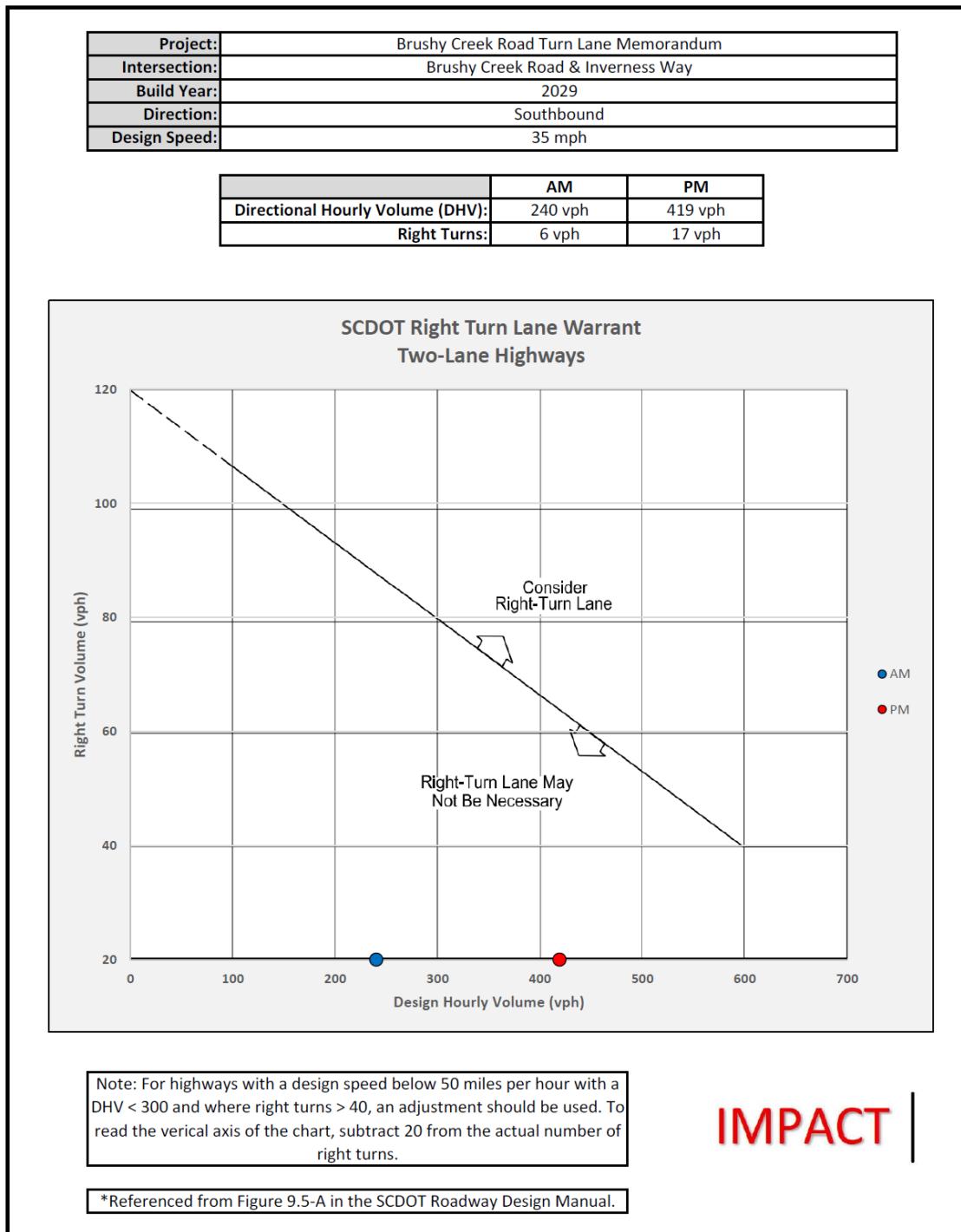
Based on the results of a left turn lane warrant analysis utilizing the Build (2029) traffic volumes, a westbound left turn lane is not warranted on Brushy Creek Road at the Site Access. The SCUDOT left turn lane warrant chart is provided below in Figure 1.

**Figure 1 – Build (2029) Northbound Left Turn Lane Warrant**



Based on the results of a right turn lane warrant analysis utilizing the Build (2029) traffic volumes, a southbound right turn lane is also not warranted on Brushy Creek Road at the Site Access. The SCDOT right turn lane warrant chart is provided below in Figure 2.

**Figure 2 – Build (2029) Southbound Right Turn Lane Warrant**



## Findings and Summary

The proposed Brushy Creek Road development is located on Brushy Creek Road, south of Stegall Road, in Easley, SC. It is expected to consist of 48 single-family lots, to be completed by the end of 2029. Direct access to Brushy Creek Road development is to be provided via full movement access opposite of Inverness Way. Based on the new trips generated by the development added to the network, no turn lanes are warranted on Brushy Creek Road at the proposed Site Access.

Please feel free to contact me with any questions.

Sincerely,  
*Impact Designs, Inc.*

Allen J. Reid, PE  
Traffic Engineering Project Manager  
220 N. Main Street, Suite 500  
Greenville, SC 29601  
864-420-9386

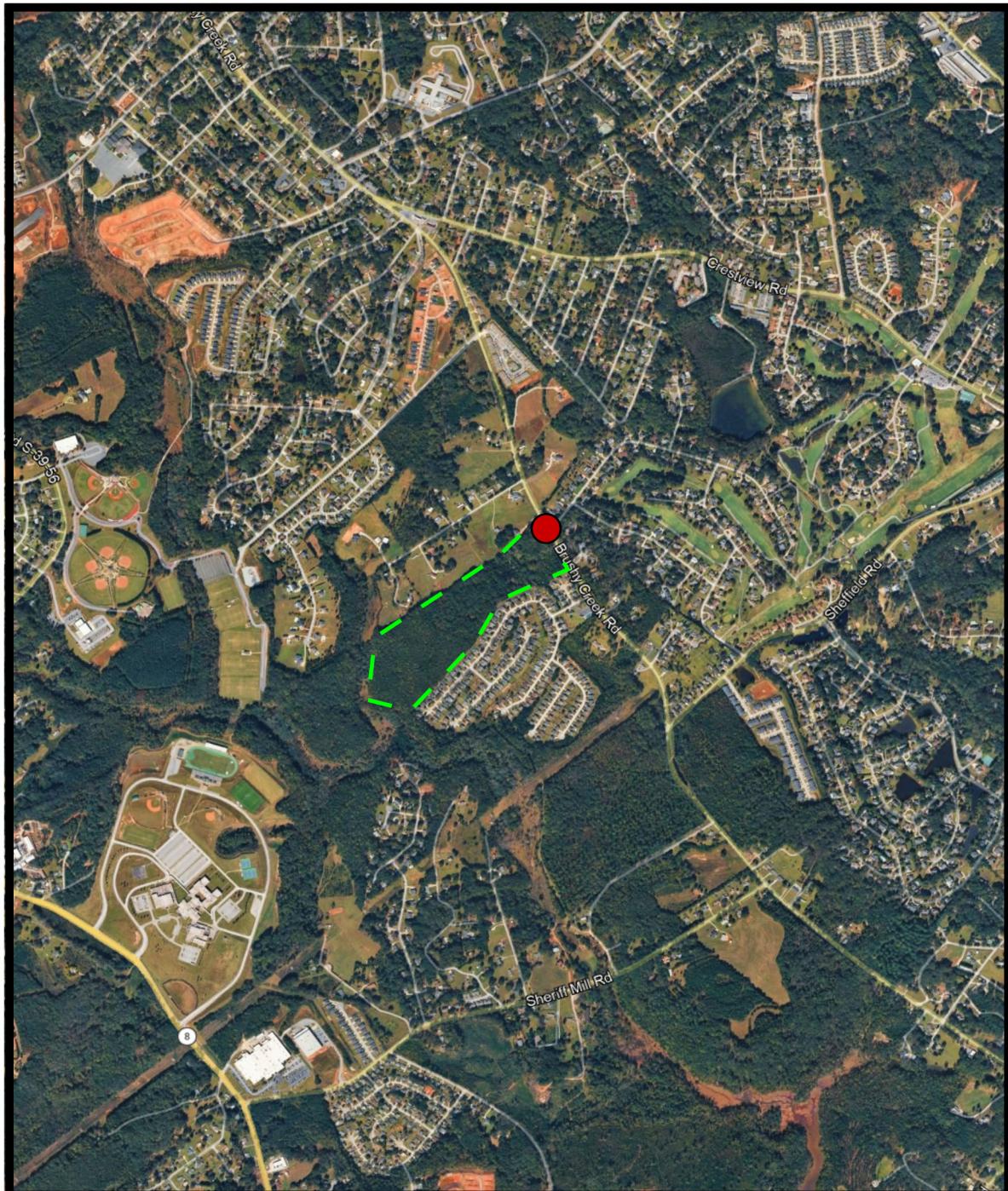
## Attachments

- Attachment A – Figures
  - Figure 1: Site Location Map
  - Figure 2: Conceptual Site Plan
  - Figure 3: Existing Lane Configuration
  - Figure 4: Existing (2025) Traffic Volumes
  - Figure 5: No-Build (2029) Traffic Volumes
  - Figure 6: Site Trip Distribution
  - Figure 7: Site Trip Assignments
  - Figure 8: Build (2029) Traffic Volumes
- Attachment B – Traffic Count Data
- Attachment C – Turn Lane Warrant Charts

## ATTACHMENTS

# **ATTACHMENT A**

## **FIGURES**



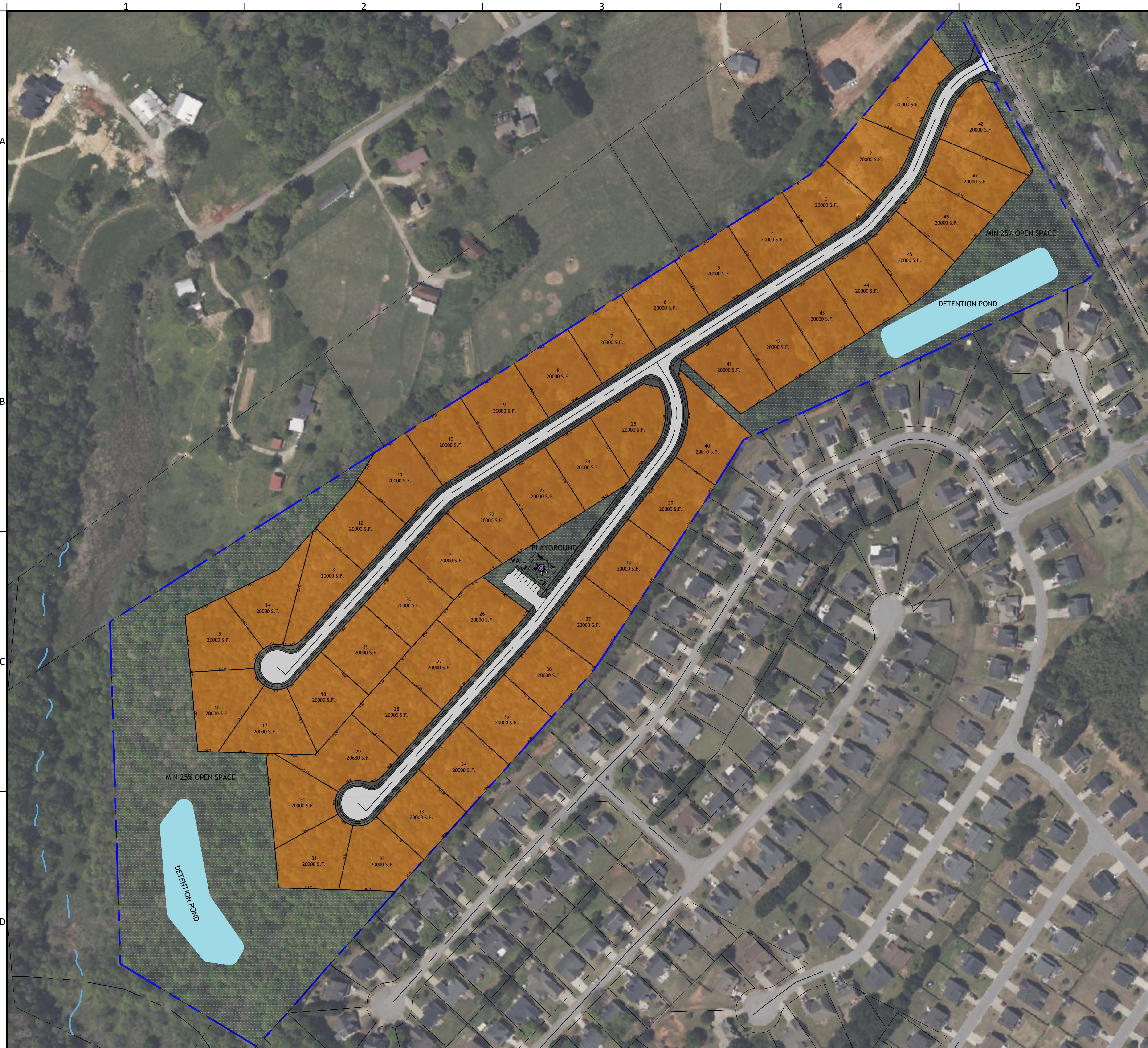
#### LEGEND

- Proposed Site Location
- Study Intersections

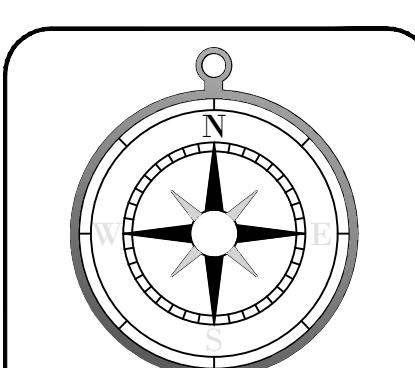
**IMPACT**  
Designs, Inc.

*Brushy Creek Road Subdivision  
Easley, SC*

Site Location Map



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



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

SHEET  
CV-1

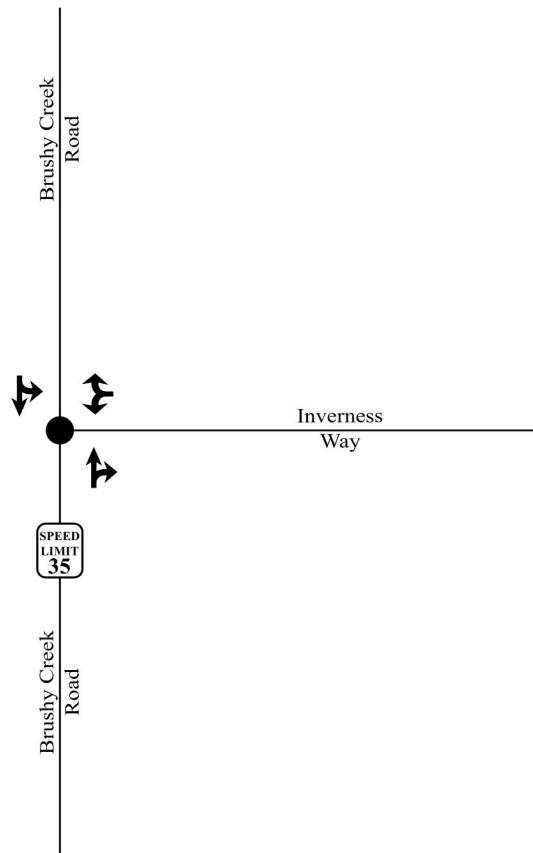
**Gray**  
Engineering

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

SC C.O.A.#C00060 - NC C.O.A.#C-1217 GA C.O.A.#PER001941 TN C.O.A.#0410819

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NORTH



LEGEND

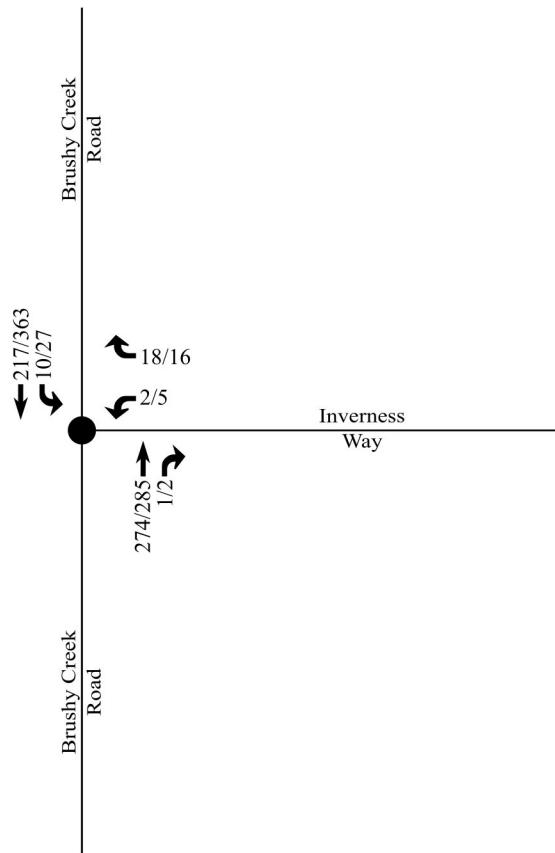
- Signalized Intersection
- Unsignalized Intersection
- Existing Lane
- X' Storage (In Feet)
- Posted Speed Limit

**IMPACT**  
Designs, Inc.

*Brushy Creek Road Subdivision  
Easley, SC*

Existing Lane Configurations  
and Traffic Control

NORTH



**LEGEND**

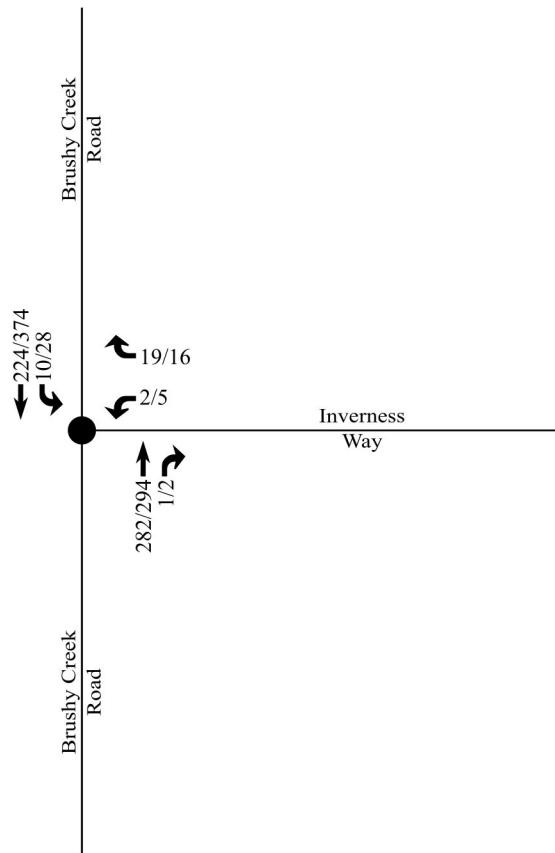
- Signalized Intersection
- Unsignalized Intersection
- X / Y → AM / PM Peak Hour Traffic

**IMPACT**  
Designs, Inc.

*Brushy Creek Road Subdivision  
Easley, SC*

Existing (2026)  
Traffic Volumes

NORTH



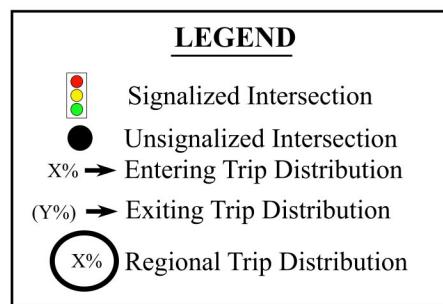
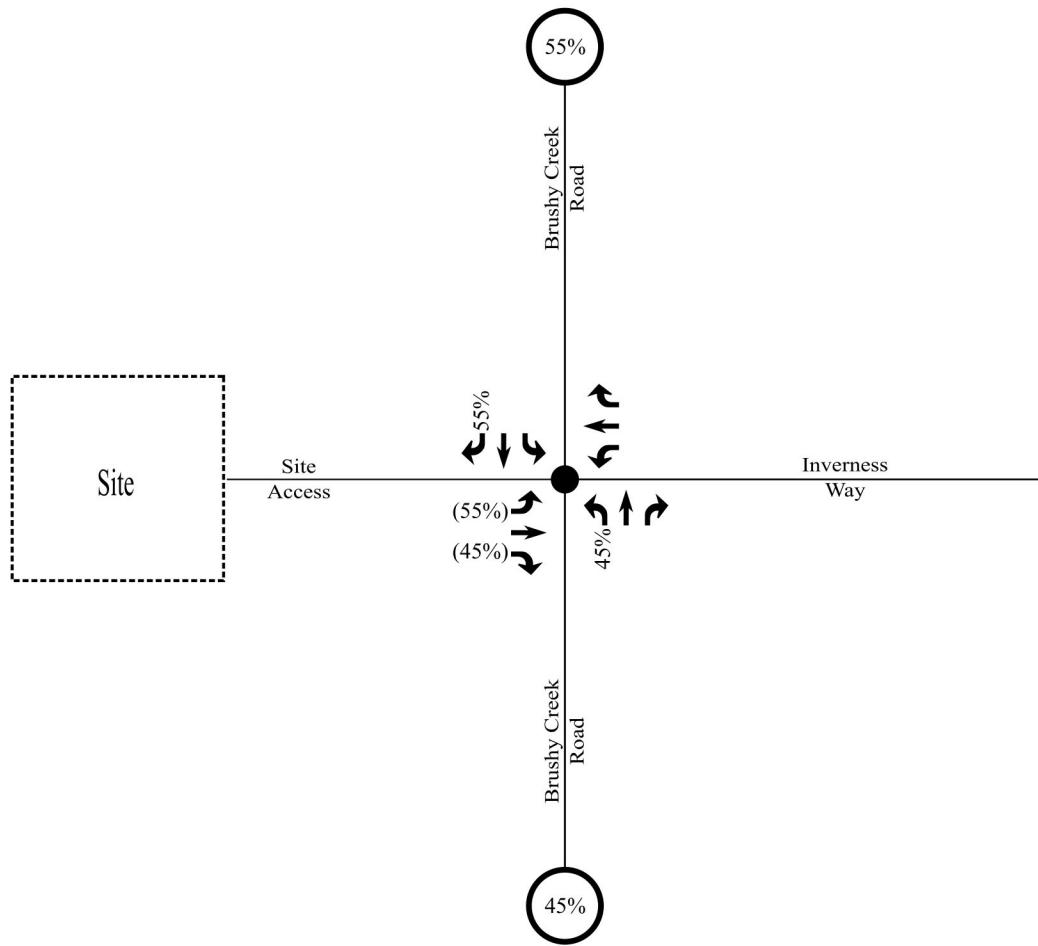
**LEGEND**

- Signalized Intersection
- Unsignalized Intersection
- X / Y → AM / PM Peak Hour Traffic

**IMPACT**  
Designs, Inc.

*Brushy Creek Road Subdivision  
Easley, SC*

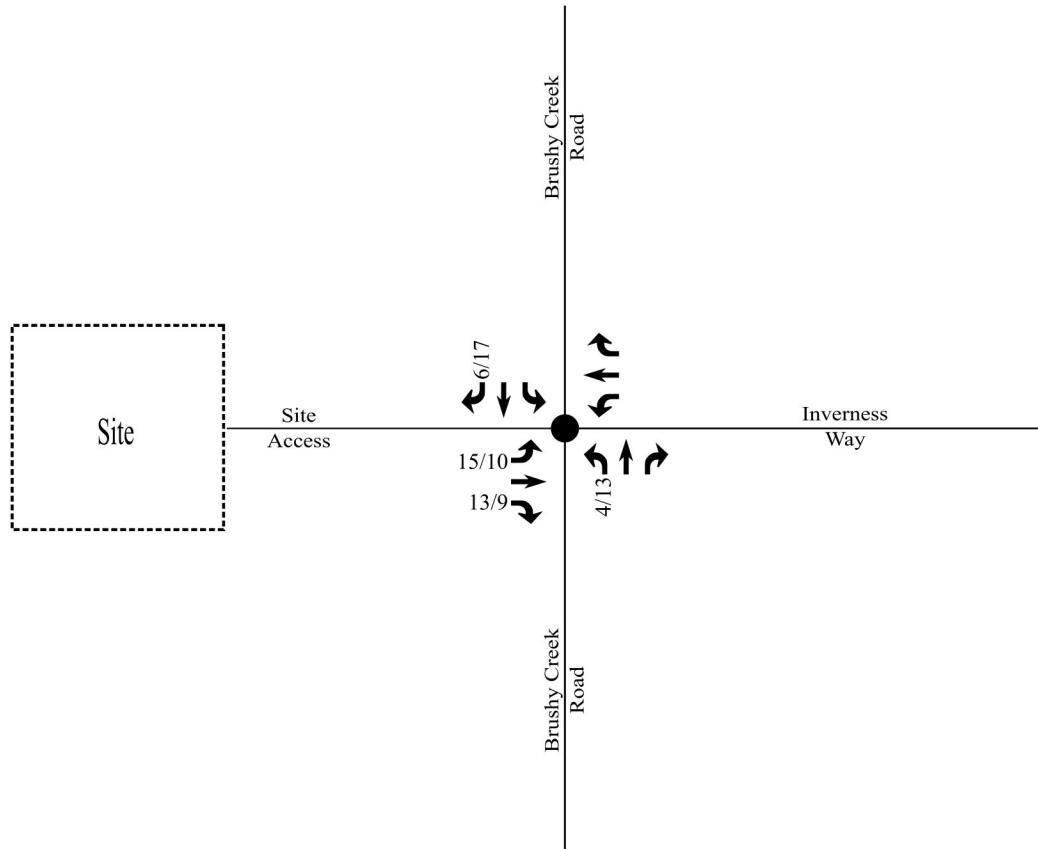
No-Build (2029)  
Traffic Volumes



**IMPACT**  
Designs, Inc.

*Brushy Creek Road Subdivision  
Easley, SC*

Site Trip Distribution



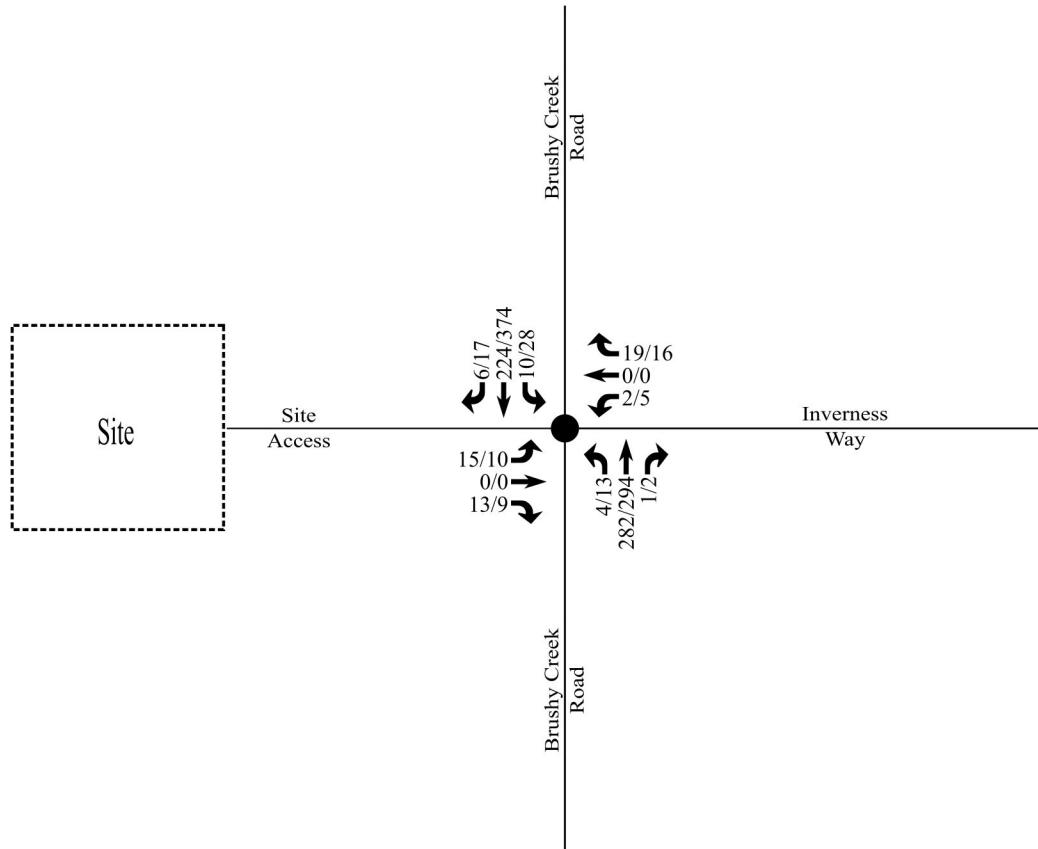
### LEGEND

- Signalized Intersection
- Unsignalized Intersection
- X / Y → AM / PM Site Trips

**IMPACT**  
Designs, Inc.

*Brushy Creek Road Subdivision  
Easley, SC*

Trip Assignments



### LEGEND



Signalized Intersection



Unsignalized Intersection

X / Y → AM / PM Peak Hour Traffic

**IMPACT**  
Designs, Inc.

*Brushy Creek Road Subdivision  
Easley, SC*

Build (2029)  
Traffic Volumes

# **ATTACHMENT B**

## **TRAFFIC COUNT DATA**



TRAFFIC DATA COLLECTION

File Name : Easley(Brushy Creek and Inverness Way)  
 Site Code :  
 Start Date : 2/5/2026  
 Page No : 1

Groups Printed- Cars + - Trucks

	Brushy Creek Road Southbound			Inverness Way Westbound			Brushy Creek Road Northbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	
Start Time										
07:00 AM	1	19	20	1	7	8	56	0	56	84
07:15 AM	1	39	40	0	7	7	73	0	73	120
07:30 AM	2	52	54	1	4	5	85	0	85	144
07:45 AM	2	57	59	0	7	7	58	0	58	124
Total	6	167	173	2	25	27	272	0	272	472
08:00 AM	2	53	55	1	5	6	57	0	57	118
08:15 AM	4	55	59	0	2	2	74	1	75	136
08:30 AM	0	41	41	0	4	4	51	0	51	96
08:45 AM	3	26	29	0	6	6	58	1	59	94
Total	9	175	184	1	17	18	240	2	242	444
Grand Total	15	342	357	3	42	45	512	2	514	916
Apprch %	4.2	95.8		6.7	93.3		99.6	0.4		
Total %	1.6	37.3	39	0.3	4.6	4.9	55.9	0.2	56.1	
Cars +	15	339	354	3	41	44	509	1	510	908
% Cars +	100	99.1	99.2	100	97.6	97.8	99.4	50	99.2	99.1
Trucks	0	3	3	0	1	1	3	1	4	8
% Trucks	0	0.9	0.8	0	2.4	2.2	0.6	50	0.8	0.9



TRAFFIC DATA COLLECTION

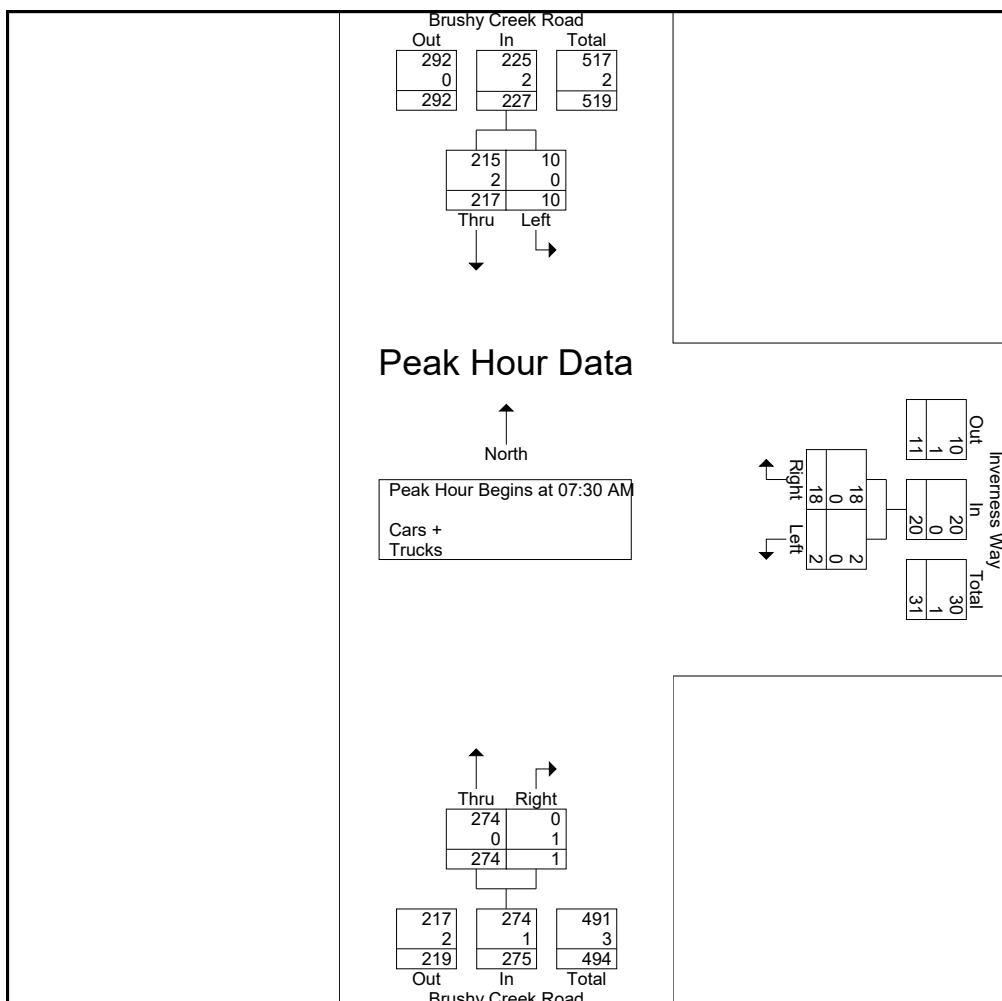
File Name : Easley(Brushy Creek and Inverness Way)

Site Code :

Start Date : 2/5/2026

Page No : 2

	Brushy Creek Road Southbound			Inverness Way Westbound			Brushy Creek Road Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	2	52	54	1	4	5	85	0	85	144
07:45 AM	2	57	59	0	7	7	58	0	58	124
08:00 AM	2	53	55	1	5	6	57	0	57	118
08:15 AM	4	55	59	0	2	2	74	1	75	136
Total Volume	10	217	227	2	18	20	274	1	275	522
% App. Total	4.4	95.6		10	90		99.6	0.4		
PHF	.625	.952	.962	.500	.643	.714	.806	.250	.809	.906
Cars +	10	215	225	2	18	20	274	0	274	519
% Cars +	100	99.1	99.1	100	100	100	100	0	99.6	99.4
Trucks	0	2	2	0	0	0	0	1	1	3
% Trucks	0	0.9	0.9	0	0	0	0	100	0.4	0.6





TRAFFIC DATA COLLECTION

File Name : Easley(Brushy Creek and Inverness Way)  
 Site Code :  
 Start Date : 2/5/2026  
 Page No : 1

Groups Printed- Cars + - Trucks

	Brushy Creek Road Southbound			Inverness Way Westbound			Brushy Creek Road Northbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	
Start Time										
04:00 PM	5	67	72	0	3	3	60	1	61	136
04:15 PM	6	77	83	0	5	5	53	0	53	141
04:30 PM	4	50	54	0	4	4	66	0	66	124
04:45 PM	5	84	89	0	1	1	57	1	58	148
Total	20	278	298	0	13	13	236	2	238	549
05:00 PM	11	97	108	0	3	3	63	1	64	175
05:15 PM	3	90	93	1	4	5	81	0	81	179
05:30 PM	9	77	86	2	2	4	72	1	73	163
05:45 PM	4	99	103	2	7	9	69	0	69	181
Total	27	363	390	5	16	21	285	2	287	698
Grand Total	47	641	688	5	29	34	521	4	525	1247
Apprch %	6.8	93.2		14.7	85.3		99.2	0.8		
Total %	3.8	51.4	55.2	0.4	2.3	2.7	41.8	0.3	42.1	
Cars +	47	639	686	5	29	34	519	4	523	1243
% Cars +	100	99.7	99.7	100	100	100	99.6	100	99.6	99.7
Trucks	0	2	2	0	0	0	2	0	2	4
% Trucks	0	0.3	0.3	0	0	0	0.4	0	0.4	0.3



TRAFFIC DATA COLLECTION

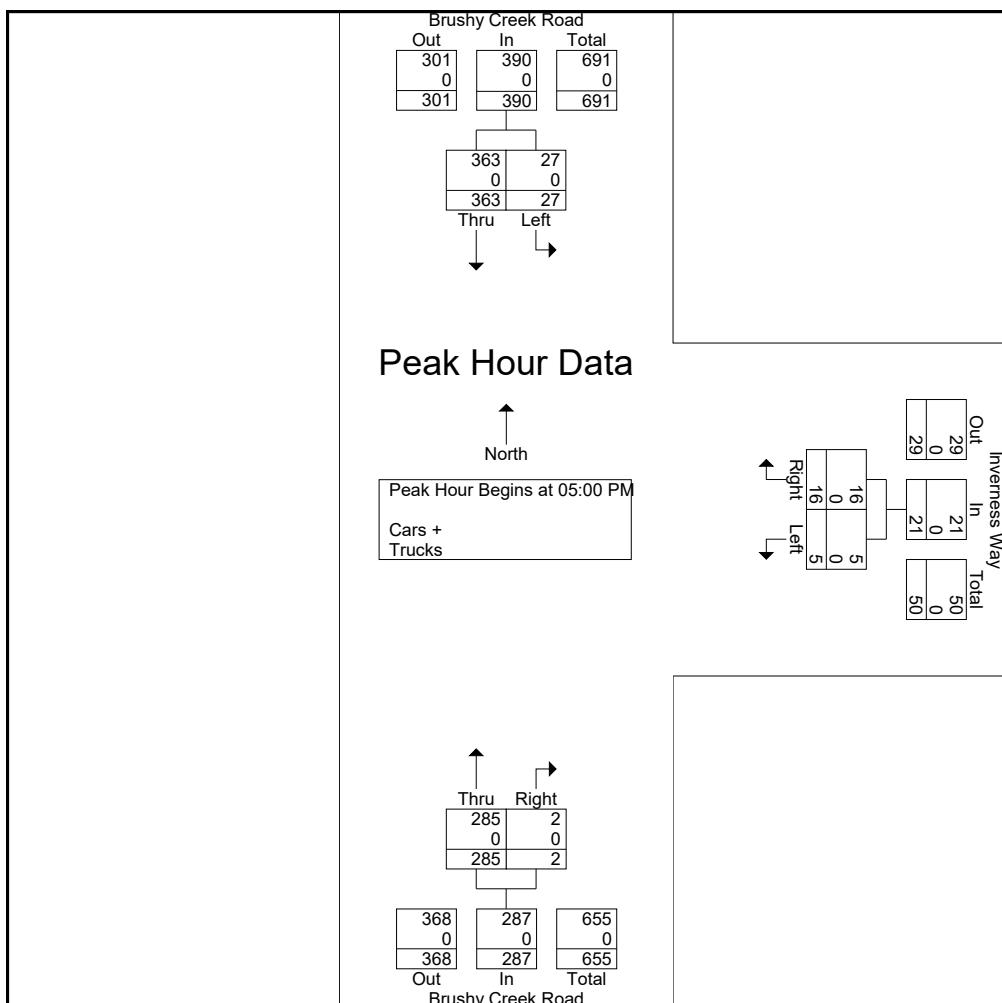
File Name : Easley(Brushy Creek and Inverness Way)

Site Code :

Start Date : 2/5/2026

Page No : 2

	Brushy Creek Road Southbound			Inverness Way Westbound			Brushy Creek Road Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 05:00 PM										
05:00 PM	11	97	108	0	3	3	63	1	64	175
05:15 PM	3	90	93	1	4	5	81	0	81	179
05:30 PM	9	77	86	2	2	4	72	1	73	163
05:45 PM	4	99	103	2	7	9	69	0	69	181
Total Volume	27	363	390	5	16	21	285	2	287	698
% App. Total	6.9	93.1		23.8	76.2		99.3	0.7		
PHF	.614	.917	.903	.625	.571	.583	.880	.500	.886	.964
Cars +	27	363	390	5	16	21	285	2	287	698
% Cars +	100	100	100	100	100	100	100	100	100	100
Trucks	0	0	0	0	0	0	0	0	0	0
% Trucks	0	0	0	0	0	0	0	0	0	0

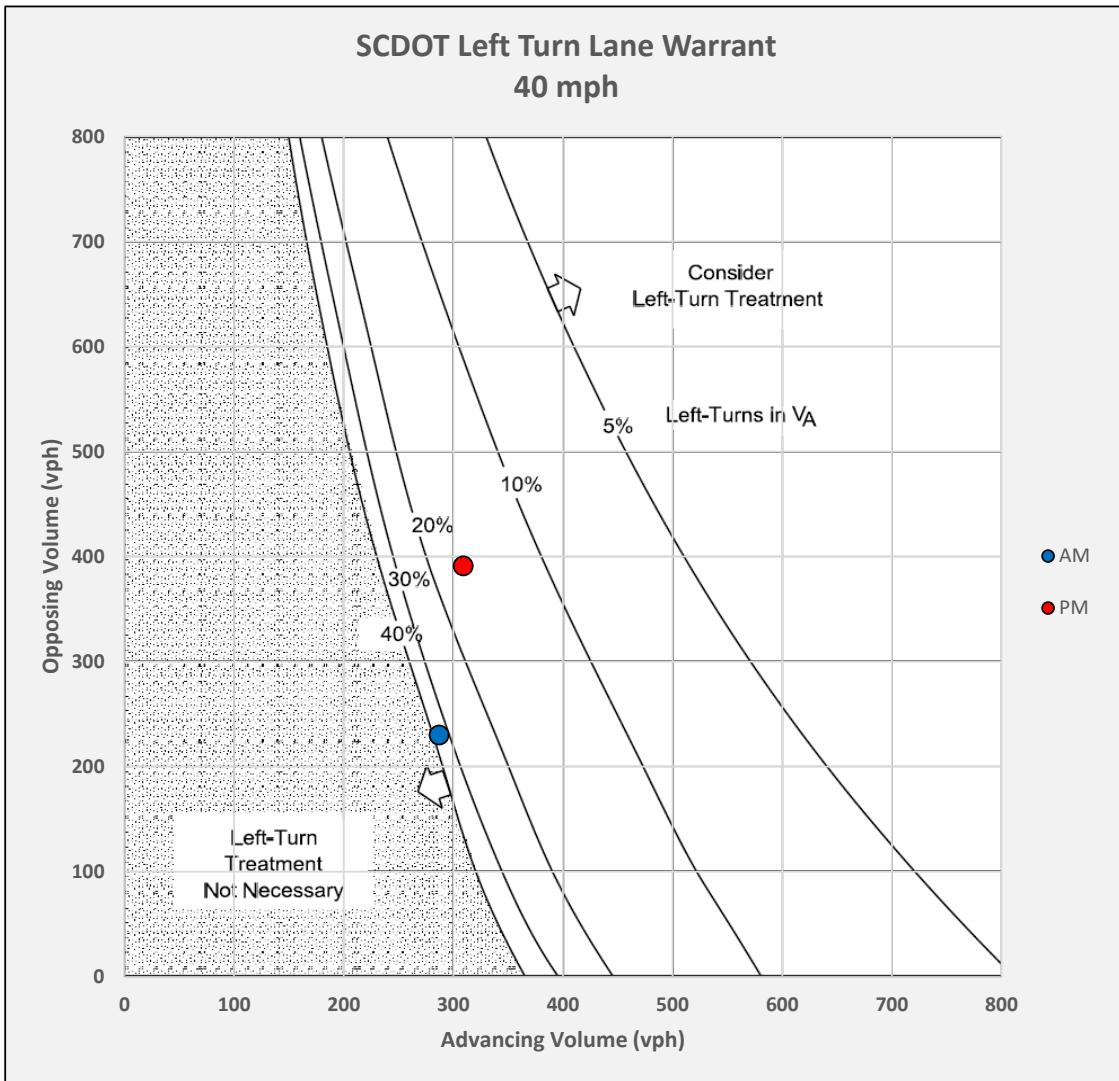


# **ATTACHMENT C**

## **TURN LANE ANALYSIS**

Project:	Brushy Creek Road Turn Lane Memorandum	
Intersection:	Brushy Creek Road & Inverness Way	
Build Year:	2029	
Direction:	Northbound	

	AM	PM
Advancing Volume:	287 vph	309 vph
Left Turns:	4 vph	13 vph
Left Turn Percentage:	1.4%	4.2%
Opposing Volume:	230 vph	391 vph

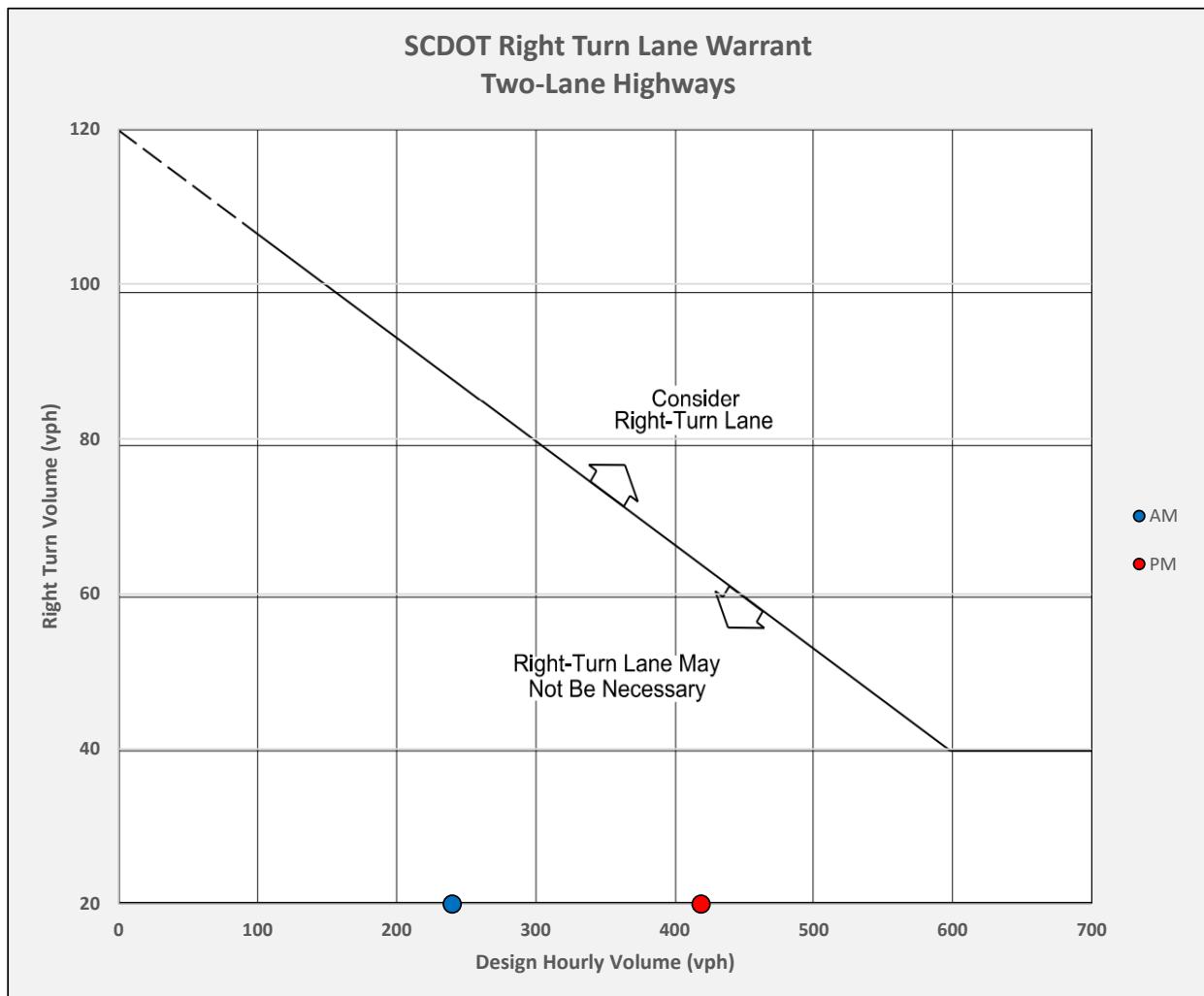


\*Referenced from Figure 9.5-G in the SCDOT Roadway Design Manual.

**IMPACT**

<b>Project:</b>	Brushy Creek Road Turn Lane Memorandum
<b>Intersection:</b>	Brushy Creek Road & Inverness Way
<b>Build Year:</b>	2029
<b>Direction:</b>	Southbound
<b>Design Speed:</b>	35 mph

	AM	PM
<b>Directional Hourly Volume (DHV):</b>	240 vph	419 vph
<b>Right Turns:</b>	6 vph	17 vph

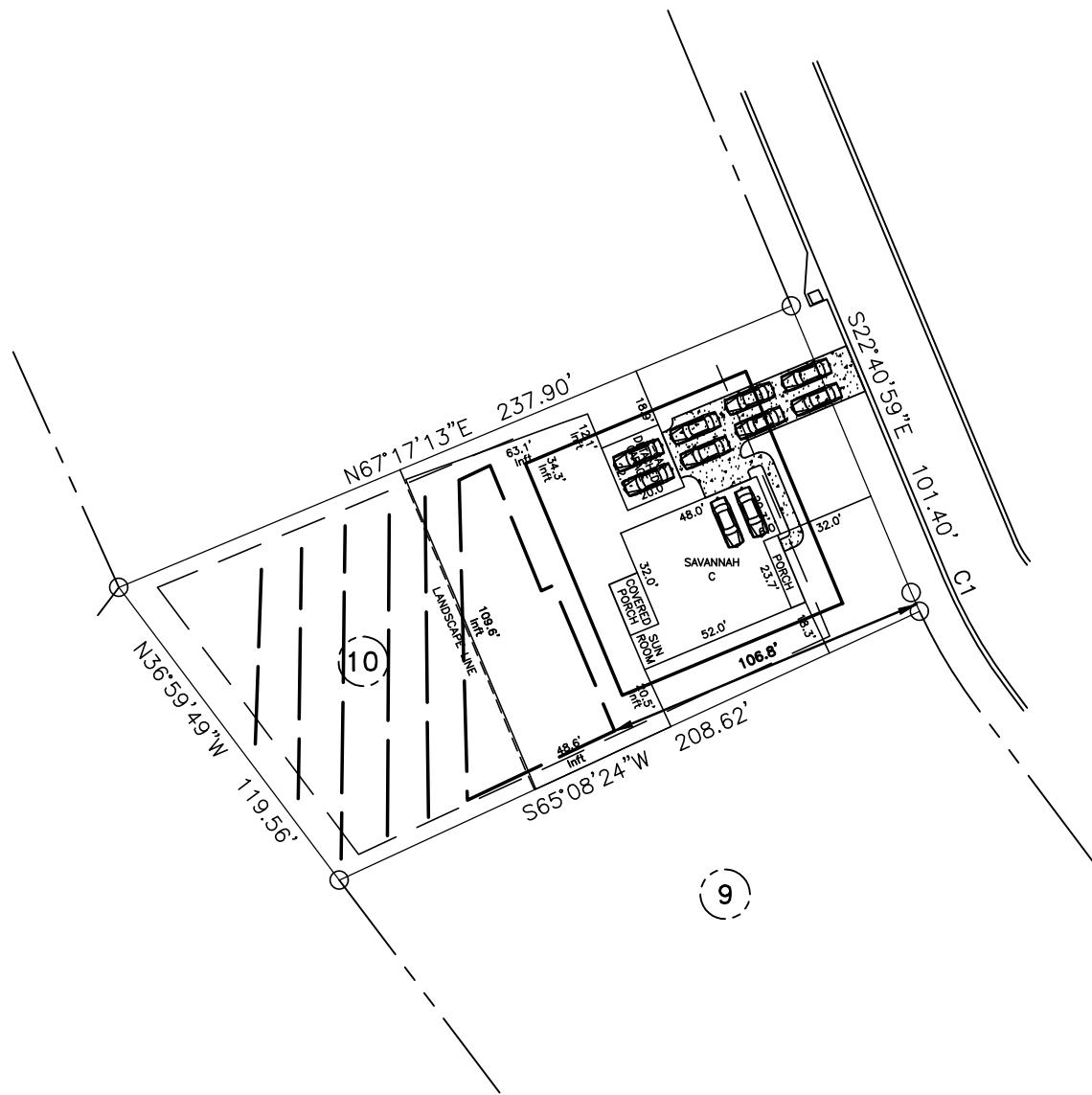


Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

**IMPACT**

\*Referenced from Figure 9.5-A in the SCDOT Roadway Design Manual.

## EXHIBIT H



# EXHIBIT I

STATE OF SOUTH CAROLINA  
CITY OF EASLEY

**BRUSHY CREEK SUBDIVISION/DEVELOPMENT  
DEVELOPMENT/ANNEXATION APPROVAL  
MEMORANDUM OF UNDERSTANDING**

THIS MEMORANDUM OF UNDERSTANDING (this “Agreement”) is entered into as of this [##] day of [REDACTED], 2026 (the “Effective Date”), by and between:

1. CLAYTON PROPERTIES GROUP INC.. DBA MUNGO HOMES, a Tennessee corporation (“Mungo”); and
2. THE CITY OF EASLEY, SOUTH CAROLINA, a municipal corporation and political subdivision of the State of South Carolina (the “City”).

Mungo and the City may be referred to individually as a “Party” and collectively as the “Parties.”

**RECITALS**

WHEREAS, Mungo is the contract purchaser of approximately Forty-One and 00/100 (41.00) acres located at 1308 Brushy Creek Road in Pickens County, South Carolina (TMS No. 5028-16-83-3022), which is further described in Exhibit A attached hereto and incorporated herein (the “Mungo Property”).

WHEREAS, Mungo is in the process of obtaining permits and approvals for the Mungo Property, which will allow for the development and construction of a subdivision allowing for no more than forty-eight (48) single family residential lots, together with any ancillary amenities, common areas or open spaces as contemplated by Mungo, pursuant to and as permissible under an R20 Zoning designation (the “Mungo Project”). The Mungo Project is more clearly shown on the site plan attached hereto as Exhibit “A” (the “Site Plan”).

WHEREAS, As part of the entitlement process, Mungo has submitted for annexation approval of the Mungo Property into the City.

WHEREAS, the City of Easley Planning Commission (the “Planning Commission”) has not approved the Mungo Project for annexation, as a result of density concerns on the Mungo Property, as the anticipated zoning designation of R10, would allow for up to eighty-two (82) single family residential lots to be developed on the Mungo Property.

WHEREAS, based on its review of the Mungo Project, the Planning Commission has expressed a preference that the Mungo Project be limited to forty-eight (48) single family residential lots, as proposed on the Site Plan, regardless of the maximum allowable density under an R10 zoning designation.

WHEREAS, Mungo only desires for approval of the Mungo Project, to include annexation into the City, and is agreeable to limit the development of the Mungo Project to forty-eight (48) single family residential lots, as proposed on the Site Plan, with no intent on seeking approval for greater density approval.

WHEREAS, As consideration for the annexation of the Mungo Property into the City, Mungo is willing to accommodate the Planning Commission's preferred density for the Mungo Property, by agreeing to limit the scope of the Mungo Project to forty-eight (48) single family residential lots, as proposed on the Site Plan.

WHEREAS, the Parties voluntarily agree to enter into this Agreement, which has been initiated by Mungo, to establish the restrictions and density limitations that the Mungo Project will be limited to, and pursuant to which the City will agree to annex the Mungo Property.

### **AGREEMENT**

1. **Purpose and Scope.** The purpose of this Agreement is to (a) define the density limitations to which approval of the Mungo Project shall be limited to, in order to receive annexation approval of the Mungo Property into the City, and (b) provide for the City's City Council and other City departments or officials having jurisdiction to grant final approval of the Mungo Project, subject to Mungo's compliance with all applicable ordinances and permitting requirements.
2. **Agreement to limit density in Mungo Project.** Mungo agrees to limit the scope of the Mungo Project to forty-eight (48) single family residential lots, as proposed on the Site Plan, in order to satisfy the Planning Commission's concerns with regard to the Mungo Project in order to obtain annexation approval of the Mungo Property into the City.
3. **Design Consistency; Mungo Approval.** The design and configuration of the Mungo Project shall be consistent in all material respects with the Site Plan, with minor modifications being acceptable, if agreed to by the City and Mungo, provided such minor modifications do not increase the density of the Mungo Project to more than forty-eight (48) single family residential lots.
4. **Term.** The terms and conditions of this Agreement shall expire five (5) years from the Effective Date, after which this Agreement shall terminate and be of no further force and effect.

5. **Limitations.** City acknowledges that the terms and conditions of this Agreement, including Mungo's agreement to limit the density of the Mungo Project to forty-eight (48) single family residential lots, are solely contingent and conditioned upon the approval of the annexation of the Mungo Property into the City of Easley.
6. **Miscellaneous.**

**6.1 Notice.** notices, requests, demands, and other communications under this Agreement shall be in writing and shall be deemed delivered (i) upon personal delivery; (ii) upon deposit with a nationally recognized overnight courier; or (iii) upon deposit in the United States mail, certified mail, return receipt requested, postage prepaid, addressed as follows (or to such other address as a Party may designate in writing):

If to Mungo:

**Clayton Properties Group Inc. DBA Mungo Homes**  
447 Western Lane  
Irmo, SC 29063  
Attn: Ms. Maureen Mouzakis  
Email: mmitchell@mungo.com

535 Brookshire Road, Suite A  
Greer, SC 29651  
Attn: Pat Ingram  
Email: pingram@mungo.com

If to the City:

City of Charleston  
Attn: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_

**6.2 Amendments.** No amendment, modification, or waiver of any provision of this Agreement shall be effective unless set forth in a written instrument executed by all Parties.

**6.3 No Third-Party Beneficiaries.** This Agreement is for the sole benefit of the Parties and their permitted successors and assigns. No third party shall have any rights or remedies under this Agreement.

**6.4 Governing Law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of South Carolina.

**6.5 Entire Agreement.** This Agreement constitutes the entire agreement between the Parties with respect to the matters described herein, superseding all prior or contemporaneous negotiations, representations, draft agreements, and understandings, whether written or oral.

**6.6 Severability.** If any provision of this Agreement is held invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect so long as the essential terms and intent of this Agreement can still be carried out.

**6.7 Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Signatures transmitted electronically or by PDF shall be deemed valid and binding as original signatures.

**6.8 No Waiver.** No waiver of any term or condition of this Agreement shall be effective unless in writing and signed by the Party against whom the waiver is asserted. No waiver shall be deemed a continuing waiver of the same or any other term.

**EXHIBITS**  
(attached separately)

1. Exhibit A – Mungo Property legal description
2. Exhibit B - Site Plan

**[SIGNATURE BLOCK FOLLOWS]**

**IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date first written above.**

CLAYTON PROPERTIES GROUP INC. DBA MUNGO HOMES

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

CITY OF EASLEY, SOUTH CAROLINA

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## Exhibit A

### **Property Description**

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Pickens, located about three miles South of the City of Easley, lying on both sides of Brushy Creek Road and according to a plat by T. Craig Keith, Surveyor, dated August 22, 1969, of property of the N.L. Hamilton, Sr. Estate; said lot is more particularly described as follows, to-wit: BEGINNING at a point in the center of Brushy Creek Road, running thence South 57-25 West 561 feet to a point; thence North 39-30 East 561 feet across Brushy Creek Road to a point; thence South 41 East 171.6 feet to a rock; thence South 57-25 West 75 feet to a point in the center of Brushy Creek Road, the point of BEGINNING.

AND

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Pickens, South of City of Easley, on the West side of Brushy Creek Road and according to a plat by T. Craig Keith, Surveyor, dated August 22, 1969 of the property of N.L. Hamilton, Sr. Estate, said tract is known as Tract No. 1, contains 41 acres, more or less, and is more particularly described as follows, to-wit: BEGINNING at a point in the center of Brushy Creek Road, at the Northeast corner, running thence South 29 East 526 feet to a point, which is the joint corner of Lots 1 and 2; thence South 65 West 880 feet to a point; thence South 32-41 West 604 feet to a point; thence South 43-30 West 1112 feet to an iron pin at a poplar; thence North 64-50 West 363 feet to an iron pin; thence North 1-45 West 759 feet to an iron pin; thence North 57-25 East 2332 feet to the point of BEGINNING.

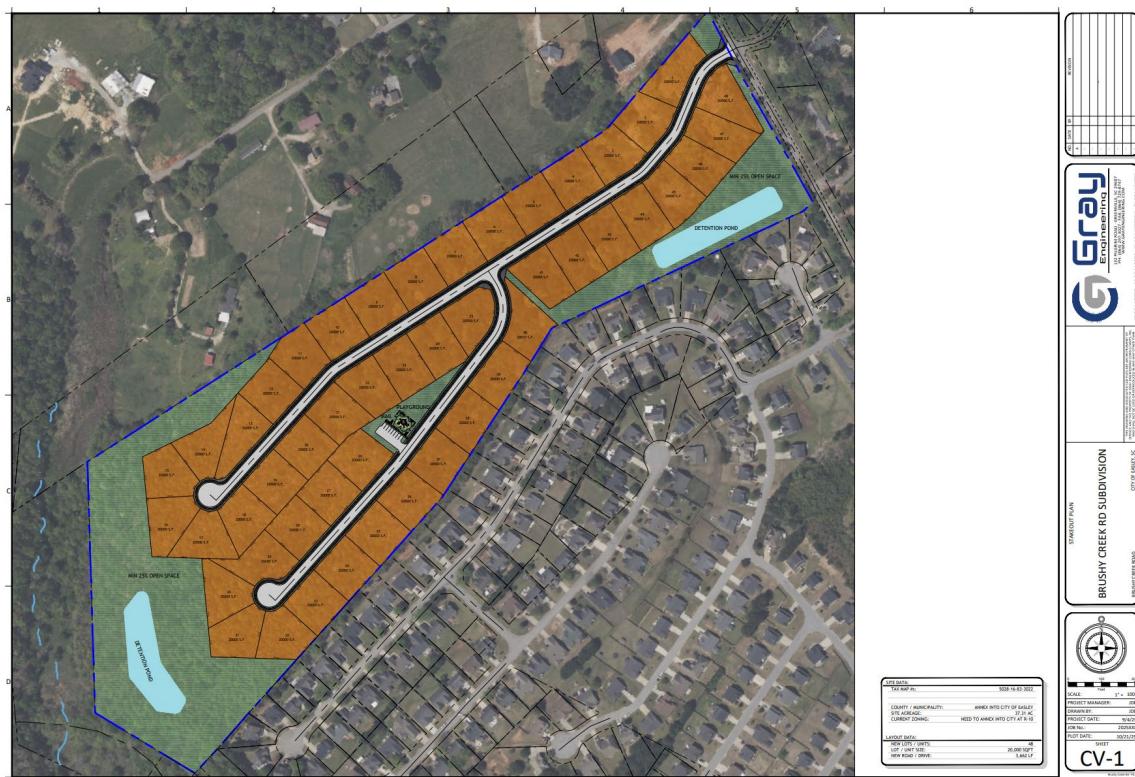
This conveyance is made subject to all other easements, conditions, covenants, restrictions and rights-of-way that are a matter of public record and/or actually existing upon the grounds affecting the above-described property.

This is the same property conveyed to Grantor by deed of Shirley Thurston Powell Hamilton and William Norman Hamilton, successor Co-Trustees of the Frank M. Hamilton Revocable Trust dated March 18, 2008, as amended June 10, 2014, said deed dated April 8, 2019 and recorded April 11, 2019 in the Register of Deeds for Pickens County, South Carolina in Deed Book 2049 at Page 347. Reference also made to Deed Book 1610 at Page 302 for remaining one-half interest in subject property.

TMS #5028-16-83-3022

## **Exhibit B**

## Site Plan



**Ordinance No. 2026-XX**

**AN ORDINANCE TO AMEND THE CITY OF EASLEY UNIFIED  
DEVELOPMENT ORDINANCE ADDING SECTION 7.10.7. FLEXIBLE  
REVIEW DISTRICT (FRD)**

**WHEREAS**, the City of Easley's Zoning Ordinance regulates land use, development standards, and permitted development for property within the corporate limits of the City; and

**WHEREAS**, City Council has identified the need for a residential zoning designation that provides flexibility comparable to a planned development approach while ensuring that development intensity does not exceed established residential density patterns, as measured by 7.10.7 Flexible Review District Section E. Base Density Limitation

**WHEREAS**, City Council desires to establish the Flexible Review District (FRD) as a residential master-planned zoning tool that promotes compatibility with surrounding neighborhoods, coordinated infrastructure planning, and predictable development outcomes; and

**WHEREAS**, City Council further desires to add Section 7.10.7, Flexible Review District, and amend Section 5.5, Zoning Districts, of the Unified Development Ordinance to formally implement this zoning district;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Easley, that the Flexible Review District (FRD) is hereby created and added to the City of Easley's Zoning Ordinance as set forth herein, to be effective upon final reading and adoption.

### **7.10.7 Flexible Review District**

#### **A. Intent**

The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

The FRD is not intended to increase development intensity beyond what would otherwise be achievable through conventional zoning districts. Approval of an FRD in one location shall not be construed as precedent for approval in any other location.

#### **B. Applicability and Permitted Uses**

1. The FRD shall be applied only to residential developments.
2. Non-residential and mixed-use developments shall be regulated through the Planned Development (PD) zoning district.
3. Permitted uses within an FRD shall be limited to residential dwelling types and customary accessory uses as approved in the Conceptual Master Plan.

### **C. Minimum Site Requirements**

1. Minimum site area shall be ten (10) contiguous acres.
2. Multiple parcels may be combined under unified ownership through a recorded unity of title.

### **D. General Development Standards**

The standards set forth in the Zoning Ordinance, may serve as a guide for the FRD district. However, variations are permitted. Applicants shall discuss variations with the City of Easley Staff prior to submitting their rezoning application. Planning Staff will ascertain that the characteristics of building height, location, etc. shall be appropriate as related to standards within the district.

### **E. Base Density Limitation**

FRD development shall not exceed the lesser of:

- A. The highest permitted residential density of any abutting zoning district in the City limits; or
- B. The average permitted residential density of all properties in the City limits within five hundred (500) feet of the subject site.
- C. If the subject property only abuts a nonresidential zoning district(s) (including NC, CC, GC, MED, OI, or IND), the applicable residential density for purposes of this section shall be based on the R-10 zoning district.

### **F. Infrastructure Capacity Review**

Applicants shall submit an Infrastructure Capacity Letter at the concept stage addressing:

1. Water and sewer availability;
2. Roadway access and projected trip generation;
3. Emergency service access.

If adequate capacity is not available, permitted density shall be limited to supportable levels unless improvements are formally committed.

### **G. Application Process and Conceptual Master Plan**

#### **1. Pre-Application Conference**

Prior to submittal, the applicant shall meet with Planning Staff for a pre-application conference.

#### **2. Rezoning Application**

FRD zoning shall be requested through amendment of the official zoning map.

### 3. Required Submittals

#### a. Conceptual Master Plan, including:

- Boundary survey and vicinity map;
- Total acreage;
- Maximum unit count;
- Lot size ranges;
- Building height limits;
- Open space network;
- Street and circulation framework;
- Phasing plan;
- Amenity locations;
- Buffering and transitional treatments.

#### b. Natural Resources Inventory, including:

- Land cover;
- Topography at four-foot intervals;
- Floodplain and stream data;
- Existing structures.

#### c. Statement of Intent, including:

- HOA or maintenance framework;
- Development schedule;
- Public improvements;
- Public facility impacts and agency letters;
- Architectural character;
- Landscaping and screening;
- Stormwater maintenance;
- Traffic and circulation analysis;
- Additional relevant information.

### 4. Planning Commission Review

The Planning Commission shall review the application and provide a recommendation to City Council.

**5. City Council Action**

City Council may approve, approve with conditions, or deny the application by ordinance.

**6. Effect of Approval**

Approval of a Conceptual Master Plan authorizes preparation of subdivision plats and detailed site plans consistent with the approved plan

**H. Open Space and Amenity Standards**

**1. Open Space**

- a. A minimum of twenty-five percent (25%) contiguous open space shall be provided.
- b. At least fifty percent (50%) of required open space shall be usable.
- c. Open space shall be maintained by an HOA or dedicated to the City, subject to acceptance.

**2. Amenities**

- a. One (1) primary amenity per fifty (50) dwelling units.
- b. One (1) neighborhood-scale amenity per development phase.

Eligible amenities include greenways, playgrounds, clubhouses, pocket parks, swimming pools.

**I. Neighborhood Compatibility Standards**

FRD developments shall provide appropriate transitions to adjacent zoning districts, including:

1. Height step-downs;
2. Enhanced buffers and screening;
3. Graduated density;
4. Perimeter landscaping.

**J. Development Agreement and Recording**

1. All FRD projects shall be subject to a recorded Development Agreement.
2. The Development Agreement shall specify:
  - a. Maximum unit count;
  - b. Approved density;
  - c. Required amenities;
  - d. Infrastructure commitments;
  - e. Phasing schedule;
  - f. Maintenance responsibilities.

3. The approved Conceptual Master Plan, Statement of Intent, and Development Agreement shall be recorded with the Pickens County Register of Deeds.

## **K. Subdivision Plats**

Approval of the Conceptual Master Plan shall constitute authority for submission of subdivision plats in accordance with the Subdivision Regulations.

## **L. Amendments and Changes**

### 1. Minor Changes:

Design-related changes that do not alter the approved concept may be approved administratively, provided they do not conflict with City Council conditions.

### 2. Major Changes:

Changes that alter density, unit count, use, access, boundaries, housing type, or overall character, shall require Planning Commission review and City Council approval.

## **M. Vesting and Expiration**

1. FRD approval shall expire if no subdivision or site plan is submitted within twenty-four (24) months.
2. If substantial progress is not made within five (5) years, the property shall revert to its original zoning classification.
3. Adequate progress includes permit submittals, approvals, or infrastructure construction.

## **N. Conformance Requirement**

Approval of an FRD does not obligate the City to approve subsequent applications that fail to substantially conform to the approved Conceptual Master Plan and Development Agreement.

City of Easley  
Planning and Community Development Department  
Planning Commission Meeting  
February 16, 2026

**Staff Report**

**Case Number:** PLN-REZ-26-01

**Applicant:** Robert Sweetman

**Parcel ID's:** 5018-12-97-9461

**Zoning:** General Residential (GR-2)

**Proposed Zoning:** Neighborhood Commercial (NC)

**Current Future Land Use:** Residential

**Proposed Future Land Use:** Commercial

**Surrounding Property:**

Current Zoning: North: GR-2 (Single Family Homes)  
East: GR-2 (Pope Field)  
South: GR-2 (Apartments)  
West: GR-2 (Single Family Homes)

Future Land Use: North: Residential  
East: Residential  
South: Residential  
West: Residential

**Summary of Request:**

The General Residential-2 (GR-2) zoning district does not permit a flower shop. This use is permitted within the Neighborhood Commercial (NC) district, which is the basis for the rezoning request. There are currently two NC-zoned parcels located along this corridor to the west near South Pendleton Street, though only one appears to be actively operating as a business. Additionally, several undeveloped parcels adjacent to the subject property are zoned General Commercial (GC), which allows for more intensive commercial uses than those permitted in the NC district. Permitted uses within the NC district include, but are not limited to, mixed-use buildings, non-medical offices, neighborhood-scale retail, and nursing homes.

**Comprehensive Plan Consistency:**

The Comprehensive Plan supports the request. Page 25, within the Economic Development

element, states: *"Encourage, aid and support the existing businesses while actively recruiting new businesses into the city."* Page 26 further recommends to *"Encourage small local businesses."* Staff finds the proposed use to be consistent with these stated goals.

### **Recommendation**

The rezoning application was reviewed by the Planning Commission on September 2, 2025, and the Commission voted 5–0 to recommend denial. While the Commission expressed support for the proposed flower shop, concerns were raised that rezoning to Neighborhood Commercial (NC) would permit additional commercial uses that may not be compatible with the surrounding residential area.

Following the Planning Commission meeting, the applicant voluntarily submitted a deed restriction intended to address these compatibility concerns. The restriction prohibits noxious activities and limits the use of the property for a period of twenty (20) years by expressly prohibiting operation as a bar or tavern (defined as an establishment deriving more than fifty percent (50%) of its revenue from alcohol sales), nightclub, massage parlor, or tobacco/vape shop. The restriction runs with the land, is binding on all future owners and occupants, and will be recorded with the appropriate recording office.

The proposed deed restriction is intended to mitigate potential nuisance impacts and limit the range of permitted uses otherwise allowed in the NC district. Based on the addition of this restriction and the limited scope of the intended use, staff recommends **approval** of the rezoning from GR-2 to NC.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Corey Holycross".

City Planner

**Exhibits:**

Exhibit A: Street View Photos

Exhibit B: Zoning Map

Exhibit C: Survey

## Exhibit A

### Street View Photos



## **Exhibit B**

# **Zoning Map**



## Exhibit C

### Survey

