

**AGENDA**  
**CITY OF EASLEY PLANNING COMMISSION**  
5:30 P.M. Monday, April 20, 2026  
Law Enforcement Center, 220 North West Main Street

**Call To Order**

**Approval of Minutes**

1. Approval of January XX, 2026, Meeting Minutes  
Pt. 1 Video Link: [Planning Commission pt 1 01/27/2026](#)  
Pt. 2 Video Link: [Planning Commission pt 2 01/027/2026](#)

**Public Comment**

Anyone wishing to address the Planning Commission on any non-agenda item

**New Business**

1. Adoption of Planning Commission Rules
2. Rezoning Request - 1098 S Pendleton Street from General Residential 2 (GR-2) to General Commercial (GC)
3. Rezoning of all City owned Parks from various zoning districts to Parks (PK)
4. Creation of the Civic (CV) zoning district in the UDO
5. Rezoning of all City owned parcels (excluding parks) from various zoning districts to Civic (CV)
6. Discussion Item – Attached Single Family Homes - UDO

**Adjournment**



City of Easley  
Department of Planning and Development  
Planning Commission Meeting  
April 20, 2026

**Staff Report**

**Case Number:** PLN-REZ-26-02

**Applicant:** Patrick Szmurb

**Parcel ID's:** 5018-08-98-1206

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

**Proposed Zoning:** General Commercial (GC)

**Current Future Land Use:** Residential

**Proposed Future Land Use:** Commercial

**Surrounding Property:**

Current Zoning: North: General Residential 2 (GR-2) / General Commercial (GC)  
East: General Commercial (GC) / Civic (CV)  
South: General Commercial (GC)  
West: Neighborhood Commercial (NC)

Future Land Use: North: Residential/Commercial  
East: Residential/Civic  
South: Commercial  
West: Residential

**Summary of Request:**

The applicant is requesting to rezone the property located at 1098 S. Pendleton Street, Easley, South Carolina, consisting of approximately 0.17 acres, from General Residential-2 (GR-2) to General Commercial (GC).

The subject property has historically been used for commercial purposes and it is proposed to continue functioning in a similar manner, with the applicant intending to utilize the existing structure for office space. The proposed use is low intensity in nature, with an anticipated occupancy of approximately two individuals at any given time, resulting in minimal traffic or neighborhood impact.

The property is situated adjacent to several parcels currently zoned General Commercial (GC), supporting the compatibility of the requested zoning designation with the surrounding area.

Based on the existing use of the property, the proposed low-impact office use, and the consistency with nearby commercial zoning, staff recommends approval of the rezoning request.

Respectfully submitted,

A handwritten signature in black ink that reads "Corey Holycross". The signature is written in a cursive style with a large, stylized 'C' at the beginning.

City Planner

**Exhibits:**

Exhibit A: Street View Photos

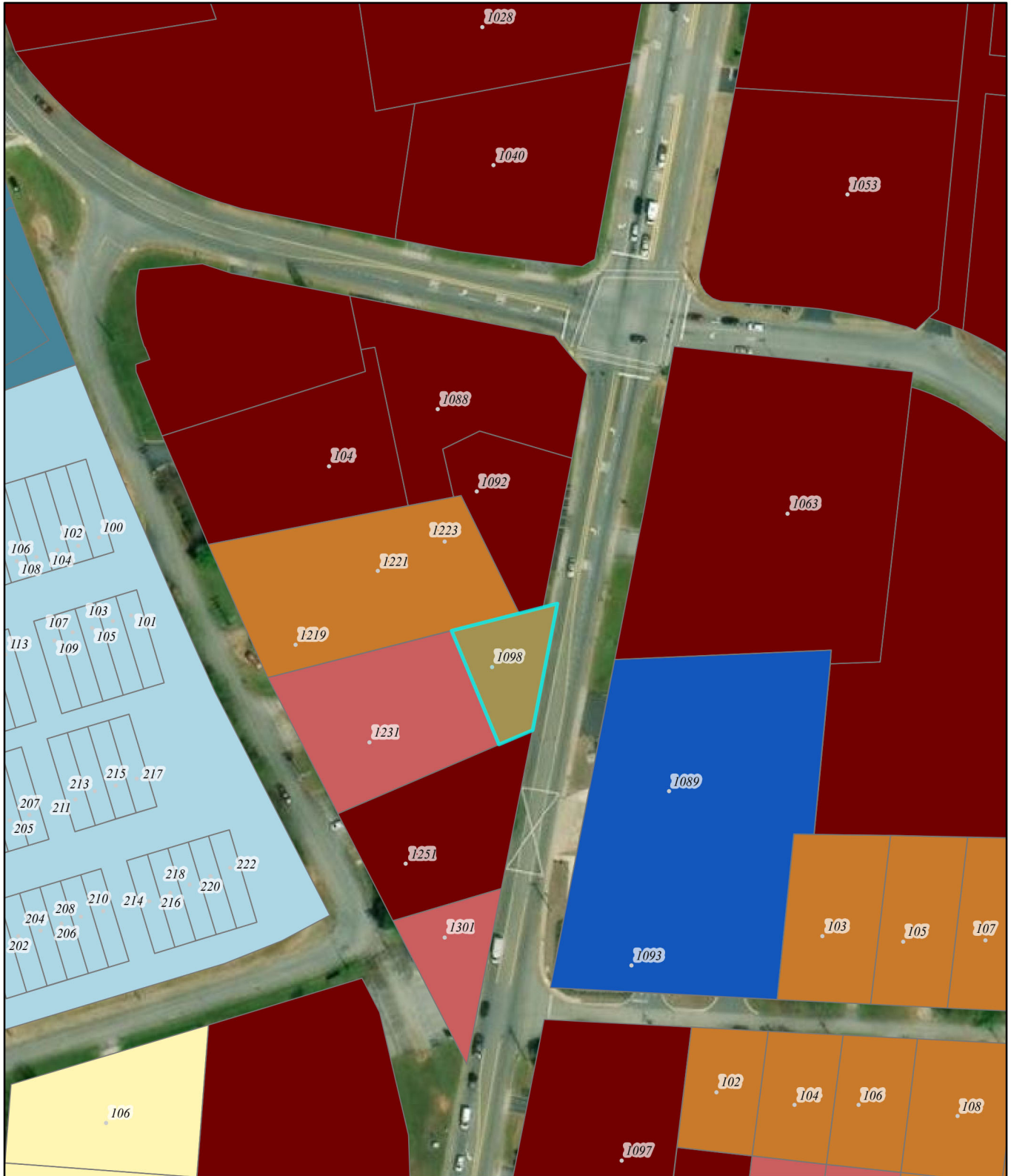
Exhibit B: Zoning Map

Exhibit C: Survey

**Exhibit A**  
**Street View Photos**



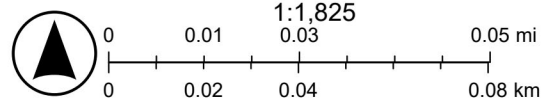
# 1098 S Pendleton St



4/16/2026, 12:44:59 PM

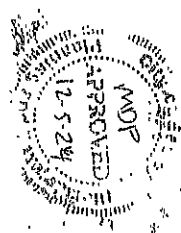
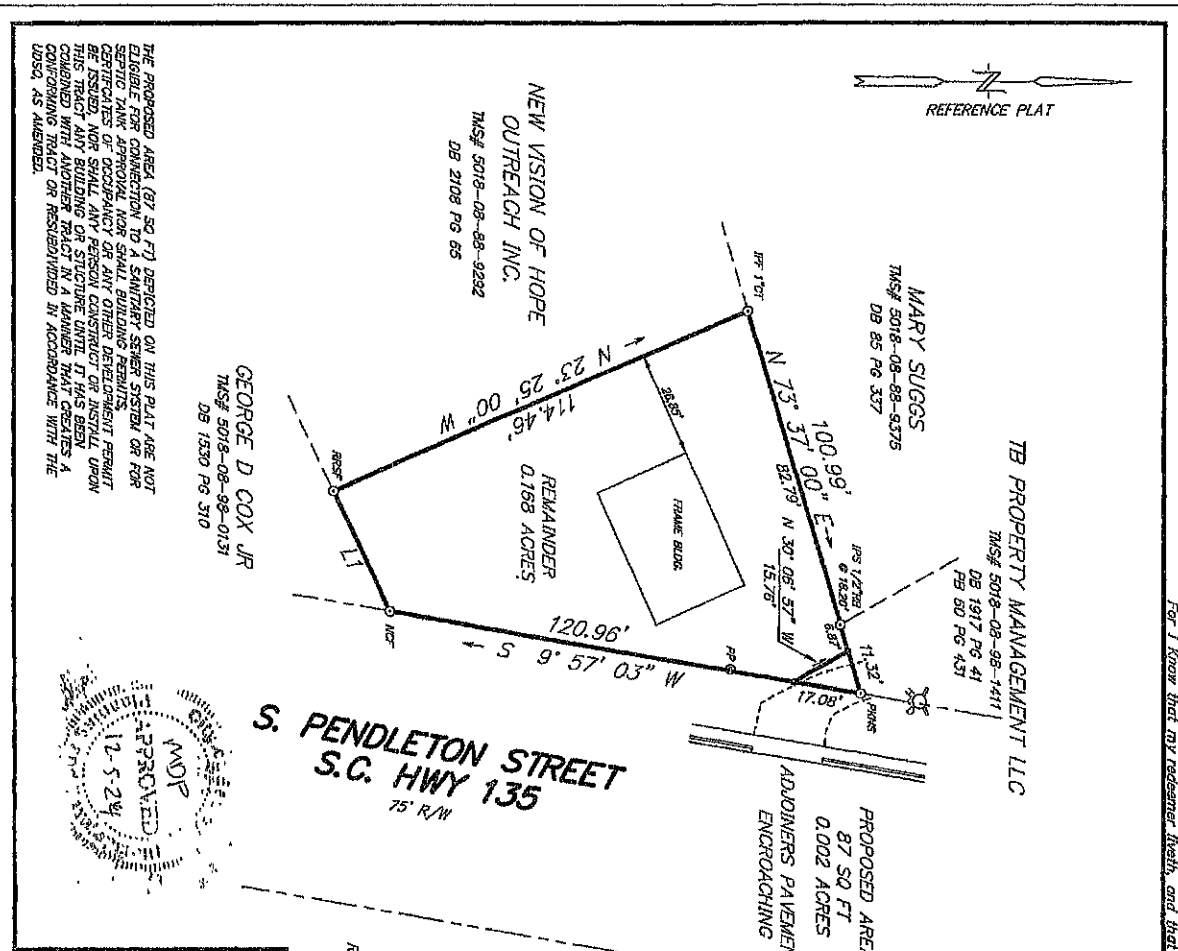
- County Boundary
- Address Points
- Pickens County Parcels
- City Limits
- Zoning**
- One-Family Residential (R-10)

- General Residential 2 (GR-2)
- Neighborhood Commercial (NC)
- General Commercial (GC)
- Flexible Review District (FRD)
- Planned Unit Development (PUD)
- Civic (CV)



Microsoft, Vantor

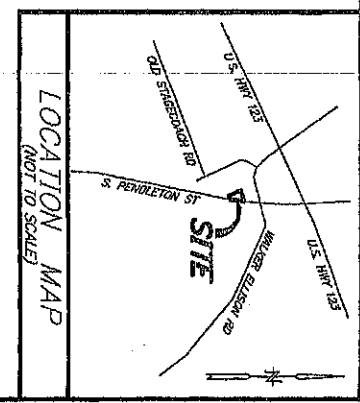
For I know that my neighbor, Keith, and that he shall stand of the latter day upon the earth.



- LEGEND**
- R/W = RIGHT-OF-WAY
  - PT = CORRUPTED POINT
  - IPF = IRON PIN FOUND
  - IPS = IRON PIN SET
  - MF = MAIL FOUND
  - NS = NAIL SET
  - NCF = NAIL & CAP FOUND
  - RSSF = RAILROAD SPIKE FOUND
  - TMS = TAX MAP SHEET
  - PB = PLAT BOOK
  - DB = DEED BOOK
  - PG = PAGE
  - PP ⊙ = POWER POLE
  - PP ⊕ = FIRE HYDRANT

**LINE TABLE**

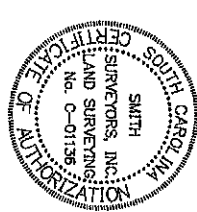
Line	Bearing	Distance
L1	S 64° 45' 29" W	33.72'



**TOTAL AREA**  
**7403 SQ FT**  
**0.170 ACRES**

TMS# 5018-08-98-1206

1098 S. PENDLETON ST  
EASLEY, S.C.



**SURVEY FOR**  
**JERRILL K SMITH**

DATE: DECEMBER 13, 2023  
JOB# 10242361 PROJ 10242360

**SINCE 1909**  
**SMITH SURVEYORS, INC.**  
GENERALING OVER 100 YEARS  
8907-C Calhoun Mem. Hwy.  
Easley, SC 29640  
Phone: 864-859-5729  
colksmith\_78@yahoo.com

**COUNTY PICKENS**  
**SOUTH CAROLINA**

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

*Jerrill K Smith*  
JERRILL K SMITH  
ROBERT DALE KARR PLS # 16133  
JOHN COKE SMITH IV PLS # 26609

REFERENCE IS HEREBY MADE TO A PLAT FOR JOHN COKE SMITH III BY THIS FIRM DATED 12-20-1983, AND PG 80 PG 431. ACREAGE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND. THE POINTS ON THE PROPOSED AREA ARE TO BE 1/2" REBAR SET ONCE AGREED UPON.

**AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, PROVIDING FOR AN AMENDMENT TO THE CITY OF EASLEY ZONING MAP; DESIGNATING CERTAIN LAND OWNED BY THE CITY OF EASLEY, IDENTIFIED AS MULTIPLE PARCELS AND MORE PARTICULARLY DESCRIBED HEREIN, FROM VARIOUS ZONING DISTRICTS INCLUDING R-10, R-7.5, GR-1, GR-2, AND GC TO PARKS (PK); PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Easley, as owner, has initiated a request to rezone multiple parcels of land within Easley, South Carolina, Pickens County, from various zoning districts including R-10, R-7.5, GR-1, GR-2, and GC to Parks (PK); and

**WHEREAS**, the subject properties are identified as Pickens County Tax Map Numbers 5018-18-42-2465 (also known as 380 Adger Road), 5019-14-33-0527 (also known as 102 Nalley Street), 5028-09-07-5094 (also known as 310 Pope Field Road), 5028-14-43-1822 (also known as 201 Peoples Drive), 5028-18-42-4095, 5019-10-46-7209 (also known as 514 Fleetwood Drive), 5019-15-53-0168 (also known as 110 Old Liberty Road), 5019-16-74-6530, 5019-16-74-6547, 5019-16-74-7641, 5019-16-74-7727, 5019-16-74-8514, 5019-19-60-7890, 5019-19-60-8744, 5028-09-07-1346, 5028-18-42-3414, 5029-09-16-2115 (also known as 120 King Park Lane), 5019-19-60-6456 (also known as 202 South 8th Street), and 5019-08-88-8785; and

**WHEREAS**, the properties are described by the Pickens County Property Assessor records and are more particularly identified in Exhibits A through S attached hereto; and

**WHEREAS**, all parcels subject to this Ordinance are owned by the City of Easley and are intended to be utilized for public park, recreational, and open space purposes; and

**WHEREAS**, City Council finds the proposed zoning classification of Parks (PK) to be compatible with surrounding land uses and consistent with the City's planning objectives and Comprehensive Plan;

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

**Section 1. Rezoning**

The parcels of property currently titled in the name of the City of Easley, shown as Pickens County Parcel IDs 5018-18-42-2465 (also known as 380 Adger Road), 5019-14-33-0527 (also known as 102 Nalley Street), 5028-09-07-5094 (also known as 310 Pope Field Road), 5028-14-43-1822 (also known as 201 Peoples Drive), 5028-18-42-4095, 5019-10-46-7209 (also known as 514 Fleetwood Drive), 5019-15-53-0168 (also known as 110 Old Liberty Road), 5019-16-74-6530, 5019-16-74-6547, 5019-16-74-7641, 5019-16-74-7727, 5019-16-74-8514, 5019-19-60-7890, 5019-19-60-8744, 5028-09-07-1346, 5028-18-42-3414, 5029-09-16-2115 (also known as 120 King Park Lane), 5019-19-60-6456 (also known as 202 South 8th Street), and 5019-08-88-8785, and described by the Pickens County Property Assessor as reflected in public records, shall be rezoned from their existing zoning classifications of R-10, R-7.5, GR-1, GR-2, and GC to Parks (PK).

The attached maps shown as Exhibits A through S, prepared by the City of Easley Planning and Community Development Department, are incorporated by reference for the purpose of identifying the location of the properties.

**Section 2. Applicability**

This Ordinance shall amend the official Zoning Map of the City of Easley for all parcels identified herein.

**Section 3. Severability**

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

**Section 4. Effective Date**

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

**ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2026.**

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

## **Exhibits**

Exhibit A – 380 Adger Rd (TMS# 5018-18-42-2465)

Exhibit B – 102 Nalley St (TMS# 5019-14-33-0527)

Exhibit C – 310 Pope Field Rd (TMS# 5028-09-07-5094)

Exhibit D – 201 Peoples Dr (TMS# 5028-14-43-1822)

Exhibit E – TMS# 5028-18-42-4095

Exhibit F – 514 Fleetwood Dr (TMS# 5019-10-46-7209)

Exhibit G – 110 Old Liberty Rd (TMS# 5019-15-53-0168)

Exhibit H – TMS# 5019-16-74-6530

Exhibit I – TMS# 5019-16-74-6547

Exhibit J – TMS# 5019-16-74-7641

Exhibit K – TMS# 5019-16-74-7727

Exhibit L – TMS# 5019-16-74-8514

Exhibit M – TMS# 5019-19-60-7890

Exhibit N – TMS# 5019-19-60-8744

Exhibit O – TMS# 5028-09-07-1346

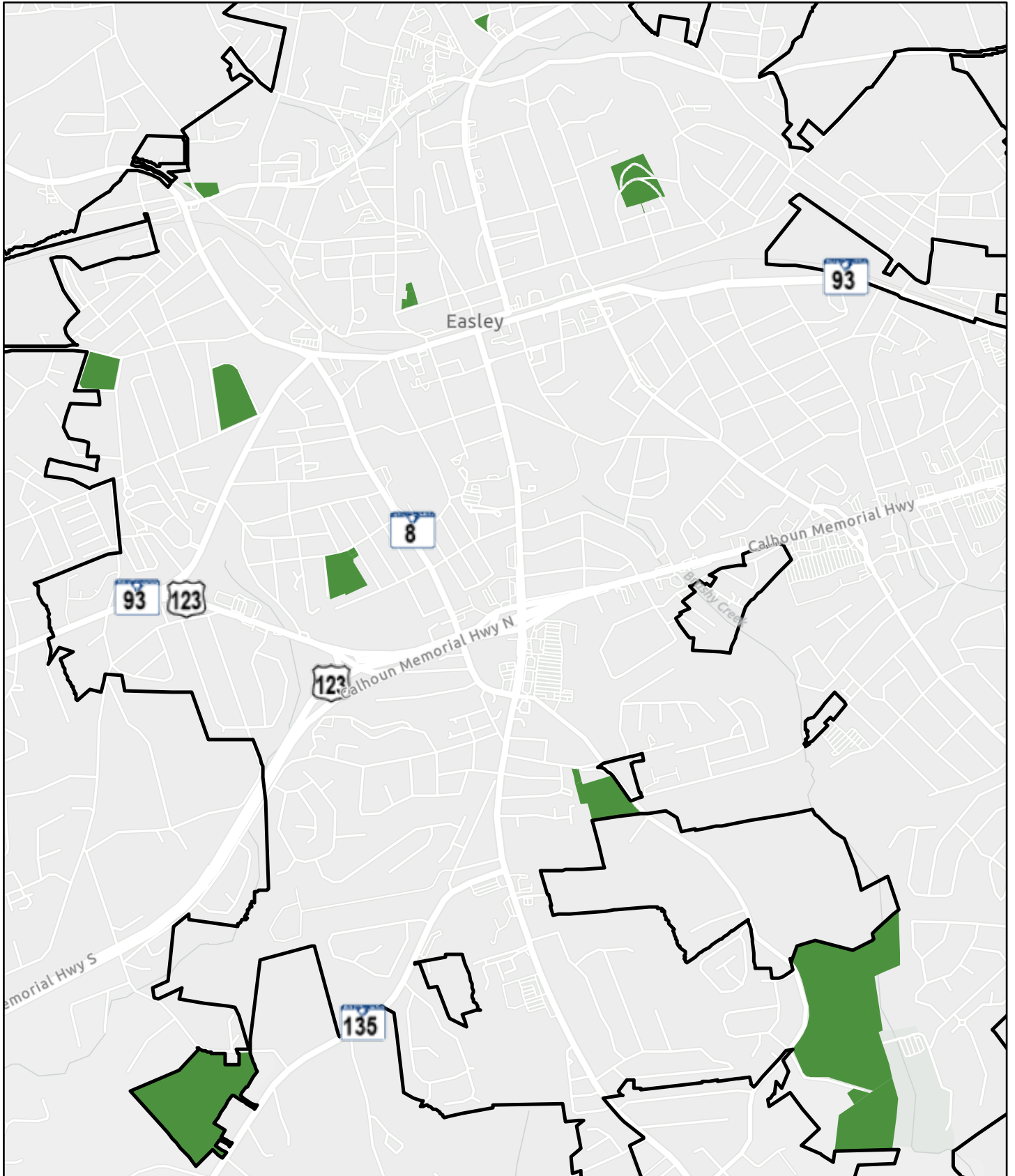
Exhibit P – TMS# 5028-18-42-3414

Exhibit Q – 120 King Park Ln (TMS# 5029-09-16-2115)





Exhibit R – 202 S 8th St (TMS# 5019-19-60-6456)

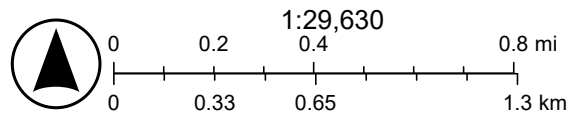
Exhibit S – TMS # 5019-08-88-8785

# Park Parcels



4/16/2026, 1:34:27 PM

-  County Boundary
-  PickensCounty\_HwyShields
-  City Limits
- Zoning**
-  Parks (PK)



Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

**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 CIVIC (CV) ZONING DISTRICT AND DESIGNATE CERTAIN GOVERNMENTAL, PUBLIC, AND CIVIC USES AS PERMITTED USES**

**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 and other public entities, including Pickens County, own and operate properties within the City limits that are utilized for governmental, public, and civic purposes; and,

**WHEREAS**, such properties serve as important community anchors providing essential services, cultural amenities, and public facilities to residents; and,

**WHEREAS**, certain publicly owned properties are currently zoned within districts that are intended to function as transitional or mixed-use areas and do not accurately reflect their long-term civic function; and,

**WHEREAS**, the Mayor and City Council desire to establish a Civic (CV) zoning district to recognize, map, and provide for governmental, public, and civic uses 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 CV zoning district and to designate appropriate civic and governmental uses as permitted uses; and,

**WHEREAS**, the Mayor and City Council find that establishing the Civic (CV) zoning district at this time will improve consistency within the zoning map, better align zoning designations with existing land uses, and support long-term planning efforts for public facilities and services.

**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 Civic (CV) zoning district, to read as follows:

### **Civic (CV) District**

The Civic (CV) District is intended to accommodate governmental, public, and civic uses that serve as community anchors and are not appropriately located within transitional or mixed-use districts. The district primarily applies to properties owned or operated by public or quasi-public entities. Land within the CV District is intended for civic, cultural, recreational, and public service uses that support the needs of the community.

### **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 Civic (CV) zoning district as a column in the Table of Permitted Uses.
2. Designate the following uses as **(P) Permitted** within the Civic (CV) zoning district:
  - Amphitheaters, Outdoor
  - Civic and Social Organizations
  - Community Centers
  - Institutional Uses
  - Parks and Open Space
  - Public Utility Stations (Public Utilities or Public Utility Uses)
  - Recreational Facility
  - Storage, Outdoor
  - Motor Freight Facility
  - Office Building

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.

**ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2026.

**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

**Ordinance 2026-0?**

**AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, PROVIDING FOR AN AMENDMENT TO THE CITY OF EASLEY ZONING MAP; DESIGNATING CERTAIN LAND OWNED BY THE CITY OF EASLEY, IDENTIFIED AS MULTIPLE PARCELS AND MORE PARTICULARLY DESCRIBED HEREIN, FROM VARIOUS ZONING DISTRICTS TO CIVIC (CV); PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Easley, as owner, has initiated a request to rezone multiple parcels of land within Easley, South Carolina, Pickens County, from various zoning districts to Civic (CV); and

**WHEREAS**, the subject properties are identified as Pickens County Tax Map Numbers 5028-14-32-3936 (consisting of approximately 0.945 acres), 5028-18-32-8145 (also known as 801 Pope Field Road, consisting of approximately 16.820 acres), 5038-06-29-6814 (also known as 640 Powdersville Road, consisting of approximately 1.008 acres), 5018-08-98-2883 (also known as 1089 S Pendleton Street, consisting of approximately 1.507 acres), 5019-16-74-7248 (consisting of approximately 0.812 acres), 5019-16-74-7307 (also known as 118 N 2nd Street, consisting of approximately 0.840 acres), 5019-16-74-9481 (consisting of approximately 0.934 acres), 5019-16-74-9712 (also known as 201 W A Avenue, consisting of approximately 1.929 acres), 5019-16-83-4786 (consisting of approximately 3.655 acres), 5019-16-83-9802 (also known as 119 S Pendleton Street, consisting of approximately 0.183 acres), 5019-16-84-1287 (consisting of approximately 0.258 acres), 5019-16-84-1357 (also known as 201 N 1st Street, consisting of approximately 0.121 acres), 5019-16-84-1442 (consisting of approximately 0.121 acres), 5019-16-84-1581 (consisting of approximately 0.571 acres), 5019-16-84-1801 (also known as 303 N 1st Street, consisting of approximately 3.057 acres), 5019-16-84-2280 (consisting of approximately 0.083 acres), 5019-16-84-2391 (consisting of approximately 0.282 acres), 5019-16-84-2463 (also known as 205 N 1st Street, consisting of approximately 0.257 acres), 5019-16-84-3211 (consisting of approximately 0.063 acres), 5019-16-84-3252 (consisting of approximately 0.130 acres), 5019-16-84-3596 (also known as 202 N 1st Street, consisting of approximately 0.306 acres), 5019-16-84-4426 (consisting of approximately 0.184 acres), 5019-16-84-4596 (consisting of approximately 0.316 acres), 5019-16-84-5520 (also known as 200 N Pendleton Street, consisting of approximately 0.086 acres), 5019-16-84-5551 (consisting of approximately 0.028 acres), 5019-16-84-5572 (consisting of approximately 0.091 acres), 5019-16-84-5642 (consisting of approximately 0.066 acres), 5019-16-93-0980 (consisting of approximately 0.916 acres), 5019-16-94-1091

(also known as 128 E Main Street, consisting of approximately 0.197 acres), and 5029-06-27-7672 (also known as 180 Glenwood Road, consisting of approximately 1.632 acres); and

**WHEREAS**, the properties are described by the Pickens County Property Assessor records and are more particularly identified in exhibits attached hereto; and

**WHEREAS**, all parcels subject to this Ordinance are owned by the City of Easley and are intended to be utilized for governmental, public, and civic purposes; and

**WHEREAS**, City Council finds the proposed zoning classification of Civic (CV) to be compatible with surrounding land uses and consistent with the City's planning objectives and Comprehensive Plan;

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

### **Section 1. Rezoning**

The parcels of property currently titled in the name of the City of Easley, identified above and described by the Pickens County Property Assessor as reflected in public records, shall be rezoned from their existing zoning classifications, including but not limited to R-10, R-7.5, GR-1, GR-2, GC, and CC, to Civic (CV).

The attached maps, prepared by the City of Easley Planning and Development Department, are incorporated by reference for the purpose of identifying the location of the properties.

### **Section 2. Applicability**

This Ordinance shall amend the official Zoning Map of the City of Easley for all parcels identified herein.

### **Section 3. Severability**

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

### **Section 4. Effective Date**

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

**ADOPTED this \_\_\_ day of \_\_\_\_\_, 2026.**

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

**CITY OF EASLEY, SOUTH CAROLINA**

---

Lisa Talbert, Mayor

ATTEST:

---

Jennifer Bradley, Municipal Clerk

Approved as to Form:

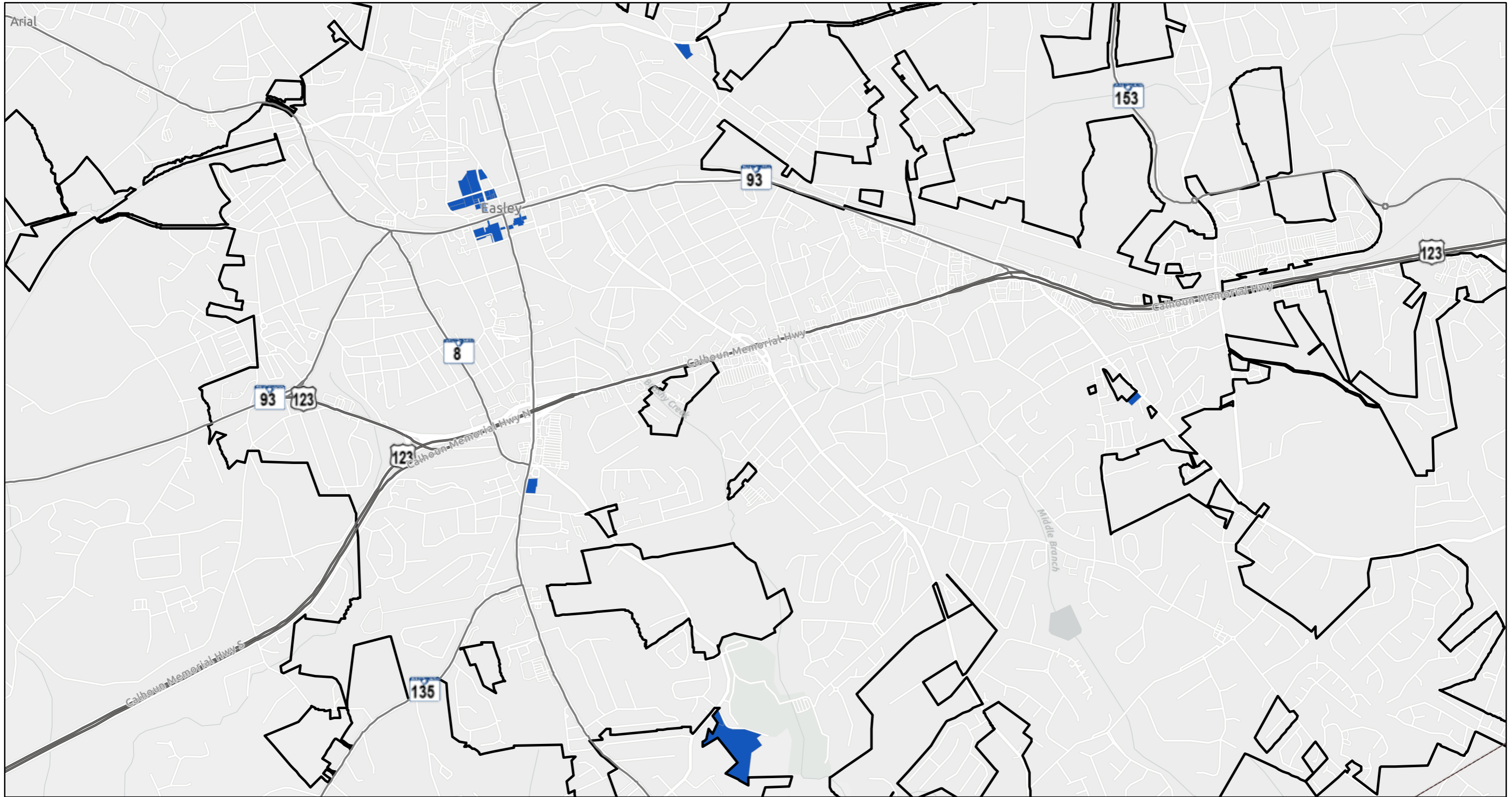
---

Daniel Hughes, City Attorney

## **Exhibits**

- Exhibit A** – TMS# 5028-14-32-3936
- Exhibit B** – 801 Pope Field Rd (TMS# 5028-18-32-8145)
- Exhibit C** – 640 Powdersville Rd (TMS# 5038-06-29-6814)
- Exhibit D** – 1089 S Pendleton St (TMS# 5018-08-98-2883)
- Exhibit E** – TMS# 5019-16-74-7248
- Exhibit F** – 118 N 2nd St (TMS# 5019-16-74-7307)
- Exhibit G** – TMS# 5019-16-74-9481
- Exhibit H** – 201 W A Ave (TMS# 5019-16-74-9712)
- Exhibit I** – TMS# 5019-16-83-4786
- Exhibit J** – 119 S Pendleton St (TMS# 5019-16-83-9802)
- Exhibit K** – TMS# 5019-16-84-1287
- Exhibit L** – 201 N 1st St (TMS# 5019-16-84-1357)
- Exhibit M** – TMS# 5019-16-84-1442
- Exhibit N** – TMS# 5019-16-84-1581
- Exhibit O** – 303 N 1st St (TMS# 5019-16-84-1801)
- Exhibit P** – TMS# 5019-16-84-2280
- Exhibit Q** – TMS# 5019-16-84-2391
- Exhibit R** – 205 N 1st St (TMS# 5019-16-84-2463)
- Exhibit S** – TMS# 5019-16-84-3211
- Exhibit T** – TMS# 5019-16-84-3252
- Exhibit U** – 202 N 1st St (TMS# 5019-16-84-3596)
- Exhibit V** – TMS# 5019-16-84-4426
- Exhibit W** – TMS# 5019-16-84-4596
- Exhibit X** – 200 N Pendleton St (TMS# 5019-16-84-5520)
- Exhibit Y** – TMS# 5019-16-84-5551
- Exhibit Z** – TMS# 5019-16-84-5572
- Exhibit AA** – TMS# 5019-16-84-5642
- Exhibit AB** – TMS# 5019-16-93-0980
- Exhibit AC** – 128 E Main St (TMS# 5019-16-94-1091)
- Exhibit AD** – 180 Glenwood Rd (TMS# 5029-06-27-7672)

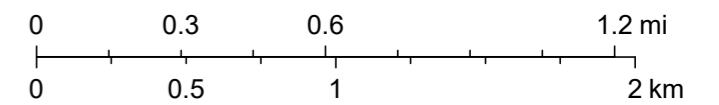
# Civic Parcels



4/17/2026, 9:58:37 AM

1:30,738

- |                          |                |             |
|--------------------------|----------------|-------------|
| County Boundary          | SC Major Roads | City Limits |
| PickensCounty_HwyShields | US Highway     | Zoning      |
|                          | State Highway  | Civic (CV)  |



Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community