City of Easley
Planning and Development Department
Planning Commission Public Hearing
November 16, 2026

Staff Report

Case Number: PLN-SUB-26-02
Applicant/Developer: Summerset Capital LLC
Project Engineer: Gray Engineering Consultants – Josh Baker
Parcel ID's: 5028-09-616-8868
Zoning: General Residential (GR-2)
Max Density: 4 units per acre
Minimum Lot Size: 6,000 sq. ft.
Future Land Use: Residential

Surrounding Property:

Current Zoning:	North: R-7.5, GR-2 East: R-7.5 South: unzoned (Pickens Co.) West: R-7.5
Future Land Use:	North: Residential East: Residential South: n/a West: Residential

Summary of Request:

The applicant, Gray Engineering on behalf of Summerset Capital and the property owner Reeve Partnership, are requesting a Major Subdivision as defined by UDO Section 4.8.5 in order to construct a residential, single-family development known as Pearson Park. The thirty (30) homes on 10.2 acres is allowable by-right in the GR-2 Zoning District – a rezoning is not required. It is considered a standard/conventional development in each lot exceeds the minimum size requirement of 6,000 square feet, which is smaller than other single-family zoning districts but falls below developments such as multi-family or townhomes that GR-2 zoning also allows (townhomes were previously proposed). Amenities provided are a playground and provision of 35% common open space, including a retention/wet pond.

The overall density provided is 3 (2.99) units per acre. Sidewalks are provided within the new proposed public roads but not along Pearson Road. Staff recommends a connection to Pope Field Park. Landscape buffering is provided only on city-adjacent lots to the east and west.

Current Property Use: undeveloped (evergreen woodlands)

Surrounding Area: The subject property is surrounded by residential uses to the north, south, and west. A private aviation runway, a unique land condition, is to the east.

Pope Field Terrace apartments (multi-family) are across the street, as are the relatively new Pearson Farms residential subdivision. Homes on Pope Field Road are located outside City limits. Property owned by Pickens County is located on the corner of Pearson Road and Pope Field Road. i.e. the immediate area is home to a variety of housing densities.

Water/Sewer would be provided by Easley Combined Utilities. Full utility plans and/or development plan sets shall be approved by any Area Coordination Committee (ACC) members, per *UDO Section 4.7.3. Procedure*, and the ACC convened on November 9, 2026 to provide comments as included in this report.

The School District of Pickens County writes that given the size of the development, affected schools will be able to handle any expected increase in students at this current time.

SCDOT provided comments on the proposal in late 2025 (a previous site plan which included a townhome density) and required the one form of ingress-egress to be Right-in, Right-out only as it does not meet site distance requirements. A second entrance shall be required upon the redevelopment of adjacent properties in order to meet connectivity goals of the Comprehensive Plan. See Section 7.5.9., 7.5.13., and 7.5.14. of the UDO.

Recommendation:

While the Planning Commission is an advisory body, a hearing for a Major Subdivision falls solely under this body. Property is zoned and new lots meet zoning requirements as shown.

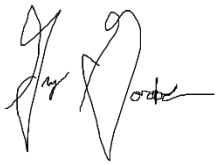
The submitted preliminary plat for *Pearson Park* Subdivision, plot date: 10/15/26, meets the UDO requirements for minimum lot size, minimum lot width, minimum open space, road width, building footprints/setbacks, density, sidewalks, and parking as provided.

Once entrance with right-in, right-out is a staff concern but falls under local requirements for a full SCDOT jurisdiction study and connectivity/ACC conditions may mitigate impact.

Staff recommends, based upon comments of the Area Coordination Committee (ACC), the following conditions:

- Sidewalks shall remain on both sides of the two new roads per Sec. 7.5.12. In addition, a crosswalk, with flashing beacons, shall be provided on Pearson Road to connect to the existing sidewalk network in front of Pope Field Terrace apartments.
- Coordinate with Easley Combined Utilities (ECU) to install lighting at the entrance. A lighting plan shall be submitted for review (UDO Sec. 7.5.10(A)).
- Relocate hydrants to right side of ROAD A (LOT 30, LOT 26) and ROAD B (LOT 9).

Respectfully submitted,



Gregory Gordos, AICP

City Planner

Exhibits:

Exhibit A: Street View Photos

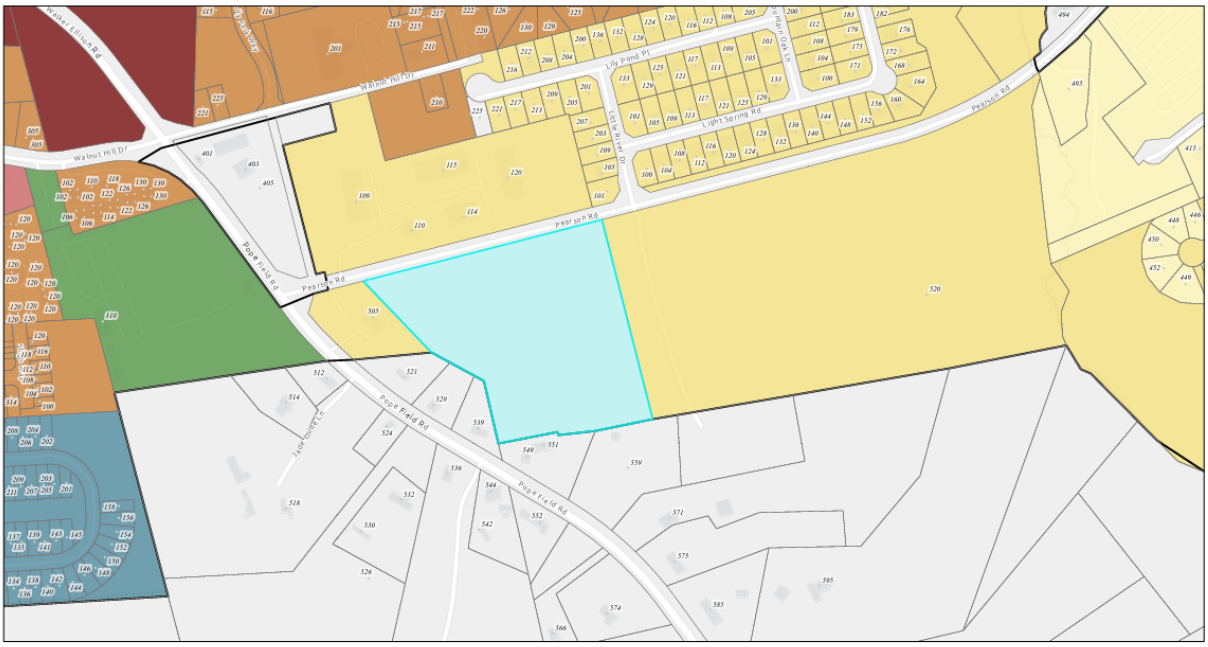
Exhibit B: Authorization and Utility Letters

Exhibit C: School District Letter

Exhibit D: Subdivision Plat

Exhibit E: Landscape Plan

Zoning Map:



10/29/2026, 10:44:31 AM

County Boundary
Address Points
Pickens County Parcels
City Limits

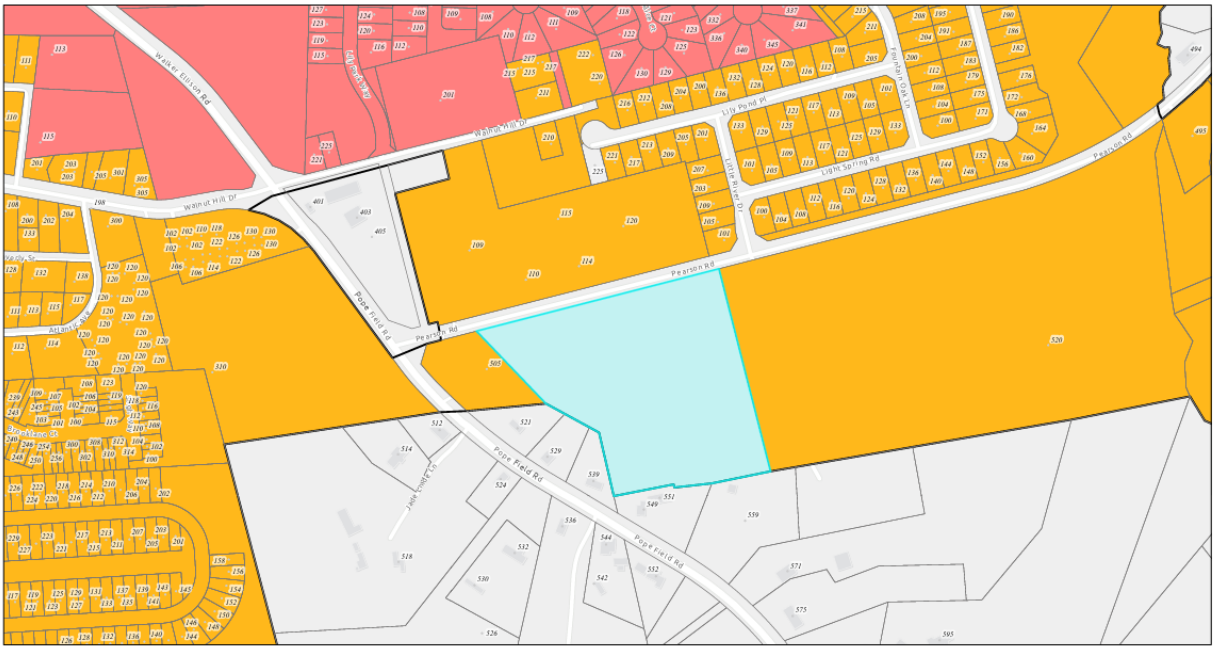
Zoning
One-Family Residential (R-10)
One-Family Residential (R-7.5)
General Residential 2 (GR-2)
Neighborhood Commercial (NC)
General Commercial (GC)
Flexible Review District (FRD)
Parks (PK)

1:3,897

0 0.04 0.08 0.16 mi
0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, Maintained by Pickens County E911 Department, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User

Future Land Use Map:



11/11/2026, 12:20:59 PM

County Boundary
Address Points
Pickens County Parcels

City Limits
Future Land Use
Residential
Commercial

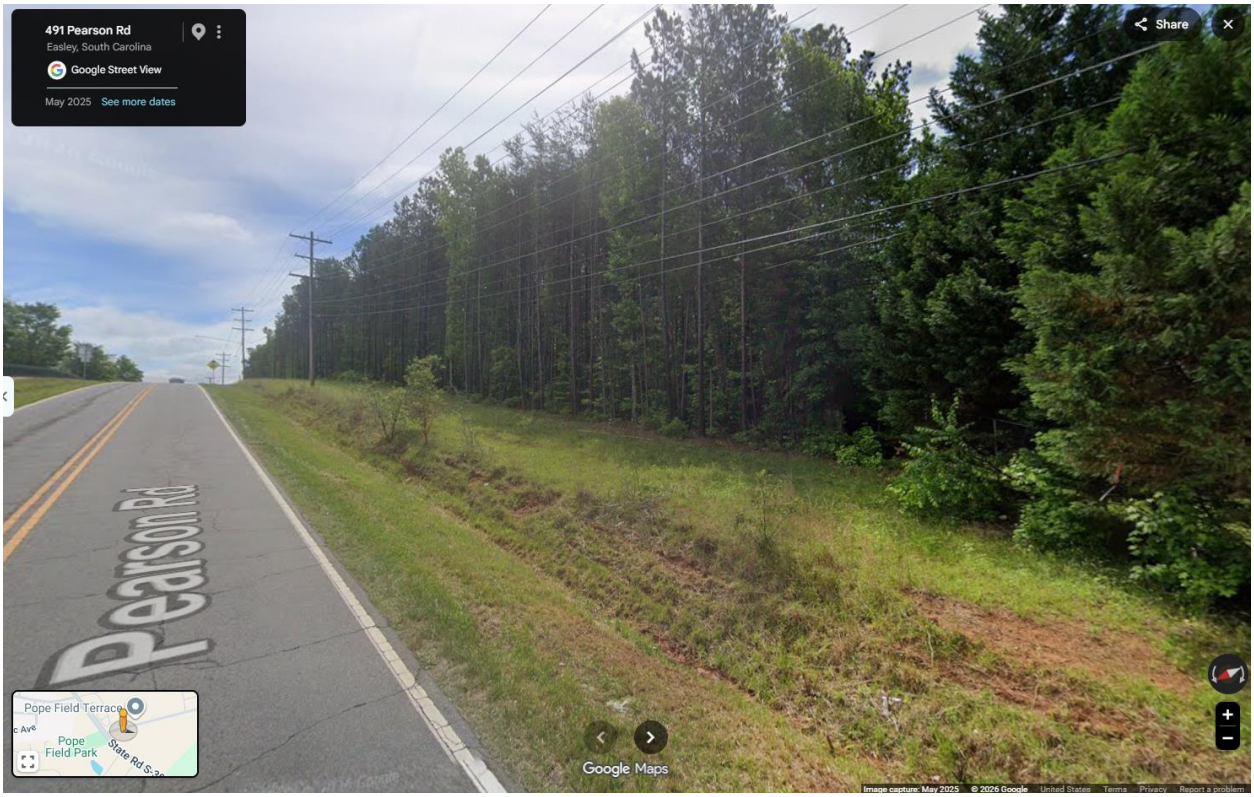
1:3,864

0 0.04 0.08 0.16 mi
0 0.05 0.1 0.2 km

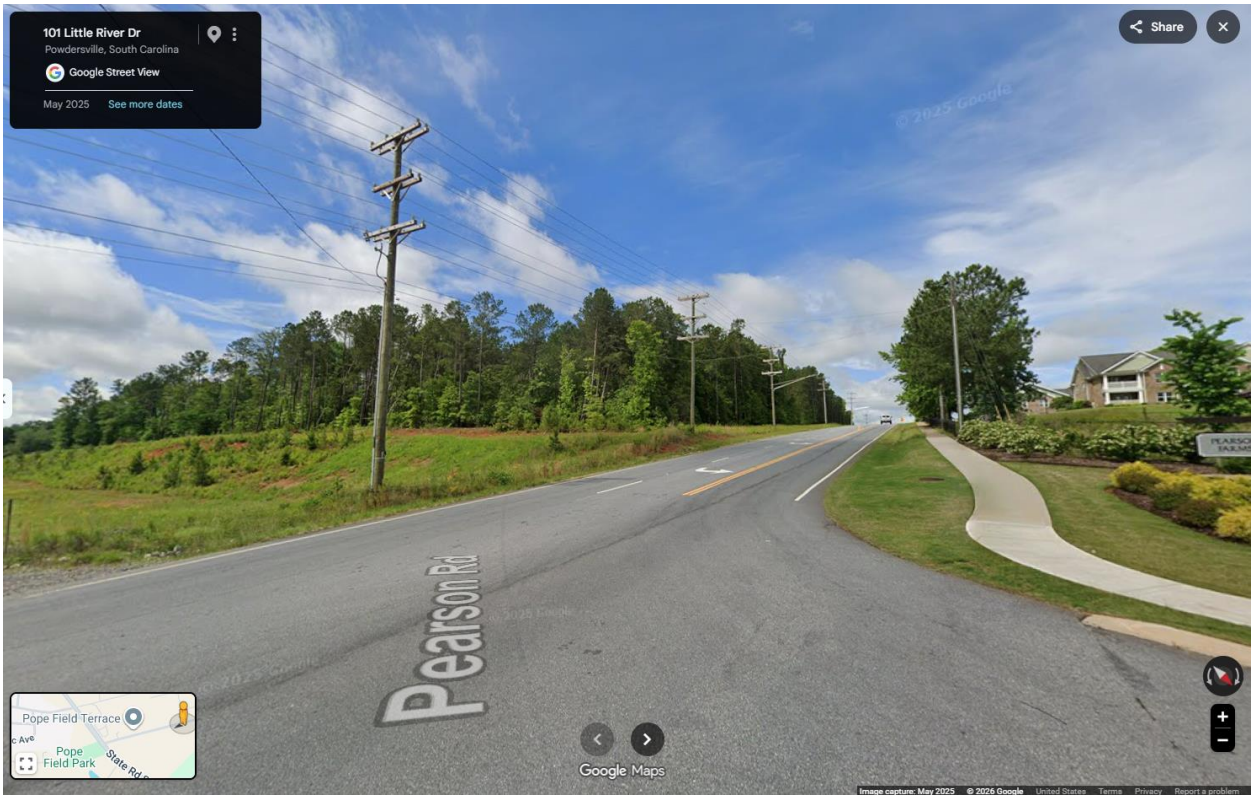
Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, Maintained by Pickens County E911 Department, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User



View of sidewalk network gap at corner of Pope Field Rd. and Pearson Rd.



Existing site conditions of Pearson Rd. (pine trees DBH <24" are exempt from UDO Sec. 8.6)

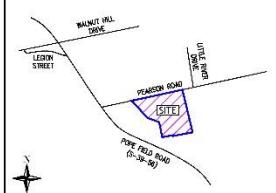


View of Pearson Rd. from Little River Dr./Pearson Farm; 520 Pearson Rd. shown at far left



View of Pearson Rd traveling west towards hill crest; Pope Field Terrace sidewalks shown





LOCATION MAP (N.T.S.)

SUBDIVISION GENERAL NOTES:

NOTE:
1. UNLESS ONLY MINOR/TOPOGRAPHIC ALTERATIONS ARE ALLOWED, NO LOT SHALL BE SUBJECT TO MOVEMENT OF MORE THAN 6" FROM ITS ORIGINAL GRADE AS SHOWN ON THE APPROVED GRADING PLAN.
2. ALL EXISTING STRUCTURES TO BE REMOVED/DEMOLISHED.
3. ALL LANDSCAPING TO BE MAINTAINED BY HOA.
4. ALL LOTS TO HAVE VEHICULAR ACCESS ONLY FROM INTERNAL STREETS.
5. NONE OF THE LOTS SHOWN ON THIS PLAT ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON FLOOD INSURANCE RATE MAP NO. 3720459700J, WITH AN EFFECTIVE DATE OF 9/2/2009.
6. ALL EASEMENTS SHOWN ON THIS PLAT ARE TO BE MAINTAINED BY THE HOA.
7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
8. ALL LOTS AND ROADS ARE ELEVATED ABOVE THE 100-YEAR FLOOD ELEVATION.
9. ALL OPEN SPACE AREAS OTHER THAN ROADWAYS AND UTILITIES TO BE OWNED AND MAINTAINED BY THE HOA.
10. ALL NEW ROADS SHALL BE 24' WIDE ASPHALT WITH CURB AND GUTTER, UNLESS OTHERWISE NOTED.
11. ALL CUL-DE-SAC RIGHT-OF-WAYS SHALL BE 50'.
12. ALL STORMWATER DRAINAGE PIPES SHALL BE A MINIMUM OF 18".
13. ALL PROPOSED CURB AND GUTTER SHALL BE 2'-6" GUTTER.

UTILITY & SERVICE:
1. PUBLIC WATER IS AVAILABLE ALONG PEARSON RD.
2. SANITARY SEWER IS AVAILABLE PROVIDED BY BARLEY CREEK UTILITIES.
3. ELECTRICITY IS PROVIDED BY DUKE ENERGY PROGRESS.
4. NATURAL GAS IS PROVIDED BY PIEDMONT NATURAL GAS.
5. FIRE PROTECTION IS PROVIDED BY JOHNSTON COUNTY FIRE DISTRICT #1.
6. TELEPHONE AND INTERNET SERVICE IS PROVIDED BY FRONTIER COMMUNICATIONS.
7. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMITS.

STORMWATER:
1. A STORMWATER AND UTILITY EASEMENT SHALL BE PLACED OVER ALL STORMWATER FACILITIES WITHIN COMMON AREAS FOR ALL LOTS AND SHALL BE MAINTAINED BY THE HOA. ALL STORMWATER FACILITIES SHALL BE MAINTAINED BY THE HOA. ALL NEW HOMEOWNERS OF LOTS WITHIN THIS SUBDIVISION SHALL BE INFORMED OF THEIR RESPONSIBILITIES FOR MAINTENANCE OF STORMWATER FACILITIES AND EASEMENTS.
2. A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN SHALL BE PREPARED FOR THE PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN AMENDED PLAN IS APPROVED AND A PERMIT FOR THAT PROPERTY.
3. ALL STORMWATER FACILITIES SHALL BE MAINTAINED BY THE HOA IN PERPETUITY. ANY CHANGES TO THE APPROVED STORMWATER FACILITIES SHALL BE APPROVED BY THE CITY OF KINGS MOUNTAIN.
4. ACCESS TO STORMWATER FACILITIES SHALL BE PROVIDED AS SHOWN ON THE APPROVED PLANS.

NOTES:
1. SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE SOIL TESTING FIRM/GEOTECH TEST ALL EARTHWORK/COMPACTION PROOF ROLL ALL AREAS AND SUBMIT REPORTS TO THE OWNER ON A WEEKLY BASIS.
2. SITE CONTRACTOR TO OBTAIN A SITE SPECIFIC LOG OF CONSTRUCTION PERMITS INCLUDING BUT LIMITED TO: CONSTRUCTION PERMIT, NPDES, LAND DISTURBING, ETC. PRIOR TO CONSTRUCTION.
3. NO CLEARING SHALL BE PERMITTED TO BE EMPLOYED UNTIL ALL TOPSOIL FREE OF ORGANICS AND STONES.
4. NOTIFY UTILITY LOCATING SERVICE PRIOR TO CONSTRUCTION.
5. ALL BUILDING DIMENSIONS ARE TO FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED.
6. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE INSTALLED PER MUTCD AND NCDOT STANDARDS.
7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ALL UTILITY BOXES SHALL BE SCREENED WITH LANDSCAPING.
8. ALL SIGNS, STORMDRAIN INLETS AND CURB INLETS SHALL BE CLEARLY MARKED WITH "NO DUMPING - DRAINS TO STREAM" OR SIMILAR MARKINGS.
9. ALL STREET LIGHTS SHALL BE INSTALLED PER DUKE ENERGY STANDARDS.
10. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE CITY OF KINGS MOUNTAIN STANDARDS AND SPECIFICATIONS.

CITY OF KM, NC OPEN SPACE TABLE

ZONING: SR-2			
MINIMUM OPEN SPACE REQUIRED		15 %	3.52 ACRES
PROPOSED OPEN SPACE PROVIDED		15 %	3.52 ACRES
10 % OPEN SPACE - MAINTAINED		15 %	3.52 ACRES
OPEN SPACE TRACT A			0.55 ACRES
OPEN SPACE TRACT B			0.94 ACRES
DEVELOPABLE OPEN SPACE TRACT C			1.81 ACRES
DEVELOPABLE OPEN SPACE TRACT E			0.83 ACRES
DEVELOPABLE OPEN SPACE TOTAL			3.52 ACRES
TOTAL OPEN SPACE		15.1 %	3.52 ACRES

RECORDING LEGEND: OPEN SPACE; STORMWATER MGMT; PROPOSED ROADS

SETBACKS:
FRONT: 30'
SIDE: 10
REAR: 15

ZONING: SR-2 (CITY OF KINGS MOUNTAIN)
LAND USE: RESIDENTIAL
REAR PARTNERS-IP
540 PORTSMOUTH
GREENSBORO, NC 27409

DENSITY TABLE:
GROSS ACRES: 23.50 ACRES
ZONING: SR-2
COMMON SPACE PROVIDED: 3.52 AC (15%)
TOTAL # OF NEW LOTS: 57 LOTS
GROSS DENSITY: 2.43 DU/AC

PARKING TABLE:
OF UNITS: 57 UNITS
GUEST PARKING SPACES PROVIDED: 17 TOTAL
PARKING SPACES PROVIDED: 63
PARKING RATIO: 1.11 SPACES/UNIT
** PARKING SPACES PROVIDED TO BE ADJUSTED AT TIME OF CONSTRUCTION PLAN APPROVAL

PEARSON PARK SUBDIVISION

PRELIMINARY PLAT

- PLAN DEVELOPMENT -
GRAY ENGINEERING, PLLC

TAX PARCEL:
5028-08-5868

NO. OF ACRES:	23.50 ACRES
NEW ROAD:	1,264 LF
NO. OF LOTS/UNITS:	57 LOTS
DATE:	10/13/20

DEVELOPER/APPLICANT	ENGINEER	SURVEYOR
SUMMERSET CAPITAL 850 S PLEASANTBURG DRIVE SUITE D-3 GREENVILLE, SC 29607 864 992-4100	GRAY ENGINEERING 132 PILGRIM ROAD GREENVILLE, SC 29607 864 297 3027	SITE DESIGN, INC 211 ROCKY CREEK ROAD GREENVILLE, SC 29 5 864 271 0494

Gray Engineering
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 284-9147
SC C.O.A. NO. P0339 - NC C.O.A. NO. C-3938

PRELIMINARY PLAT OF
PEARSON PARK SUBDIVISION
CITY OF KINGS MOUNTAIN, SC
PLEASANT ROAD

NO.	DATE	BY	REVISION
1			
2			
3			
4			

SCALE: 1" = 60'
PROJECT MANAGER: JLB
DRAWN BY: CM
PROJECT DATE: 10/13/20
JOB NO.: 2025038
PLOT DATE: 10/15/20

SHEET
CV-1

SAFETY NOTE TO CONTRACTOR
THE CONTRACTOR SHALL SHORE TRENCH EXCAVATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS MEANS AND METHODS OF CONSTRUCTION.

811
Know what's **below.**
Call before you dig.

UTILITY NOTE TO CONTRACTOR
THE UTILITIES SHOWN ON THESE PLANS ARE FOR CONVENIENCE ONLY. THERE MAY BE OTHERS NOT SHOWN OR DIFFERENT FROM THOSE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.





LOCATION MAP (N.T.S.)

NO.	DATE	BY	REVISION
A	-	-	-

SUBDIVISION GENERAL NOTES:

SITE:
1. UNDERSIGNED SURVEYOR/ENGINEER ACKNOWLEDGES THAT THESE ARE FULLY SURVEYED USING STATE PLANE COORDINATES.
2. ALL EXISTING STRUCTURES TO BE REMOVED/DEMOLISHED.
3. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
4. SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
5. IF LOTS AND ROADS ARE ELEVATED USING FILL, FILL SLOPES MAY NOT EXTEND INTO 'OPEN SPACE' AREAS. OPEN SPACE IS TO REMAIN UNDISTURBED.
6. ALL DIMENSIONS SHOWN ON ROADWAY ARE MEASURE FROM E.O.P. TO E.O.P UNLESS NOTED OTHERWISE.
7. ALL NEW ROADS WILL BE PRIVATE AND RIGHT-OF-WAYS WILL BE 50' WIDE MINIMUM. (UNLESS OTHERWISE NOTED)
8. ALL NEW ROADS WILL BE 24' WIDE ASPHALT WITH CURB AND GUTTER. (UNLESS OTHERWISE NOTED)
9. ALL CUL-DE-SAC RIGHT-OF-WAYS WILL BE 50'.
10. ALL STANDARD CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 35'.
11. ALL TEAR-DROP CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 40'.

UTILITY & DOT:
12. PUBLIC WATER IS AVAILABLE ALONG PEARSON RD.
13. SANITARY SEWER IS AVAILABLE PROVIDED BY EASLEY COMBINED UTILITIES.
14. ELECTRICITY IS PROVIDED BY EASLEY COMBINED UTILITIES.
15. NATURAL GAS IS PROVIDED BY FORT HILL NATURAL GAS
16. EXISTING UTILITIES ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY LOCATING SERVICES.
17. ALL WORK WITHIN THE SCDOT ROW SHALL BE DONE IN ACCORDANCE WITH APPROVED ENCROACHMENT PERMITS.

STORMWATER:
18. 5' DRAINAGE AND UTILITY EASEMENT SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
19. A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN' SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
20. CITY OF EASLEY SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
21. ACCORDING TO FEMA PANEL 45077C0311D EFF. DATE 04/16/08 & 45077C0311D EFF. DATE 04/16/08, FLOODPLAIN DOES NOT EXIST ON THIS SITE.

NOTES:
1. SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE SOIL TESTING FIRM/GEOTECH TEST ALL EARTHWORK COMPACTION. PROOF ROLL ALL AREAS AND SUBMIT REPORTS TO THE OWNER ON A WEEKLY BASIS.
2. SITE CONTRACTOR TO SUBMIT A WEEKLY TIME LOG OF CONSTRUCTION EVENTS INCLUDING DATE STARTED AND COMPLETED EACH WEEK ALONG WITH SITE PHOTOS SENT OR E-MAILED TO THE OWNER.
3. NO CLEARING DEBRIS OR TOPSOIL TO BE BURIED ON SITE. ALL FILL TO BE FREE OF ORGANICS AND ROCK.
4. FRONT LOT PINS SHALL BE SET BY R.L.S. (REGISTER LAND SURVEYOR) BEFORE STORM DRAINAGE, WATER LINES AND SEWER LINES ARE INSTALLED.
5. ALL BUILDING DOWNSPOUTS MUST BE PIPED TO EXISTING CATCH BASINS, DRAINAGE SWALES, OR SLOPE DRAINS. INSTALL TO ELIMINATE RUNOFF OVER SLOPES AND PONDING AROUND BUILDING.
6. A BUFFER SHOULD BE MAINTAINED BETWEEN ALL WOS AND CLEARLY DELINEATED BY FLAG, TAPE OR SIMILAR MAKING DEVICES TO ENSURE THE BUFFER AREA(S) ARE VISIBLE.
7. SWALES TO BE CONSIDERED STORMWATER FEATURES AND TO BE INCLUDED IN THE MAINTENANCE OF ALL STORMWATER FEATURES AND TO BE INCLUDED ON FINAL PLAT.
8. ALL FILL SHALL BE COMPACTED TO 95% STD. PROCTOR PER ASTM D-698. THE BUILDING PAD AREA SHALL BE PROFF-ROLLED (20t PUMP TRUCK). ALL SOFT SPOTS (IF ANY) SHALL BE UNDERCUT AND COMPACTED TO 98% STANDARD UNDER BUILDING. THIS INCLUDES ALL TRENCH COMPACTION AFTER EXISTING UTILITY IS REMOVED AND ALL NEW TRENCH UNDER BUILDING.
9. SECONDARY PERMITEE (BUILDER) SHALL ENSURE POSITIVE DRAINAGE FOR EACH INDIVIDUAL LOT AND IS RESPONSIBLE FOR INDIVIDUAL LOT SWALES NOT SHOWN ON PLANS. SWALES SHOWN ON PLANS ARE FOR OVERALL DRAINAGE PATTERNS DEEMED NECESSARY BY THE ENGINEER.
10. DEVELOPER/CONTRACTOR TO RECEIVE PERMISSION AND COORDINATE WITH EXISTING HOMEOWNERS PRIOR TO RELOCATION OF EXISTING PROPERTY (SHEDS, DRIVEWAYS, UTILITIES, ETC.) IF REQUIRED TO BE RELOCATED PER THE APPROVED PLANS.

CITY OF EASLEY OPEN SPACE TABLE

ZONING: GR-2			
ACREAGE OF TOTAL SITE:		10.02	ACRES
REQ'D OPEN SPACE PER EASLEY UDO:	35 %	3.50	ACRES
TOTAL OPEN SPACE PROVIDED:	35 %	3.52	ACRES
DEVELOPABLE OPEN SPACE - TRACT A		0.39	ACRES
DEVELOPABLE OPEN SPACE - TRACT B		0.90	ACRES
DEVELOPABLE OPEN SPACE - TRACT C		1.41	ACRES
DEVELOPABLE OPEN SPACE - TRACT D		0.82	ACRES
DEVELOPABLE OPEN SPACE - TOTAL		3.52	ACRES
TOTAL OPEN SPACE	35.1 %	3.52	ACRES

HATCHING LEGEND	
· OPEN SPACE	
· STORMWATER MGMT	
· PROPOSED ROADS	

SITE LEGEND	
	PROPERTY BOUNDARY
R/W	EXISTING DOT RIGHT-OF-WAY
	LOT LINES
	DRAINAGE/UTILITY EASEMENTS
WL	EXISTING/PROPOSED WATERLINE
SS	EXISTING/PROPOSED SEWER
	SETBACK
	MAIL KIOSK
	FIRE HYDRANT

SETBACKS:

FRONT:	30'
SIDE:	10'
REAR:	15'

DENSITY TABLE:
GROSS ACRES: 10.02 ACRES
ZONING: GR-2
COMMON SPACE PROVIDED: 3.52 AC (35%)
TOTAL # OF NEW LOTS: 30 UNITS
ACTUAL SITE DENSITY: 2.99 UNITS/AC.

OWNER
TAX MAP #: 5028-09-16-8868
LAND USE: RESIDENTIAL
REEVE PARTNERSHIP
645 PONDEROSA RD
PICKENS,SC 29671

PARKING TABLE:
OF UNITS: 30 UNITS
GUEST PARKING SPACES PROVIDED: 4 TOTAL
PARKING SPACES PROVIDED: 60
PARKING RATIO: 2.13 SPACES/UNIT
2 PARKING SPACES PROVIDED ON EACH LOT

PEARSON PARK SUBDIVISION
PRELIMINARY PLAT

TYPE OF DEVELOPMENT:
GR-2 (SINGLE-FAMILY-DETACHED)

TAX MAP#'s:
5028-09-16-8868

NO. OF ACRES: 10.02 ACRES — NEW ROAD: 1,364 LF
NO. OF LOTS/UNITS: 30 LOTS — DATE: 10/13/26

DEVELOPER/APPLICANT	ENGINEER	SURVEYOR
SUMMERSET CAPITAL 880 S PLEASANTBURG DRIVE SUITE 2-D GREENVILLE, SC 29607 864-992-4210 ATTN: BEN SHIRLEY	GRAY ENGINEERING 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	SITE DESIGN, INC 225 ROCKY CREEK ROAD GREENVILLE, SC 29615 864-271-0496

Gray Engineering
132 PILGRIM ROAD . GREENVILLE, SC 29607
PH: (864) 297-3027 . FAX: (864) 725-8747
WWW.GRAYENGINEERING.COM
SC. C.O.A.# C000060 . NC. C.O.A.# C-1217 . GA. C.O.A.# PEF001941 . TN. C.O.A.# 0410819

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 40522 — 10/20/2026

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PRELIMINARY PLAT OF
PEARSON PARK SUBDIVISION
CITY OF EASLEY, SC
PEARSON ROAD

0 60 120 Feet

SCALE:	1" = 60'
PROJECT MANAGER:	JDB
DRAWN BY:	CJR
PROJECT DATE:	10/13/26
JOB No.:	2025038
PLOT DATE:	10/15/26

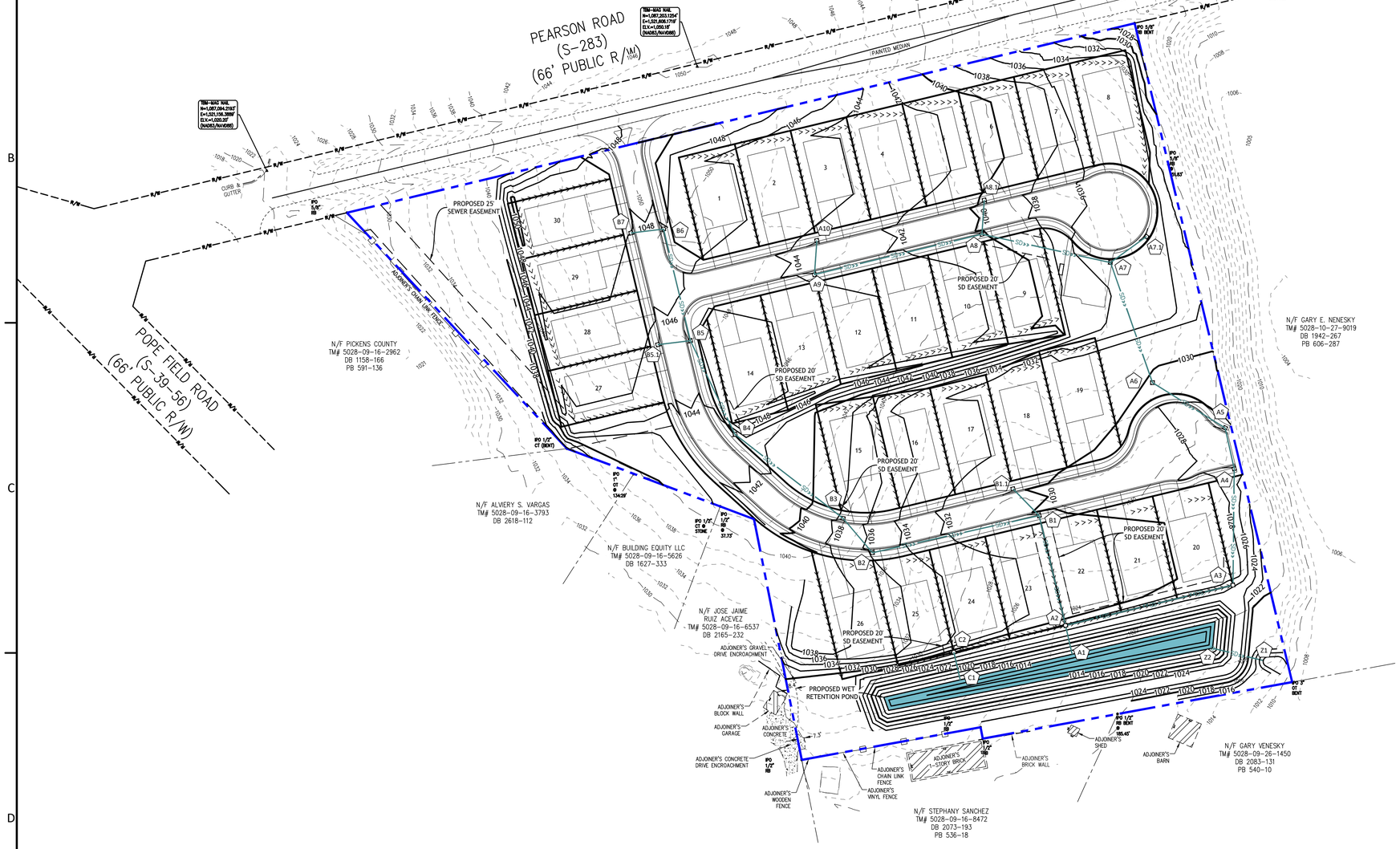
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CV-1

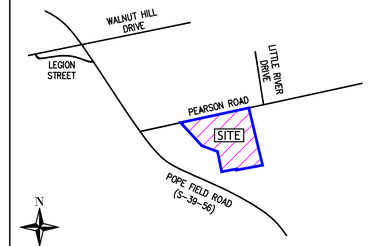
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LOCATION MAP (N.T.S.)

GRADING PLAN LEGEND

B6	CATCH BASIN
SD»»	STORM DRAINAGE
> > > > > > > > >	DRAINAGE ARROWS
960	PROPOSED CONTOUR
960	EXISTING CONTOUR
	EASEMENT
	PROPERTY LINE

NOTES:
1. SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE SOIL TESTING FIRM/GEOTECH TEST ALL EARTHWORK COMPACTION. PROOF ROLL ALL AREAS AND SUBMIT REPORTS TO THE OWNER ON A WEEKLY BASIS.
2. SITE CONTRACTOR TO SUBMIT A WEEKLY TIME LOG OF CONSTRUCTION EVENTS INCLUDING DATE STARTED AND COMPLETED EACH WEEK ALONG WITH SITE PHOTOS SENT OR E-MAILED TO THE OWNER.
3. NO CLEARING DEBRIS OR TOPSOIL TO BE BURIED ON SITE. ALL FILL TO BE FREE OF ORGANICS AND ROCK.
4. FRONT LOT PINS SHALL BE SET BY R.L.S. (REGISTER LAND SURVEYOR) BEFORE STORM DRAINAGE, WATER LINES AND SEWER LINES ARE INSTALLED.
5. ALL BUILDING DOWNSPOUTS MUST BE PIPED TO EXISTING CATCH BASINS, DRAINAGE SWALES, OR SLOPE DRAINS. INSTALL TO ELIMINATE RUNOFF OVER SLOPES AND PONDING AROUND BUILDING.
6. A BUFFER SHOULD BE MAINTAINED BETWEEN ALL WOS AND CLEARLY DELINEATED BY FLAG, TAPE OR SIMILAR MAKING DEVICES TO ENSURE THE BUFFER AREA(S) ARE VISIBLE.
7. SWALES TO BE CONSIDERED STORMWATER FEATURES AND TO BE INCLUDED IN THE MAINTENANCE OF ALL STORMWATER FEATURES AND TO BE INCLUDED ON FINAL PLAT.
8. ALL FILL SHALL BE COMPACTED TO 95% STD. PROCTOR PER ASTM D-698. THE BUILDING PAD AREA SHALL BE PROFF-ROLLED (20t PUMP TRUCK). ALL SOFT SPOTS (IF ANY) SHALL BE UNDERCUT AND COMPACTED TO 98% STANDARD UNDER BUILDING. THIS INCLUDES ALL TRENCH COMPACTION AFTER EXISTING UTILITY IS REMOVED AND ALL NEW TRENCH UNDER BUILDING.
9. SECONDARY PERMITEE (BUILDER) SHALL ENSURE POSITIVE DRAINAGE FOR EACH INDIVIDUAL LOT AND IS RESPONSIBLE FOR INDIVIDUAL LOT SWALES NOT SHOWN ON PLANS. SWALES SHOWN ON PLANS ARE FOR OVERALL DRAINAGE PATTERNS DEEMED NECESSARY BY THE ENGINEER.
10. DEVELOPER/CONTRACTOR TO RECEIVE PERMISSION AND COORDINATE WITH EXISTING HOMEOWNERS PRIOR TO RELOCATION OF EXISTING PROPERTY (SHEDS, DRIVEWAYS, UTILITIES, ETC.) IF REQUIRED TO BE RELOCATED PER THE APPROVED PLANS.

PRELIMINARY GRADING PLAN NOTES:

GRADING, STORM DRAIN AND EASEMENTS SHOWN ARE APPROXIMATE. FINAL LOCATIONS AND GRADING TO BE DETERMINED DURING CIVIL DESIGN.

OWNER
TAX MAP #: 5028-09-16-8868
LAND USE: RESIDENTIAL
REEVE PARTNERSHIP
645 PONDEROSA RD
PICKENS,SC 29671

PEARSON PARK SUBDIVISION
PRELIMINARY PLAT

TYPE OF DEVELOPMENT:
GR-2 (SINGLE-FAMILY-DETACHED)
TAX MAP#s:
5028-09-16-8868

NO. OF ACRES: 10.02 ACRES — NEW ROAD: 1,364 LF
NO. OF LOTS/UNITS: 30 LOTS — DATE: 10/13/26

DEVELOPER/APPLICANT	ENGINEER	SURVEYOR
SUMMERSET CAPITAL 880 S PLEASANTBURG DRIVE SUITE 2-D GREENVILLE, SC 29607 864-992-4210 ATTN: BEN SHIRLEY	GRAY ENGINEERING 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	SITE DESIGN, INC 225 ROCKY CREEK ROAD GREENVILLE, SC 29615 864-271-0496

NO.	DATE	BY	REVISION
A	-	-	-

Gray Engineering
132 PILGRIM ROAD . GREENVILLE, SC 29607
PH: (864) 297-3027 . FAX: (864) 725-8747
(WWW.GRAYENGINEERING.COM)
SC C.O.A.# G00060 . NC C.O.A.# C-1217 . GA C.O.A.# PEF001941 . TN C.O.A.# 0410819

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040522 — JOSEPH C. HINDS — CERTIFICATE OF AUTHORIZATION — GRAY ENGINEERING CONSULTANTS, INC. No. C00060

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GRADING, DRAINAGE, AND EROSION CONTROL PLAN

PEARSON PARK SUBDIVISION

CITY OF EASLEY, SC

PEARSON ROAD

0 60 120 Feet

SCALE:	1" = 60'
PROJECT MANAGER:	JDB
DRAWN BY:	CJR
PROJECT DATE:	10/13/26
JOB No.:	2025038
PLOT DATE:	10/20/26

SHEET
CV-2

2025038-013.dwg

PEARSON ROAD
(S-283)
(66' PUBLIC R/W)

POPE FIELD ROAD
(S-39-56)
(66' PUBLIC R/W)

TBM-MAG NAIL
N=1,087,094.219'
E=1,521,156.3889'
ELV.=1,020.20'
(NAD83/NAVD88)

TBM-MAG NAIL
N=1,087,203.1254'
E=1,521,606.1719'
ELV.=1,050.18'
(NAD83/NAVD88)

STREET TREES
DISTANCE: 1045 LF

TREES REQUIRED: 35 (TYPE C 1 PER 30 LF)
TREES PROVIDED: 35

3 LAIN
6 MAGR
3 LAIN
1 ACSA

TYPE V BUFFER (5')
DISTANCE: 337 LF

TREES REQUIRED: 13 (4 PER 100 LF)
TREES PROVIDED: 13

UNDERSTORY TREES REQUIRED: 20 (6 PER 100 LF)
UNDERSTORY TREES PROVIDED: 20

SHRUBS REQUIRED: 25% COVERAGE

N/F PICKENS COUNTY
TM# 5028-09-16-2962
DB 1158-166
PB 591-136

PROPOSED
25' SEWER
EASEMENT

16 ILCR
4 ACSA
6 COFL
14 CECA
8 QUNU
12 THOC

3 COFL
5 LAIN
7 MAGR
3 COFL
5 LAIN

6 QUNU
10 CECA

42 OSFR
6 THOC

TYPE V BUFFER (10')
DISTANCE: 640 LF

TREES REQUIRED: 26 (4 PER 100 LF)
TREES PROVIDED: 26

UNDERSTORY TREES REQUIRED: 38 (6 PER 100 LF)
UNDERSTORY TREES PROVIDED: 38

SHRUBS REQUIRED: 25% COVERAGE

VEHICLE USE AREA LANDSCAPE
PERIMETER DISTANCE: 185 LF

TREES REQUIRED: 4 (1 PER 50 LF)
TREES PROVIDED: 4

SHRUBS REQUIRED: HEDGE AJDACENT TO RESIDENTIAL

3 LOCH
1 QUPH
6 TEGY
6 TEGY
3 LOCH
8 MUCA
1 QUPH
2 ACSA

9 ILCR
14 COFL
7 ACSA
4 QUPH
3 LAIN

5 LAIN
5 QUPH
4 QUNU
6 COFL

FUTURE
INTERCONNECTIVITY
LOCATION

PROPOSED WET
RETENTION POND

12 VIAW

N/F GARY E. NENESKY
TM# 5028-10-27-9019
DB 1942-267
PB 606-287

N/F ALVIERY S. VARGAS
TM# 5028-09-16-3793
DB 2618-112

N/F BUILDING EQUITY LLC
TM# 5028-09-16-5626
DB 1627-333

N/F JOSE JAIME
RUIZ ACEVEZ
TM# 5028-09-16-6537
DB 2165-232

N/F STEPHANY SANCHEZ
TM# 5028-09-16-8472
DB 2073-193

N/F GARY VENESKY
TM# 5028-09-26-1450
DB 2083-131
PB 540-10

ADJOINER'S
CONCRETE

ADJOINER'S
1-STORY BRICK

ROAD A (PUBLIC)

ROAD B (PUBLIC)

PLAYGROUND

MAIL

1	6600 S.F.	
2	6600 S.F.	
3	6600 S.F.	
4	6600 S.F.	
5	6600 S.F.	
6	7140 S.F.	
7		
8		
9	6738 S.F.	
10	6600 S.F.	
11	6600 S.F.	
12	6600 S.F.	
13	6996 S.F.	
14	7334 S.F.	
15	7130 S.F.	
16	7015 S.F.	
17	6851 S.F.	
18	7175 S.F.	
19	7435 S.F.	
20	6600 S.F.	
21	6600 S.F.	
22	6600 S.F.	
23	6600 S.F.	
24	6600 S.F.	
25	6636 S.F.	
26	7378 S.F.	
27	6600 S.F.	
28	6600 S.F.	
29	6600 S.F.	
30	6600 S.F.	

15' REAR SETBACK
30' FRONT SETBACK
10' SIDE SETBACK

208.97' — N69°19'58"W
846.72' — N70°36'33"E
328.68' — S79°38'31"W
189.95' — S79°38'34"W
N11°26'56"W 346.48'
N10°01'01"W 30.09'

811
KNOW WHAT'S BELOW

0' 40' 80' 120'
GRAPHIC SCALE: 1"=40'

NOTE: A MINIMUM OF ONE (1) CANOPY TREE SHALL BE PLANTED ON EACH INDIVIDUAL LOT DURING CONSTRUCTION. TREE SPECIES, SIZE, AND INSTALLATION SHALL COMPLY WITH THE APPROVED LANDSCAPE REQUIREMENTS AND APPLICABLE LOCAL ORDINANCES. ALL TREES SHALL BE INSTALLED PRIOR TO FINAL COMPLETION OF CONSTRUCTION ON EACH LOT.

STUDIO MAIN
66 Main Street | Pelzer, SC 29669
blake@studiomainllc.com | 864.617.0347

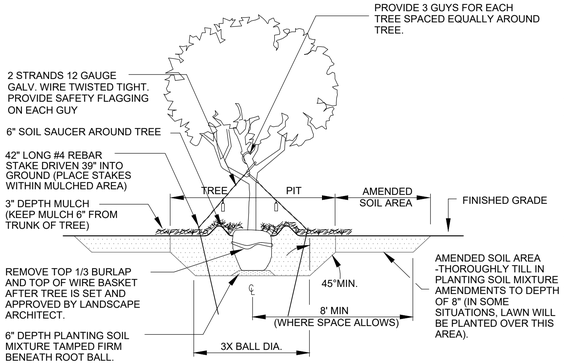
ISSUE	DATE
ISSUED FOR PERMIT	2026.10.18

DRAWN BY: BS
CHECKED BY: BS

PEARSON PARK
PEARSON ROAD
EASLEY, SC 29642
PROJECT # 2026-087
CITY OF EASLEY

LANDSCAPE PLAN

L-101



GENERAL NOTES:

1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PIT.
3. BACKFILL TREE PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 8" LAYERS, HAND TAMPED TO REMOVE VOIDS.
4. WHEN 2/3 BACKFILLED, FILL WITH WATER.
5. AFTER PLACING AND AND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. STAKE AND GUY TREES IF APPLICABLE
7. DO NOT WRAP TREE TRUNKS.

1 TYPICAL TREE PLANTING

GENERAL NOTES:

1. PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PIT.
3. BACKFILL SHRUB PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 6" LATERS, HAND-TAMPED, TO REMOVE VOIDS.
4. WHEN 2/3 BACKFILLED, FILL WITH WATER.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.

2 TYPICAL SHRUB PLANTING

PLANT SCHEDULE

FWF FULL WELL FORMED
SP SPECIMEN MATERIAL
TF TREE FORM HABIT
MS MULTI-STEM
CAL TRUNK CALIPER
GAL GALLON CONTAINER
B&B BALLED AND BURLAPPED MATERIAL
BR BARE ROOT MATERIAL
ESP ESPALIER

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT	SPREAD/CALIPER	SPACING	REMARKS
	TREES						
QUPH	QUERCUS PHELLOS 'HIGHTOWER'	HIGHTOWER WILLOW OAK	11	10'-12'	2" CAL.	AS SHOWN	FWF SP B&B
CECA	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	24	6'	1-1/2" CAL.	AS SHOWN	FWF SP CON
MAGR	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	13	6'	1-1/2" CAL	AS SHOWN	FWF SP CON
LAIN	LAGERSTROEMIA X 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	24	6'	1-1/2" CAL.	AS SHOWN	FWF SP CON MS
THOC	THUJA OCCIDENTALIS 'SMARAGD'	SMARAGD ARBORVITAE	18	4'	-	AS SHOWN	FWF SP CON
QUNU	QUERCUS NUTTALLII	NUTTALL OAK	18	10'-12'	2" CAL.	AS SHOWN	FWF SP B&B
COFL	CORNUS FLORIDA	FLOWERING DOGWOOD	32	6'	1-1/2" CAL.	AS SHOWN	FWF SP CON
ACSA	ACER SACCHARUM	SUGAR MAPLE	14	10'-12'	2" CAL.	AS SHOWN	FWF SP B&B
	SHRUBS AND GRASSES						
OSFR	OSMANTHUS FRAGRANS	FRAGRANT TEA OLIVE	42	3 GAL	-	48" O.C.	FWF SP CON
LOCH	LOROPETALUM CHINENSE VAR. RUBRUM CRIMSON FIRE	CRIMSON FIRE LORAPETALUM	16	3 GAL	-	30" O.C.	FWF SP CON
ILCR	ILEX CRENATA 'COMPACTA'	COMPACTA HOLLY	25	3 GAL	-	36" O.C.	FWF SP CON
MUSC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	15	3 GAL	-	36" O.C.	FWF SP CON
VIAW	VIBURNUM AWABUKI 'CHINDO'	CHINDO VIBURNUM	12	3 GAL	-	72" O.C.	FWF SP CON
TEGY	TERNSTROEMIA GYMNANTHERA 'CONTHERY'	BRONZE BEAUTY CLEYERA	12	3 GAL	-	48" O.C.	FWF SP CON
	MULCH	DOUBLE-GROUND HARDWOOD MULCH					
	HYDROSEED	BERMUDA SEED	DISTURBED AREAS				

GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
2. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT LANDSCAPE CONTRACTOR'S EXPENSE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY POSSIBLE CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND UTILITIES, SIGNS, AND/OR OTHER STRUCTURES.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE LANDSCAPE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERCOLATE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLING PLANTS.
4. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, THE LANDSCAPE CONTRACTOR MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
5. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
6. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY AND THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
7. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ANSI Z-60.1). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, OR CALIPER SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE.
8. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
9. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
11. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
12. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
13. DO NOT WRAP TREES.
14. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
15. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
16. ALL PLANT BEDS TO BE MULCHED WITH 4" OF DOUBLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
17. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS, SEE SOIL NOTES.
18. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED, SODDED AND/OR SEEDED SHALL BE REMOVED PRIOR TO PLANTING, SODDING, AND SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
19. ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT ON THIS PLAN SHALL BE SEEDED PER THE PROVIDED SEEDING SCHEDULE.
20. PLANTINGS SHALL BE PRUNED TO CONFORM WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
21. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
22. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
23. SHOULD THE LANDSCAPE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE LANDSCAPE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.

SOIL NOTES:

1. FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
2. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
4. ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
5. IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT AND OWNER FOR ACCEPTANCE. LANDSCAPE CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED, SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE.
2. LANDSCAPE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. LANDSCAPE CONTRACTOR SHALL PROVIDE ELECTRIC METER, BACKFLOW PREVENTER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE WATER METER REQUIREMENTS WITH CIVIL ENGINEER.
3. LANDSCAPE CONTRACTOR TO PROVIDE DRIP IRRIGATION TO ALL ABOVE GROUND PLANTERS. IRRIGATION LINE TO BE INSTALLED BENEATH ADJACENT HARDSCAPE AS NECESSARY.
4. IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.
5. NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

3 LANDSCAPE NOTES

STUDIO MAIN
66 Main Street | Pelzer, SC 29669
blake@studiomainllc.com | 864.617.0347

ISSUE DATE
ISSUED FOR PERMIT 2026.10.18
DRAWN BY: BS
CHECKED BY: BS

PEARSON PARK
PEARSON ROAD
EASLEY, SC 29642
PROJECT # 2026-087
CITY OF EASLEY

LANDSCAPE SCHEDULE + DETAILS

L-102

School District of Pickens County
Engaging Today Empowering Tomorrow

10/18/26

To Whom it May Concern,

Please accept this letter on behalf of the School District of Pickens County. The district has no objection to the proposed/discussed development of an approximately 30 lot subdivision submitted by Gray Engineering to be built off of Pearson Road in Easley. Given the size of the development and the zoned schools (Forest Acres Elementary, Gettys Middle, and Easley High) that would be affected our district should be able to handle any expected increase in students at this current time.

Sincerely,

Josh Young

Associate Superintendent of Administration

1348 Griffin Mill Road • Easley, SC 29640-6997 • P 864-397-1000 • F 864-855-8159
www.pickens.k12.sc.us

EASLEY COMBINED UTILITIES

A Community Tradition

Preliminary Sewer Capacity Request Form

Project Name: Pearson Road Subdivision Date: 10/19/2026

Parcel ID Numbers: 5028-09-16-8868

Project Address: Pearson Rd., Easley, SC

Developer: Summerset Capital Phone: 864-992-4210

Developer Contact: Ben Shierley Email: bens@summersetcapital.com

Address: 880 S Pleasantburg Dr. STE 2D, Geenville, SC, 29607 Phone: 864-992-4210

Engineering Firm: Gray Engineering Consultants Phone: 864-297-3027

Address: 132 Pilgrim Road, Greenville, SC 29607 Email: jbaker@grayengineering.com

Engineer: Josh Baker Signature: _____

Estimated Total Sewer Flow: 9000 **(Gallons Per Day)** Connection Type: Gravity @ Ex MH

(Attach flow calculations using average Daily Flow using SCDHEC Reg 61-67 Appendix A Unit Contributory Loading)

Will a new pump station be required for this development? No

Easley Combined Utilities (ECU) Preliminary Approval

ECU currently does have the sewer capacity to serve this proposed development.

WWTP: Middle Branch WWTP NPDES No. SC 0039853

This form does not constitute a permit to connect to ECU. In cases where capacity appears available to serve a project, such capacity can neither be guaranteed nor reserved by this preliminary approval. Capacity is allocated on a first come first serve basis during the subsequent ECU Capacity Approval Process. Once all ECU Delegated Review Project requirements are completed, submitted plans are approved by ECU, and payment of all ECU fees are received, ECU will issue a flow acceptance letter as required to obtain a SCDHEC Permit to Construct. ECU will own, operate and maintain the sewer lines and appurtenances, if installed to ECU specifications.

ECU Representative Signature: _____ Date: 10/20/2026

From "Laws, Joe, D." <LAWSJD@scdot.gov>
To "Cisson, Jason, S." <CISSONJS@scdot.gov>; "Josh Baker" <jbaker@grayengineering.com>
Date 11/12/2025 11:09:44 AM
Subject Re: Re[2]: Pearson Rd Subdivision

> Josh,
>
> Please see our comments below:
>
> - The proposed driveway will need to be designed as a right in right out driveway since it does not appear to meet sight distance requirements in both directions.
> - The driveway will need to meet sight distance requirements looking left out of the RIRO.
> - Drainage will need to be accommodated per ARMS requirements.
>
> Thanks,

Joe D. Laws III, P.E.
District Permit Engineer

P 864-239-6046 **E** lawsjd@scdot.gov

South Carolina Department of Transportation
252 S. Pleasantburg Dr., Greenville, SC 29607

------ Original Message ------
From "Laws, Joe, D." <LawsJD@scdot.org>
To "Cisson, Jason, S." <CissonJS@scdot.org>; "Josh Baker" <jbaker@grayengineering.com>
Date 11/4/2025 8:41:52 AM
Subject Re: Pearson Rd Subdivision

> Good Morning,
>
> We will add this site to our internal staff meeting agenda to discuss new sites across the district. Please allow approximately 2-3 weeks to receive feedback for this site as we review and provide comments in the order in which they are received.
>
> Best,

Joe D. Laws III, P.E.
District Permit Engineer

P 864-239-6046 **E** lawsjd@scdot.org

South Carolina Department of Transportation
252 S. Pleasantburg Dr., Greenville, SC 29607

From: Josh Baker <jbaker@grayengineering.com>
Sent: Monday, November 3, 2025 4:35 PM
To: Laws, Joe, D. <LawsJD@scdot.org>; Cisson, Jason, S. <CissonJS@scdot.org>
Subject: Pearson Rd Subdivision

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Good Afternoon,

Could you guys add the attached concept plan for a 60 lot townhome development to your weekly meeting to review? Site is located off of Pearson Rd in Pickens. Please let me know if you have any questions or concerns

Thank you,

Josh Baker, PE
Project Engineer || Gray Engineering
P: (864) 297-3027 Ext. 125
M: (803) 422-6075
E: jbaker@grayengineering.com

132 Pilgrim Road
Greenville, SC 29607
www.grayengineering.com



Virus-free.www.avast.com

Planning & Development
205 North 1st Street | Easley, SC 29640
864-855-7900 | www.cityofeasley.com

OFFICE USE ONLY
Application #: TXT-26-06
Received on: 10/7/26 Staff: DH
Issued on: _____ Staff: _____

Text Amendment Application

The applicant hereby requests amendment to the following section(s):

Unified Development Ordinance § 10.6.2 - Electronic Message Boards, Specifically § 10.6.2(A) Concerning the zoning districts in which Electronic Message Boards are permitted.

Explanation of the proposed change:

Amend § 10.6.2 (A) to permit one Electronic Message board as part of an otherwise permitted Civic ground sign Serving a community facility activity within a residential Zoning district, Subject to the exsisting residential Civic - sign standards of § 10.6.1 and the exsisting EMB Standards of § 10.6.2

Please attach a separate narrative describing the proposed change in greater detail.

X See attachment "A"

PROPERTY INFORMATION

Complete this section only if the proposed change affects a specific property or parcel of land. List additional parcels on a separate sheet.

Address/Location: 461 Saco Lowell Rd, Easley, SC 29640
Tax Map Parcel #: 5029-16-93-7948 Zoning District: R-10 One-Family-Residential

APPLICANT INFORMATION

Who is the primary contact person for this application?

☐ **the owner of property described above** *(fill in left section only)*
☒ **an applicant representing an owner or company** *(fill in both)*

Owner Name:	Faith Missionary Baptist Church
Company:	Easley Christian School
Mailing Address:	461 Saco Lowell Rd
City / State / ZIP:	Easley, SC 29640
I prefer to be contacted by:	☒ cell # ☐ business # ☐ e-mail
Preferred Phone #:	864-385-8399
E-Mail:	dennyandcarrie@gmail.com

Primary Contact: ~~Owner Name~~:	Dennis Whitehead
Company:	
Mailing Address:	113 Nicholas CT
City / State / ZIP:	Easley, SC 29640
I prefer to be contacted by:	☒ cell # ☐ business # ☐ e-mail
Preferred Phone #:	864-385-8399
E-Mail:	dennyandcarrie@gmail.com

SUBMITTAL & FEE PAYMENT

An amendment to the written text of the Unified Development Ordinance (UDO) may be proposed by City Council, the Planning Commission, the Board of Zoning Appeals, the Planning Director, any department or agency in the City, or any other individual, corporation, or agency.

Fee: $___

I (we) certify that the information in this application is correct and hereby authorize the City of Easley to process this application.

Signature: Dennis White

Submittal Date: 10/07/2026

ATTACHMENT A

Proposed Text Amendment to Easley Unified Development Ordinance Section 10.6.2

Applicant: Faith Baptist Church / Easley Christian School
Property: 461 Saco Lowell Road, Easley, South Carolina 29640
Zoning District: R-10

1. Purpose of Proposed Amendment

The purpose of this proposed amendment is to allow schools, religious institutions, and other community facility activities lawfully located within residential zoning districts to incorporate an Electronic Message Board (EMB) into an otherwise permitted civic ground sign, while remaining subject to the City's existing civic-sign and EMB standards.

The Unified Development Ordinance already recognizes that community facility activities located within residential districts have legitimate signage needs by permitting civic ground signs. Section 10.6.2, however, currently limits EMBs by zoning district. This proposed amendment would address that narrow difference without changing the underlying land use, increasing the number of signs allowed, or creating a general right to commercial electronic advertising in residential districts.

2. Proposed Amendment Language

Proposed addition to Section 10.6.2(A):

> **Electronic Message Boards shall be permitted within the General Commercial and Central Business Districts. In addition, one Electronic Message Board may be permitted as part of an otherwise permitted civic ground sign serving a community facility activity located within a residential zoning district, subject to the provisions of Section 10.6.1 and all applicable conditions of this Section.**

All remaining provisions and operating requirements of Section 10.6.2 would remain in effect unless otherwise modified by the City during the review process.

3. Reason for the Amendment

Schools, churches, and other civic or institutional uses often operate lawfully within residential zoning districts and have communication needs that differ from those of a typical residential property. The existing ordinance already recognizes those needs by allowing civic signage for community facility activities.

Electronic message-board technology serves substantially the same communication function historically served by manual changeable-copy signs, but allows messages to be updated safely and efficiently. Such messages may include school activities, church services, community events, emergency information, nonprofit activities, and similar on-premises or community-oriented information.

The proposed amendment is intended as a general zoning-text improvement rather than a special exception for one property. It would allow an EMB only when it is incorporated into an otherwise permitted civic ground sign serving a qualifying community facility activity.

4. Example Demonstrating the Need

Easley Christian School is an established school and community facility located on approximately 8.96 acres along Saco Lowell Road in an R-10 zoning district. A freestanding institutional sign has existed at the current sign location for many years. The existing sign is approximately 15 feet high and approximately 10 feet wide, and is located roughly 35 feet from the edge of the road.

The school proposes to replace the aging sign with a modern civic sign incorporating an Electronic Message Board at the same general location. Property directly across Saco Lowell Road is zoned General Commercial, where EMB technology is permitted. Other institutional properties along the same corridor also use electronic signage.

These circumstances illustrate how the current zoning-district restriction can produce different sign treatment for similar institutional or civic uses along the same roadway corridor, even where a proposed sign could otherwise comply with applicable civic-sign and EMB standards.

5. Public Welfare and Good Zoning Practice

The proposed amendment is intended to preserve the City's existing protections while providing a limited modernization option for civic and institutional uses. Under the proposed language:**The proposed amendment would not alter the existing height, area, setback, or sign-count limitations applicable to civic signs in residential zoning districts.**

- Only one EMB would be permitted as part of an otherwise permitted civic ground sign.
- The sign would remain subject to the applicable civic-sign provisions of Section 10.6.1.
- The EMB would remain subject to the applicable operating requirements of Section 10.6.2.
- Existing limits on message duration and transition time would continue to apply.
- Existing limits on EMB area would continue to apply.
- Existing restrictions on off-premises advertising would continue to apply.

- The amendment would not authorize general commercial electronic advertising throughout residential districts.

6. Requested Action

The applicant respectfully requests that the City of Easley consider amending Section 10.6.2(A) to permit an Electronic Message Board as part of an otherwise permitted civic ground sign serving a community facility activity in a residential zoning district, subject to the City's existing civic-sign and EMB regulations and any additional safeguards the City determines appropriate through the text-amendment review process.

Draft prepared for discussion with the City of Easley Planning & Development Department and for attachment to a Text Amendment Application. Final ordinance wording remains subject to staff, Planning Commission, City Attorney, and City Council review.

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE (UDO), CHAPTER 10, ARTICLE 10.6 OTHER SIGNS, SECTION 10.6.2(D), SECTION 6.4.2(A), ELECTRONIC MESSAGE BOARDS, TO MODIFY THE PERMITTING OF FREESTANDING SIGN STANDARDS FOR CIVIC OR CHURCH USES IN RESIDENTIAL DISTRICTS ALLOWING ONE ELECTRONIC MESSAGE BOARD (EMB) ONLY.

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 maintains and enforces zoning standards through the adoption of the recent Unified Development Ordinance, adopted October 2025; and,

WHEREAS, the Planning and Development Department is consistently seeking to improve these standards through the addition and supplementation of standards in the form of text amendments; and

WHEREAS, the following text amendment has been citizen initiated by an applicant representing an owner or company, including an appropriately completed submittal and payment as permitted per the City of Easley Fee Schedule; and

WHEREAS, electronic message boards (EMBs) are only allowed within the General Commercial and Central Business Districts under the current Unified Development Ordinance and excludes institutional or residential zones, including churches and/or places of worship as defined by the UDO.

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

Section 2. Electronic Message Boards

DRAFT

Chapter 12, Article 10.6. Other Signs, appearing on Page 187-188 of the Unified Development Ordinance, is hereby amended to read as follows:

10.6.2. Electronic Message Boards

A. Electronic message boards (EMB) are signs that convey a changing message intended to be viewed off- site or attract the attention of motorists; EMBs intended for on-site viewing located outside of all building setbacks; time and/or temperature signs located outside all building setbacks, and EMBs similar to that of a manually changeable sign face on traditional commercial signage. EMBs ~~are only allowed~~ shall be permitted within the General Commercial and Central Business Districts ~~with the following conditions:~~. In addition, one Electronic Message Board may be permitted as part of an otherwise permitted civic ground sign serving a community facility activity located within a residential zoning district, subject to the provisions of Section 10.6.1. and all applicable conditions of this section.

1. Only one such sign shall be permitted per developed lot whether installed as a wall sign or part of a free-standing sign on the site.

2. EMBs shall only display an image that shall remain fixed for at least six (6) seconds. When a message is changed, it shall be accomplished within an interval of two seconds or less. 188

3. The maximum square footage allowed is 50 square feet.

4. EMBs in the Central Business District shall be constructed with material that is consistent with the façade of the building and use colors that are compatible with those of the building front.

5. EMBs in the Central Business District shall get prior approval of the Architectural Review Board prior to construction.

6. Off-premises advertising is prohibited. This section does not pertain to community announcements and non-profit fundraising information (ex. advertising Easley High School events; United Way annual giving campaign)

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.

DRAFT

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

DRAFT