

City of Easley
Department of Planning and Development
Planning Commission Meeting
June 15, 2026

Staff Report

Case Number: PLN-ANN-26-02

Applicant: RT Calhoun Memorial LLC – Ross Cowan

Property Owner: Freeman William David & Freeman Elaine M

Parcel ID's: 5039-19-60-8617

Acreage: 3.813

Proposed Zoning: General Commercial (GC)

Proposed Future Land Use: Commercial

Surrounding Property:

Current Zoning: North: General Commercial (GC)
East: General Residential 2 (now)
General Commercial (GC) (proposed rezoning)
South: County – Residential / Vacant Land
West: County – Residential / Vacant Land

Future Land Use: North: Commercial
East: Not listed
South: County
West: County

Summary of Request

RT Calhoun Memorial LLC, represented by Ross Cowan, is requesting the annexation of Tax Parcel 5039-19-60-8617, consisting of approximately 3.813 acres, into the City of Easley with a proposed zoning designation of General Commercial (GC) and a Future Land Use designation of Commercial.

The subject property is located along the Calhoun Memorial Highway (US 123) corridor, an area characterized by existing commercial development and General Commercial zoning. The property is bordered to the north by General Commercial (GC) zoned properties, while the surrounding area includes a mixture of residential and vacant land. The requested zoning designation is compatible with the established development pattern along this major commercial

corridor and would allow the property to develop in a manner consistent with surrounding commercial uses.

Staff recognizes that future development of the property may generate concerns related to traffic circulation, access management, buffering, lighting, and compatibility with nearby residential properties. However, the annexation and rezoning process is intended to establish the appropriate jurisdiction and zoning classification for the property and does not constitute approval of a site plan, subdivision, or development proposal.

Should the annexation and rezoning be approved by Planning Commission and City Council, any future development proposal will be subject to additional review by City staff, the Planning Commission, and where applicable, the South Carolina Department of Transportation (SCDOT). Future development will be evaluated for compliance with the Unified Development Ordinance, including but not limited to access management, traffic impacts, building orientation, lot configuration, landscaping and buffering requirements, lighting plans, stormwater management, and other applicable development standards. Particular attention will be given to buffering and landscaping requirements to minimize impacts on adjacent residential properties and to lighting design that reduces light trespass onto neighboring parcels. Also a traffic impact study will be required and any off-site improvements deemed necessary by the study, SCDOT, or the City of Easley will be the responsibility of the applicant.

Comprehensive Plan Consistency

The proposed annexation and General Commercial (GC) zoning designation are generally consistent with the City of Easley Comprehensive Plan. The Land Use Element encourages the annexation of neighboring properties and promotes smart growth principles through infill and redevelopment. The Economic Development Element supports attracting new businesses, expanding economic opportunities, and encouraging investment along the City's major commercial corridors, including Calhoun Memorial Highway (US 123).

The subject property is located adjacent to existing General Commercial zoning and within an established commercial corridor. The requested zoning designation is compatible with the surrounding development pattern and supports the Comprehensive Plan's goals of managed growth, economic development, and the orderly extension of municipal services.

Staff Recommendation

Based on the property's location along an established commercial corridor, the presence of adjacent General Commercial zoning, the compatibility of the request with surrounding land uses, and its consistency with the goals and recommendations of the City of Easley Comprehensive Plan, staff recommends approval of PLN-ANN-26-02.

Respectfully submitted,

A handwritten signature in black ink that reads "Corey Holycross". The signature is written in a cursive style with a large, looped 'C' and 'H'.

City Planner

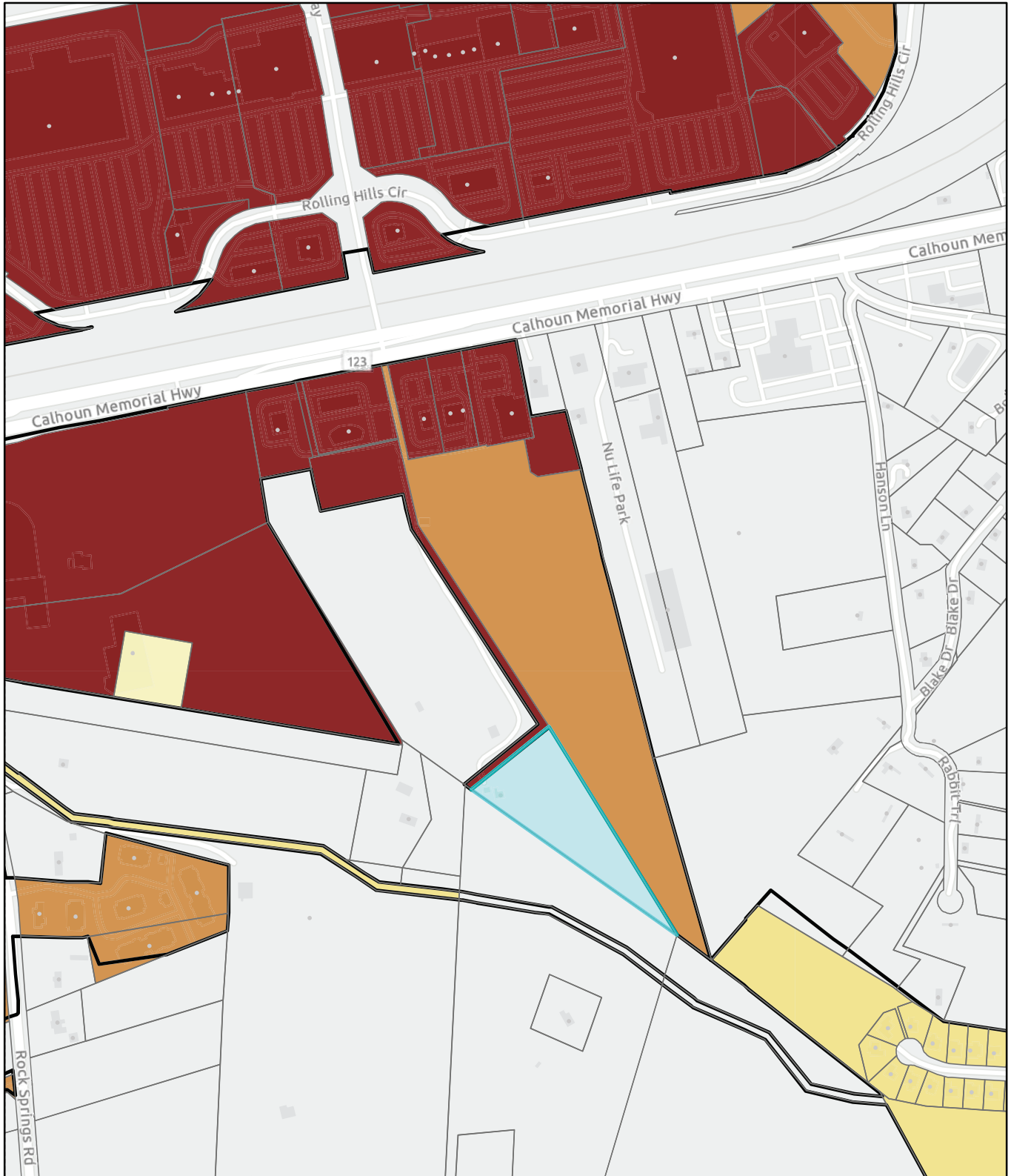
Exhibits:

Exhibit A: Zoning Map




Exhibit B: Future Land Use Map

Exhibit C: Application

Zoning- PLN-ANN-26-02






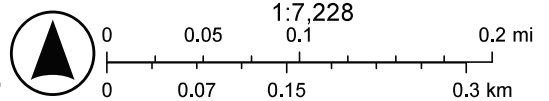
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-  County Boundary
-  Pickens County Parcels
-  City Limits

Zoning

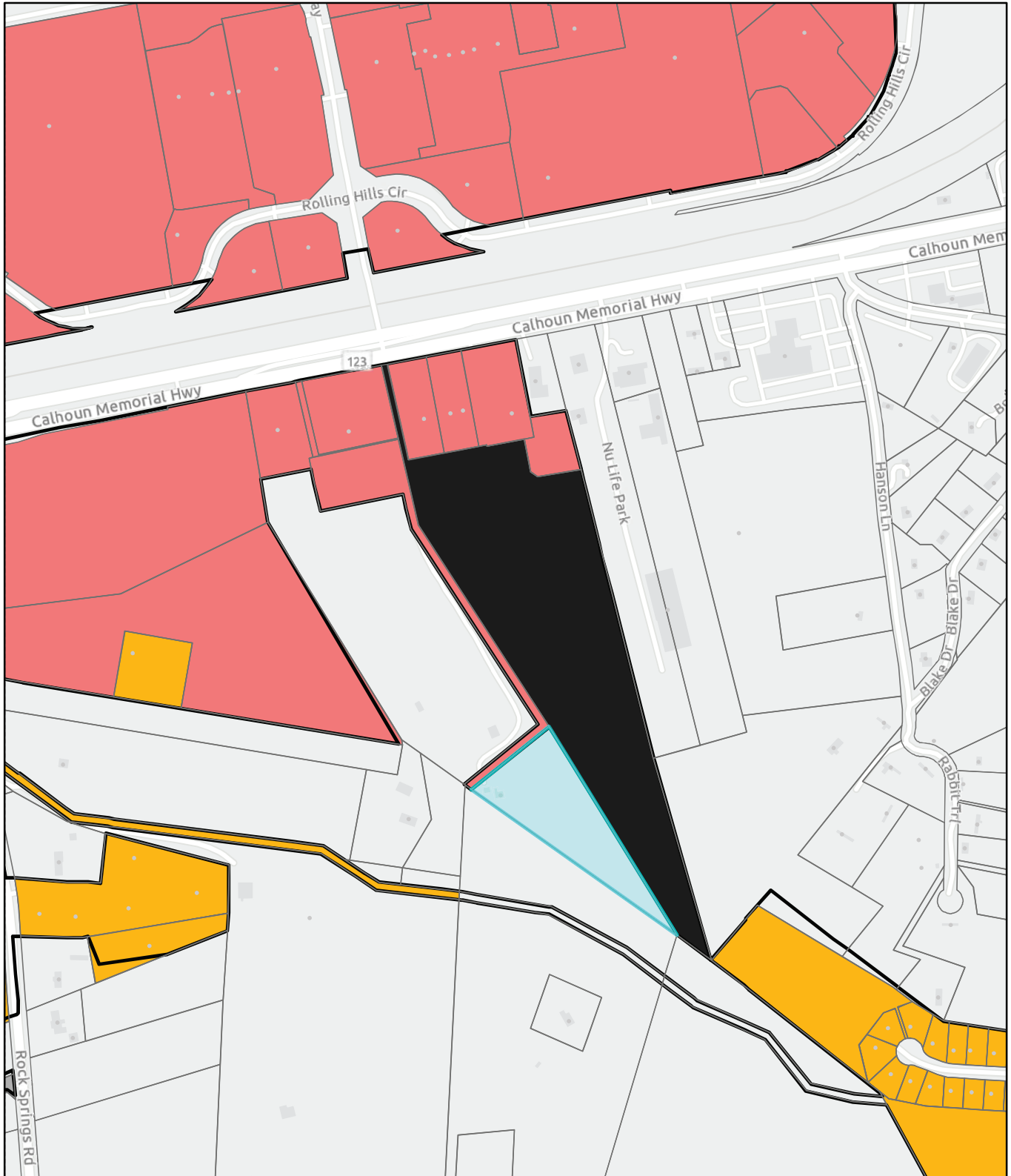
-  One-Family Residential (R-10)

-  One-Family Residential (R-7.5)
-  General Residential 2 (GR-2)
-  General Commercial (GC)



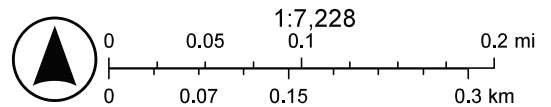
Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

FLU - PLN-ANN-26-02



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- | | |
|------------------------|--------------|
| County Boundary | PD/Mixed-Use |
| Pickens County Parcels | Commercial |
| City Limits | Unknown |
| Future Land Use | |
| Residential | |



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



*Indicates Required Field

APPLICANT/OWNER INFORMATION

	APPLICANT	PROPERTY OWNER
*Name:	RT Calhoun Memorial LLC - Ross Cowan	Freeman William David & Freeman Elaine M
*Title:	Manager	Owner
*Address:	1090 Morrison Drive, Ste 200	4875 Calhoun Memorial Hwy
*City, State:	Charleston, SC	Easley, SC
*Zip:	29403	29642
*Phone:	917-520-1392	N/A
*Email:	ross@cowannakios.com	wdfreeman1960@yahoo.com

LEGAL REPRESENTATIVE (if applicable)	
Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*PARCEL #(S) 5039-19-60-8617

*TOTAL ACREAGE 3.813

*CURRENT ZONING DESIGNATION (County) Residential

*PROPOSED ZONING DESIGNATION (City) GC

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.

_____ *[Signature]*
 _____ *3/25/26*

***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. *AWL* *WJF* *AMA*

*Signatures	
Applicant	<i>[Signature]</i>
Date	<i>3/25/26</i>
Property Owner/Authorized Agent	<i>W. David Freeman</i> <i>Clair M. Freeman</i>
Date	<i>3/26/26</i>

PETITION FOR ANNEXATION
INTO THE CITY OF EASLEY

Date: 3.24.26

TO THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF EASLEY, SOUTH CAROLINA:

I/We, the undersigned, being the owner(s) of the area of land described below and shown on the plat attached hereto, and made a part of this Petition, do hereby petition your Honorable Body under the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina, as amended, to annex the property herein described to the City of Easley so that said area shall henceforth be a part and parcel of the incorporated limits of the City of Easley. Said area is contiguous with the present City Limits of the City of Easley. Said area annexation shall be on the following terms:

PROPERTY ZONING: The owner(s) of the property requested to be annexed, which is set forth in the metes and bounds description as attached, request the property to be zoned under the classification GC of the City of Easley Zoning Ordinance.

PROPERTY DESCRIPTION: The petitioning area to be annexed is shown on a plat hereto attached and more particularly described as follows:

Property Location: 4875 Calhoun Memorial Hwy, Easley, SC 29642

Tax Parcel # 5039-19-60-8617 Area (acres): 3.8

Does this property have any recorded covenant and or restrictions YES _____ NO X

OWNER(s) NAME(s): Freeman William David, Freeman Elaine M

Address: 4875 Calhoun Memorial Hwy, Easley, SC 29642

Home Phone: _____ Cell Phone: _____ Work Phone: N/A Email: wdfreeman1960@yahoo.com

APPLICANT(s) NAME(s) (if other than owner): RT Calhoun Memorial LLC - Ross Cowan

Address: 1090 Morrison Drive, Ste 200, Charleston, SC 29403

Home Phone: _____ Cell Phone: 917-520-1392 Work Phone: _____ Email: ross@cowannakios.com

"Subdivision Restrictions" A search has been done to determine that this zoning request will meet the current subdivision restrictions.

DESIGNATION OF AGENT: (complete only if owner(s) is not applicant)

I/We hereby appoint the person(s) named as Applicant(s) as my/our agent(s) to represent me/us in this request for annexation.

Date: 3.24.26 W. David Freeman

Signature of Owner

Elaine M. Freeman

Signature of Owner

I/We certify that the information in this request is correct.

Date: 3.24.26 William David Freeman

Signature of Owner(s)

Elaine M. Freeman

From: Freeman William David & Freeman Elaine M
Re: TMS #5039-19-60-8617

March 16, 2026

To whom it may concern,
We, Freeman William David & Freeman Elaine M, own TMS #5039-19-60-8617 and we authorize RT Calhoun Memorial LLC and Cypress Engineering to submit for the Annexation into the City of Easley and to negotiate the Development Agreement for the proposed project.

Please contact me if there are any questions.

Regards,

W. David Freeman

Signature

3.24.26

Date

W. DAVID FREEMAN

Print Name & Title

Elaine M Freeman

Signature

3.24.26

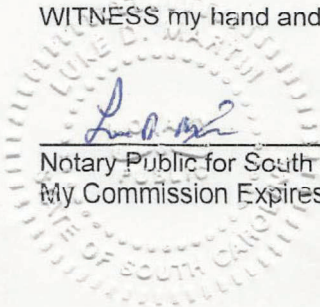
Date

Elaine M Freeman

Print Name & Title

I, the undersigned Notary Public, do hereby certify that W. David Freeman & Elaine Freeman personally appeared before me this day and acknowledged the due execution of the foregoing instrument

WITNESS my hand and seal this 24 day of March, 20 26.



Notary Public for South Carolina

My Commission Expires: July 6, 2027

Space above this line for recording information _____

STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF PICKENS)	(NO TITLE EXAMINATION)

KNOW ALL MEN BY THESE PRESENTS THAT I, **WILLIAM DAVID FREEMAN**, herein referred to as Grantor, for and in consideration of the sum of **ONE AND NO/100THS (\$1.00) DOLLAR AND IN ORDER TO ESTABLISH A JOINT TENANCY WITH RIGHT OF SURVIVORSHIP AND NO OTHER CONSIDERATION**, paid by **WILLIAM DAVID FREEMAN AND ELAINE M. FREEMAN**, hereinafter referred to as Grantees, in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto: **WILLIAM DAVID FREEMAN AND ELAINE M. FREEMAN, as joint tenants with rights of survivorship, and not as tenants in common, and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of the survivor, in fee simple, forever:**

All that certain piece, parcel or lot of land, situate, lying and being in the County of Pickens, State of South Carolina, and being shown and designated as a portion of "Tract B" on a plat of survey made by J.C. Smith & Associates, RLS #7882, for Dorothy M. Freeman, William David Freeman and Elaine M. Freeman on June 18, 1996, and being recorded in Plat Book 237 at Page 6A in the Office of the Register of Deeds for Pickens County, South Carolina, and according to said survey containing 3.813 acres, more or less, and being more fully described according to said plat as follows, to-wit:

BEGINNING at an iron pin at common corner with Tract A and remainder of Tract B, the northwestern most point of the tract herein described and running thence along common line with Tract A S31-15-07E 898.29 feet to an iron pin at line of property now or formerly of Allen F. Quinn; thence running along Quinn line N54-39-30W 930.86 feet to an iron pin at line of remainder of Tract B; thence running along remainder of Tract B line, N 51-57-27E 372.40 feet to an iron pin, the point of BEGINNING, and being triangular in shape.

AND ALSO: An easement for ingress and egress as described in that certain Easement Agreement dated December 29, 2016 and recorded December 30, 2016 in the Office of the Register of Deeds for Pickens County, South in Deed Book 1828 at Page 63, reference to which is hereby made for a more complete description thereof.

This being the same property conveyed to William David Freeman by deed of Dorothy M. Freeman, dated December 29, 2016 and recorded December 30, 2016 in Deed Book 1828 at Page 59 in the Office of the Register of Deeds for Pickens County, South Carolina.

The above described property is further subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record, including matters shown on recorded plats.

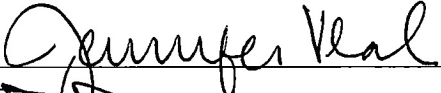
Grantee's Address: 4875 Calhoun Memorial Highway
Easley, SC 29642

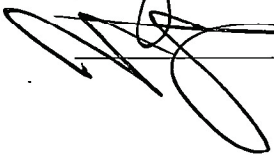
Tax/Map No.: 5039-19-60-8617

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees as joint tenants with rights of survivorship, and not as tenants in common, and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of the survivor forever, in fee simple. AND THE GRANTOR does hereby bind the Grantor and the Grantor's heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns, against Grantor and Grantor's heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my Hand and Seal this 15 day of November, 2017.

Signed, Sealed and Delivered
in the Presence of:







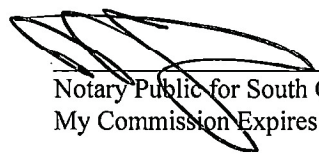
WILLIAM DAVID FREEMAN

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

ACKNOWLEDGMENT

I, the undersigned Notary Public, do hereby certify that WILLIAM DAVID FREEMAN, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15th day of November, 2017.



Notary Public for South Carolina
My Commission Expires: 3/29/2020

Prepared By:

SMITH, JORDAN & LAVERY, P.A.
P.O. BOX 1207
EASLEY, SC 29641

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this affidavit and I understand such information.
- 2. The property being transferred is located at 4875 CALHOUN MEMORIAL HIGHWAY, EASLEY, SC 29642 bearing PICKENS County Tax Map Number 5039-19-60-8617, was transferred by WILLIAM DAVID FREEMAN to WILLIAM DAVID FREEMAN AND ELAINE M. FREEMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP on _____.
- 3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (See Information section of affidavit): No. 1

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____
 - (b) The fee is computed on the fair market value of the realty which is _____
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____
- 5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
- 6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
 - (If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____

- 7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:
- 8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
- 9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

William David Freeman
 Responsible Person Connected with the Transaction
WILLIAM DAVID FREEMAN
 Print or Type Name Here

SWORN to and subscribed before me this
15th day of November 2017.
 Notary Public for South Carolina
 My Commission Expires: 3/29/2020
 Notary (L.S.): _____
 Notary (printed name): James E. Sterling

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

U. S. Highway No. 123

To Esley

To Greenville

1159.7' + to Rock Springs Road

N 80° 11' 47" E 1028.60'

110' r/w

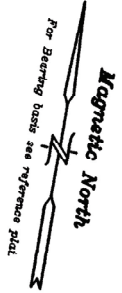
110' r/w

Ronnie W. Looper and Deborah L. Vermillion
 Ref. Deed Book 27 page 34

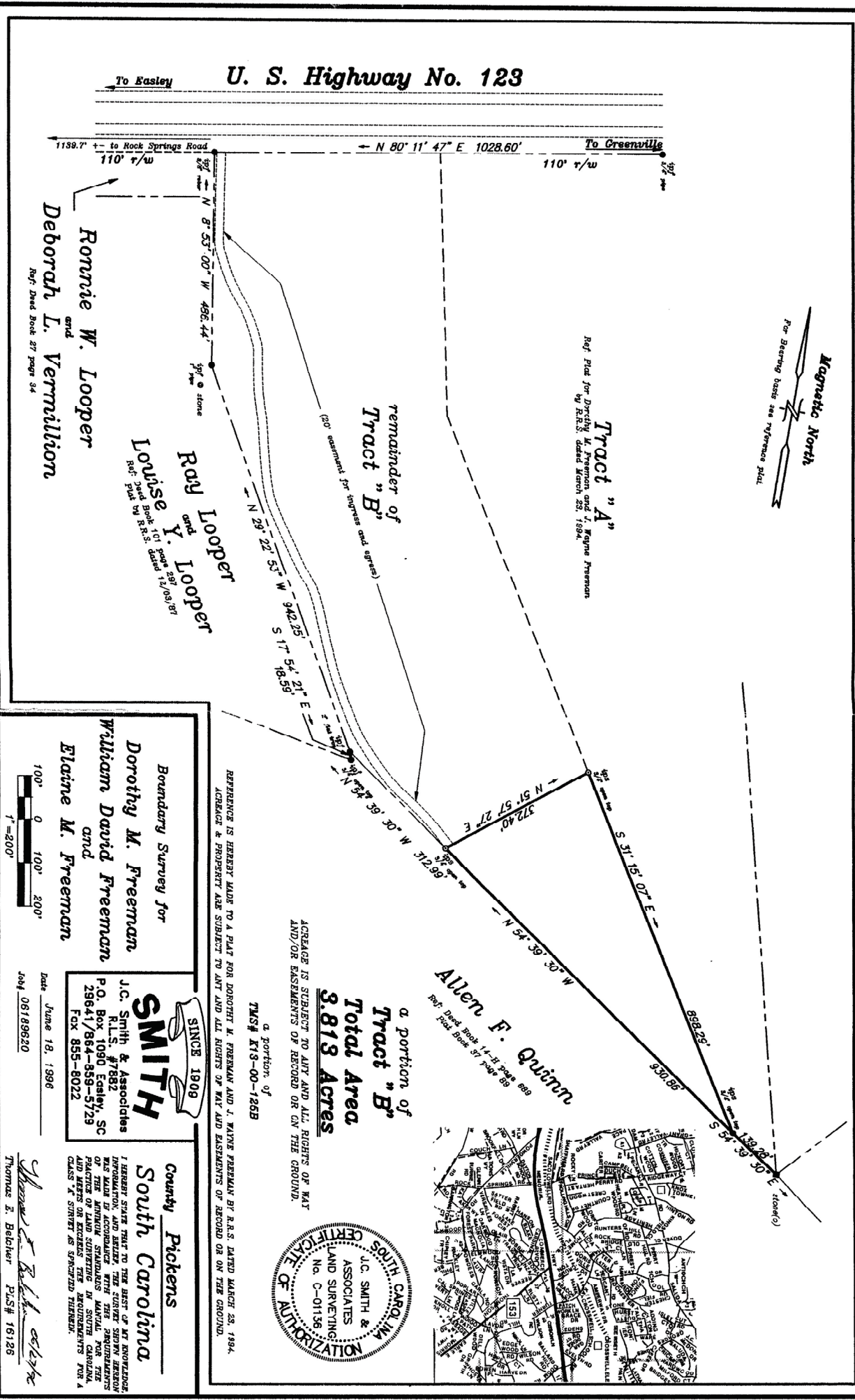
Ray Looper and Louise Y. Looper
 Ref. Deed Book 101 page 197
 Ref. plat by R.R.S. dated 12/03/81

remainder of Tract "B"

Tract "A"
 Ref. Plat for Dorothy M. Freeman and J. Wayne Freeman by R.R.S. dated March 23, 1994.



For I know that my redeemer liveth, and that he shall stand at the latter day upon the earth



Boundary Survey for
Dorothy M. Freeman
William David Freeman
and
Elaine M. Freeman



Date June 18, 1996
 Job# 06189620

SINCE 1909

SMITH

J.C. Smith & Associates
 R.L.S. #7852
 P.O. Box 1090 Esley, SC
 29641/864-859-5729
 Fax 855-8022

County Pickens
South Carolina

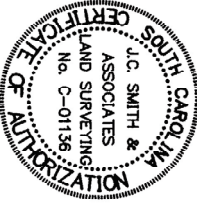
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND BEARS ON EXCESSIVE THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

Thomas E. Belcher
 Thomas E. Belcher PLS# 16126

REFERENCE IS HEREBY MADE TO A PLAT FOR DOROTHY M. FREEMAN AND J. WAYNE FREEMAN BY R.R.S. DATED MARCH 23, 1994. ACKNOWLEDGMENT & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND.

a portion of
Tract "B"
Total Area
3.813 Acres
 ACRES IS SUBJECT TO ANY AND ALL RIGHTS OF WAY AND/OR EASEMENTS OF RECORD OR ON THE GROUND.

a portion of
 TMS# K13-00-125B



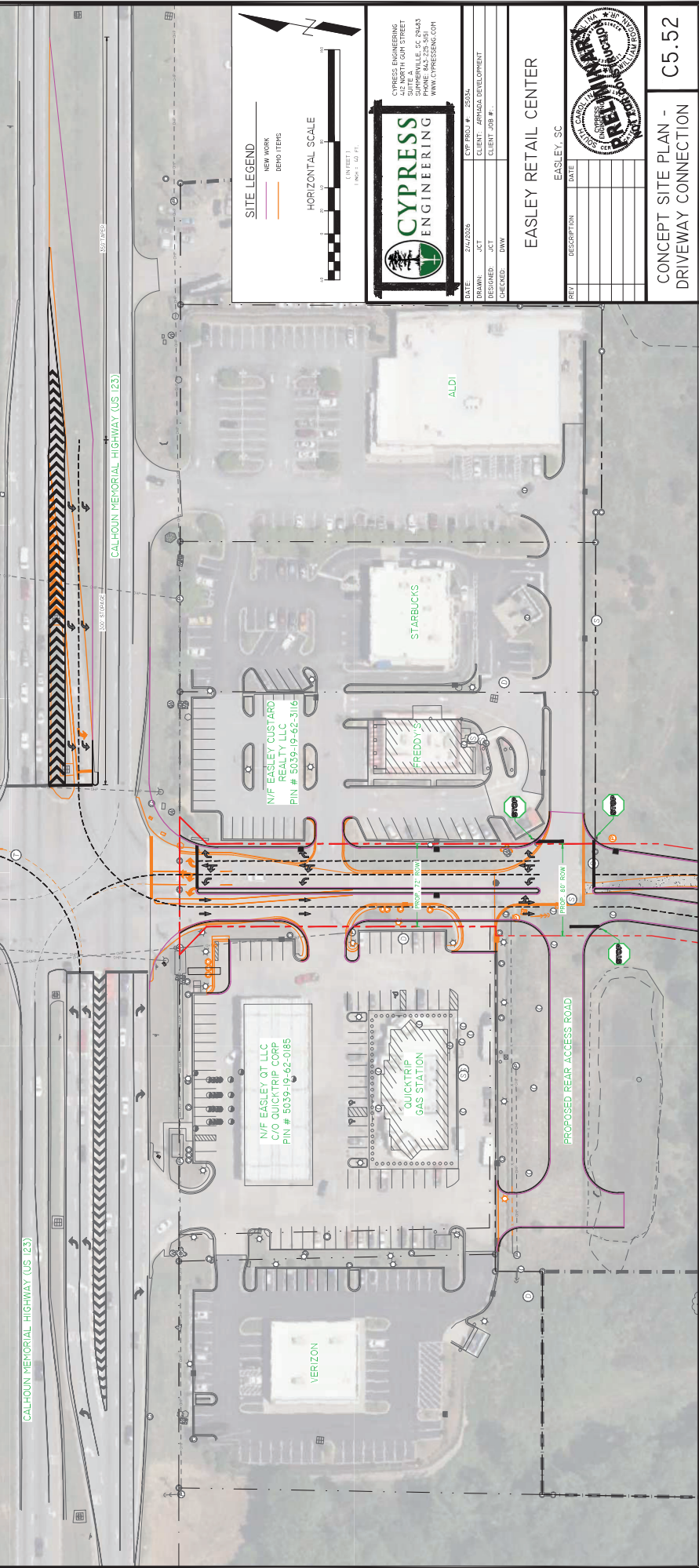
Allen F. Quinn
 Ref. Deed Book 1-E Page 89
 Plat Book 57 Page 89



K13-00-125H



LOCATION MAP
SCALE: 1" = 200'



SITE LEGEND

- NEW WORK
- EXISTING

HORIZONTAL SCALE

1" = 40'

CYPRESS ENGINEERING

CYPRESS ENGINEERING
422 NORTH GUN STREET
SUITE A
WILSONVILLE, SC 29159
PHONE: 843-229-5549
WWW.CYPRESSENG.COM

DATE	2/20/2026	REV	01
DRAWN	ACT	CHECKED	DW
DESIGNED	ACT		
CLIENT	ARMADA DEVELOPMENT		
CLIENT JOB #			

EASLEY RETAIL CENTER
EASLEY, SC

REV	DESCRIPTION	DATE

CONCEPT SITE PLAN -
DRIVEWAY CONNECTION

C5.52

City of Easley
Department of Planning and Development
Planning Commission Meeting
June 15, 2026

Staff Report

Case Number: PLN-ANN-26-03

Applicant: RT Calhoun Memorial LLC – Ross Cowan

Property Owner: Freeman Real Estate, LLC – Dorothy Freeman

Parcel ID's: 5039-19-61-2348

Acreage: 12.014

Proposed Zoning: General Commercial (GC)

Proposed Future Land Use: Commercial

Surrounding Property:

Current Zoning: North: General Commercial (GC)
East: General Residential 2 (now)
General Commercial (GC) (proposed rezoning)
South: General Commercial (GC)
West: General Commercial (GC)

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

Summary of Request

RT Calhoun Memorial LLC, represented by Ross Cowan, is requesting the annexation of Tax Parcel 5039-19-61-2348, consisting of approximately 12.014 acres, into the City of Easley with a proposed zoning designation of General Commercial (GC) and a Future Land Use designation of Commercial.

The subject property is located along the Calhoun Memorial Highway (US 123) corridor and is surrounded on three sides by properties zoned General Commercial (GC). The adjacent property to the east is currently zoned General Residential-2 (GR-2) but is the subject of a concurrent annexation and rezoning request to General Commercial (GC). The proposed zoning designation is consistent with the surrounding commercial development pattern and the property's location within an established commercial corridor.

Staff recognizes that future development of the property may generate concerns related to traffic circulation, access management, buffering, lighting, stormwater management, and compatibility with nearby residential properties. However, the annexation and rezoning process is intended to establish municipal jurisdiction and the appropriate zoning classification for the property and does not constitute approval of a site plan, subdivision, or development proposal.

Should the annexation and rezoning be approved by Planning Commission and City Council, any future development proposal will be subject to additional review by City staff, the Planning Commission, and where applicable, the South Carolina Department of Transportation (SCDOT). Future development will be evaluated for compliance with the Unified Development Ordinance, including requirements related to access management, building orientation, lot configuration, landscaping and buffering, lighting, stormwater facilities, and other applicable development standards. A Traffic Impact Study will be required, and any off-site improvements identified as necessary by the study, SCDOT, or the City of Easley shall be the responsibility of the applicant.

Comprehensive Plan Consistency

The proposed annexation and General Commercial (GC) zoning designation are generally consistent with the City of Easley Comprehensive Plan. The Land Use Element encourages the annexation of neighboring properties and promotes smart growth principles through infill development and redevelopment. Additionally, the Economic Development Element supports expanding commercial opportunities and encouraging investment along the City's major transportation corridors, including Calhoun Memorial Highway (US 123).

The subject property is surrounded by commercial future land use designations and is located within an established commercial corridor. The requested zoning designation is compatible with the surrounding development pattern and supports the Comprehensive Plan's goals related to economic development, managed growth, and the orderly extension of municipal services.

Staff Recommendation

Based on the property's location within an established commercial corridor, the presence of adjacent General Commercial zoning and commercial future land use designations, the compatibility of the request with surrounding land uses, and its consistency with the goals and recommendations of the City of Easley Comprehensive Plan, staff recommends approval of PLN-ANN-26-03.

Respectfully submitted,

A handwritten signature in black ink that reads "Corey Holycross". The signature is written in a cursive, flowing style.

City Planner

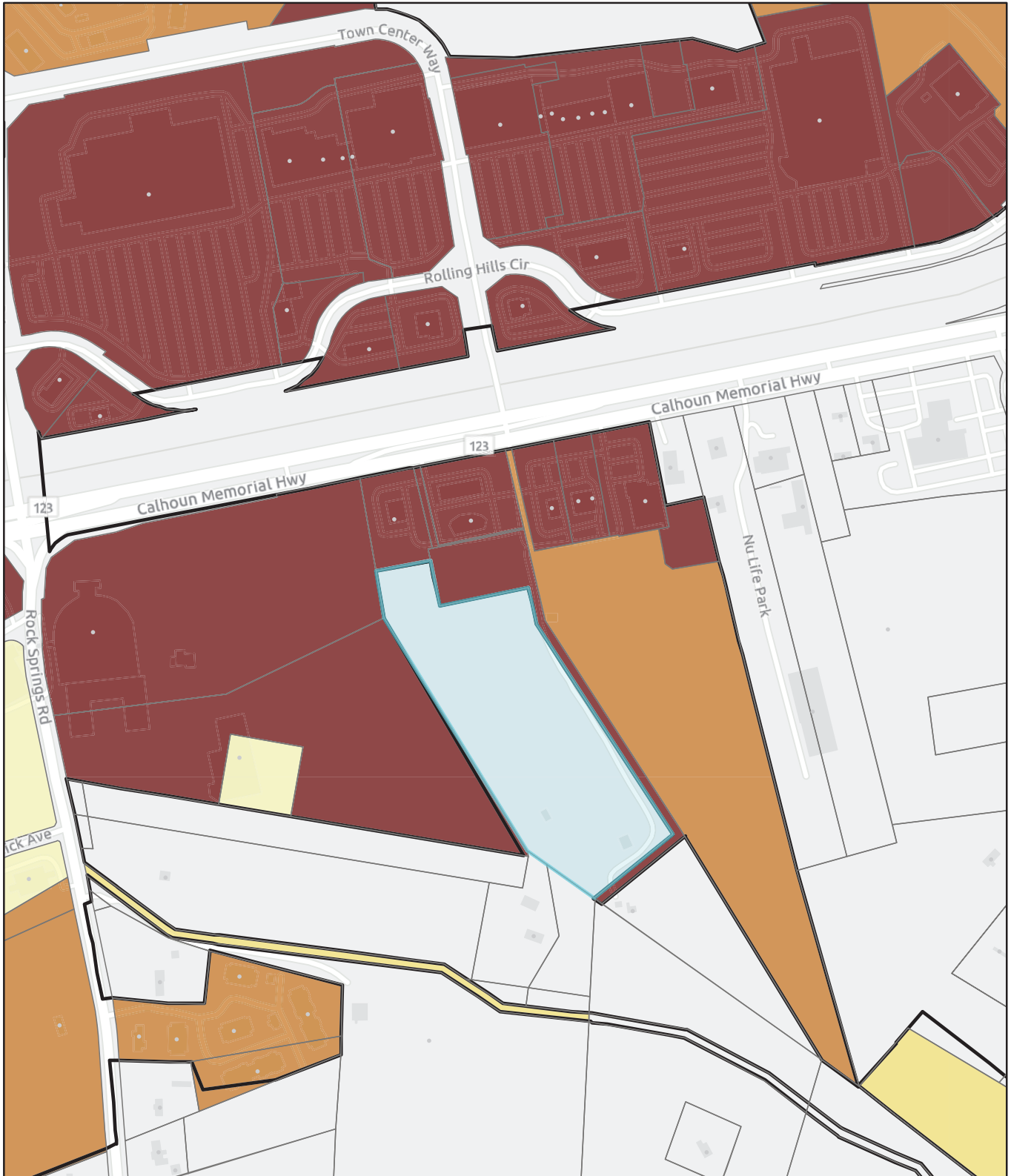
Exhibits:

Exhibit A: Zoning Map




Exhibit B: Future Land Use Map

Exhibit C: Application

Zoning - PLN-ANN-26-03






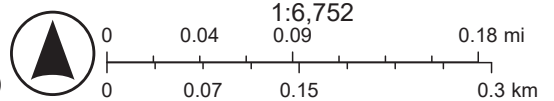
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-  County Boundary
-  Pickens County Parcels
-  City Limits

Zoning

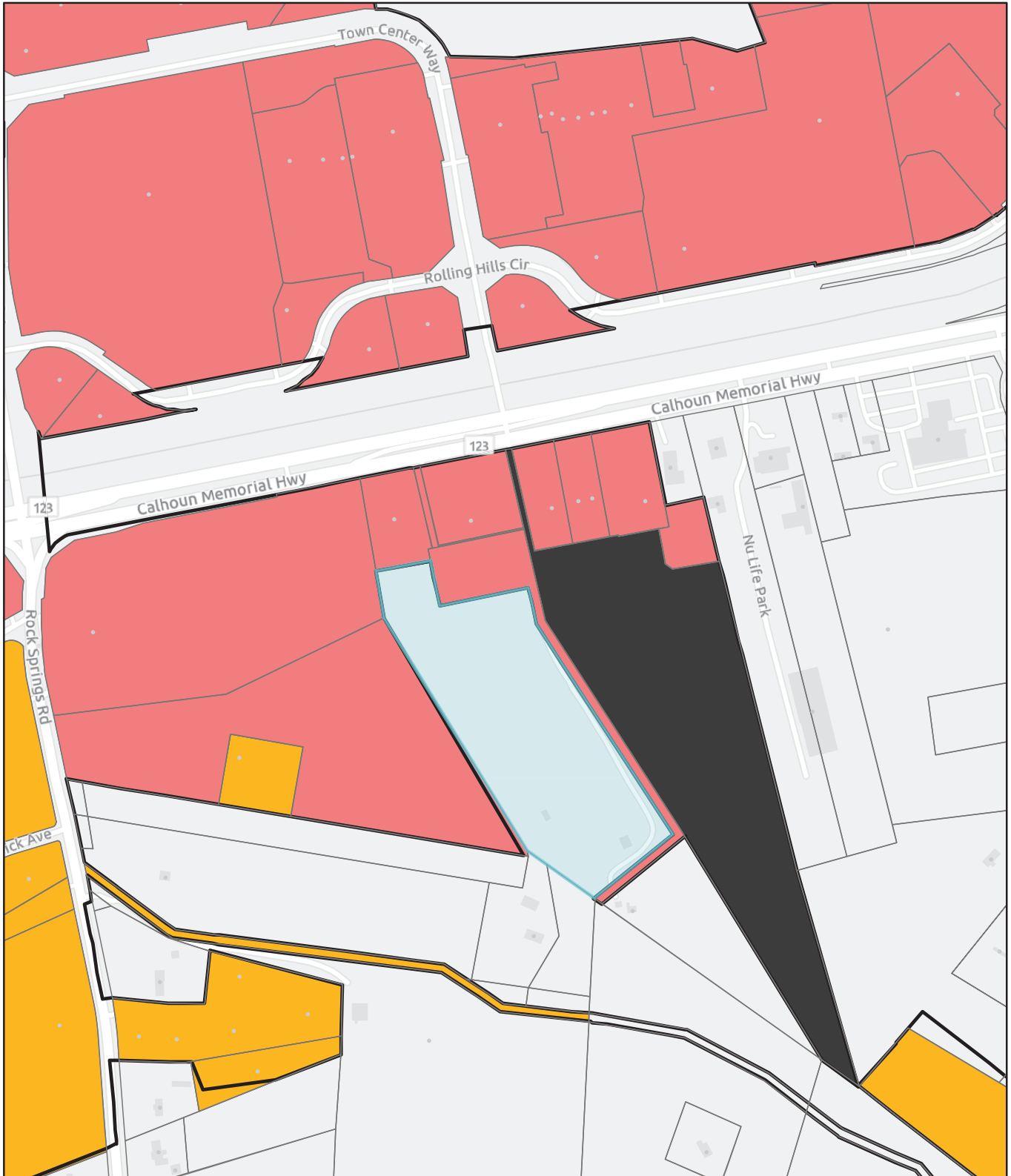
-  One-Family Residential (R-10)

-  One-Family Residential (R-7.5)
-  General Residential 2 (GR-2)
-  General Commercial (GC)









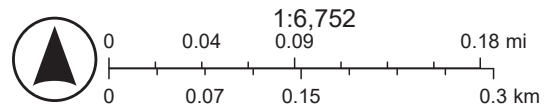
Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

FLU - PLN-ANN-26-03



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- | | |
|--|---|
|  County Boundary | Future Land Use |
|  Pickens County Parcels |  Residential |
|  City Limits |  Commercial |
| |  Unknown |



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



APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	RT Calhoun Memorial LLC - Ross Cowan	Freeman Real Estate, LLC-Dorothy Freeman
*Title:	Manager	Sole Member
*Address:	1090 Morrison Drive, Ste 200	311 Cardinal Drive
*City, State:	Charleston, SC	Easley, SC
*Zip:	29403	29642
*Phone:	917-520-1392	N/A
*Email:	ross@cowannakios.com	dorothymfreeman1955@gmail.com

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*PARCEL #(S) 5039-19-61-2348

*TOTAL ACREAGE 12.014

*CURRENT ZONING DESIGNATION (County) Out Building

*PROPOSED ZONING DESIGNATION (City) GC

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**
 3/25/26 **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: *RMC DMJ*

*Signatures	
Applicant	<i>[Signature]</i>
Date	3/25/26
Property Owner/Authorized Agent	<i>Donna M. Freeman</i>
Date	3/24/26

PETITION FOR ANNEXATION
INTO THE CITY OF EASLEY

Date: 3-24-26

TO THE MAYOR AND MEMBERS OF THE CITY COUNCIL OF EASLEY, SOUTH CAROLINA:

I/We, the undersigned, being the owner(s) of the area of land described below and shown on the plat attached hereto, and made a part of this Petition, do hereby petition your Honorable Body under the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina, as amended, to annex the property herein described to the City of Easley so that said area shall henceforth be a part and parcel of the incorporated limits of the City of Easley. Said area is contiguous with the present City Limits of the City of Easley. Said area annexation shall be on the following terms:

PROPERTY ZONING: The owner(s) of the property requested to be annexed, which is set forth in the metes and bounds description as attached, request the property to be zoned under the classification GC of the City of Easley Zoning Ordinance.

PROPERTY DESCRIPTION: The petitioning area to be annexed is shown on a plat hereto attached and more particularly described as follows:

Property Location: South side of Calhoun Memorial Hwy (US 123)

Tax Parcel # 5039-19-61-2348 Area (acres): 12.01

Does this property have any recorded covenant and or restrictions YES _____ NO X

OWNER(s) NAME(s): Freeman Real Estate, LLC - Dorothy Freeman

Address: 311 Cardinal Drive, Easley, SC 29642

Home Phone: _____ Cell Phone: _____ Work Phone: N/A Email: dorothymfreeman@gmail.com

APPLICANT(s) NAME(s) (if other than owner): RT Calhoun Memorial LLC - Ross Cowan

Address: 1090 Morrison Drive, Ste 200, Charleston, SC 29403

Home Phone: _____ Cell Phone: 917-520-1392 Work Phone: _____ Email: ross@cowannakios.com

"Subdivision Restrictions" A search has been done to determine that this zoning request will meet the current subdivision restrictions.

DESIGNATION OF AGENT: (complete only if owner(s) is not applicant)

I/We hereby appoint the person(s) named as Applicant(s) as my/our agent(s) to represent me/us in this request for annexation.

Date: 3-24-26

Dorothy M. Freeman
Signature of Owner

Signature of Owner

I/We certify that the information in this request is correct.

Date: 3-24-26

Dorothy M. Freeman
Signature of Owner(s)

From: Freeman Real Estate, LLC

Re: TMS #5039-19-61-2348

March 16, 2026

To whom it may concern,

We, Freeman Real Estate, LLC, own TMS #5039-19-61-2348 and we authorize RT Calhoun Memorial LLC and Cypress Engineering to submit for the Annexation into the City of Easley and to negotiate the Development Agreement for the proposed project.

Please contact me if there are any questions.

Regards,

Dorothy M. Freeman
Signature

3-24-26
Date

Dorothy M. Freeman
Print Name & Title

I, the undersigned Notary Public, do hereby certify that Dorothy M. Freeman, personally appeared before me this day and acknowledged the due execution of the foregoing instrument

WITNESS my hand and seal this 24 day of March, 2026.

L. D. Martin
Notary Public for South Carolina
My Commission Expires: July 6, 2027



STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS) DEED

KNOW ALL MEN BY THESE PRESENTS, that, **FREEMAN 123, A LIMITED PARTNERSHIP** (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other consideration, to the Grantor in hand paid at and before the sealing of these presents by **FREEMAN REAL ESTATE, L.L.C.**, (hereinafter called "Grantee"), (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee, its heirs, successors and assigns:

REAL ESTATE DESCRIPTION ATTACHED

Grantee's Address: 311 Cardinal Drive, Easley, SC 29642

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and Singular the said Premises before mentioned unto the said Grantee, its Heirs, Successors and Assigns forever.

And the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its Heirs, Successors and Assigns against itself and its heirs, successors and assigns, and any person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

Property Description

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Tract "B" containing 21.827 acres, more or less, and being located on U.S. Highway 123, East of Easley SC, according to a plat thereof for Dorothy M. Freeman and J. Wayne Freeman by Robert R. Spearman dated March 23, 1994, and recorded in Pickens County Plat Book 224 at Page 9, with reference being made to said plat for a more particular description of this property.

LESS AND EXCEPT:

That certain parcel or tract of real property lying situate in Pickens County, South Carolina and more particularly described as follows: ALL of New Lot 4A as shown on that certain subdivision plat prepared by SC Easley CMH, LLC by Survey Matters, LLC, dated September 18, 2015 and recorded in Plat Book 602 at Page 218 in the Office of the Register of Deeds for Pickens County, South Carolina.

This being the identical property conveyed to SC Easley, CMH, LLC by deed of Freeman 123, a Limited Partnership dated October 13, 2015 and recorded October 16, 2015 in the Deed Book 1720 at Page 205 in the Office of the Register of Deeds for Pickens County, South Carolina. Subsequently, a Corrective Deed was recorded January 25, 2016 in Deed Book 1742 at Page 75 in the Office of the Register of Deeds of Pickens County, South Carolina.

Tax Map Number: Portion of 5039-19-61-2410

ALSO LESS AND EXCEPT:

Those certain parcels or tracts of real property lying and situate in Pickens County, South Carolina and more particularly described as follows:

ALL of Lots 1 and 2 as shown on that certain subdivision plat recorded in Plat Book 596, Page 203 in the Office of the Register of Deeds for Pickens County, South Carolina.

This being the identical property conveyed to Quicktrip Corporation by deed of Wells Fargo Bank, N.A., Successor Trustee by merger to Wachovia Bank, N.A., as Trustee under Agreement with Freeman 123, a Limited Partnership dated November 1, 2002, recorded September 28, 2011 Deed Book 1410 at Page 321 in the Office of the Register of Deeds for Pickens County, South Carolina.

Tax Map Numbers: 5039-19-62-0185; Portion of 5039-19-61-1559

DERIVATION: This being the identical property conveyed to Freeman 123, a Limited Partnership by Deed of Dorothy M. Freeman dated August 21, 2003 and recorded October 2, 2003 in Deed Book 766 at Page 138 in the Office of the Register of Deeds for Pickens County.

Tax Map Number: 5039-19-61-1941

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this affidavit and I understand such information.
- 2. The property being transferred is located at _____, bearing Pickens County Tax Map Number 5039-19-61-1941, was transferred by Freeman 123, a Limited Partnership to Freeman Real Estate, LLC on _____.
- 3. Check one of the following: The Deed is:
 - (a) _____ Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) Exempt from the deed recording fee because (See information section of affidavit):

8
(If Exempt, please skip items 4-7 and go to item 8 of this affidavit)

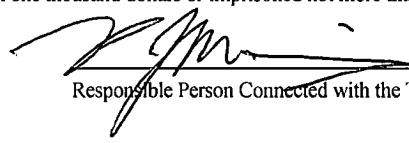
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes _____ or No _____

- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit.):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
- 5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is _____.
- 6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney

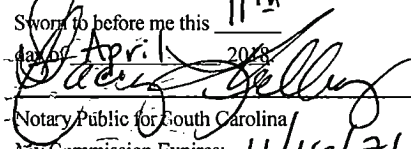
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



Responsible Person Connected with the Transaction

Peter J. Manning

Print or Type Name Here

Sworn to before me this 11th
day of April, 2023


Notary Public for South Carolina
My Commission Expires: 11/16/21

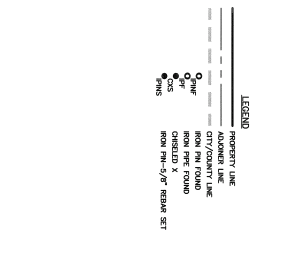
INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, the other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

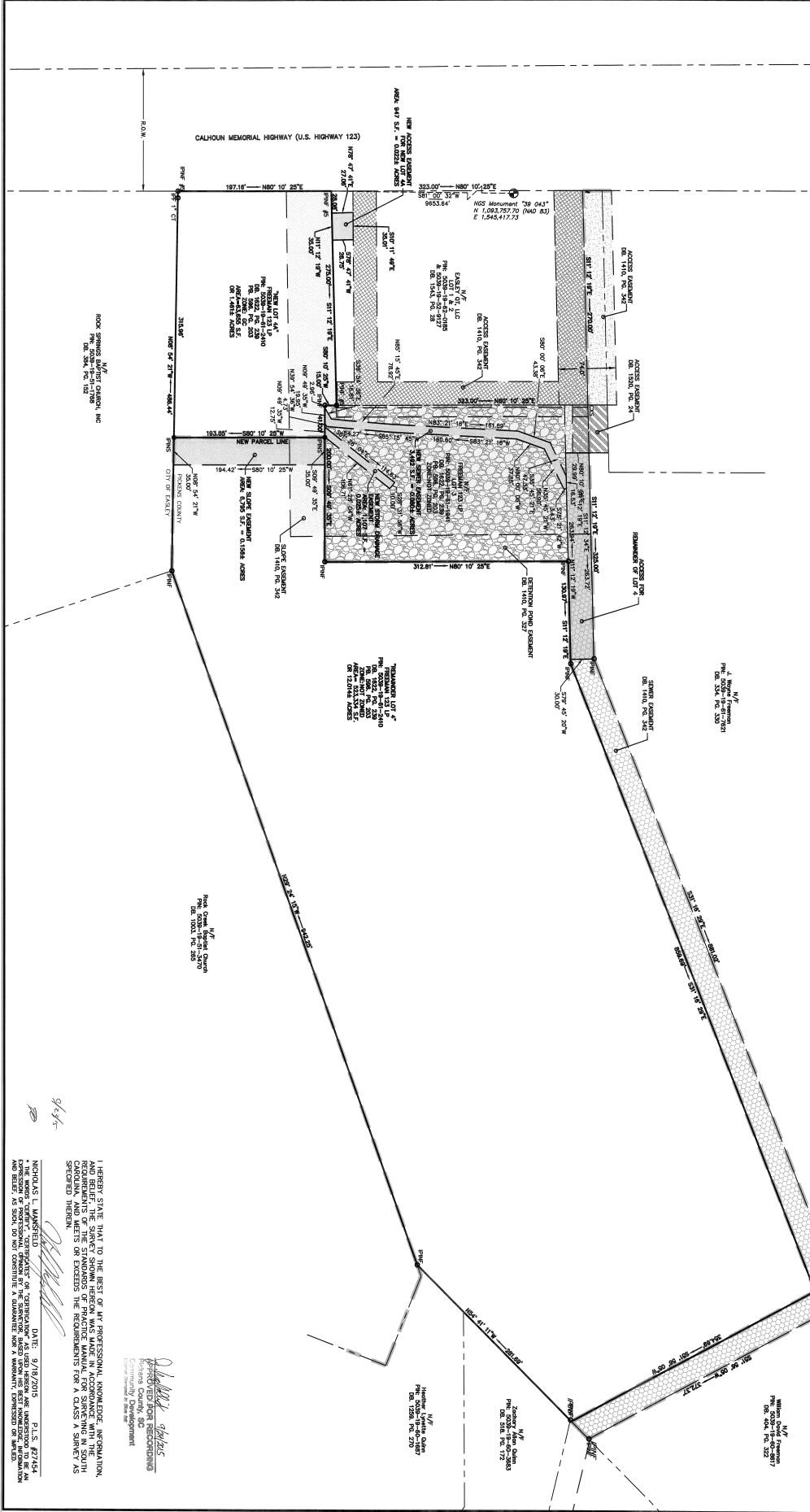
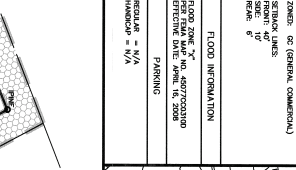
Exempted from the fee are Deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A 'family partnership' is a partnership whose partners are all members of the same family. A 'family trust' is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. 'Family' means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A 'charitable entity' means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and,
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

- NOTES:
1. NORTH ARROW AND BEARINGS ARE BASED UPON SC 820 AND 83.
 2. REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. "SURVEY FOR WACHOVA BANK, N.A., TRUSTEE, PICKENS COUNTY, SOUTH CAROLINA, 2008" IN PLAT BOOK 508 OF THE PICKENS COUNTY DEEDS OF DEEDS.
 - B. "SURVEY FOR A CLASS 'X' SUBDIVISION (1:10,000) AS OF SOUTH CAROLINA."
 3. THIS SURVEY MEETS THE REQUIREMENTS FOR A CLASS 'X' SURVEY IN THE STATE OF SOUTH CAROLINA.
 4. THE AREA WAS DETERMINED BY OLD METHODS.
 5. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
 6. THE PROPERTY APPEARS TO BE IN FLOOD ZONE 'X'.
 7. ZONING PROVIDED BY THE CITY OF EASLEY TO BE USED FOR INFORMATIONAL IN THE PREPARATION OF THIS SURVEY.
 8. A LOCAL TOTAL STATION AND OBSERVATION SURVEY ALSO WERE USED IN THE PREPARATION OF THIS SURVEY.
 9. TOTAL AREA = 506,978.57 SQ. FT. OR 13,472.8 ACRES.
 10. TOTAL AREA = 506,978.57 SQ. FT. OR 13,472.8 ACRES.
 11. THE SHARED PROPERTY AND ASSOCIATED EASEMENTS SHOWN ON THIS PLAT SHALL BE SHARED EQUALLY BY THE PARTIES TO THE SURVEY. THE PARTIES TO THE SURVEY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SHARED PROPERTY AND ASSOCIATED EASEMENTS. THE PARTIES TO THE SURVEY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SHARED PROPERTY AND ASSOCIATED EASEMENTS. THE PARTIES TO THE SURVEY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SHARED PROPERTY AND ASSOCIATED EASEMENTS.



UTILITY INFORMATION		ZONING DATA	
WATER, SEWER AND ELECTRIC (S&E) 800-400-0000	INSLEY 700-544-8100	ZONE: DC (GENERAL COMMERCIAL)	SEWER LINES: 12"
IRON PIN FOUND	IRON IN-2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	REMARKS: 1. FLOOD ZONE 'X' (NO. 2007-2008)	PLANNING: 1. FLOOD ZONE 'X' (NO. 2007-2008)
IRON IN-2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	REMARKS: 1. FLOOD ZONE 'X' (NO. 2007-2008)	PLANNING: 1. FLOOD ZONE 'X' (NO. 2007-2008)	



9/6/15

APPROVED FOR RECORDING

DATE: 9/18/2015

PROJECT NO: 15-019

1 OF 1

SUBDIVISION PLAT - SUPERCEDES PLAT BOOK 595, PAGE 309 PREPARED FOR: SC EASLEY CMH, LLC PROPERTY OF: FREEMAN 123 LP CALHOON MEMORIAL HIGHWAY CITY OF EASLEY, PICKENS COUNTY, SOUTH CAROLINA		REVISIONS _____ _____ _____	SURVEY MATTERS, LLC LAND SURVEYING SERVICES 103 East Butler Road, Suite J Mauldin, South Carolina 29662 (864) 451-0176 nick@survey-matters.com	
SCALE: 1" = 60' DATE OF SURVEY: 11/14/2015 DATE OF PLAT: 11/14/2015	PROJECT NO: 15-019 SHEET NO: 1 OF 1	SURVEY MATTERS, LLC No. 004881 STATE OF SOUTH CAROLINA PROFESSIONAL ENGINEER		



LOCATION MAP
SCALE: 1" = 200'

SITE LEGEND
NEW WORK
EXISTING

HORIZONTAL SCALE
1" = 40'

CYPRESS ENGINEERING
CYPRESS ENGINEERING
42 NORTH GUM STREET
SUITE A
EASLEY, SC 29643
PHONE: 803-225-6554
WWW.CYPRESSENG.COM

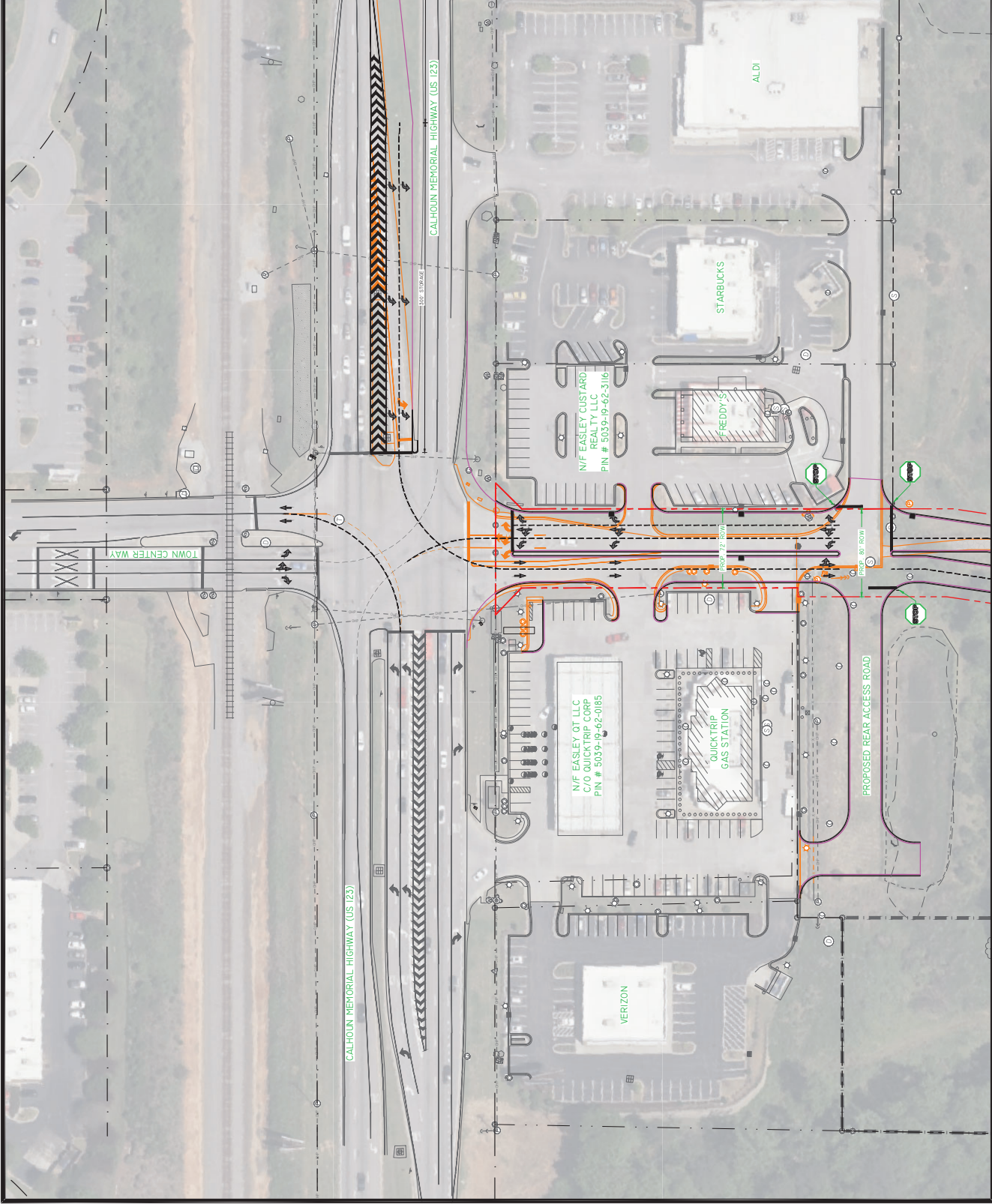
DATE: 2/22/2024
DRAWN: JCT
DESIGNED: JCT
CHECKED: DWM

CIP PROJ # : 2301A
CLIENT: ARAMIDA DEVELOPMENT
CLIENT JOB # :

EASLEY RETAIL CENTER
EASLEY, SC

REV	DESCRIPTION	DATE

CONCEPT SITE PLAN - DRIVEWAY CONNECTION
C5.52



N/F
GLYN B. QUINN TRUSTEE
PIN # 5038-08-79-8340
DB 2797 PG 243

N/F
GLYN B. QUINN TRUSTEE
PIN # 5038-08-79-8340
DB 2797 PG 243

N/F
GLYN B. QUINN TRUSTEE
PIN # 5038-08-79-8340
DB 2797 PG 243

N/F
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PIN # 5038-08-79-8340
DB 2797 PG 243

N/F
GLYN B. QUINN TRUSTEE
PIN # 5038-08-79-8340
DB 2797 PG 243

SITE LEGEND

- PROPERTY LINE (PROPOSED)
- TRAFFIC LIGHT (EAST/NO)

Property	Acres
Target Tract	12.19 ac
Right-of-Way	2.82 ac
Outparcel 1	6.62 ac
Outparcel 2	8.62 ac
TOTAL	30.25 ac



DATE	6/22/2028	CLIENT	TARGET CORPORATION
DESIGNED BY	ACT	CHECKED BY	DDW
DRAWN BY	ACT	DATE	
CHECKED BY	DDW	DESCRIPTION	

EASLEY RETAIL CENTER	
EASLEY, SC	
REV	DATE

EXHIBIT X
SITE PLAN
C5.50

FOR INFORMATIONAL PURPOSES ONLY

N/F
REED CRYSTAL MOODY
PIN # 5039-20-70-5645
DB 1566 PG 76

FOND PARCEL
5.88 AC
DETENTION POND
DRY

N/F
EUGEN QUINN
PIN # 5036-02-09-3456
DB 1770 PG 247

N/F
ZACHARY ALLAN QUINN
PIN # 5039-19-60-3683
DB 1097 PG 72

N/F
HEATHER QUINN
PIN # 5039-19-60-0487
DB 2364 PG 297
PL 368 PG 20

N/F
CHURCH ROCK SPRINGS BAPTIST
PIN # 5039-19-50-6928
DB 1005 PG 265

N/F
CHURCH ROCK SPRINGS BAPTIST
PIN # 5039-19-51-3470
DB 1005 PG 265

N/F
SEHP-123, LLC
PIN # 5039-19-71-6076
DB 1204 PG 62

OUTPARCEL
6.99 AC

OUTPARCEL 2
8.62 AC

N/F
MG PROPERTIES GREENVILLE
PIN # 5039-19-43-7287
DB 2232 PG 180

N/F
TICE GREGORY TRUSTEE
PIN # 5039-19-52-6210
DB 1682 PG 258

N/F
STRICKS, LLC
PIN # 5039-19-42-4158
DB 1768 PG 319
DB 599 PG 259

N/F
EASLEY GUSTARD REALTY LLC
PIN # 5039-19-42-3116
DB 1071 PG 56

N/F
EASLEY QT LLC
C/O CTRIP
PIN # 5039-19-42-2009
DB 1545 PG 28

N/F
RENAISSANCE MANAGE, LLC
PIN # 5039-19-42-2009
PL 602 PG 218

N/F
EASLEY, LLC
PIN # 5039-19-52-9127
PL 594 PG 203

N/F
CHURCH ROCK SPRINGS BAPTIST INC.
PIN # 5039-19-51-1788
DB 304 PG 152

TOWN CENTER WAY
(VARIABLE WIDTH RIGHT OF WAY)

CALHOUN MEMORIAL HIGHWAY
(U.S. HIGHWAY 123)
(VARIABLE WIDTH RIGHT OF WAY)

SPINE ROAD ROW
2.82 AC

TARGET TRACT
12.19 AC

City of Easley
Department of Planning and Development
Planning Commission Meeting
June 15, 2026

Staff Report

Case Number: PLN-REZ-26-05

Applicant Property Owner: RT Calhoun Memorial LLC – Ross Cowan

Parcel ID's: 5039-19-61-8304

Acreage: 17.05

Current Zoning: General Residential 2 (GR-2)

Proposed Zoning: General Commercial (GC)

Proposed Future Land Use: Commercial

Surrounding Property:

Current Zoning: North: General Commercial (GC)
East: County – Commercial
South: County – Residential / R-10 (Cardinal Woods)
West: County – Vacant Land (Proposed Rezoning GC)

Future Land Use: North: Commercial
East: County
South: County
West: County (Proposed Commercial)

Summary of Request

RT Calhoun Memorial LLC, represented by Ross Cowan, is requesting to rezone Tax Parcel 5039-19-61-8304, consisting of approximately 17.05 acres, from General Residential-2 (GR-2) to General Commercial (GC). The applicant is also requesting a Future Land Use designation of Commercial.

The subject property is located along the Calhoun Memorial Highway (US 123) corridor, an area characterized by existing commercial development and access to a major transportation corridor. The property is bordered to the north by General Commercial (GC) zoning, commercial uses within Pickens County to the east, residential development to the south, including the Cardinal Woods subdivision, and vacant land to the west that is the subject of a separate rezoning request to General Commercial (GC).

Under the current General Residential-2 (GR-2) zoning district, the property may be developed with a variety of residential housing types including detached single-family homes, attached single-family homes (townhomes), duplexes, triplexes, and multifamily developments containing four or more dwelling units. Based on the parcel's size of approximately 17.05 acres and the permitted density of six dwelling units per acre, the property could accommodate up to approximately 102 dwelling units by right.

Should a residential development be proposed under the existing zoning designation, the project would qualify as a Major Subdivision and be subject to review by City staff and the Planning Commission for compliance with the Unified Development Ordinance. Such review would evaluate traffic impacts, access management, buffering, stormwater management, lot configuration, utility availability, and other applicable development standards.

The applicant has indicated a preference to pursue commercial development of the property rather than residential development. Staff concurs that commercial zoning may be more appropriate given the property's location along Calhoun Memorial Highway, proximity to existing commercial development, and access to regional transportation infrastructure. The proposed General Commercial zoning would also be compatible with nearby commercial properties and contribute to the continued development of the corridor as a commercial activity center.

Staff recognizes that future commercial development may generate concerns related to traffic circulation, access management, buffering, lighting, stormwater management, and compatibility with nearby residential properties. However, approval of this rezoning request does not constitute approval of a site plan or development proposal. Any future development will be subject to additional review by City staff, the Planning Commission, and where applicable, the South Carolina Department of Transportation (SCDOT).

Future development will be evaluated for compliance with the Unified Development Ordinance, including but not limited to access management, traffic impacts, building orientation, lot configuration, landscaping and buffering requirements, lighting plans, stormwater management, and other applicable development standards. A Traffic Impact Study will be required, and any off-site improvements identified as necessary by the study, SCDOT, or the City of Easley shall be the responsibility of the applicant.

Comprehensive Plan Consistency

The proposed rezoning from General Residential-2 (GR-2) to General Commercial (GC) is generally consistent with the City of Easley Comprehensive Plan. The Land Use Element promotes smart growth principles through infill development and redevelopment, while the Economic Development Element encourages investment along major transportation corridors and supports efforts to attract new businesses and expand economic opportunities within the City.

The subject property is located along Calhoun Memorial Highway (US 123), one of the City's primary commercial corridors, and is adjacent to existing General Commercial zoning and commercial uses. The proposed General Commercial zoning designation is consistent with the surrounding development pattern and supports the Comprehensive Plan's goals of economic development, managed growth, and the orderly expansion of commercial opportunities within appropriate areas of the City.

Staff Recommendation

Based on the property's location along an established commercial corridor, the presence of adjacent commercial zoning and land uses, the suitability of the site for commercial development, and its consistency with the goals and recommendations of the City of Easley Comprehensive Plan, staff recommends approval of PLN-REZ-26-05.

Respectfully submitted,

A handwritten signature in black ink that reads "Corey Holycross". The signature is written in a cursive, flowing style.

City Planner

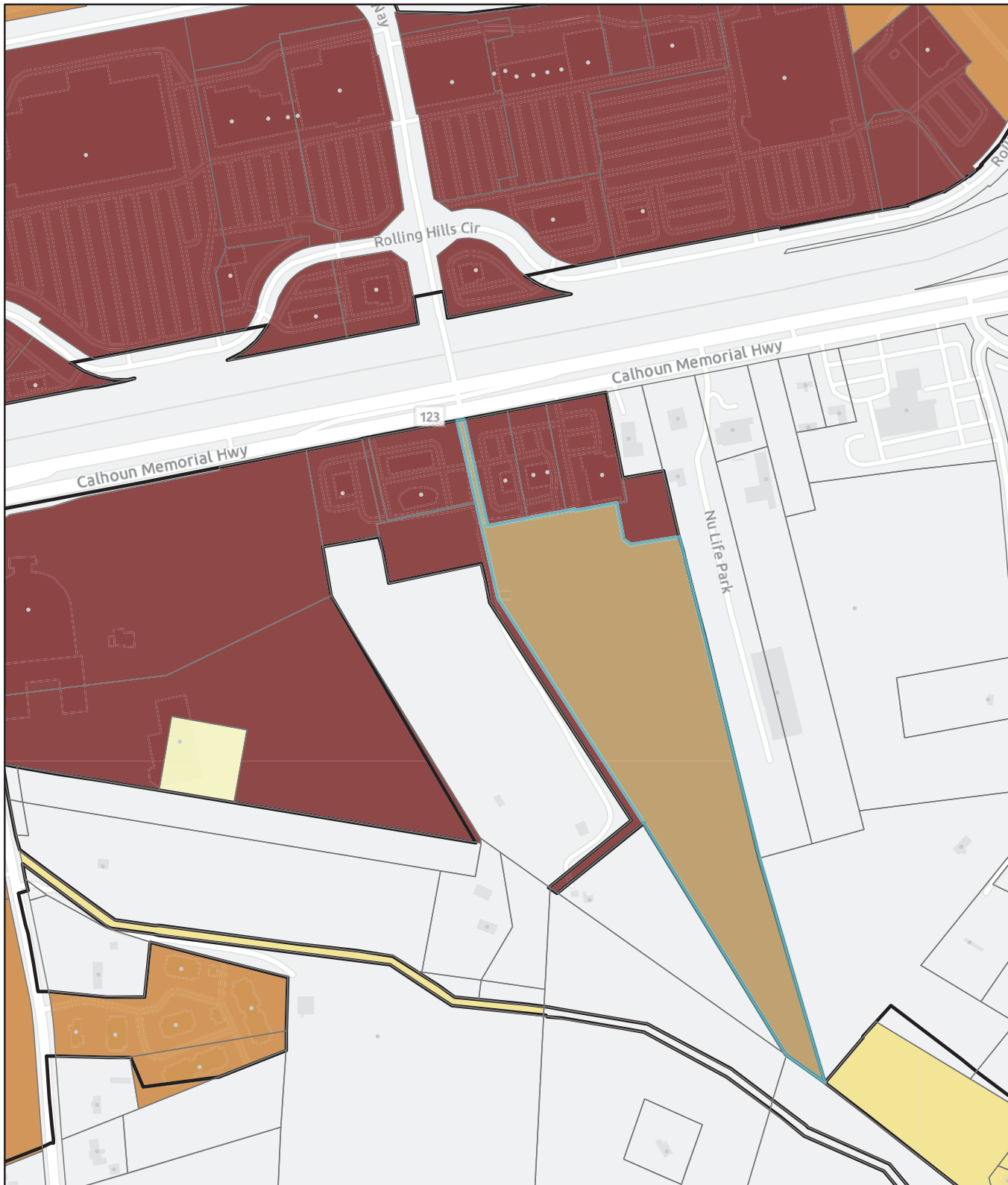
Exhibits:

Exhibit A: Zoning Map

Exhibit B: Future Land Use Map

Exhibit C: Application

Zoning - PLN-REZ-26-05



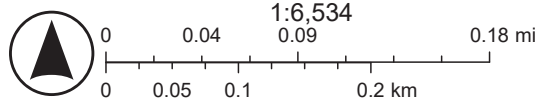
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- County Boundary
- Pickens County Parcels
- City Limits

Zoning

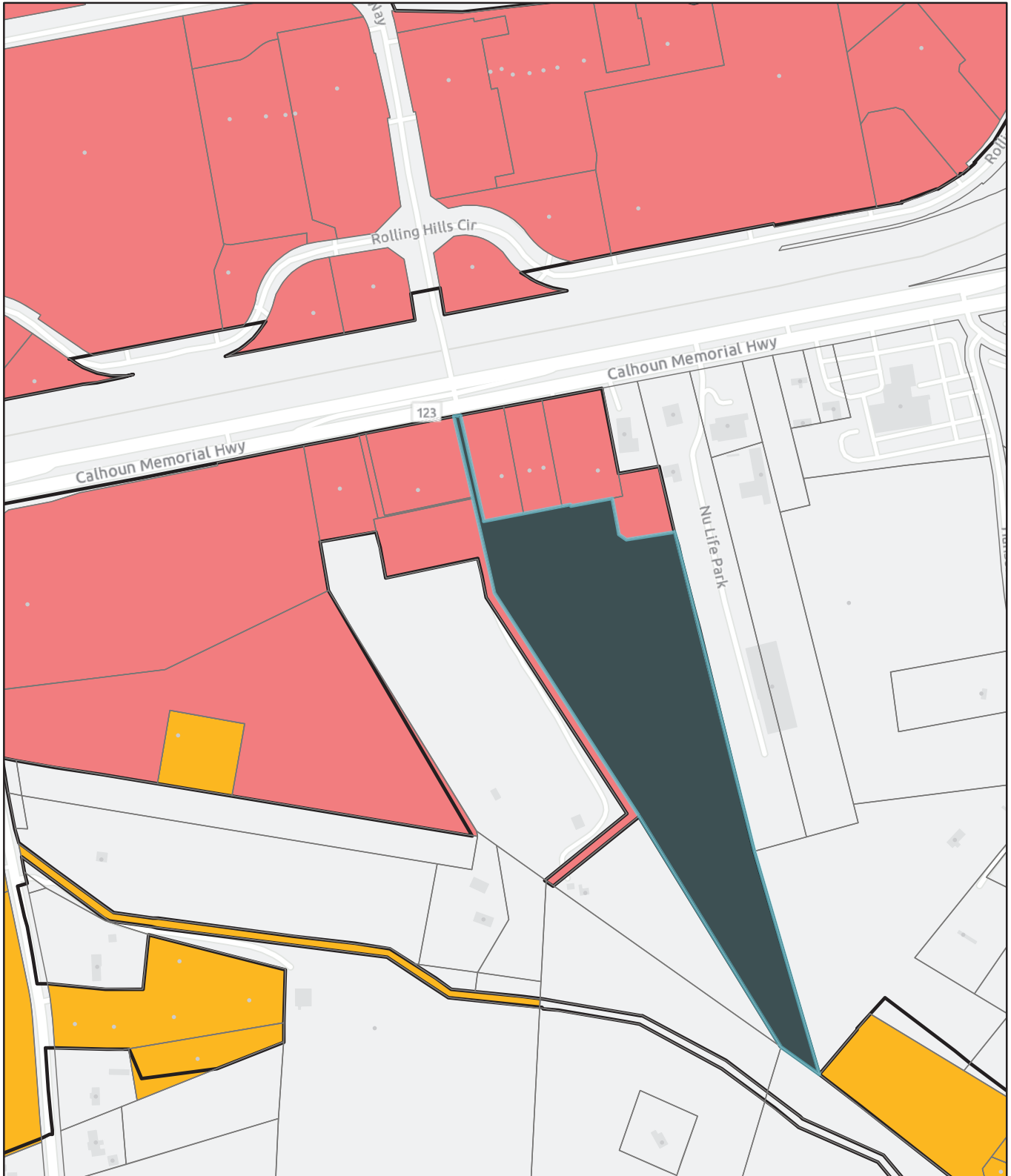
- One-Family Residential (R-10)

- One-Family Residential (R-7.5)
- General Residential 2 (GR-2)
- General Commercial (GC)



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

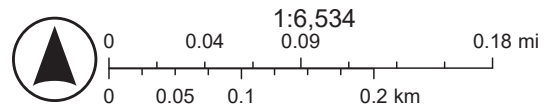
FLU - PLN-REZ-26-05



6/9/2026, 9:35:10 AM

- County Boundary
- Pickens County Parcels
- City Limits

- Future Land Use**
- Residential
 - Commercial
 - Unknown



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



REZONING APPLICATION

Please return completed to the Planning & Development Department with required attachments, information, and filing fee. Zoning Map Amendment (Rezoning) applications require a **filing fee of \$200**, a current survey of the property, a copy of the deed, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

- An amendment to the zoning map may be initiated by the city council, the planning commission, or the board of zoning appeals.
- An amendment to the zoning map for changing a zoning district designation of property may be initiated by the owner of the property affected or by an agent authorized by the owner in writing.

PLN-REZ-____-____	PIN: 5039 - 19 - 61 - 8304	Date submitted: 3 / 26 / 2026	Planning Commission meeting date: 4 / 20 / 2026
Initiated by: <input checked="" type="checkbox"/> Owner/Agent <input type="checkbox"/> City Council <input type="checkbox"/> Planning Commission <input type="checkbox"/> Board of Zoning Appeals			

OWNER(S) INFORMATION			
Last name: Cowan	First: Ross	Middle: (RT Calhoun Memorial LLC)	Interest <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Co-owner
Mailing address: 1090 Morrison Drive, Ste 200	City: Charleston	State: SC	ZIP Code: 29403
Daytime phone no.: (917) 520-1392	Fax no.: ()	E-mail: ross@cowannakios.com	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name:	First:	Middle:	
Mailing address:	City:	State:	ZIP Code:
Daytime phone no.: ()	Fax no.: ()	E-mail:	

PROPERTY INFORMATION		
THE OWNER/APPLICANT HEREBY REQUESTS that the property described below be rezoned from <u>GR2</u> to <u>GC</u>		
Property address: Not yet assigned	Number of Lots or Units: 1	Total Acreage: 17.048

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant. All owners must sign.

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a zoning map amendment.

Owner name:

Owner signature:

Date:

To be completed by Applicant:

I certify that the information in this request is correct.



Applicant Name:

Ross M Lowman Jr

Applicant Signature:

3/18/26

Date:

REQUIRED INFORMATION

REASONS FOR ZONING AMENDMENT REQUEST: I (we) request the rezoning for the following reasons:

Change in proposed use.



STATE OF SOUTH CAROLINA)
) LIMITED WARRANTY
COUNTY OF PICKENS) DEED

THIS LIMITED WARRANTY DEED made by BARBARA JEAN FREEMAN (hereinafter referred to as the "Grantor") to RT CALHOUN MEMORIAL LLC, a South Carolina limited liability company (hereinafter referred to as the "Grantee")

IN CONSIDERATION of the sum of **One Million Two Hundred Fifty Thousand and No/100 Dollars (\$1,250,000.00)** the receipt and sufficiency of which is acknowledged by Grantor, subject to the matters, exceptions, easements, restrictions, covenants, reservations, conditions and limitations referenced specifically or generally below and on **Exhibit B** (collectively, the "Permitted Exceptions"), Grantor has granted, bargained, sold and released, and by this Deed grants, bargains, sells and releases, to Grantee, and its successors and assigns, the following real property:

SEE ATTACHED EXHIBIT A FOR A PROPERTY DESCRIPTION

Grantee's Address: RT Calhoun Memorial LLC
1049 Morrison Drive, Suite 202
Charleston, South Carolina 29403
Attn: Ross Cowan

TOGETHER with all and singular, subject to the Permitted Exceptions contained herein, the rights, members, hereditaments and appurtenances belonging to the property or in any way incident or appertaining thereto;

TO HAVE AND TO HOLD, subject to the Permitted Exceptions contained herein, all and singular the said property unto Grantee, and its successors and assigns, forever.

AND the Grantor does hereby bind herself, and her heirs, successors and assigns, to warrant and forever defend all and singular the said property, subject to the Permitted Exceptions contained herein, unto the Grantee and the Grantee's successors and assigns, against the Grantor, and her heirs, successors and assigns, lawfully claiming or to claim the property, or any part thereof, but no others..

[REMAINDER OF PAGE INTENTIONALLY BLANK]

WITNESS the grantor's hand and seal this 26th day of May, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jane M. Raberis
Witness
Veda M. Campbell
Witness

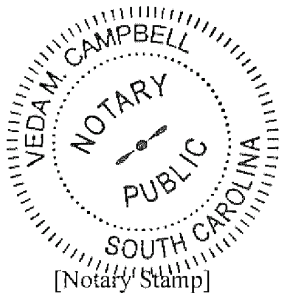
Barbara Jean Freeman [L.S.]
BARBARA JEAN FREEMAN

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

ACKNOWLEDGEMENT

I, the undersigned Notary Public for the State of South Carolina, do hereby certify that BARBARA JEAN FREEMAN, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 26th day of May, 2023.



Veda M. Campbell (SEAL)
Notary Public, State of South Carolina
Notary Name Printed Veda M. Campbell
My Commission Expires: 10/8/2031

EXHIBIT A

[Legal Description]

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, BEING ON THE SOUTH SIDE OF CALHOUN MEMORIAL HWY. (U.S. HWY. 123), KNOWN AND DESIGNATED AS LOT 4 CONTAINING 17.048 ACRES, MORE OR LESS, ON A PLAT PREPARED FOR SC CALHOUN MEMORIAL HIGHWAY, LLC BY SITE DESIGN, INC. DATED NOVEMBER 19, 2012, AND RECORDED DECEMBER 23, 2013 IN PLAT BOOK 599, PAGE 269; AND HAVING THE BOUNDARIES AND MEASUREMENTS AS SHOWN ON SAID PLAT; REFERENCE BEING CRAVED THERETO AS OFTEN AS IS NECESSARY FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

AND ALSO:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF PICKENS, BEING ON THE SOUTH SIDE OF CALHOUN MEMORIAL HWY. (U.S. HWY. 123), KNOWN AND DESIGNATED AS LOT 5 CONTAINING 0.803 ACRES, MORE OR LESS, ON A PLAT PREPARED FOR SC CALHOUN MEMORIAL HIGHWAY, LLC BY SITE DESIGN, INC. DATED NOVEMBER 19, 2012, AND RECORDED DECEMBER 23, 2013 IN PLAT BOOK 599, PAGE 269; AND HAVING THE BOUNDARIES AND MEASUREMENTS AS SHOWN ON SAID PLAT; REFERENCE BEING CRAVED THERETO AS OFTEN AS IS NECESSARY FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING A PORTION OF THE SAME PROPERTY DEVISED TO BARBARA JEAN FREEMAN A/K/A BARBARA J. FREEMAN UNDER THE LAST WILL AND TESTAMENT OF JESSE WAYNE FREEMAN AS EVIDENCED BY DEED OF DISTRIBUTION FROM THE ESTATE OF JESSE WAYNE FREEMAN, DATED APRIL 2, 2013, AND RECORDED APRIL 3, 2013, IN DEED BOOK 1517, PAGE 130. JESSE WAYNE FREEMAN DIED TESTATE ON JULY 23, 2012, WITH HIS ESTATE PROBATED IN THE OFFICE OF PROBATE COURT FOR PICKENS COUNTY, SOUTH CAROLINA, AS FILE NO. 2012ES3900476.

TMS NO. 5039-19-61-8304

TMS NO. 5039-19-62-8021

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
2. Temporary Construction Easement Agreement between Barbara Jean Freeman and Quiktrip Corporation, dated April 12, 2013, and recorded April 16, 2013, in Book 1520, Page 14.
3. Easement Agreement between Barbara Jean Freeman and Wells Fargo Bank, N.A., successor Trustee by merger with Wachovia Bank, N.A., under agreement with Freeman 123, a limited partnership, dated November 1, 2002, by instrument, dated April 10, 2013, and recorded April 16, 2013, in Book 1520, Page 24.
4. Declaration of Easements, Covenants and Restrictions dated April 12, 2013, and recorded April 16, 2013, in Book 1520, Page 39, amended by First Amendment, dated February 6, 2014, and recorded February 7, 2014, in Book 1582, Page 93.
5. Reciprocal Easement Agreement between Wells Fargo Bank, N.A., Successor Trustee by merger with Wachovia Bank, N.S., under Agreement with Freeman 123, a limited Partnership, dated November 1, 2002, J. Wayne Freeman, and Quik Trip Corporation, dated September 27, 2011, and recorded September 28, 2011, in Book 1410, Page 342.
6. Communication Easement for utility installation granted Duke Energy Corporation by instrument, dated January 22, 1999, and recorded February 3, 1999, in Book 467, Page 330.
7. Easement for utility installation and maintenance granted Blue Ridge Electric Cooperative, Inc., dated May 4, 1996, and recorded June 5, 1996, in Book 325, Page 244.
8. Easement for utility installation and maintenance granted Southern Bell Telephone and Telegraph Company by instrument, dated June 2, 1952, and recorded June 24, 1952, in Book 64, Page 70.
9. Easement for utility installation and maintenance granted Duke Power Company by instrument, dated May 14, 1973, and recorded July 27, 1973, in Book 12-R, Page 927.
10. Easement for utility installation and maintenance granted Duke Power Company by instrument, recorded February 13, 1968, in Book 11-K, Page 319.
11. Easement for utility installation and maintenance granted Duke Power Company by instrument, dated November 11, 1967, and recorded November 14, 1967, in Book 11-K, Page 117.
12. Easement for utility installation and maintenance granted Blue Ridge Electric Cooperative, Inc. by instrument, dated December 2, 1987, and recorded February 19, 1990, in Book 90, Page 278.

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

i) I have read the information on this affidavit and I understand such information.

ii) The property being transferred is property located in **Easley, South Carolina**, bearing **Pickens County Tax Map Number 5039-19-61-8304, Tax Map Number 5039-19-62-8021**, deeded by **Barbara Jean Freeman** to **RT Calhoun Memorial LLC** on **May 26, 2023**.

iii) Check one of the following: The deed is

- (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) exempt from the deed recording fee because (See Information section of affidavit):

(If exempt, please skip items 4-7, and go to item 8 of this affidavit).

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes ___ or No ___.

iv) Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of **\$1,250,000.00**.
- (b) The fee is computed on the fair market value of the realty which is \$_____.
- (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$_____.

v) Check Yes ___ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(e)(6), and lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer). If "Yes," the amount of the outstanding balance of this lien or encumbrance is \$_____.

vi) The deed recording fee is computed as follows:

(a)	Place the amount listed in Item 4 above here:	<u>\$1,250,000.00</u>
(b)	Place the amount listed in Item 5 above here: (If no amount is listed, place zero here).	<u>\$0</u>
(c)	Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$1,250,000.00</u>

vii) The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is **\$4,625.00**.

viii) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with

the transaction as grantor.

ix) I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisonment not more than one year or both.

Responsible Person Connected with the Transaction

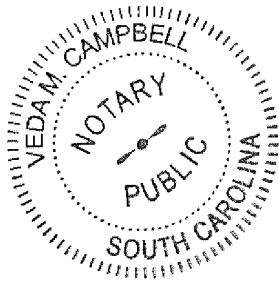
Grantor:

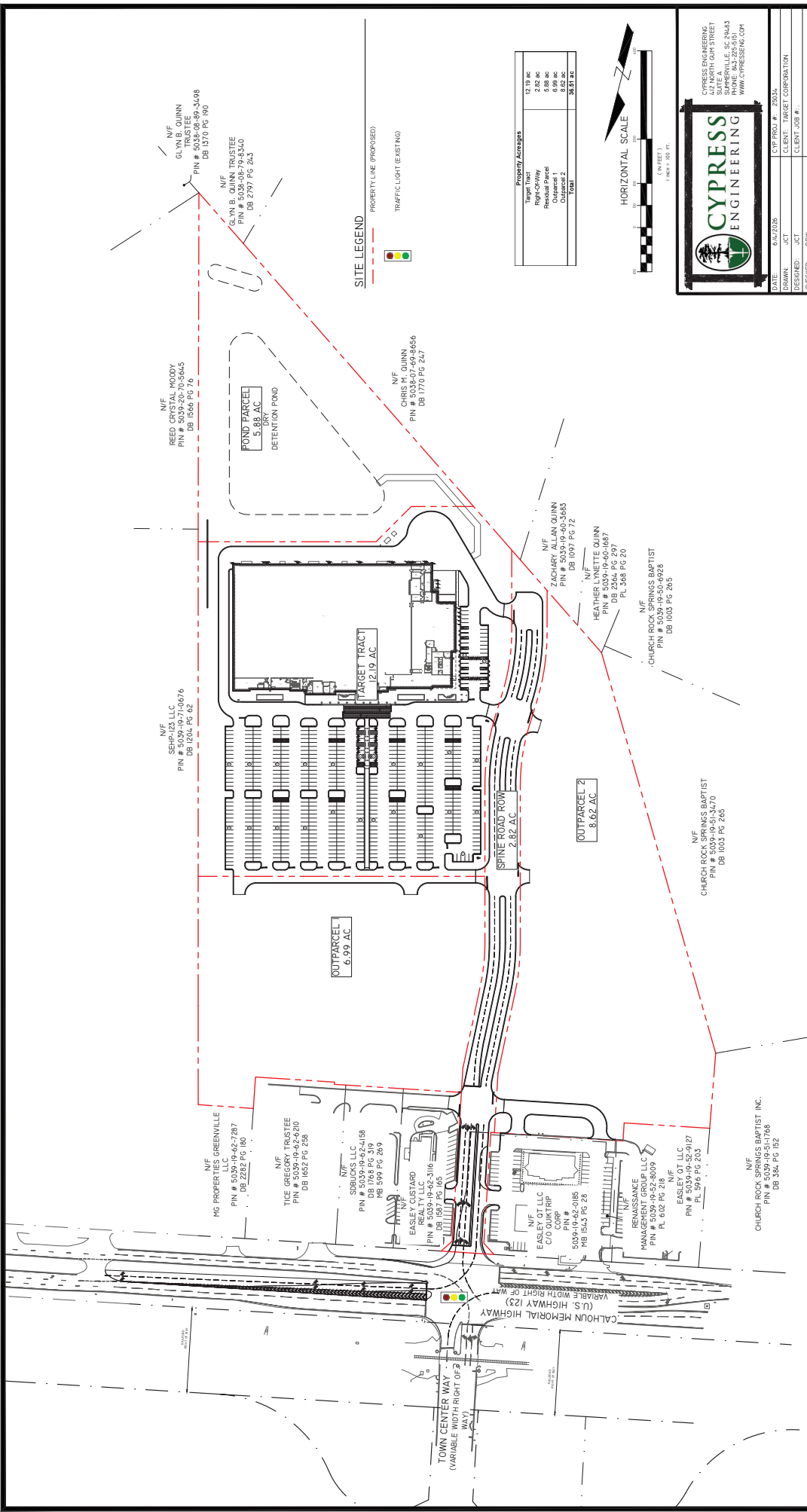
Barbara Jean Freeman (SEAL)
Barbara Jean Freeman

SWORN to before me this 25th day of **May, 2023**.

Veda M. Campbell
Notary Public for the State of South Carolina
My Commission Expires: 10/18/2031

[Notary Seal]





Property Abstracts	
Target Tract	12.19 ac
Right-of-Way	2.82 ac
Outparcel 1	6.99 ac
Outparcel 2	8.62 ac
TOTAL	30.62 ac



SITE LEGEND

- PROPERTY LINE (PROPOSED)
- TRAFFIC LIGHT (EAST)



DATE	6/22/2026	CLIENT JOB #	
DESIGNED BY	ACT	CLIENT	TARGET CORPORATION
CHECKED BY	DDW		

REV	DESCRIPTION	DATE

FOR INFORMATIONAL PURPOSES ONLY

EASLEY RETAIL CENTER
EASLEY, SC

EXHIBIT X
SITE PLAN
C5.50



City of Easley
Department of Planning and Development
Planning Commission Meeting
June 15, 2026

Staff Report

Case Number: PLN-ANN-26-04

Applicant: David Odom, PE

Property Owner: Latham Road LLC

Parcel ID's: 5039-16-84-8206

Acreage: 13.16

Proposed Zoning: Office / Institutional (OI)

Proposed Future Land Use: Commercial

Surrounding Property:

Current Zoning: North: County – Vacant Land
East: County – Commercial
South: Railroad ROW
West: General Residential 2 (GR-2) / General Commercial (GC)

Future Land Use: North: County
East: County
South: Railroad ROW
West: Commercial

Summary of Request

Summary of Request

David Odom, PE, on behalf of Latham Road LLC, is requesting the annexation of approximately 13.16 acres from Tax Parcel 5039-16-84-8206 into the City of Easley with a proposed zoning designation of Office/Institutional (OI) and a Future Land Use designation of Commercial.

The applicant proposes to develop the site as a public charter school serving approximately 1,000 students from Pre-K through 8th Grade. Charter schools are publicly funded educational institutions and do not charge tuition for attendance. The subject property is part of a larger 38.94-acre parcel that is divided by Highway 153 into two separate tracts. The current

annexation and rezoning request applies only to the approximately 13.16-acre portion of the property.

The property is bordered by vacant land within Pickens County to the north, commercial uses within Pickens County to the east, a railroad right-of-way to the south, and a mixture of General Residential-2 (GR-2) and General Commercial (GC) zoning within the City of Easley to the west. The proposed Office/Institutional zoning designation is intended to accommodate educational, governmental, medical, and similar institutional uses and is compatible with the proposed charter school development.

Some residents have expressed concerns regarding continued population growth in the Upstate region and the potential impact on local schools. While staff has not independently verified enrollment capacities within the School District of Pickens County, the proposed charter school would provide an additional educational option for families within the region. According to publicly available rankings, South Carolina ranks near the lower half of states nationally in educational performance, while the School District of Pickens County has been recently recognized as one of the stronger performing school districts within the state.

A conceptual site plan has been submitted by the applicant to illustrate the general intent of the proposed school campus and associated circulation patterns. However, the site plan has not received formal development approval and remains subject to additional review and modification. Approval of this annexation and rezoning request does not constitute approval of a site plan, subdivision, or development permit.

A Traffic Impact Analysis (TIA) has been completed and submitted to the South Carolina Department of Transportation (SCDOT) and the Office of School Facilities (OSF) for review. The study identified several transportation improvements intended to mitigate projected traffic impacts associated with the proposed development, including:

- Construction of a northbound right-turn lane on Rolling Hills Circle at Access A with 150 feet of storage and appropriate taper.
- Construction of dual westbound left-turn lanes on US 123 at Prince Perry Road/Rock Springs Road with a minimum of 250 feet of storage.
- Widening of Rock Springs Road to provide an additional southbound receiving lane extending to Dayton School Road.
- Modification of the signal plan at US 123 and Prince Perry Road/Rock Springs Road to accommodate the proposed roadway improvements.
- Installation of protected/permitted left-turn phasing for the westbound approach of Rolling Hills Circle at Town Center Way.

The recommendations contained within the Traffic Impact Analysis are currently under review by SCDOT and OSF. Any roadway improvements ultimately required by SCDOT, the Office of School Facilities, or other reviewing agencies shall be the responsibility of the applicant.

Should the annexation and rezoning be approved by Planning Commission and City Council, any future development proposal will be subject to additional review by City staff and applicable state agencies. Future development will be evaluated for compliance with the Unified Development Ordinance, including site design, buffering, lighting, landscaping, stormwater management, traffic circulation, emergency access, and other development standards.

Comprehensive Plan Consistency

The proposed annexation and Office/Institutional (OI) zoning designation are generally consistent with the City of Easley Comprehensive Plan. The Land Use Element encourages the annexation of neighboring properties and supports managed growth through coordinated development and infrastructure planning. The Comprehensive Plan further recognizes the importance of maintaining high-quality community facilities and public services as the City continues to grow.

The Community Facilities Element emphasizes the need to plan for future educational facilities and public services necessary to accommodate projected population growth. The proposed charter school would expand educational opportunities within the region while locating a community-serving institutional use adjacent to existing transportation infrastructure and commercial development.

The proposed Office/Institutional zoning district is compatible with surrounding land uses and supports the Comprehensive Plan's goals related to community facilities, managed growth, economic investment, and the orderly extension of municipal services.

Staff Recommendation

Based on the property's location adjacent to existing commercial development, the suitability of the Office/Institutional zoning district for the proposed educational use, the applicant's commitment to addressing transportation impacts through the Traffic Impact Analysis process, and the request's consistency with the goals and recommendations of the City of Easley Comprehensive Plan, staff recommends approval of PLN-ANN-26-04.

Respectfully submitted,

A handwritten signature in black ink that reads "Corey Holycross". The signature is written in a cursive, flowing style.

City Planner

Exhibits:

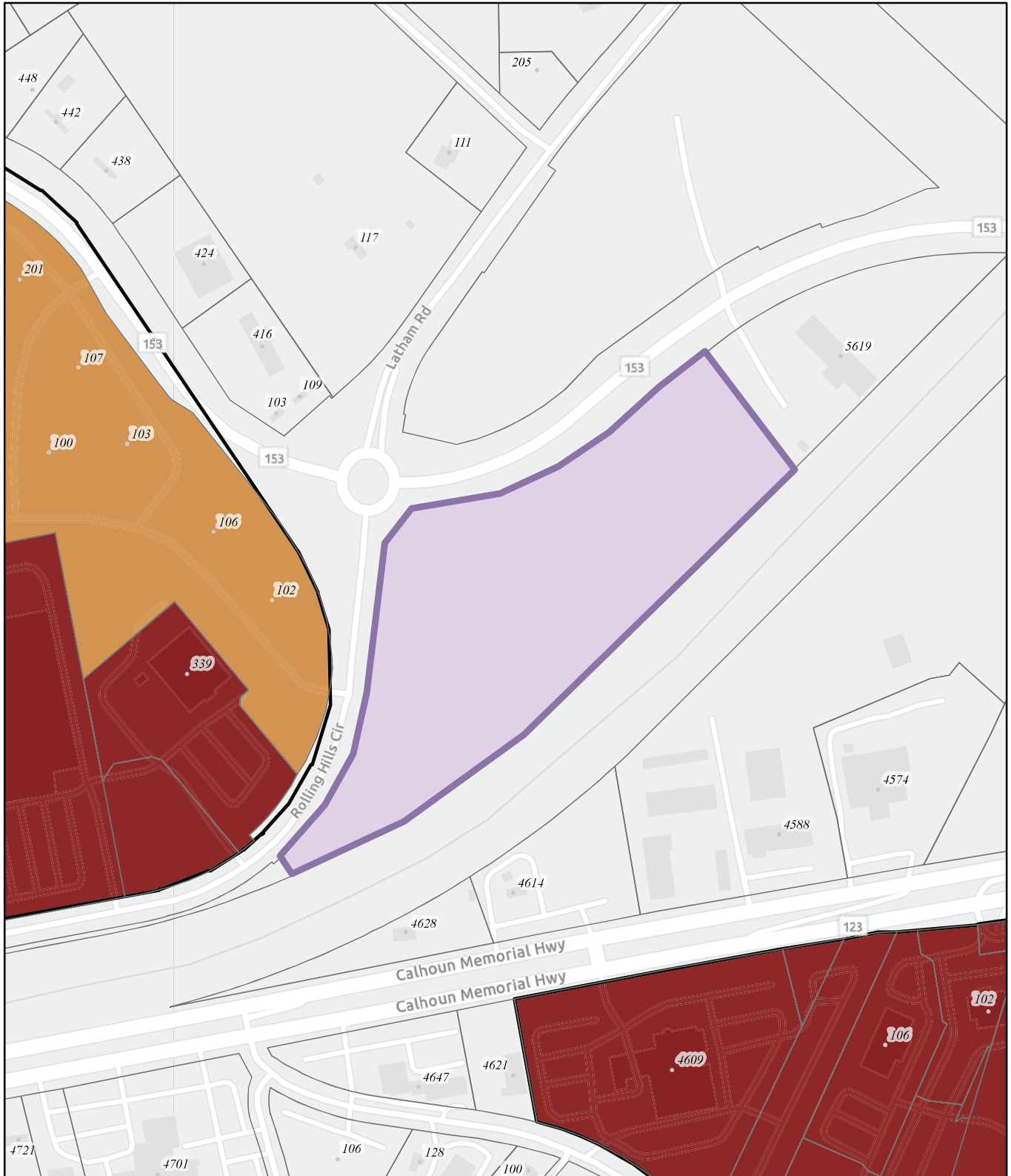
Exhibit A: Zoning Map

Exhibit B: Future Land Use Map





Exhibit C: Application



Exhibit D: Traffic Impact Analysis

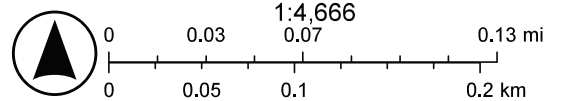
Zoning - PLN-ANN-26-04



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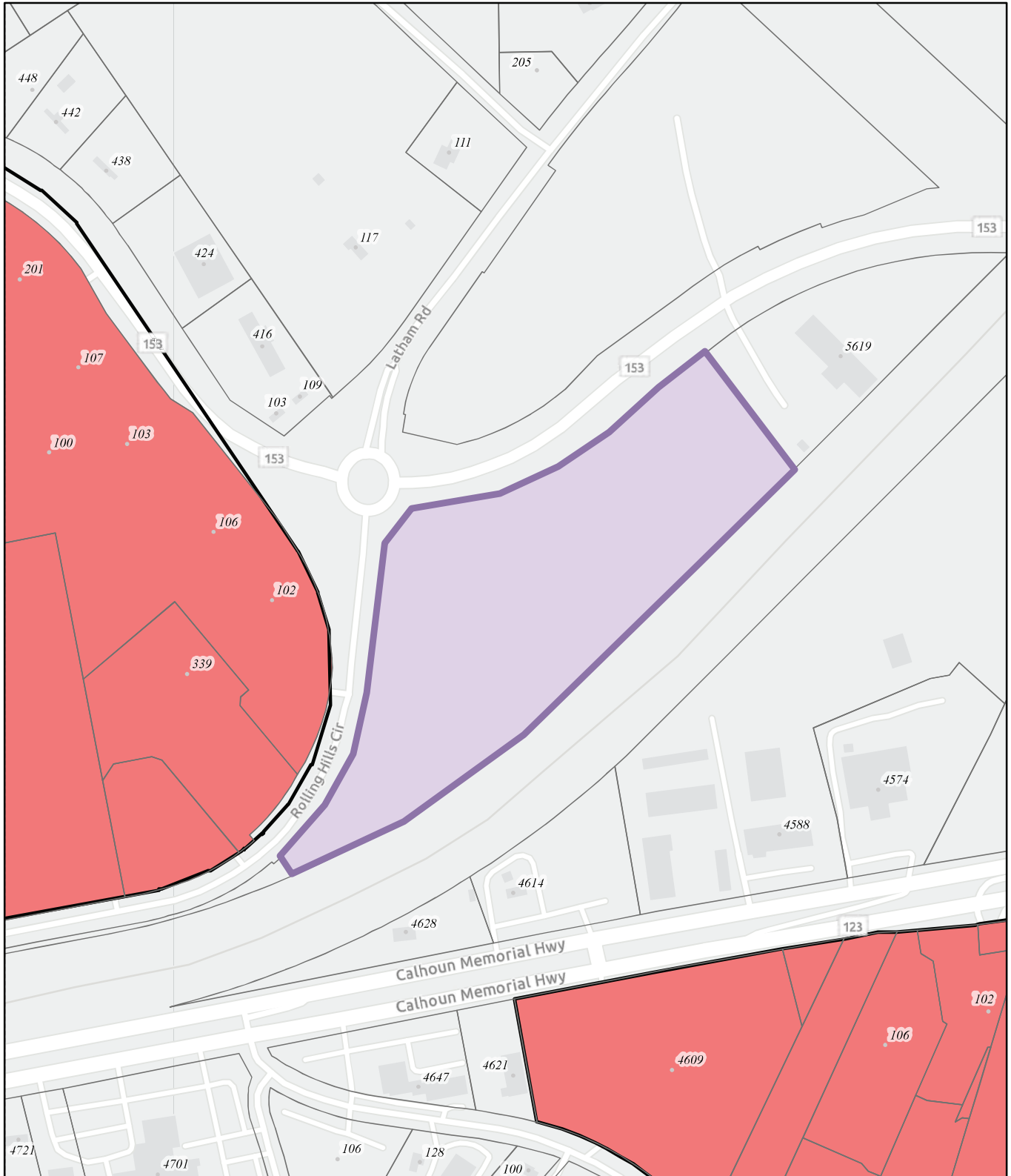
-  County Boundary
-  Address Points
-  Pickens County Parcels
-  City Limits

- Zoning**
-  General Residential 2 (GR-2)
 -  General Commercial (GC)



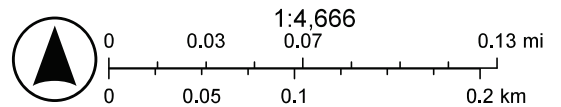
Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

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- County Boundary
- City Limits
- Address Points
- Future Land Use
- Commercial
- Pickens County Parcels



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



APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	David Odom, PE	Latham Road LLC
*Title:	Civil Engineer	Partnership
*Address:	169 Oak St	205 Cabin Road
*City, State:	Forest City, NC	Easley, SC
*Zip:	28043	29640
*Phone:	828-247-4495	864-704-3662
*Email:	David@odomengineering.com	ddgaston77@gmail.com

LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

PROPERTY INFORMATION

*PARCEL #(S) 5039-16-84-8206

*TOTAL ACREAGE 13.8

*CURRENT ZONING DESIGNATION (County) Commercial

*PROPOSED ZONING DESIGNATION (City) OI - Office-Institutional

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.

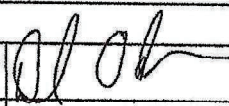

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning Commission will be presented to the City Council.



 5/18/26

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: DWO

*Signatures	
Applicant	
Date	5/18/26
Property Owner/Authorized Agent	 member
Date	5/19/26



LIBERTAS ACADEMY

W-1-B



Possible PS location & FM route

5039-16-94-8206

5039-16-94-8206

PS

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to a point; thence continuing S56-19-03W 485.91 feet (chord distance of 483.66 feet) to a point, being the point of beginning."

This being the same property conveyed to Douglas T. Gaston, J. Bruce Gaston, and James O. Richey by deed of Michael Sabee dated December 31, 2003, and recorded on January 8, 2004, in Deed Book 785 at Page 269, Office of Register of Deeds for Pickens County, South Carolina.

This conveyance is subject to any and all rights of way for roads, utilities and other easements, restrictions and/or zoning ordinances which may appear on record and/or from an inspection of the premises, and further subject to all rights of way to Norfolk Southern Railroad (f/k/a Southern Railway Company), and rights of way for South Highway 153 and its expansion.

Grantee's Address: 403 East First Ave., Easley, SC 29640

TMS No.: 5039-16-84-8206

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor do hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

WITNESS the Grantor's hands and seals this the 16th day of June, 2004.

SIGNED, SEALED AND DELIVERED

in the presence of:

[Signature]
witness

[Signature]
witness

[Signature] (SEAL)
DOUGLAS T. GASTON

[Signature] (SEAL)
J. BRUCE GASTON

[Signature] (SEAL)
JAMES O. RICHEY

State of South Carolina)
)
County of Pickens)

PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness and made oath that (s)he saw the within-named Douglas T. Gaston, Jr., J. Bruce Gaston, and James O. Richey sign, seal, and, as their act and deed, deliver the within-written Title to Real Estate, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Susan R. Moley

Witness

SWORN to before me this 16th day of June, 2004.

[Signature]

(SEAL)
Notary Public for South Carolina

My Commission Expires: 3-11-2006

EXEMPTIONS**Exempted are deeds:**

- (1) transferring realty to the federal government;
- (2) transferring realty to the State, its agencies and departments, and its political subdivision, including school districts;
- (3) otherwise exempted under the laws and Constitution of the United States or the laws or Constitution of South Carolina;
- (4) transferring realty whereby no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-8-40(A) of the South Carolina Code of Laws. This exemption will exempt transfers to a spouse and most transfers that are the result of a divorce;
- (5) transferring realty from an agent to the agent's principal in which the realty was purchased with the funds of the principal;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 30 of the South Carolina Code of Laws;
- (7) transferring realty to a member of the family or to a family trust or to a family partnership. "Family" means spouse, parents, sisters, brothers, grandparents, grandchildren and lineal descendants. A "family trust" is a trust whose beneficiaries are all members of the family of the transferor. A "family partnership" is a partnership whose partners are all members of the family of the transferor;
- (8) transferring realty to a legal heir or devisee;
- (9) that constitute a contract for the sale of timber to be cut;
- (10) transferring realty from an individual to a partnership, limited liability company, or corporation upon the formation of the entity if the individual is transferring the realty in order to become a partner, member, or shareholder in the entity. All other transfers of realty to or from the partnership, limited liability company, or corporation, not otherwise exempt, are subject to the fee.
- (11) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (12) transferring realty between a parent corporation and its subsidiary corporation, provided that no consideration of any kind is paid or to be paid for the transfer;
- (13) transferring realty to a nonprofit corporation organized and operated exclusively for either a religious, scientific, charitable, or educational purpose, and provided no consideration of any kind is paid or to be paid for the transfer;
- (14) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed; or,
- (15) transferring realty from an individual to a partnership or limited liability company of which the individual is a partner or a member, provided that the transfer is subject to the fee to the extent that the transfer is a transfer of any undivided interest in the realty to partners or members other than the transferor. The determination as to the portion of the realty's value upon which the fee must be paid must be based on the percentage interest in the partnership or limited liability company of the partners or members other than the

TRAFFIC IMPACT STUDY

Libertas Academy Charter School Easley, South Carolina

JUNE 7, 2026

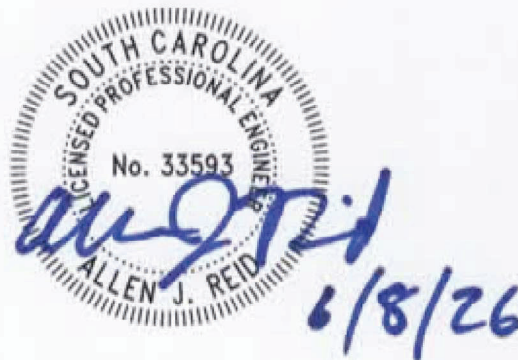
IMPACT DESIGNS, INC.

Prepared by: Allen J. Reid, PE

TRAFFIC IMPACT STUDY

Libertas Academy Charter School

EASLEY, SOUTH CAROLINA



REPORT PREPARED FOR:

Hubrich Contracting, Inc.
4321 Medical Park Drive, Suite 100
Durham, NC 27704

REPORT PREPARED BY

Impact Designs Inc.
172 Williamson Road, Unit 3728
Mooresville, NC 28117
allen@impactdesignsinc.com

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- A) Traffic Count Data
- B) Turn Lane Analysis
- C) Synchro Analysis Reports
- D) SimTraffic Analysis Reports
- E) Existing Signal Plans and Timings

EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Libertas Academy Charter School development in accordance with SCDOT guidelines. The proposed development is located south of SC 153, east of Rolling Hills Circle in Easley, SC. The development is expected to consist of a K-8 charter school with a capacity of 1,000 students and 70 faculty members which is expected to be completed by 2028. Direct access to Libertas Academy Charter School development site is proposed to be provided via a full movement access for drop-off and pick-up on Rolling Hills Circle. A secondary shared access with the rental business to the east of the site is proposed to be utilized for the faculty and visitor parking lot.

The study was determined through coordination with SCDOT and consists of the following intersections:

- US 123 and Prince Perry Road / Rock Springs Road
- US 123 and Town Center Way
- Town Center Way and Rolling Hills Circle
- SC 153 and Rolling Hills Circle / Latham Road
- SC 153 and US 123 Westbound Ramps
- SC 153 and Shared Access B
- Rolling Hills Circle and Access A

For the purpose of this analysis, the study intersections listed above were analyzed under the following scenarios:

- Existing (2026) Conditions
- No-Build (2028) Conditions
- Build (2028) Conditions

Traffic operations during the AM, SCH and PM peak hours were modeled for each scenario. The results of each scenario were compared to determine impacts from background traffic growth and the proposed development.

Recommendations:

- Construct a northbound right turn lane on Rolling Hills Circle at Access A with 150 feet of storage and appropriate taper.
- Construct dual westbound left turn lanes on US 123 at Prince Perry Road / Rock Springs Road. The additional left turn lane have at least 250 feet of storage.
- Widen Rock Springs Road for an additional southbound receiving lane extending to Dayton School Road.
- Modify the signal plan at US 123 and Prince Perry Road / Rock Springs Road to accommodate the improvements.
- Install protected/permitted left turn phasing for the westbound approach of Rolling Hills Circle at Town Center Way.

1. INTRODUCTION

The purpose of this report is to summarize the traffic impact study that was completed for the Libertas Academy Charter School development in Easley, South Carolina. The study was developed in accordance with SCDOT guidelines. This report summarizes the procedures and findings of the traffic impact study.

1.1. Project Summary

The proposed development is located south of SC 153, east of rolling Hills Circle in Easley, SC. The development is expected to consist of a K-8 charter school with a capacity of 1,000 students and 70 faculty members which is expected to be completed by 2028. This traffic impact study analyzes the effects of the additional traffic associated with the proposed development during the weekday AM (7:00 AM - 9:00 AM), the school PM (2:00 – 4:00 PM), and the weekday PM (4:00 PM - 6:00 PM) peak periods. The study area for the purpose of the analysis includes:

- US 123 and Prince Perry Road / Rock Springs Road
- US 123 and Town Center Way
- Town Center Way and Rolling Hills Circle
- SC 153 and Rolling Hills Circle / Latham Road
- SC 153 and US 123 Westbound Ramps
- SC 153 and Shared Access B
- Rolling Hills Circle and Access A

Refer to Figures 1 and 2 for the site location and the conceptual site plan.

For the purpose of this analysis, the study intersections listed above were analyzed under the following scenarios:

- Existing (2026) Conditions
- No-Build (2028) Conditions
- Build (2028) Conditions
- Build Improved (2028) Conditions

1.2. Existing Roadway Conditions

The primary roadways within the study area include US 123, SC 153, and Rolling Hills Circle. A summary of their existing characteristics is shown in Table 1.

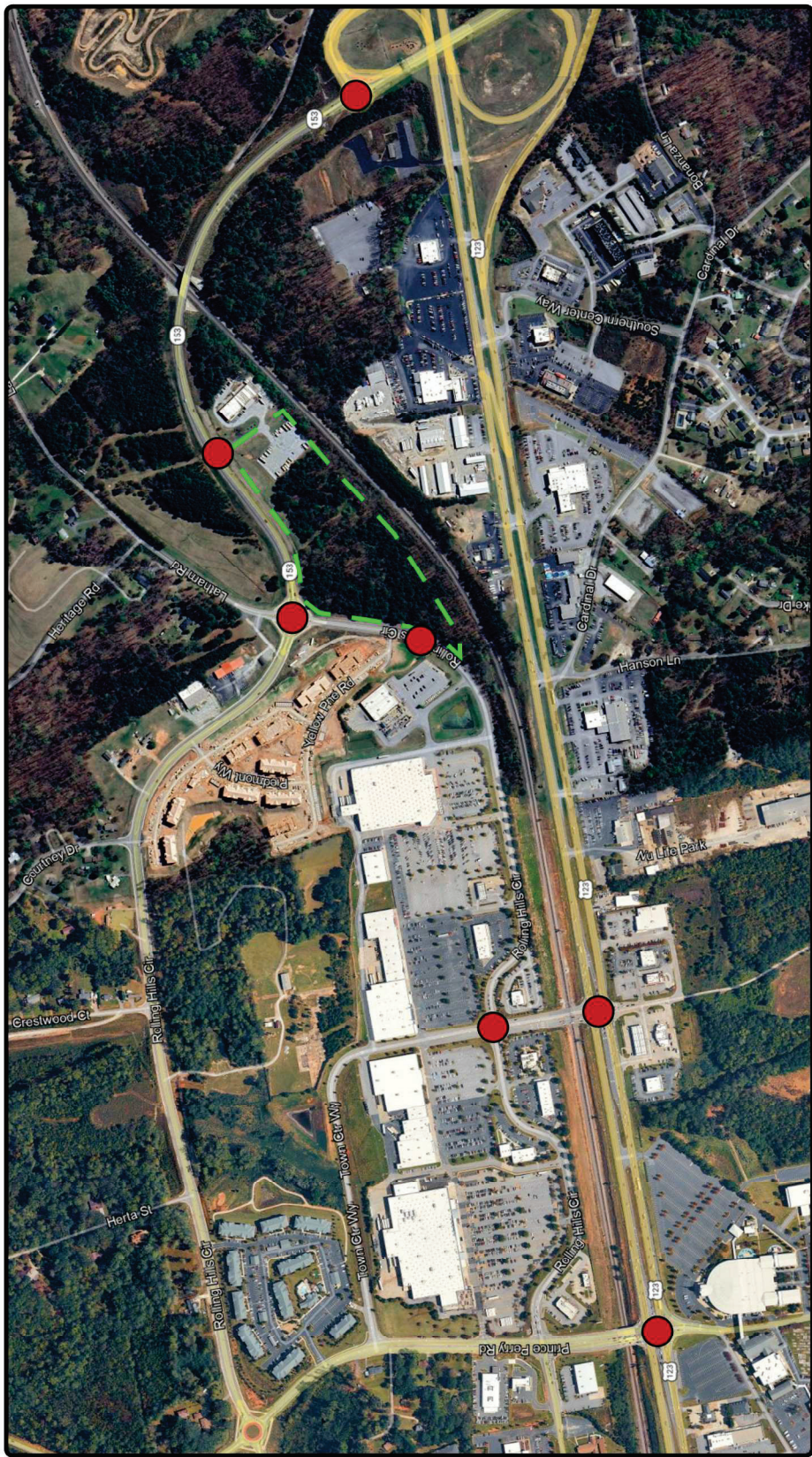
Table 1 – Study Area Summary

Facility Name	Route #	Typical Cross Section	Posted Speed Limit	Maintained By	2025 AADT
US 123		4-lane divided	45 MPH	SCDOT	44,500
SC 153		2-lane undivided	45 MPH	SCDOT	10,200
Rolling Hills Circle	S-189	2-lane undivided	25/40 MPH	SCDOT	No Data

Refer to Figure 3 for an illustration of the existing geometry and traffic control at the study intersections.

1.3. Driveway Locations

Direct access to Libertas Academy Charter School development site is proposed to be provided via a full movement access for drop-off and pick-up on Rolling Hills Circle. A secondary shared access with the rental business to the east of the site is proposed to be utilized for the faculty and visitor parking lot.



LEGEND

Proposed Site Location

Study Intersections



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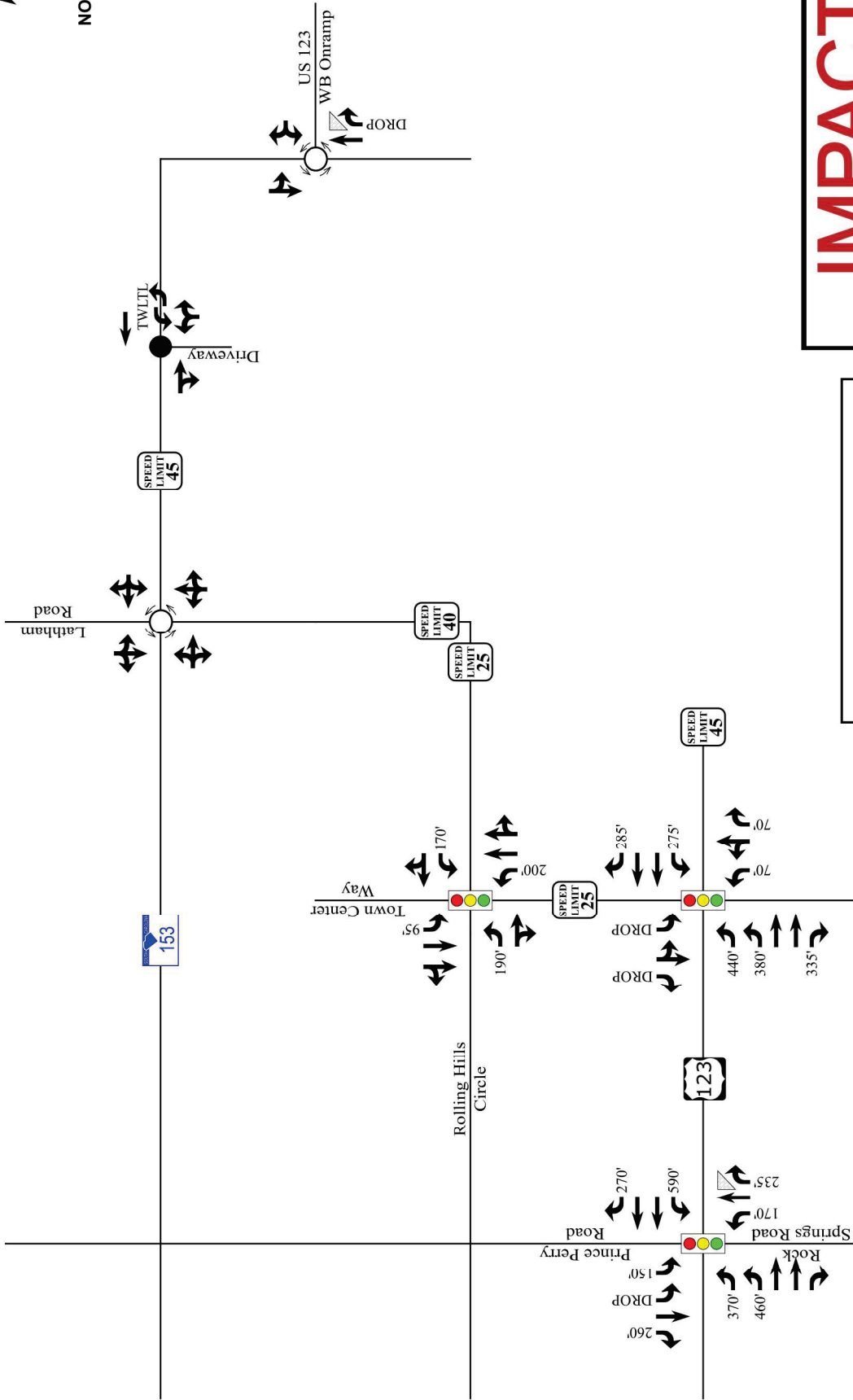
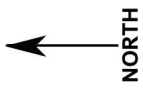
*Libertas Charter School
Easley, SC*

Site Location Map

Scale: Not to Scale

Figure

1



LEGEND

- Signalized Intersection (Traffic light symbol)
- Unsignalized Intersection (Circle symbol)
- Existing Lane (Arrow symbol)
- Storage (in feet) (X symbol)
- Posted Speed Limit (Speed limit sign symbol)

IMPACT
Designs, Inc.

Libertas Charter School
Easley, SC

Existing Lane Configurations
and Traffic Control

Scale: Not to Scale

Figure 3

2. TRAFFIC VOLUME DEVELOPMENT

2.1. Existing Traffic Volumes

Existing turning movement counts were conducted in March 2026. The counts were collected during the AM (7:00 AM to 9:00 AM) peak period, the school PM (2:00 PM to 4:00 PM) peak period, and the PM (4:00 PM to 6:00 PM) peak period. The existing traffic volumes are illustrated in Figure 4. Refer to appendix A for a copy of the raw traffic counts.

2.2. Projected Traffic Volumes

Based on SCDOT Average Annual Daily Traffic (AADT) volumes, daily traffic volumes in the study area have increased steadily in recent years at an average rate of 4% per year. To reflect continued growth, a 4% annual growth rate was applied to the 2026 counts to develop the No-Build (2028) volumes. This growth rate was applied to account for background growth in the area. Refer to Figure 5 for an illustration of the No-Build (2028) traffic volumes at the study intersections.

2.3. Proposed Development Traffic Volumes

As mentioned previously, the development is expected to consist of a K-8 charter school with a capacity of 1,000 students and 70 faculty members. The school plans to operate three buses which were assumed to accommodate 120 students. At the request of SCDOT, the AM and SCH peak hour trip generation potential for the proposed development was estimated using the trip generation spreadsheet provided by SCDOT staff. The daily and PM peak hour trip generation was estimated utilizing methodology contained within the ITE’s *Trip Generation Manual*, 12th Edition, specifically the charter elementary school (ITE Code 536) data. Utilizing the SCDOT spreadsheet, and the ITE data for ITE Codes 536, site traffic volumes were generated for the weekday daily, the weekday AM peak hour, the weekday school peak hour (SCH), and the weekday PM peak hour. Refer to Appendix A for the trip generation spreadsheet methodology. Refer to Table 2 for a summary of the trip generation potential of the proposed development.

Table 2 – Project Trip Generation

Land Use	ITE Code	Size		Traffic Volume						
		Quantity	Unit	Daily	AM		SCH		PM	
					Enter	Exit	Enter	Exit	Enter	Exit
SCDOT School Trip Generation Worksheet		1,000	Students	-	577	507	373	443	-	-
Charter Elementary School	536			1,850	-	-	-	-	56	104
Total Primary Trips				1,850	577	507	373	443	56	104

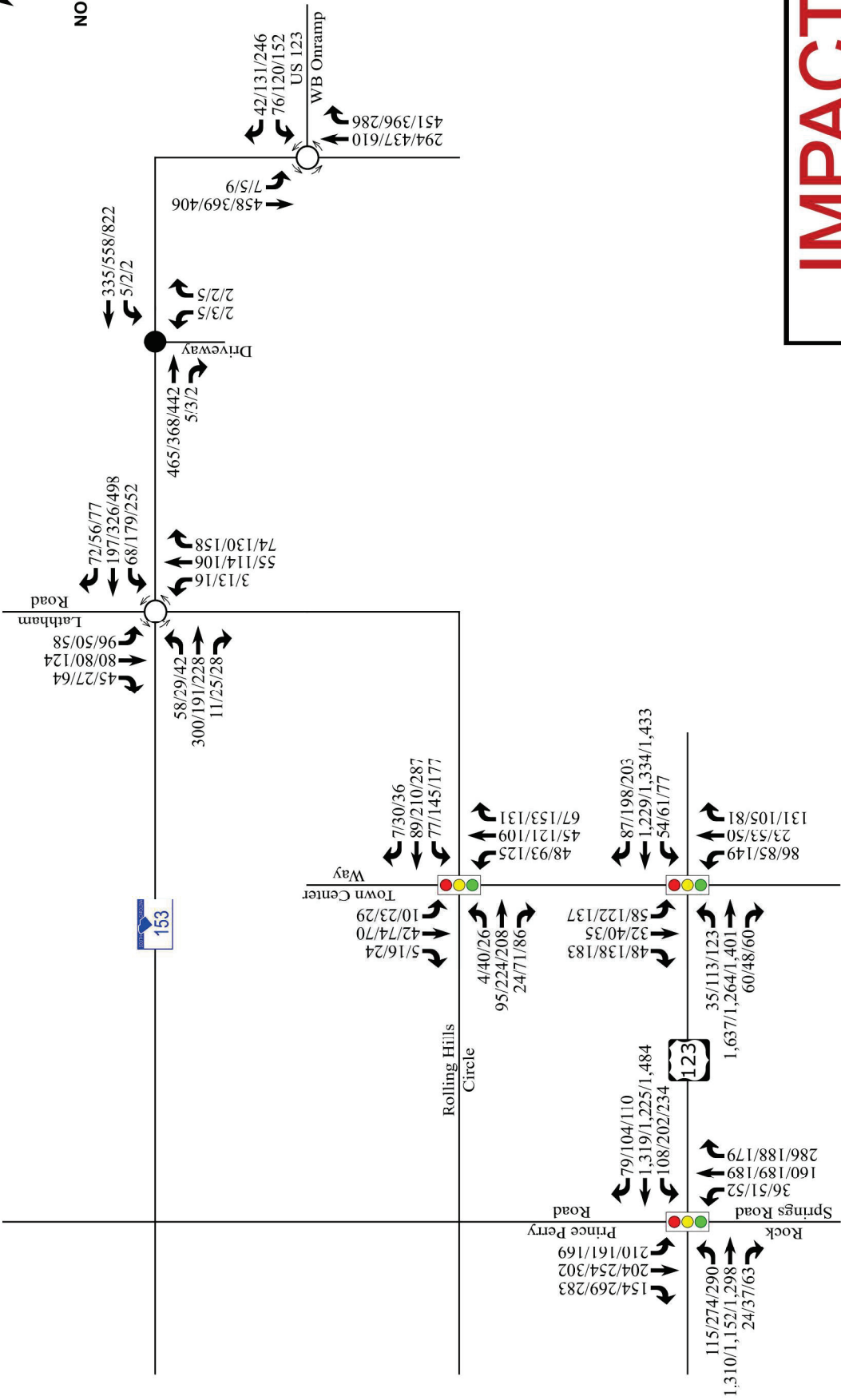
Traffic associated with the proposed development was distributed and assigned to the roadway network based upon existing travel patterns. The trip distributions are summarized below:

- 30% to/from the west via US 123
- 20% to/from the east via US 123
- 25% to/from the south via Rock Springs Road
- 15% to/from the south via SC 153
- 5% to/from the north via SC 153
- 5% to/from the north via Latham Road

Refer to Figures 6 and 7 for the site trip distributions and assignments.

2.4. Future Build Traffic Volumes

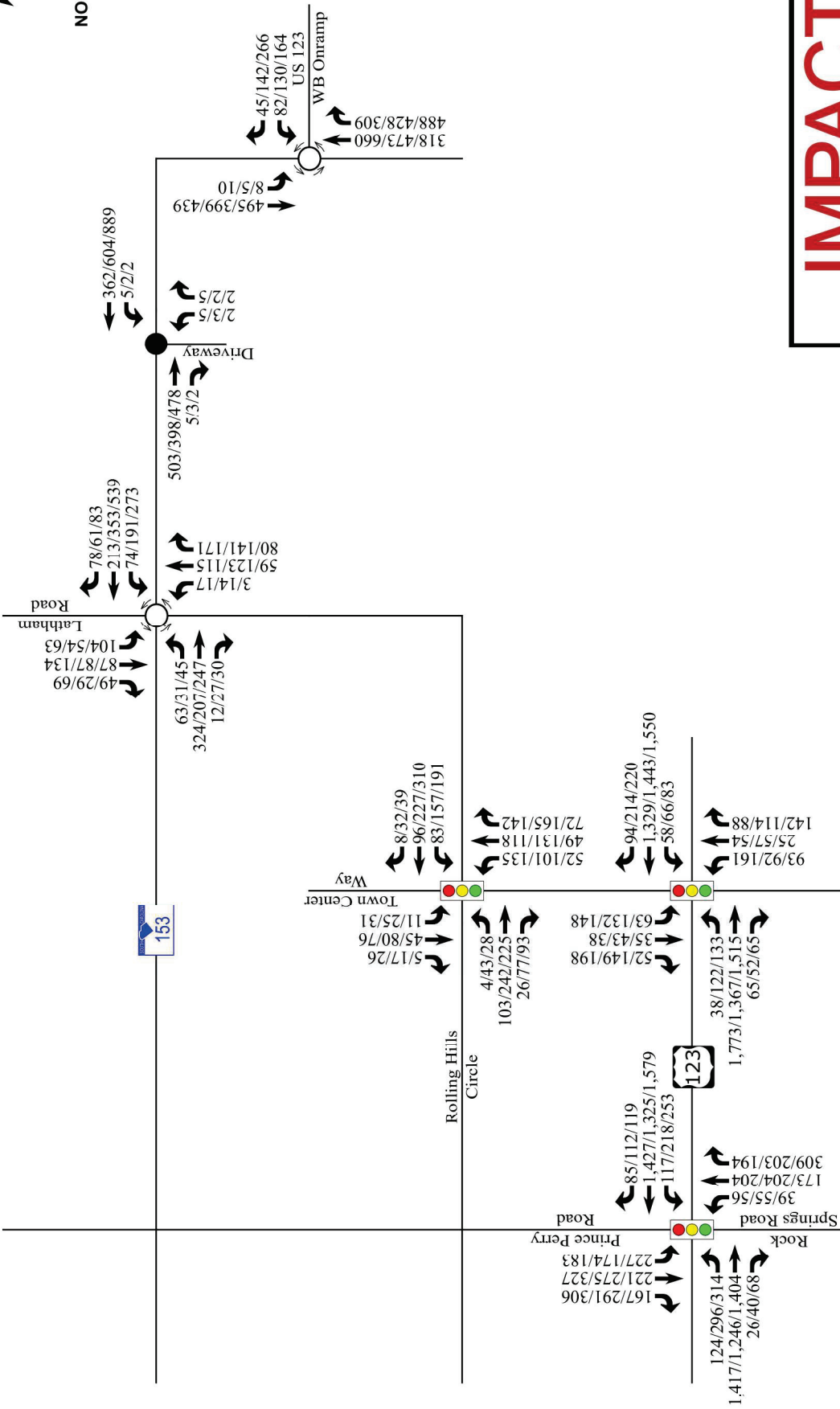
The site generated traffic volumes were added to the No-Build (2028) traffic volumes to determine the Build (2028) volumes. The Build (2028) volumes are illustrated in Figure 8.



IMPACT Designs, Inc.	
Libertas Charter School Easley, SC	
Existing (2026) Traffic Volumes	
Scale: Not to Scale	Figure 4

LEGEND

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



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No-Build (2028)
Traffic Volumes

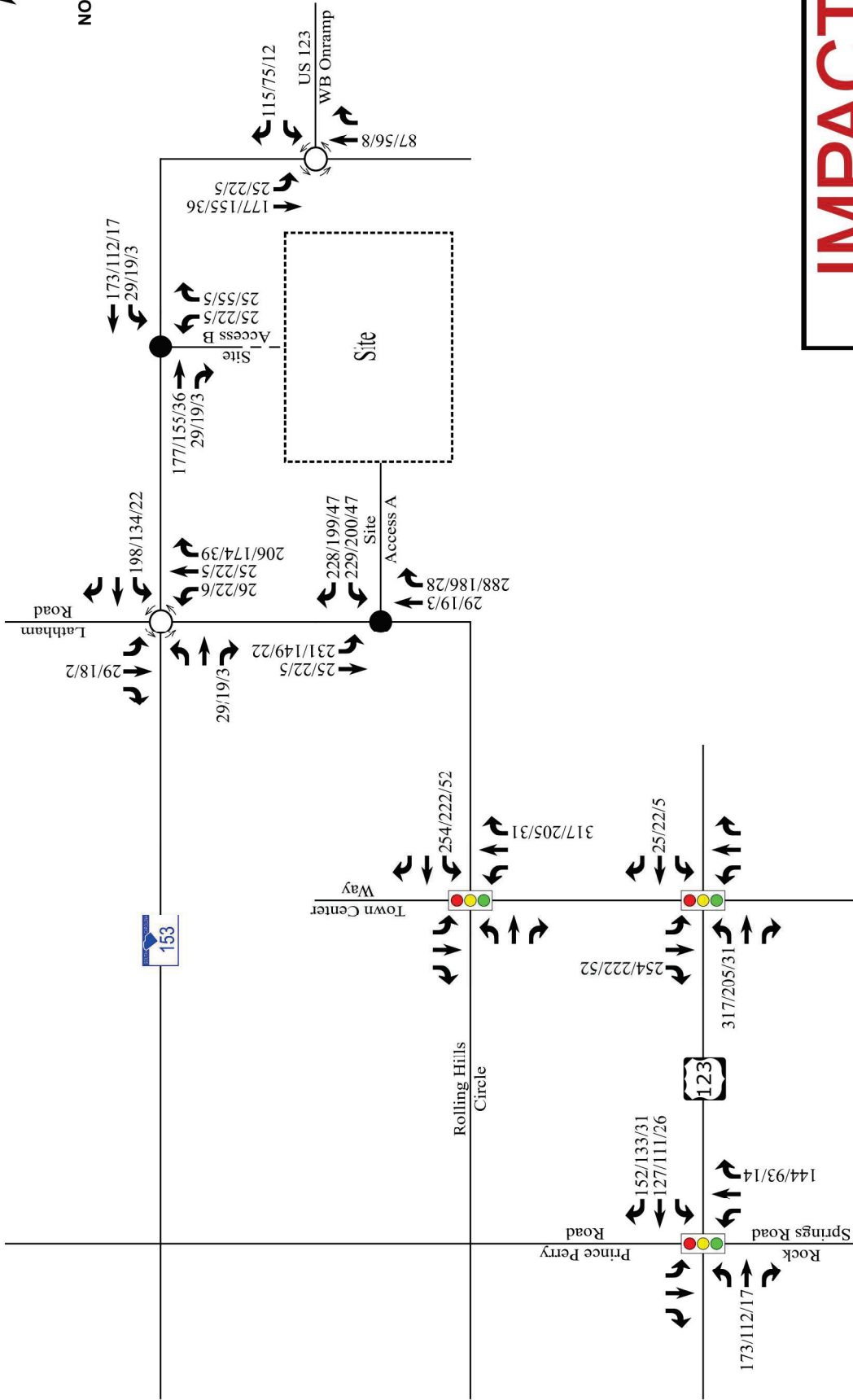
Scale: Not to Scale

Figure

5

LEGEND

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



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Trip Assignments

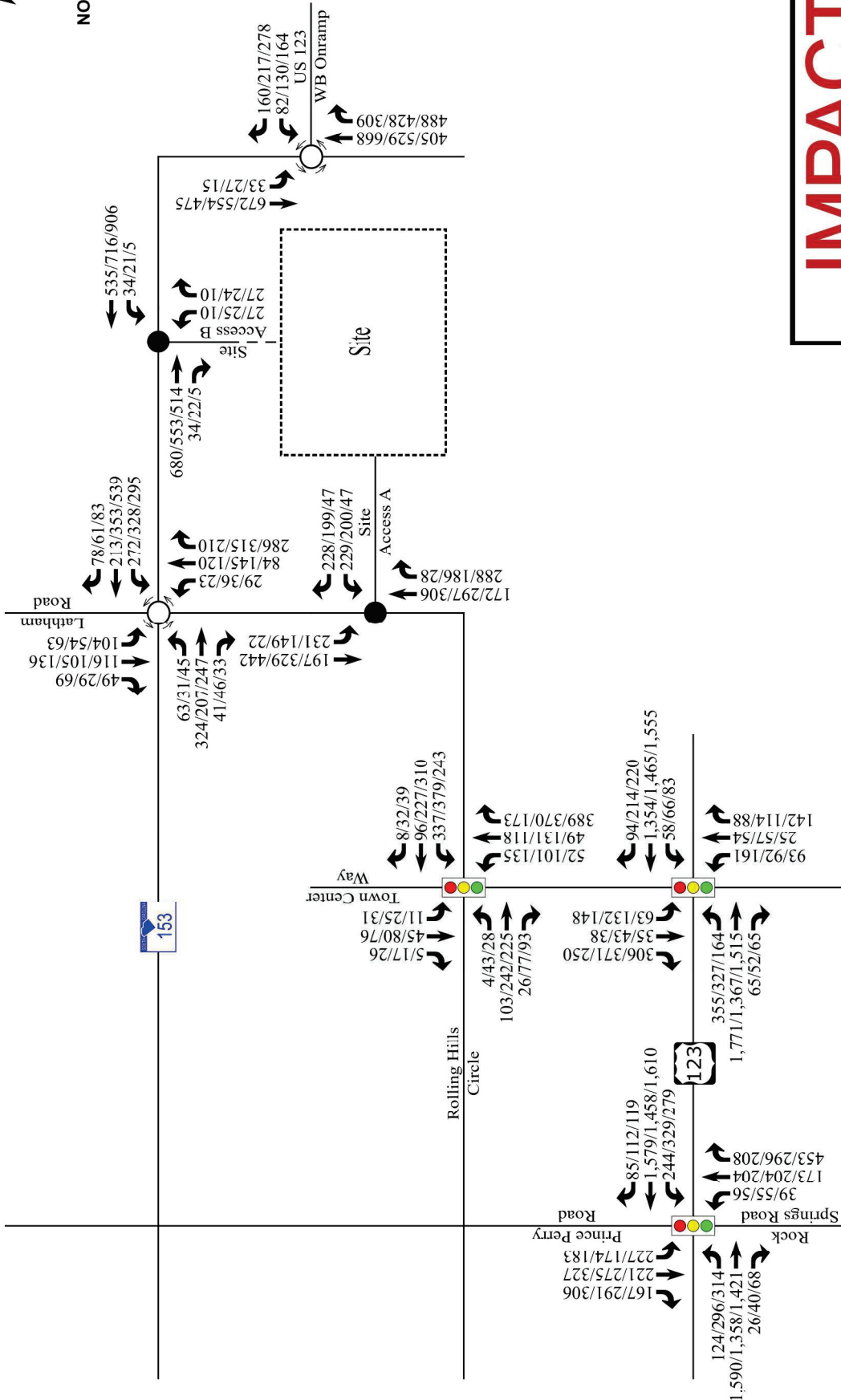
Scale: Not to Scale

Figure

7

LEGEND

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



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**Build (2028)
Traffic Volumes**

Scale: Not to Scale

Figure

8

LEGEND

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

3. TRAFFIC IMPACT ANALYSIS

3.1. Turn Lane Analysis

A turn lane analysis was conducted at the site access utilizing the Build (2028) volumes. Based on these volumes, a southbound left turn lane and a northbound right turn lane are warranted on Rolling Hills Circle at Access A. However, Rolling Hills Circle has an existing two-way left turn lane (TWLTL) which could be utilized instead of installing a left turn lane. Additionally, a left turn lane is warranted on SC 153 at Shared Access B, but SC 153 also has an existing TWLTL which could be utilized instead.

Refer to Appendix B for the turn lane warrants with volumes graphed.

3.2. Intersection LOS Analysis

Using the existing, no-build, and build traffic volumes, intersection analyses were conducted for the study intersections under Existing (2026) conditions, No-Build (2028) conditions, Build (2028) conditions and Build Improved (2028) conditions. This analysis was conducted using the Transportation Research Board’s *Highway Capacity Manual (HCM 6th Edition)* methodologies of the *Synchro*, Version 12 software.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays, and are generally considered undesirable. Table 3 summarizes the *HCM 6th Edition* control delay thresholds associated with each LOS grade for signalized and unsignalized intersections.

Table 3 – HCM 6th Edition LOS Criteria for Signalized & Unsignalized Intersections

Signalized Intersections		Unsignalized Intersections	
LOS	Control Delay per Vehicle (seconds)	LOS	Control Delay per Vehicle (seconds)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 85	F	> 50

The results of the capacity analysis for the study intersections are summarized in Table 4. Refer to Appendix C for the detailed capacity analysis reports and Appendix D for the queuing analysis results.

Table 4 – Intersection Capacity Analysis Results

Intersections	Approach	LOS (Delay in seconds per vehicle)																	
		Existing (2026)						No-Build (2028)						Build (2028)					
		AM	SCH	PM	AM	SCH	PM	AM	SCH	PM	AM	SCH	PM	AM	SCH	PM	AM	SCH	PM
US 123 & Prince Perry Road/Rock Springs Road	EB	D (37.5)	D (42.7)	E (55.3)	D (42.4)	D (47.7)	E (66.7)	E (64.6)	E (56.2)	E (64.7)	D (48.4)	D (54.3)	D (50.2)						
	WB	C (24.7)	C (28.2)	D (36.0)	C (28.4)	C (32.9)	D (45.3)	D (47.8)	E (65.0)	F (82.3)	D (40.8)	D (36.1)	D (49.4)						
	NB	C (30.0)	D (37.0)	D (46.2)	C (30.9)	D (38.1)	D (45.7)	C (24.4)	C (31.8)	D (37.9)	C (23.8)	C (31.8)	D (41.0)						
	SB	D (51.7)	D (45.3)	E (72.3)	D (53.3)	D (47.2)	F (80.9)	D (53.5)	D (47.3)	E (56.0)	D (54.5)	D (47.7)	E (71.0)						
	Overall	C (33.8)	D (37.1)	D (49.7)	D (37.3)	D (41.1)	E (58.8)	D (51.3)	E (55.5)	E (67.8)	D (42.9)	D (43.7)	D (52.3)						
US 123 & Town Center Way	EB	B (18.8)	C (34.2)	C (20.8)	C (24.3)	D (37.4)	C (23.2)	D (44.2)	D (40.9)	D (43.8)	C (33.9)	D (41.1)	D (40.9)						
	WB	C (20.2)	C (27.8)	C (24.9)	C (22.0)	C (32.2)	C (28.2)	C (28.0)	D (45.5)	D (49.0)	C (32.8)	D (41.4)	D (49.0)						
	NB	D (41.3)	D (41.6)	E (77.2)	D (43.6)	D (42.2)	F (80.4)	D (43.6)	D (42.2)	D (50.8)	D (42.7)	D (42.2)	D (50.8)						
	SB	D (40.1)	D (38.6)	E (59.1)	D (40.8)	D (39.7)	E (61.8)	E (60.6)	D (42.7)	D (38.4)	D (52.0)	D (48.2)	D (44.2)						
	Overall	C (21.7)	C (32.2)	C (30.1)	C (25.4)	D (35.6)	C (33.0)	D (40.1)	D (46.0)	D (43.1)	D (46.0)	D (35.3)	D (42.2)	D (45.4)					
Rolling Hills Circle & Town Center Way	EB	C (25.4)	C (22.6)	C (25.4)	C (25.7)	C (21.5)	C (23.7)	B (11.8)	B (13.0)	B (15.4)	C (28.3)	C (27.5)	C (28.4)						
	WB	C (29.7)	C (31.1)	D (43.7)	C (29.8)	C (31.5)	D (42.0)	C (26.8)	D (51.8)	C (29.5)	B (16.1)	B (18.3)	B (13.4)						
	NB	A (1.8)	A (4.9)	B (12.5)	A (2.7)	A (5.5)	B (14.3)	B (16.9)	A (7.8)	A (7.2)	B (16.6)	A (5.7)	B (17.4)						
	SB	A (4.0)	A (7.9)	A (9.0)	A (4.2)	A (8.7)	B (10.2)	B (11.9)	B (11.8)	B (10.4)	B (12.8)	B (14.9)	B (12.9)						
	Overall	B (17.1)	B (18.5)	C (27.2)	B (17.5)	B (18.6)	C (26.8)	B (19.9)	C (25.4)	B (18.2)	B (17.6)	B (15.6)	B (18.0)						
SC 153 & Rolling Hills Circle / Latham Circle	EB	A (7.9)	A (6.8)	A (9.4)	A (8.7)	A (7.4)	B (10.6)	C (15.2)	A (9.9)	B (11.2)	-	-	-						
	WB	A (6.0)	A (9.8)	C (20.1)	A (6.4)	B (11.1)	D (28.3)	B (10.3)	C (18.0)	D (33.9)	-	-	-						
	NB	A (6.4)	A (6.5)	A (7.5)	A (6.9)	A (7.1)	A (8.3)	B (13.8)	B (11.4)	A (9.3)	-	-	-						
	SB	A (6.1)	A (7.5)	B (14.9)	A (6.5)	A (8.3)	C (18.6)	B (10.0)	B (11.2)	C (20.1)	-	-	-						
	Overall	A (6.7)	A (8.2)	C (15.3)	A (7.3)	A (9.2)	C (20.3)	B (12.3)	B (14.0)	C (23.3)	-	-	-						
SC 153 & US 123 WB ramp	WB	A (5.0)	A (8.4)	C (18.5)	A (5.3)	A (9.4)	D (25.2)	A (7.8)	B (12.8)	D (27.5)	-	-	-						
	NB	A (1.9)	A (3.1)	A (5.4)	A (2.0)	A (3.3)	A (5.9)	A (2.7)	A (4.0)	A (6.1)	-	-	-						
	SB	A (7.0)	A (6.5)	A (7.3)	A (7.6)	A (6.9)	A (8.0)	B (11.1)	A (9.7)	A (8.7)	-	-	-						
	Overall	A (4.0)	A (4.9)	A (8.9)	A (4.2)	A (5.3)	B (10.9)	A (6.6)	A (7.4)	B (11.7)	-	-	-						
	EB	-	-	-	-	-	-	-	-	-	-	-	-						
SC 153 & Site Access B	WB	A (8.5)	A (8.1)	A (8.4)	A (8.6)	A (8.2)	A (8.5)	A (9.6)	A (8.9)	A (8.6)	-	-	-						
	NB	B (14.2)	C (15.9)	C (20.7)	C (15.0)	C (17.0)	C (23.2)	D (29.7)	D (27.8)	D (26.3)	-	-	-						
	WB	-	-	-	-	-	-	F (234.5)	F (201.8)	C (16.0)	-	-	-						
Rolling Hills Circle & Site Access A	NB	-	-	-	-	-	-	-	-	-	-	-	-						
	SB	-	-	-	-	-	-	A (9.5)	A (9.2)	A (8.1)	-	-	-						



The capacity analysis indicates that the traffic signal at US 123 and Prince Perry Road / Rock Springs Road is expected to experience an increase in delays and some drops in level of service with the addition of school traffic. It is recommended to construct dual westbound left turn lanes on US 123 onto Rock Springs Road which would require some widening on Rock Springs Road for an additional receiving lane, most likely to Dayton School Road. With this improvement, all approaches are anticipated to operate at LOS D or better in the AM and SCH peak hours. In the PM peak hour, the mitigated intersection is expected to operate with less delay than the No-Build scenario but would still have an approach operating at LOS E.

The traffic signal at US 123 and Town Center Way would require some adjustments to the coordinated split times to accommodate the addition eastbound left turning traffic which are reflected in the Build Improved scenario. These timing changes are not specifically recommended as mitigation by the development.

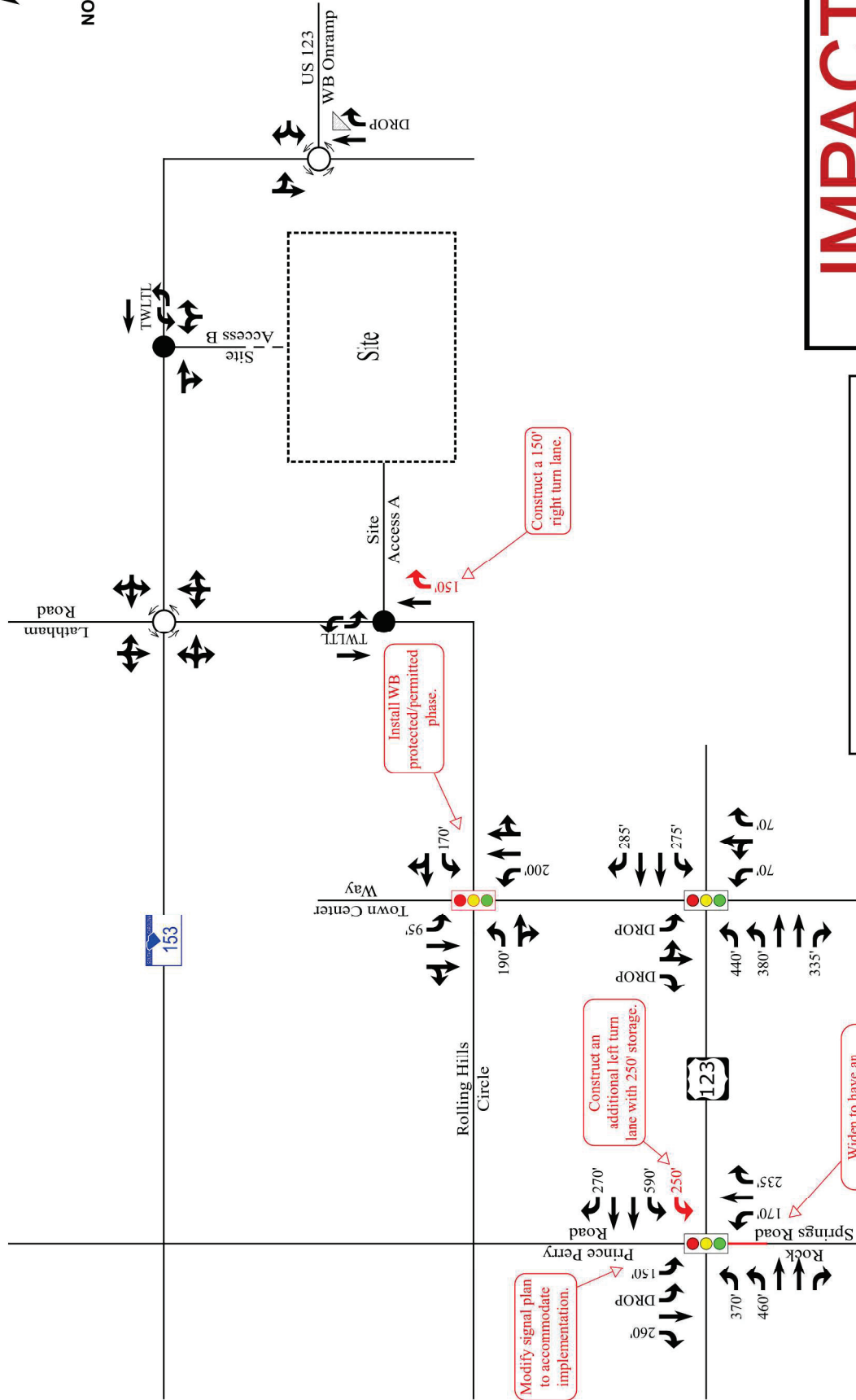
At the signalized intersection of Town Center Way and Rolling Hills Circle, the westbound approach is anticipated to experience a drop in level of service in the SCH peak hour with the westbound left turn movement operating at LOS E. As mitigation, it is recommended that protected/permitted left turn phasing be installed for the westbound approach. With this improvement, all approaches are expected to operate at LOS C or better.

Some approaches at the roundabout intersection of SC 153 and Rolling Hills Circle / Latham Road are expected to experience drops in level of service in the Build scenario. However, all approaches would still operate at LOS D or better. No mitigation is recommended.

All approaches at the roundabout intersection of SC 153 and the US 123 Westbound ramps are expected to operate acceptably and similar to the No-Build condition. No mitigation is recommended.

The main student drop-off and pick-up driveway, Access A, is expected to operate at LOS F in the AM and SCH peak hours. This is common for school driveways, and the volumes outside of these 30-minute peak times do not warrant signalization. It is possible that an off-duty police officer could direct traffic during these limited times to limit queuing into the school, but no additional mitigation beyond the warranted turn lanes is recommended.

Figure 9 shows the proposed lane configurations and traffic control for the Build (2028) conditions.



LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Existing Lane
- Recommended Improvement
- Storage (in feet)

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Easley, SC*

Proposed Lane Configurations
and Traffic Control

Scale: Not to Scale

Figure 9

4. SUMMARY OF FINDINGS

A traffic impact study was conducted for the proposed Libertas Academy Charter School development in accordance with SCDOT guidelines. The proposed development is located south of SC 153, east of Rolling Hills Circle in Easley, SC. The development is expected to consist of a K-8 charter school with a capacity of 1,000 students and 70 faculty members which is expected to be completed by 2028. Direct access to Libertas Academy Charter School development site is proposed to be provided via a full movement access for drop-off and pick-up on Rolling Hills Circle. A secondary shared access with the rental business to the east of the site is proposed to be utilized for the faculty and visitor parking lot.

The study was determined through coordination with SCDOT and consists of the following intersections:

- US 123 and Prince Perry Road / Rock Springs Road
- US 123 and Town Center Way
- Town Center Way and Rolling Hills Circle
- SC 153 and Rolling Hills Circle / Latham Road
- SC 153 and US 123 Westbound Ramps
- SC 153 and Shared Access B
- Rolling Hills Circle and Access A

For the purpose of this analysis, the study intersections listed above were analyzed under the following scenarios:

- Existing (2026) Conditions
- No-Build (2028) Conditions
- Build (2028) Conditions

Traffic operations during the AM, SCH and PM peak hours were modeled for each scenario. The results of each scenario were compared to determine impacts from background traffic growth and the proposed development.

Recommendations:

- Construct a northbound right turn lane on Rolling Hills Circle at Access A with 150 feet of storage and appropriate taper.
- Construct dual westbound left turn lanes on US 123 at Prince Perry Road / Rock Springs Road. The additional left turn lane have at least 250 feet of storage.
- Widen Rock Springs Road for an additional southbound receiving lane extending to Dayton School Road.
- Modify the signal plan at US 123 and Prince Perry Road / Rock Springs Road to accommodate the improvements.
- Install protected/permitted left turn phasing for the westbound approach of Rolling Hills Circle at Town Center Way.