



PLN-REZ-26-01

## 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: <u>5018-12-97-9461</u>	Date submitted: <b>01 / 23 / 2026</b>	Planning Commission meeting date: <b>February 16, 2026</b>
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: <b>International Horizons, LLC</b>	First:	Middle:	Interest <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Co-owner
Mailing address: <b>508 Carolina Drive</b>	City: <b>Liberty</b>	State: <b>SC</b>	ZIP Code: <b>29657</b>
Daytime phone no.: <b>(864 ) 918-3930</b>	Fax no.: <b>( )</b>	E-mail: <b>robert.w.sweetman@gmail.com</b>	

APPLICANT INFORMATION			
<i>To be completed only if Owner is not Applicant:</i>			
Applicant's last name: <b>Massingill</b>	First: <b>Carter</b>	Middle: <b>R.</b>	
Mailing address: <b>55 Beattie Place, Suite 1200</b>	City: <b>Greenville</b>	State: <b>SC</b>	ZIP Code: <b>29601</b>
Daytime phone no.: <b>(864 ) 241-7008</b>	Fax no.: <b>( )</b>	E-mail: <b>cmassingill@gwblawfirm.com</b>	

PROPERTY INFORMATION			
<b>THE OWNER/APPLICANT HEREBY REQUESTS</b> that the property described below be rezoned from <u>GR-2</u> to <u>NC</u>			
Property address: <b>300 Pope Field Road</b>	Number of Lots or Units: <b>1</b>	Total Acreage:	<b>0.581</b>

**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: International Horizons, LLC

Owner signature:



Date:

January 21, 2026

*To be completed by Applicant:*

I certify that the information in this request is correct.

Applicant Name:

Carter R. Massingill

Applicant Signature:



Date:

January 21, 2026

**REQUIRED INFORMATION**

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

See cover letter attached to this application as Exhibit 1.

January 22, 2026

City of Easley Planning Commission  
205 North First Street  
Easley, South Carolina 29640

**RE: Rezoning Application for 300 Pope Field Road for Local Flower Shop**

Dear Planning Commissioners,

Robert and Joyce Sweetman, the owners of (International Horizons, LLC) the subject parcel, seek to rezone this property to support the intended use of their established floral business, Valentin Occasions. The shop is a well-known institution as evidenced by the (as of the date of this application) 339 Google reviews and an average rating of 4.8 stars—a reflection of both its quality and its reputation in the community.

The Sweetmans' floral shop is a quiet, low-impact, family-owned business that focuses on preparing and delivering custom floral arrangements. Most of their activity occurs through online orders and scheduled appointments. For more than 15 years, the Sweetmans have served the Easley area, including repeat customers such as local fire departments, churches, hospitals, retirement communities, and schools. The nature of their operations is fully compatible with and complementary to the surrounding neighborhood.

The requested Neighborhood Commercial designation is specifically intended for small-scale, community-serving businesses of this type. This flower shop is precisely the kind of low-intensity use that strengthens the character of the area while remaining unobtrusive to neighboring properties.

The Sweetmans are committed to being responsible and long-term partners to the City of Easley. To that end, if the rezoning is approved, they are willing to record a restrictive declaration ensuring that the property *cannot* be used for any noxious or incompatible purpose. Specifically, the declaration would prohibit use of the property for noxious use, including as a bar or tavern, nightclub, massage parlor, or tobacco/vape shop. A draft of this proposed declaration is attached as **Exhibit 2**, and the Sweetmans welcome any revisions or suggestions from the City or its legal counsel prior to recording the same.

We believe this restrictive declaration directly addresses any concerns regarding future use of the property and demonstrates the Sweetmans' commitment to preserving and enhancing the

City of Easley Planning Commission  
RE: Rezoning Application for 300 Pope Field Road for Local Flower Shop  
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surrounding area. They look forward to the opportunity to speak with the Planning Commission and City staff regarding any questions.

Thank you for your time and consideration.

Sincerely,

GALLIVAN, WHITE & BOYD, P.A.



Carter R. Massingill  
(864) 241-7008

CRM/gwm  
Attachment: *Draft Declaration of Restrictive Covenants*

AFTER RECORDING, RETURN TO:  
International Horizons, LLC  
300 Pope Field Road  
Easley, South Carolina 29642

**DECLARATION OF RESTRICTIVE COVENANT**

WHEREAS, Declarant owns the real property described on Exhibit "A" attached hereto (the "Premises") which is currently zoned for residential use; and

WHEREAS, Declarant agrees to restrict the Premises from noxious activities, and from being used as a bar or tavern (both defined as a public establishment that receives more than fifty (50%) of its revenue from alcohol sales), nightclub, massage parlor, and/or tobacco/vape shop, in order to remove the concerns and objections to the zoning change;

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant covenants and agrees as follows:

1. For a period of twenty (20) years from the Effective Date of this instrument, the Premises shall not be used for the operation of noxious activities, and shall not be used as a bar or tavern (both defined as a public establishment that receives more than fifty (50%) of its revenue from alcohol sales), nightclub, massage parlor, and/or tobacco/vape shop.
2. These restrictions are for the benefit of Owner and run with the Premises, and are for the benefit of and binding upon all successive owners and occupants of the Premises.
3. This instrument shall be recorded in each local recording office in the jurisdiction in which the Premises and the Center are located and shall expire automatically twenty (20) years after the Effective Date. Exhibit A is incorporated herein by this reference.

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictive Covenant as of the date set forth above.

International Horizons, LLC

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

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

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

\_\_\_\_\_  
Witness #1



**EXHIBIT A**  
**Legal Description**

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Pickens, near Pickensville, being known and designated as **Lot Number FOURTEEN (14)**, as shown and more fully described on a Plat of the L.H. and W.C. Gillespie property by J. A. Pickens, Surveyor, dated March 1949, and recorded in Book 7, page 56, records of Pickens County, South Carolina.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:** Any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

This is the identical lot of land conveyed to International Horizons, LLC by deed of Charlotte M. Henderson, Ronald Curtis Henderson, and Susan Lynn H. Davis on the 12<sup>th</sup> day of May, 2025, recorded on the 12<sup>th</sup> day of May, 2025, in Deed Book 2811 at Page 330 in the records of Pickens County, South Carolina.

This is the identical lot of land conveyed to Curtis C. Henderson by deed of Lee Porter, recorded on the 20th day of December, 1950 in Deed Book 6-R at page 104 in the records of Pickens County, South Carolina. Curtis C. Henderson having conveyed a one-half (1/2) interest in said property to Charlotte M. Henderson by deed recorded May 12, 2005 in Deed Book 903, page 292, records of Pickens County, South Carolina. The said Curtis C. Henderson having passed away on October 12, 2022 and his one-half (1/2) interest in the subject property was conveyed unto Charlotte M. Henderson, for and during the term of her natural life, then to Ronald Curtis Henderson and Susan Lynn H. Davis by Deed of Distribution recorded March 26, 2024 in Deed Book 2654, page 287, records of Pickens County, South Carolina.

Grantee's Address: 300 Pope Field Road, Easley, SC 29642

**TMS #5018-12-97-9461**