

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

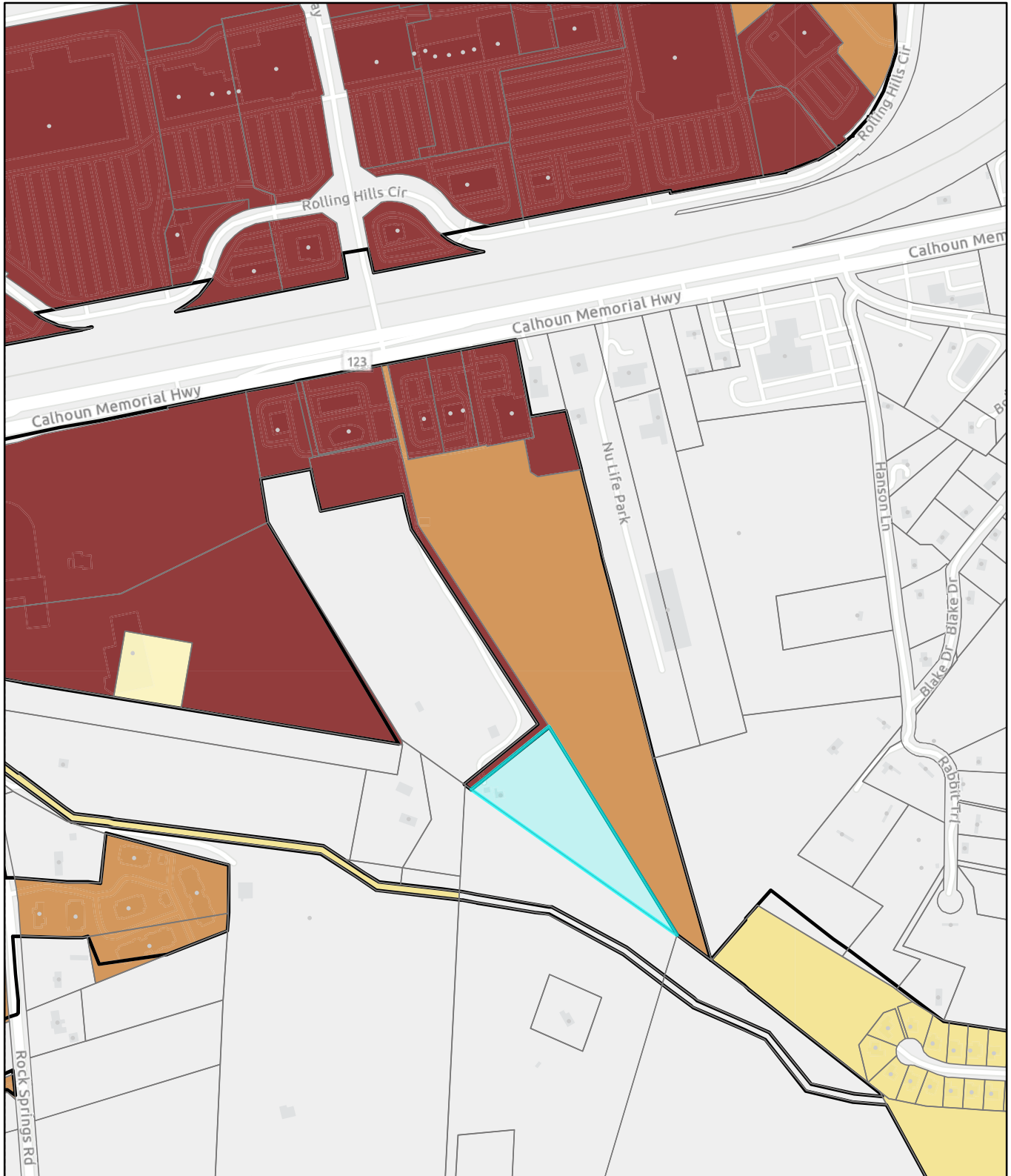
**Exhibits:**

Exhibit A: Zoning Map




Exhibit B: Future Land Use Map

Exhibit C: Application

# Zoning- PLN-ANN-26-02






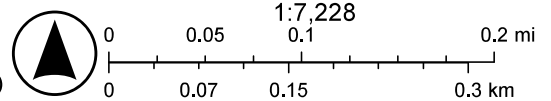
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-  County Boundary
-  Pickens County Parcels
-  City Limits

**Zoning**

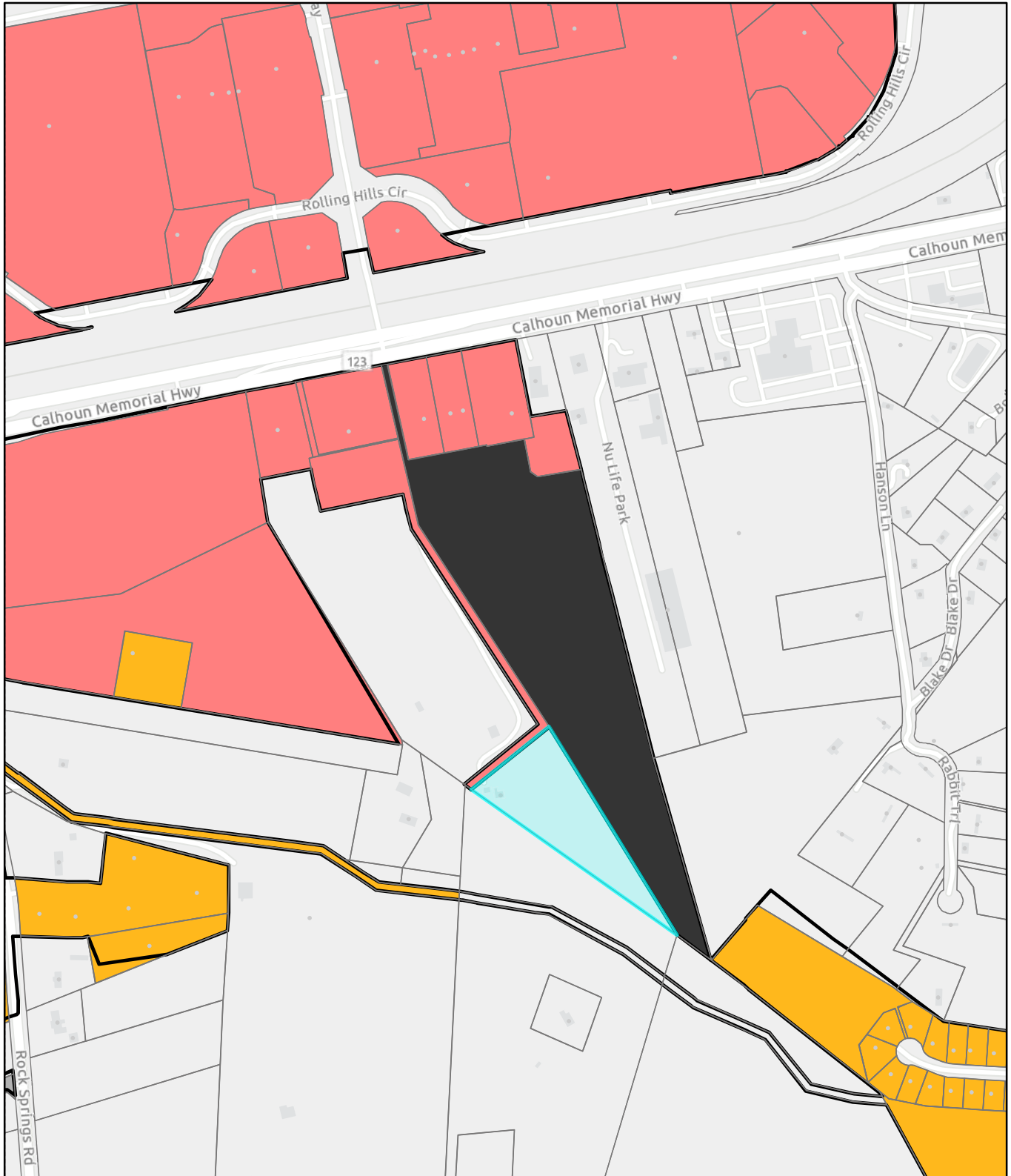
-  One-Family Residential (R-10)

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










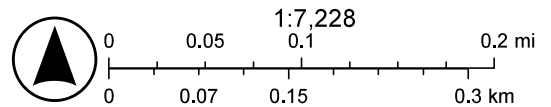
Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

# FLU - PLN-ANN-26-02



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- |  |  |
|--|--|
|  County Boundary        |  PD/Mixed-Use |
|  Pickens County Parcels |  Commercial   |
|  City Limits            |  Unknown      |
| <b>Future Land Use</b>   |  |
|  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 cocument 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*

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

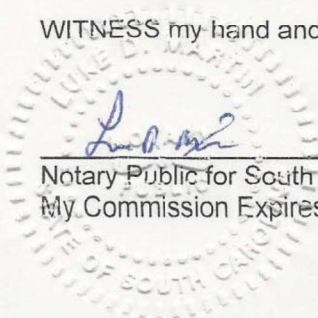
Date

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.

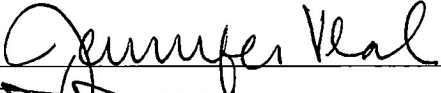
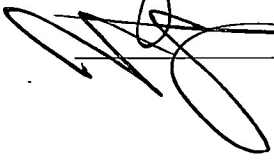
Grantee's Address: 4875 Calhoun Memorial Highway  
Easley, SC 29642

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:

  
\_\_\_\_\_  


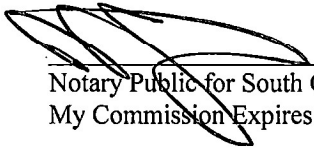
  
\_\_\_\_\_  
WILLIAM DAVID FREEMAN

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 15<sup>th</sup> 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  
15<sup>th</sup> 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.

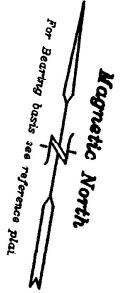
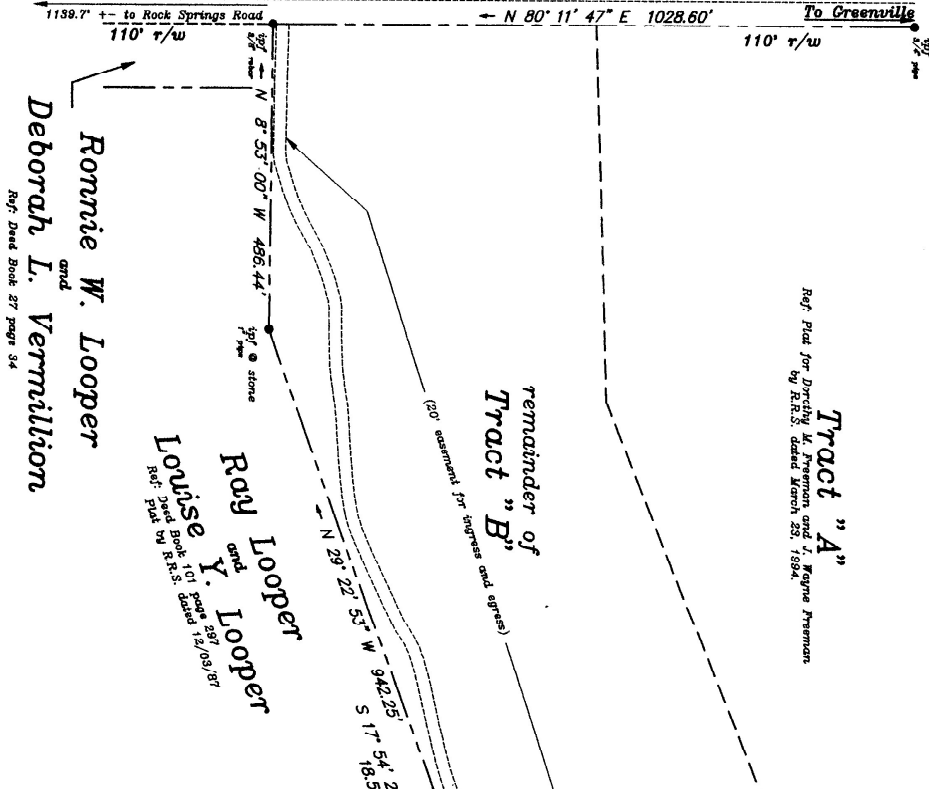
**Exempted from the fee are deeds:**

- (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



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

Remainder of **Tract "B"**

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

**Ray Looper and Louise Y. Looper**  
Ref. Plat. Book 101 dated 12/03/87

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



Date June 18, 1996  
Job# 06189620

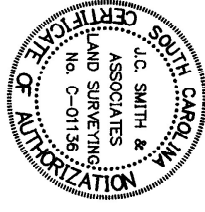
SINCE 1909  
**SMITH**  
J.C. Smith & Associates  
R.L.S. #7852  
P.O. Box 1090 Esley, SC  
29641/864-859-5729  
Fax 855-8022

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 MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

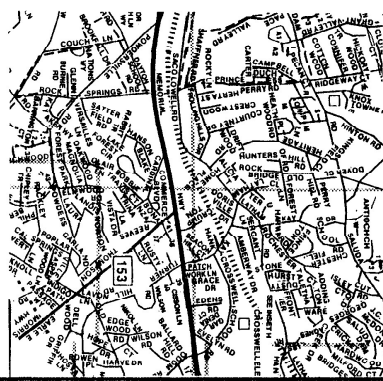
*Thomas E. Belcher*  
Thomas E. Belcher PLS# 16126

REFERENCE IS HEREBY MADE TO A PLAT FOR DOROTHY M. FREEMAN AND J. WAYNE FREEMAN BY R.R.S. DATED MARCH 23, 1994. ACCURACY & 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**  
ACCRAGE IS SUBJECT TO ANY AND ALL RIGHTS OF WAY AND/OR EASEMENTS OF RECORD OR ON THE GROUND.  
TWS# K13-00-125B  
a portion of

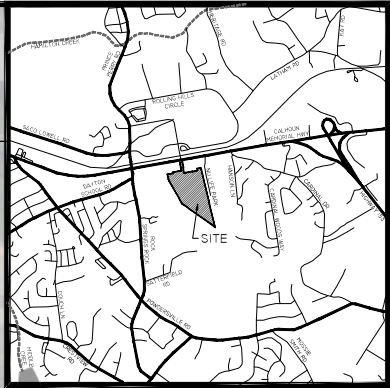
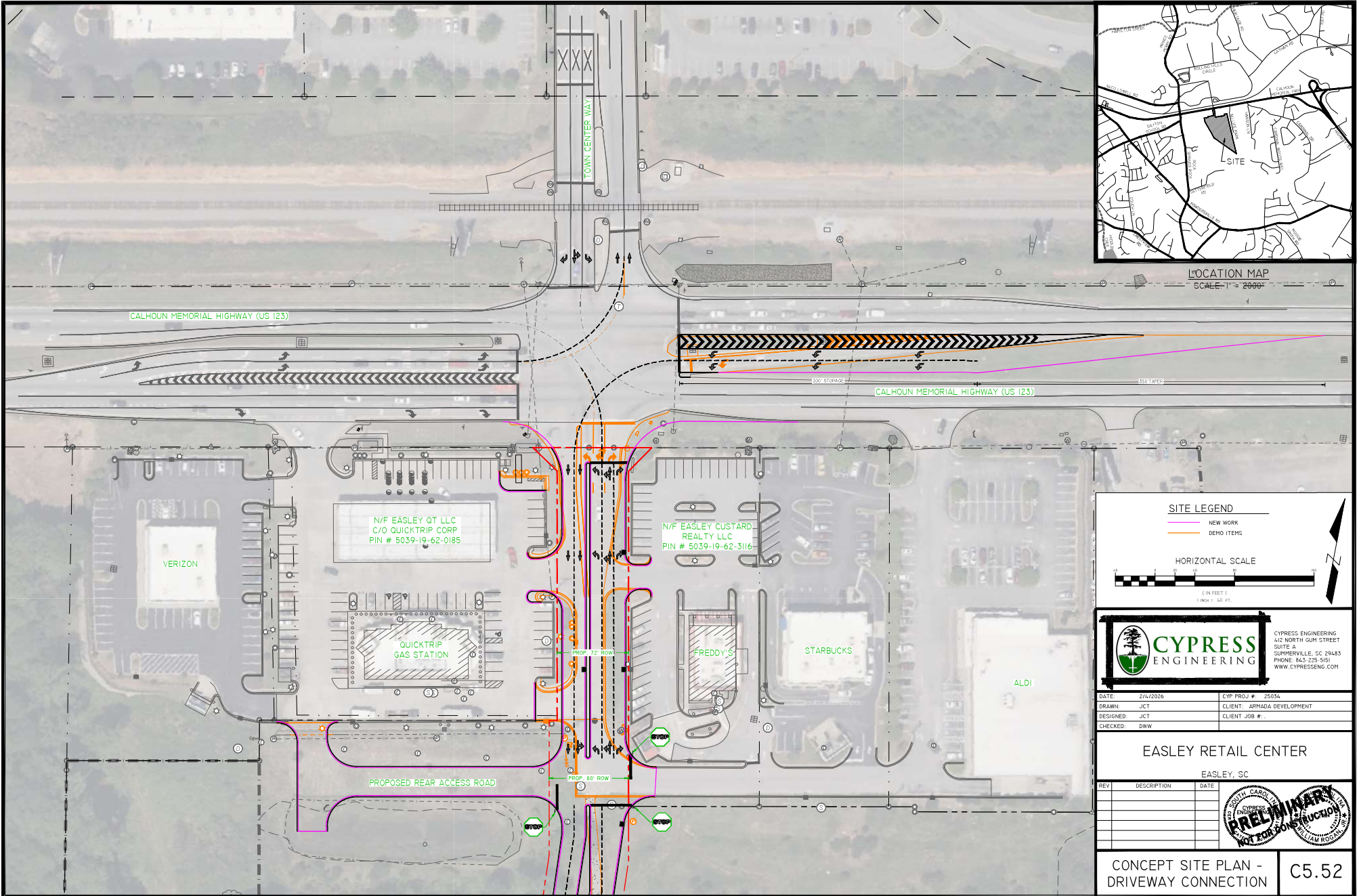


**Allen F. Quinn**  
Ref. Plat. Book 1-H Page 88  
Plat. Book 57 Page 88



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

K13-00-125H



LOCATION MAP  
SCALE: 1" = 2000'

CALHOUN MEMORIAL HIGHWAY (US 123)

CALHOUN MEMORIAL HIGHWAY (US 123)

N/F EASLEY QT LLC  
C/O QUICKTRIP CORP  
PIN # 5039-19-62-0185

N/F EASLEY CUSTARD  
REALTY LLC  
PIN # 5039-19-62-3116

VERIZON

QUICKTRIP  
GAS STATION

FREDDY'S

STARBUCKS

ALDI

PROPOSED REAR ACCESS ROAD

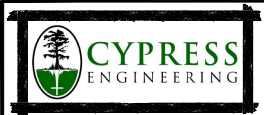
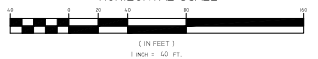
PROP. 72' ROW

PROP. 80' ROW

SITE LEGEND

- NEW WORK
- DEMO ITEMS

HORIZONTAL SCALE



CYPRESS ENGINEERING  
512 NORTH GUM STREET  
SUITE A  
SUMMERVILLE, SC 29585  
PHONE: 843-225-5151  
WWW.CYPRESSENG.COM

DATE:	2/4/2026	CYP PROJ #:	25034
DRAWN:	JCT	CLIENT:	ARMADA DEVELOPMENT
DESIGNED:	JCT	CLIENT JOB #:	
CHECKED:	DW		

EASLEY RETAIL CENTER

EASLEY, SC

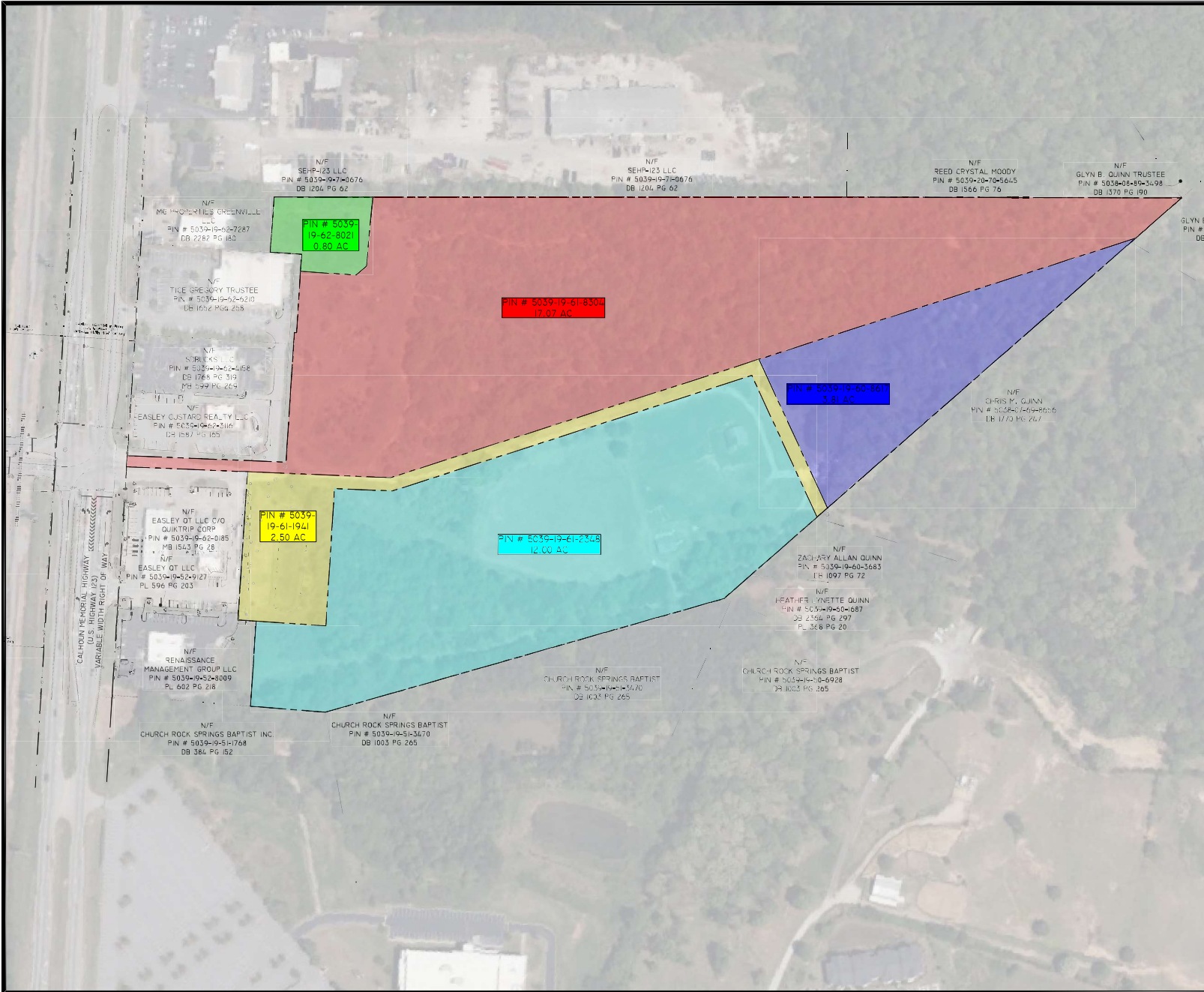
REV	DESCRIPTION	DATE



CONCEPT SITE PLAN -  
DRIVEWAY CONNECTION

C5.52





N/F  
SEHP-23 LLC  
PIN # 5039-19-7-0676  
DB 1204 PG 62

N/F  
SEHP-23 LLC  
PIN # 5039-19-7-0676  
DB 1204 PG 62

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

N/F  
GLYN B. QUINN TRUSTEE  
PIN # 5039-19-10-3498  
DB 1370 PG 190

N/F  
MG PROPERTIES GREENVILLE  
PIN # 5039-19-62-7287  
DB 2282 PG 183

**PIN # 5039-19-62-8021  
0.80 AC**

N/F  
TICE GREGORY TRUSTEE  
PIN # 5039-19-52-5210  
DB 1652 PG 255

**PIN # 5039-19-61-8304  
17.07 AC**

N/F  
SBRUCKS LLC  
PIN # 5039-19-62-4186  
DB 1784 PG 319  
MB 0589 PG 264

**PIN # 5039-19-60-8617  
3.81 AC**

N/F  
EASLEY CUSTARD REALTY LLC  
PIN # 5039-19-62-4116  
DB 1687 PG 185

N/F  
CHRISTY QUINN  
PIN # 5039-19-69-8066  
DB 1770 PG 267

N/F  
EASLEY OT LLC C/O  
QUINTRIP CORP  
PIN # 5039-19-62-0185  
MB 1543 PG 28

**PIN # 5039-19-61-1941  
2.50 AC**

**PIN # 5039-19-61-8308  
12.00 AC**

N/F  
ZACHARY ALLAN QUINN  
PIN # 5039-19-00-3683  
DB 1097 PG 72

N/F  
EASLEY OT LLC  
PIN # 5039-19-52-9127  
PL 596 PG 203

N/F  
HEATHER LYNETTE QUINN  
PIN # 5039-19-50-1687  
DB 2104 PG 297  
PL 368 PG 20

N/F  
RENAISSANCE  
MANAGEMENT GROUP LLC  
PIN # 5039-19-52-8009  
PL 602 PG 216

N/F  
CHURCH ROCK SPRINGS BAPTIST  
PIN # 5039-19-10-6928  
DB 1003 PG 265

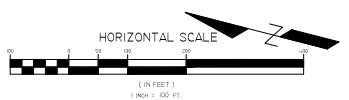
N/F  
CHURCH ROCK SPRINGS BAPTIST INC  
PIN # 5039-19-51-1768  
DB 384 PG 152

N/F  
CHURCH ROCK SPRINGS BAPTIST  
PIN # 5039-19-51-3470  
DB 1003 PG 265



LOCATION MAP  
SCALE: 1" = 2000'

Property Acreages	
PIN # 5039-19-61-8304	17.07 ac
PIN # 5039-19-61-1941	2.50 ac
PIN # 5039-19-62-8021	0.80 ac
PIN # 5039-19-61-2348	6.45 ac
PIN # 5039-19-60-8617	8.91 ac
<b>Total</b>	<b>36.73 ac</b>



CYPRESS ENGINEERING  
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SUITE A  
SUMMERVILLE, SC 29585  
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DATE: 2/4/2026	CYP PROJ #: 25034
DRAWN: JCT	CLIENT: ARMADA DEVELOPMENT
DESIGNED: JCT	CLIENT JOB #:
CHECKED: DW	

EASLEY RETAIL CENTER

EASLEY, SC

REV	DESCRIPTION	DATE



EXISTING PROPERTY  
EXHIBIT

C5.53