

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

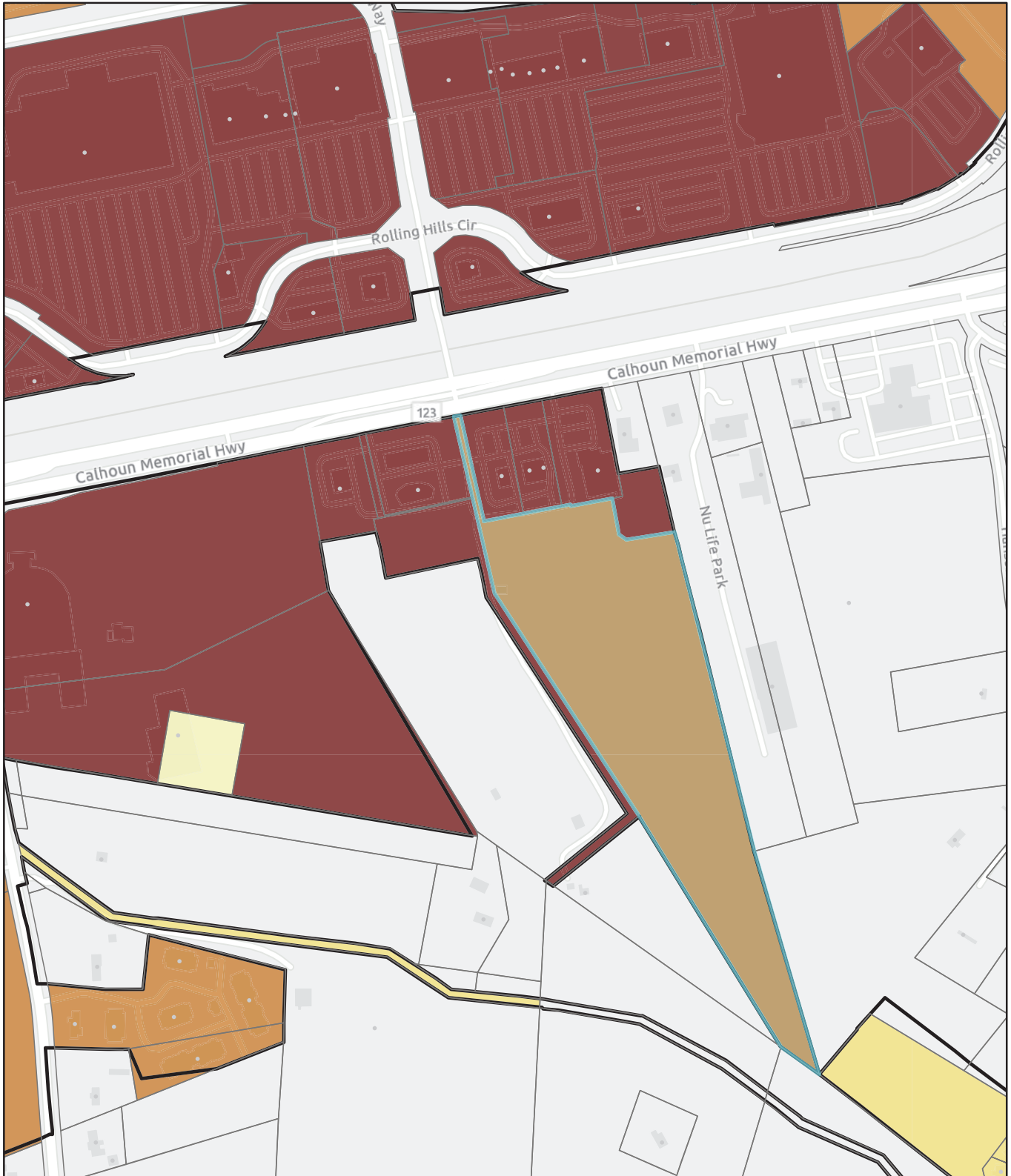
**Exhibits:**

Exhibit A: Zoning Map

Exhibit B: Future Land Use Map

Exhibit C: Application

# Zoning - PLN-REZ-26-05



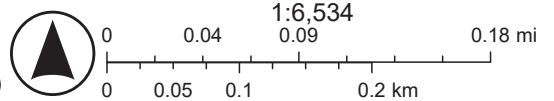
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- County Boundary
- Pickens County Parcels
- City Limits

### Zoning

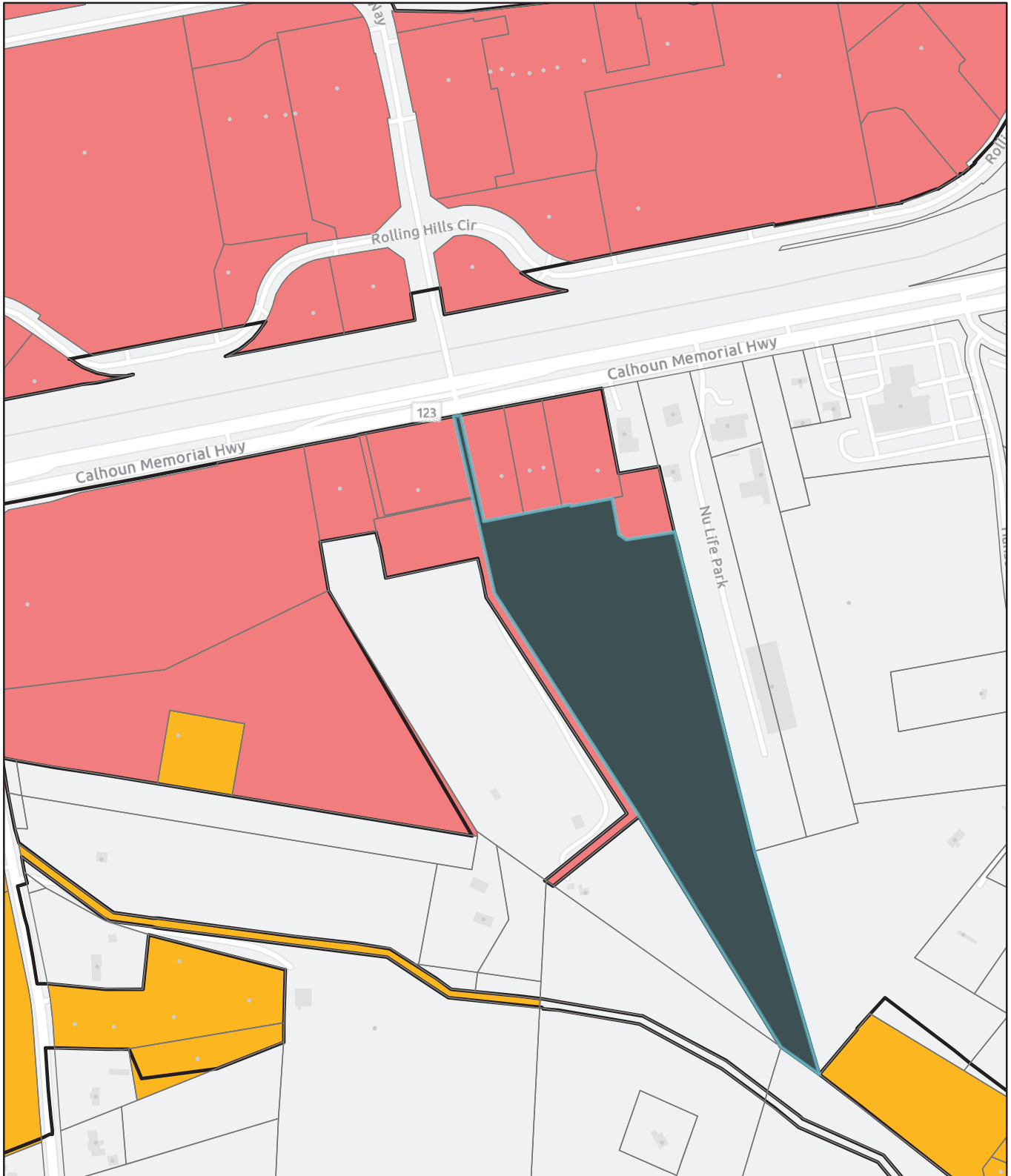
- One-Family Residential (R-10)

- 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

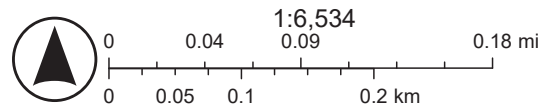
# FLU - PLN-REZ-26-05



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 GR2 to GC		
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. Raber  
Witness  
Veda M. Campbell  
Witness

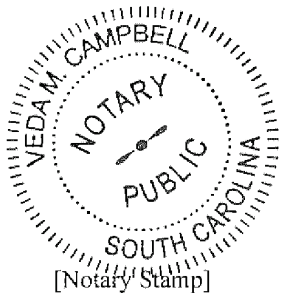
Barbara Jean Freeman [L.S.]  
BARBARA JEAN FREEMAN

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**

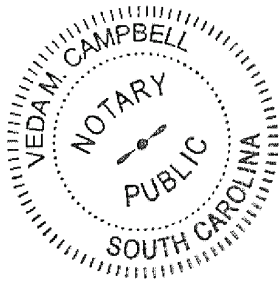
**Grantor:**

Barbara Jean Freeman (SEAL)  
**Barbara Jean Freeman**

**SWORN** to before me this 25<sup>th</sup> day of **May, 2023**.

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

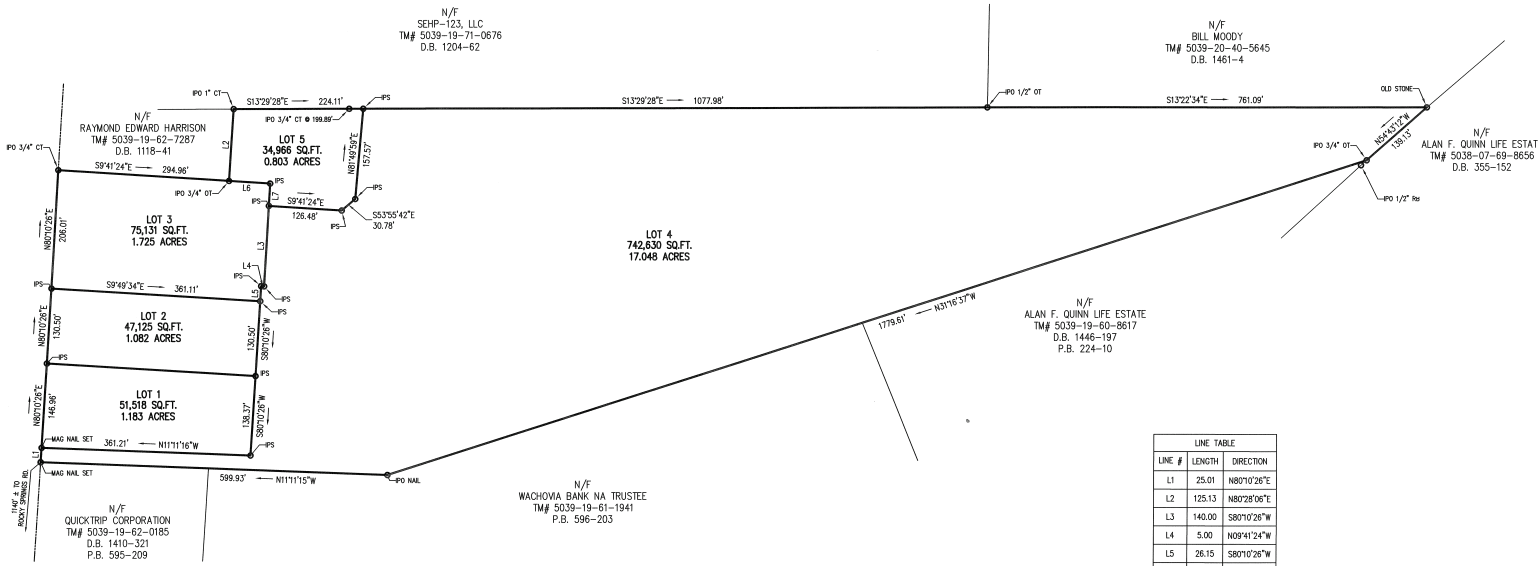
[Notary Seal]



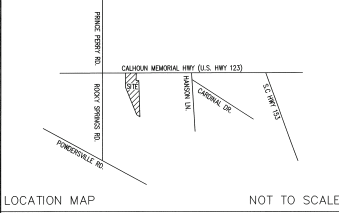
NOTE: EXCEPT AS SPECIALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND Delineation OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



CALHOUN MEMORIAL HWY (U.S. HWY 123)



LINE #	LENGTH	DIRECTION
L1	25.01	N80°10'26"E
L2	125.13	N80°28'06"E
L3	140.00	S80°10'26"W
L4	5.00	N09°41'24"W
L5	26.15	S80°10'26"W
L6	71.15	N09°41'24"W
L7	39.00	N80°10'26"E



**CERTIFICATE OF ACCURACY**  
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.  
 DATE: 11/15/13  
 A. CLAY JONES, P.L.S.  
 26210  
 S.C. REG. NO.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 "THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT TO CALHOUN HWY 123, LLC.  
 DATE: 11/15/13  
 DATE: 11/15/13  
 DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 "I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR PICKENS COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PICKENS COUNTY PLANNING COMMISSION OF PICKENS COUNTY, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY R.O.D."  
 DATE: 12/15/2013  
 AUTHORIZED REPRESENTATIVE  
 PICKENS COUNTY PLANNING COMMISSION



**SUMMARY PLAT**  
**SC CALHOUN MEMORIAL HIGHWAY, LLC**

**OWNER**  
 WAYNE J. FREEMAN  
 349 CARDINAL DR.  
 EASLEY, SC 29642

NO. OF ACRES: 21.840 MILES OF NEW ROAD: N/A  
 NO. OF LOTS: 4 DATE: 11-19-12  
 ERROR OF CLOSURE: 1:10,000

SCALE: 1" = 100'  
 100 0 100 200

**SITE DESIGN, INC.**  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS  
 420 EAST PARK AVE, SUITE 100 GREENVILLE, SC 29601  
 PH: 864-768-1444 FAX: 864-768-1442  
 www.sitedesign-inc.com

**FLOOD\_ZONE**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, PICKENS COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF APRIL 16, 2006, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER F.I.R.M. NO. 45007C 0310 D.

**REFERENCE PLAT**

1. PLAT ENTITLED "SURVEY FOR DOROTHY M. FREEMAN AND J. WAYNE FREEMAN RECORDED IN P.B. 224 PG. 9 & 10.

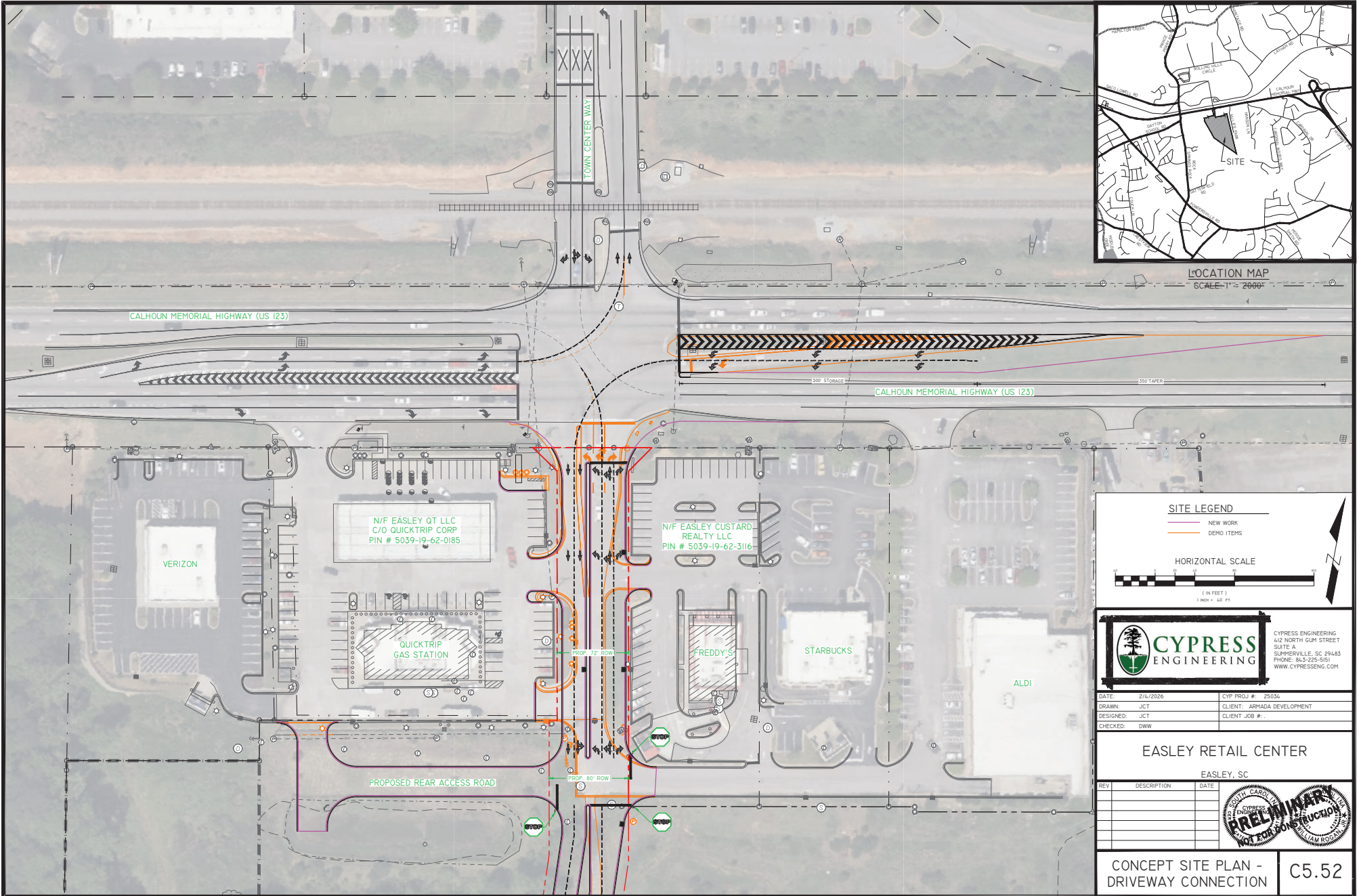
**TAX ASSESSOR PARCEL NO.**  
 5039-19-61-7621

APPROVED  
 PICKENS COUNTY  
 E-911 Administration  
 and Address Information  
 12/23/13

**LEGEND**

- BL BUILDING LINE
- CL CENTERLINE
- CMF CORRUGATED METAL PIPE
- CT CURB TOP
- DE DRAINAGE EXCAVATION
- EP EDGE OF PAVEMENT
- IPO IRON PIPE OLD-D
- IPI IRON PIPE SET 1/2" RB-O
- NAC NAL & CAP
- OT OPEN TOP
- RB REBAR
- ROR REINFORCED CONC PIPE
- R/W RIGHT OF WAY
- SB STORM DRAIN
- SS SANITARY SEWER
- SE SE EASEMENT
- TEL TELEPHONE FEEDSTAL
- EL ELECTRIC METER
- GB G B CATCH BASIN
- HA H A GOLF HOLE
- TR TRAILER
- WV WIRE HYDRANT
- YV GAS METER
- YV GAS VALVE
- LP LP GAS LIGHT POLE
- TP TP POWER POLE
- OP OP 8" OBT ANCHOR
- SMH SMH 8" MANHOLE
- SMH 6" MANHOLE
- TMH TELEPHONE MANHOLE
- CO CLEAN OUT
- TS/NC TOP/BOTTOM CURB
- TV/BW TOP/BOTTOM WALL
- VFB VERIFIED CLAY PIPE
- WM WIRE METER
- WV WIRE VALVE
- WC WIRE CABLE
- FCO FIBER OPTIC CABLE
- GS GAS LINE
- OP OVERHEAD POWER
- OT OVERHEAD TELEPHONE
- SD STORM DRAIN
- SS SANITARY SEWER
- UP UNDERGROUND POWER
- UT UNDERGROUND TEL
- W WATER LINE

REVISED  
 MARCH 19, 2013-MOVE LOT LINES  
 OCTOBER 17, 2013-MOVE LOT LINE LOT 1 & 2  
 NOVEMBER 7, 2013-MOVE LOT LINE LOT 1 & 2

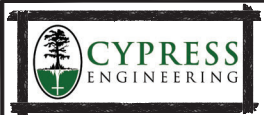


LOCATION MAP  
SCALE: 1" = 2000'

SITE LEGEND

- NEW WORK
- DEMO ITEMS

HORIZONTAL SCALE



CYPRESS ENGINEERING  
612 NORTH GUM STREET  
SUITE A  
SUMMERVILLE, SC 29485  
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	

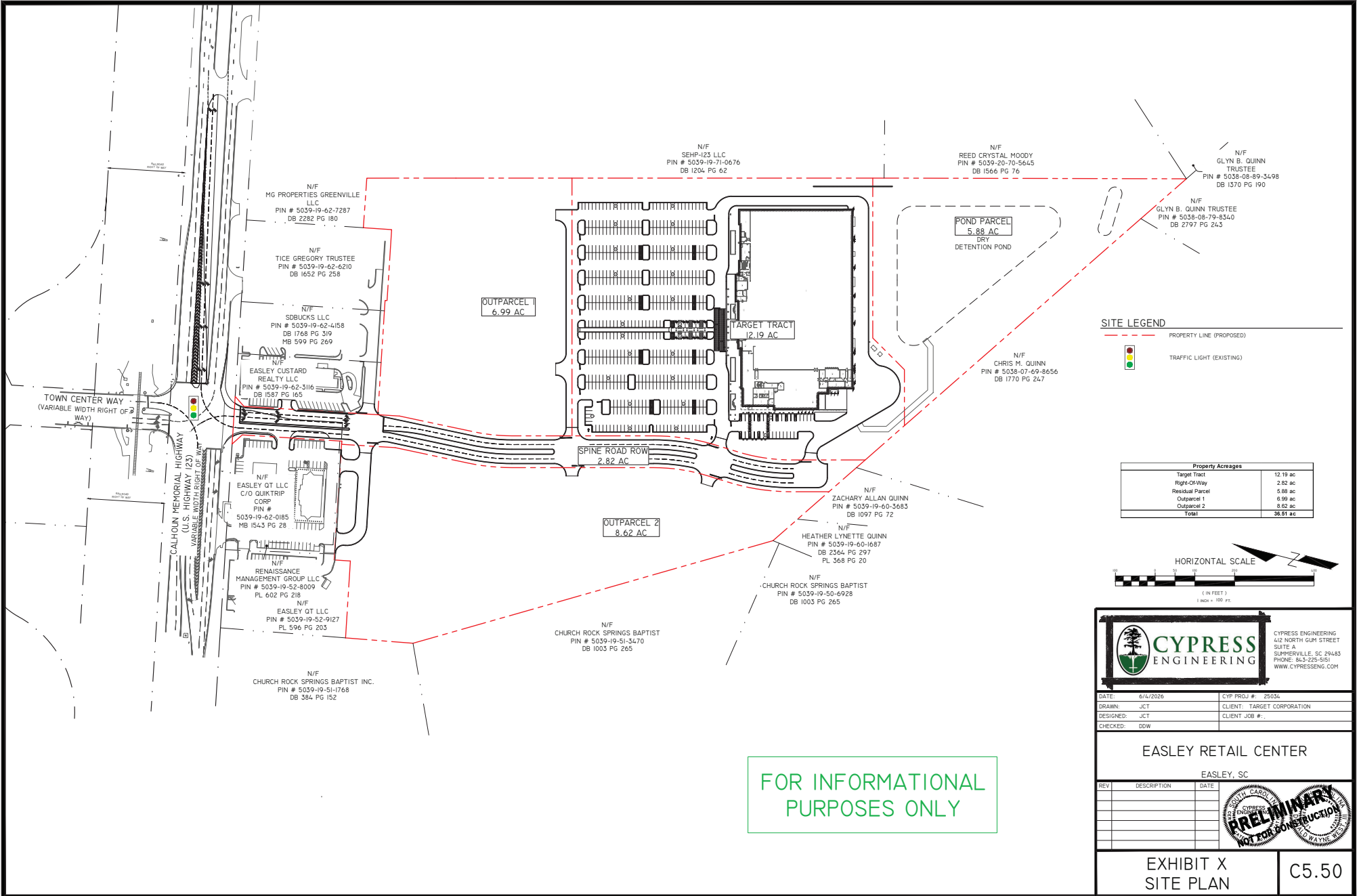
EASLEY RETAIL CENTER

EASLEY, SC

REV	DESCRIPTION	DATE



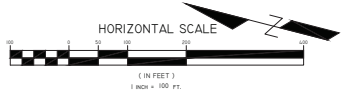
CONCEPT SITE PLAN - DRIVEWAY CONNECTION C5.52



**SITE LEGEND**

- PROPERTY LINE (PROPOSED)
- 🚦 TRAFFIC LIGHT (EXISTING)

Property Acres	
Target Tract	12.19 ac
Right-Of-Way	2.82 ac
Residual Parcel	5.88 ac
Outparcel 1	6.99 ac
Outparcel 2	8.62 ac
<b>Total</b>	<b>36.51 ac</b>



CYPRESS ENGINEERING  
412 NORTH GUM STREET  
SUITE A  
SUMMERVILLE, SC 29485  
PHONE: 803-225-5151  
WWW.CYPRESSENG.COM

DATE:	6/4/2026	CYP PROJ #:	25034
DRAWN:	JCT	CLIENT:	TARGET CORPORATION
DESIGNED:	JCT	CLIENT JOB #:	
CHECKED:	DDW		

**EASLEY RETAIL CENTER**

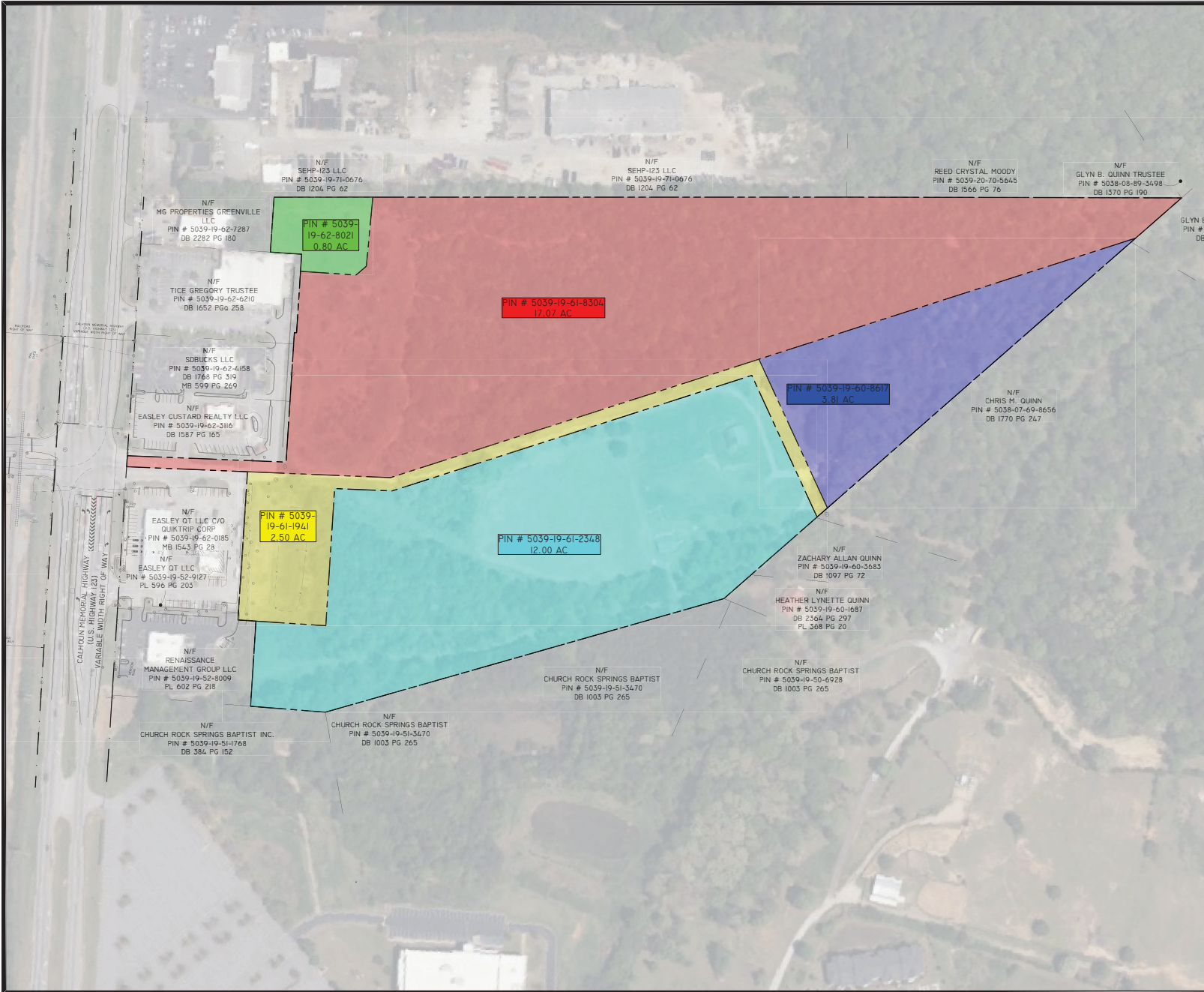
EASLEY, SC

REV	DESCRIPTION	DATE



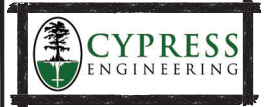
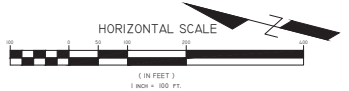
FOR INFORMATIONAL PURPOSES ONLY

<b>EXHIBIT X SITE PLAN</b>	<b>C5.50</b>
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LOCATION MAP  
SCALE: 1" = 2000'

Property Acreages	
Red	PIN # 5039-19-61-8304 17.07 ac
Yellow	PIN # 5039-19-61-1941 2.50 ac
Green	PIN # 5039-19-62-8021 0.80 ac
Cyan	PIN # 5039-19-61-2348 12.00 ac
Blue	PIN # 5039-19-60-8617 3.81 ac
<b>Total</b>	<b>35.73 ac</b>



CYPRESS ENGINEERING  
612 NORTH GUM STREET  
SUITE A  
SUMMERVILLE, SC 29485  
PHONE: 803-225-5151  
WWW.CYPRESSENG.COM

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

EASLEY RETAIL CENTER

EASLEY, SC

REV	DESCRIPTION	DATE



EXISTING PROPERTY EXHIBIT C5.53