



Date Received:

9/23/26

Special Exception Application

Planning & Development

205 North 1st Street | Easley, SC 29640

(864)-855-7908 | www.cityofeasley.com

Special Exception approval is required for certain uses that may be appropriate within a zoning district but require individual review by the Board of Zoning Appeals. The purpose of this process is to evaluate the proposed use's compatibility with surrounding properties and ensure it will not create adverse impacts, in accordance with the City's Unified Development Ordinance (UDO).

1. General Information

Applicant Name: Rose M Hunt	Phone: 8644845125	Email: rosehunt102@gmail.com
Property Owner Name: Padna LLC	Phone: (864) 568-5102	Email: info@reedypropertygroup.com
Authorized Representative (if applicable): Bennett Mahon	Phone: (864) 683-7244	Email: bmahon@reedypg.com
Address: 6818 Calhoun Memorial HWY STE A, Easley, SC 29640 Parcel ID: 502917108740		Total Lot Size: 0.67 acres (or ~29,185 sq. ft.).

- Additional permits may be required upon approval

Signature: _____

Date: _____

[Handwritten Signature]
Date: Sept 23. 2026
Representative: Luis Alvarez

7. Staff Use Only

- Application Received: 9/23/2026
- Case Number: PLN-VAR-26-07
- Hearing Date: 10/20/2026

8. Decision (BZA Use Only)

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Findings of Fact:

Conditions (if applicable):

BZA Chair Signature: _____ Date: _____

Papreyes tobacco and vape@gmail.com

Rose M. Hunt

6818 Calhoun Memorial Highway, Suite A

Easley, SC 29640

(864) 484-5125

rosehunt102@gmail.com

September 23, 2026

City of Easley Board of Zoning Appeals

Planning & Development Department

205 North 1st Street

Easley, SC 29640

Written Justification for Special Exception Application

Proposed Retail Tobacco and Vapor Products Store

Property Address:

6818 Calhoun Memorial Highway, Suite A

Easley, SC 29640

Dear Members of the Board of Zoning Appeals,

I respectfully request approval of a Special Exception to operate a retail tobacco and vapor products store within Suite A at 6818 Calhoun Memorial Highway in Easley, South Carolina.

The proposed business will occupy an existing vacant commercial tenant space within an established shopping center. The business will sell tobacco and vapor products for off-premises use. Smoking will not be permitted inside the building. Any activities related to vaping within the establishment will be conducted in compliance with all applicable federal, state, and local laws, as well as any requirements established by the City of Easley.

The proposed use is compatible with the surrounding area because the property is already developed for commercial retail activity. The request utilizes an existing commercial suite and does not alter the overall character of the shopping center or surrounding commercial corridor. The project requires no new construction, exterior modifications, or changes to the site's existing parking, access points, landscaping, or traffic circulation. Customers will continue to use the existing entrances and parking facilities that already serve the shopping center.

The proposed business will utilize the existing utilities, public roads, parking areas, and emergency services already available to the site. Because the project occupies an existing

SPECIAL EXCEPTION APPLICATION

Supporting Documents

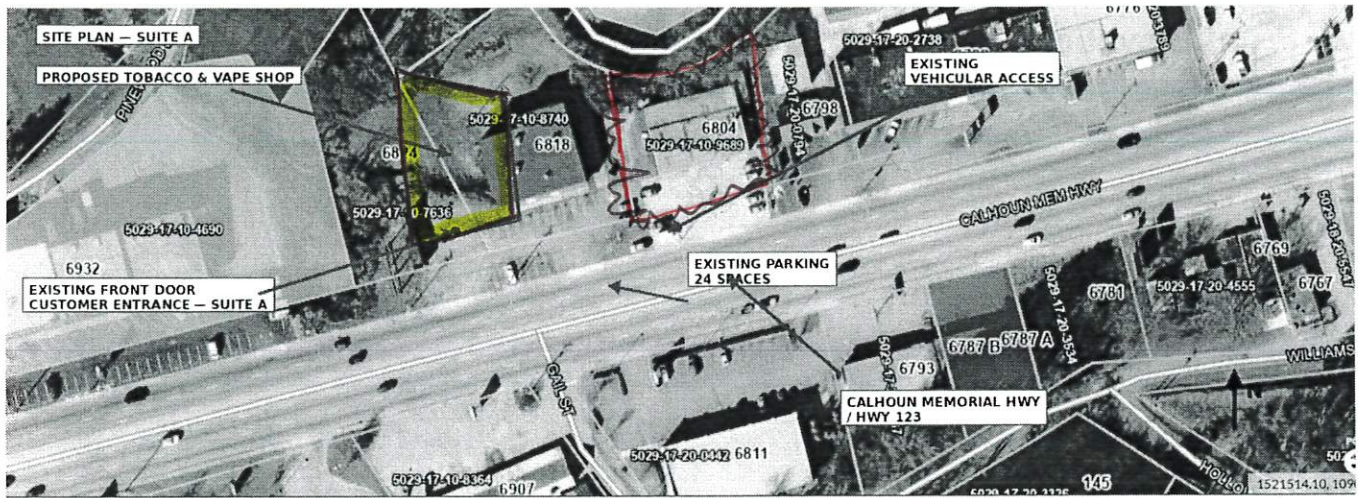
Applicant: Rose M. Hunt

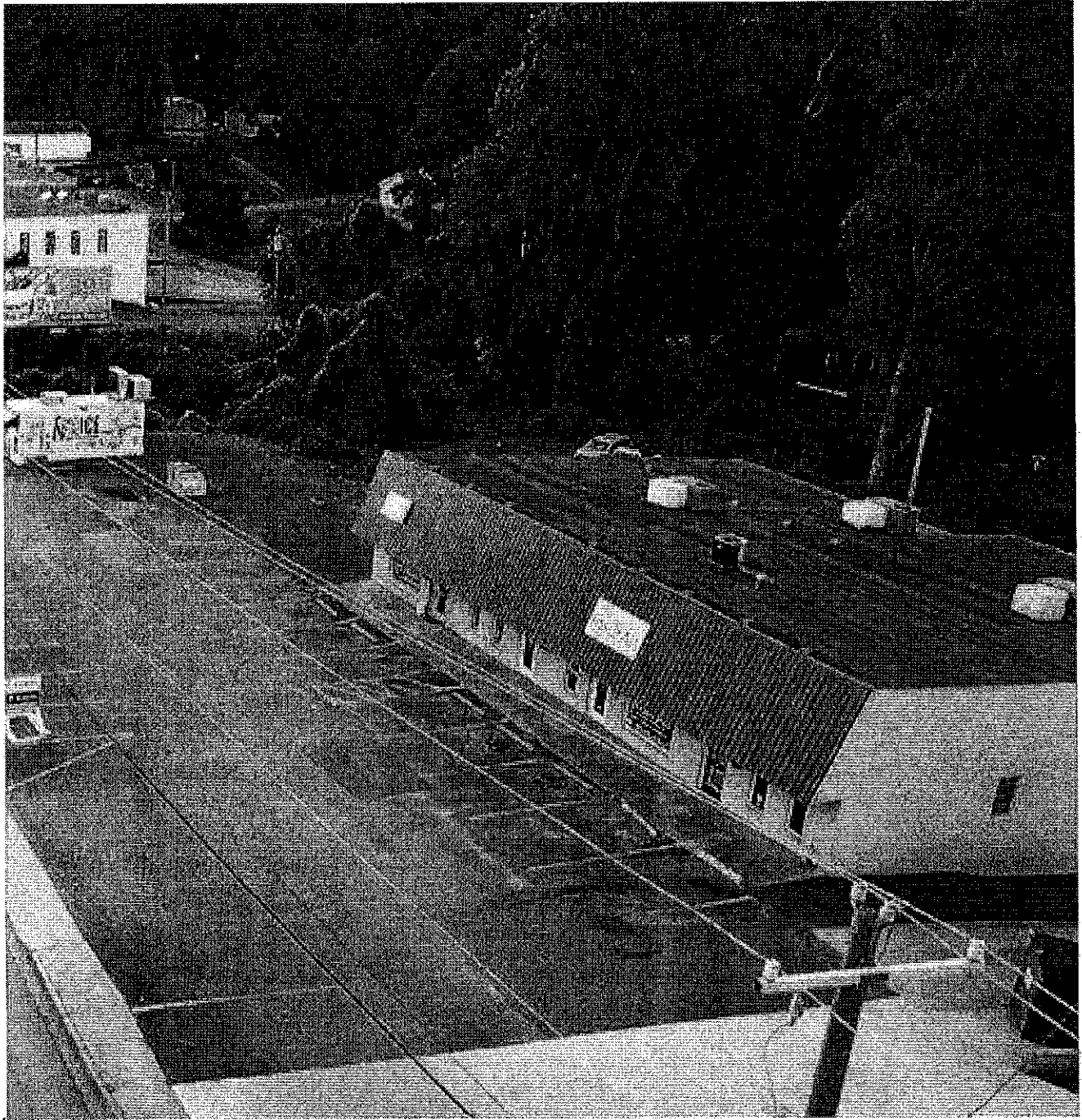
Property: 6818 Calhoun Memorial Hwy, Suite A, Easley, SC 29640

Parcel ID: 5029-17-10-8740

Proposed Use: Tobacco & Vape Shop

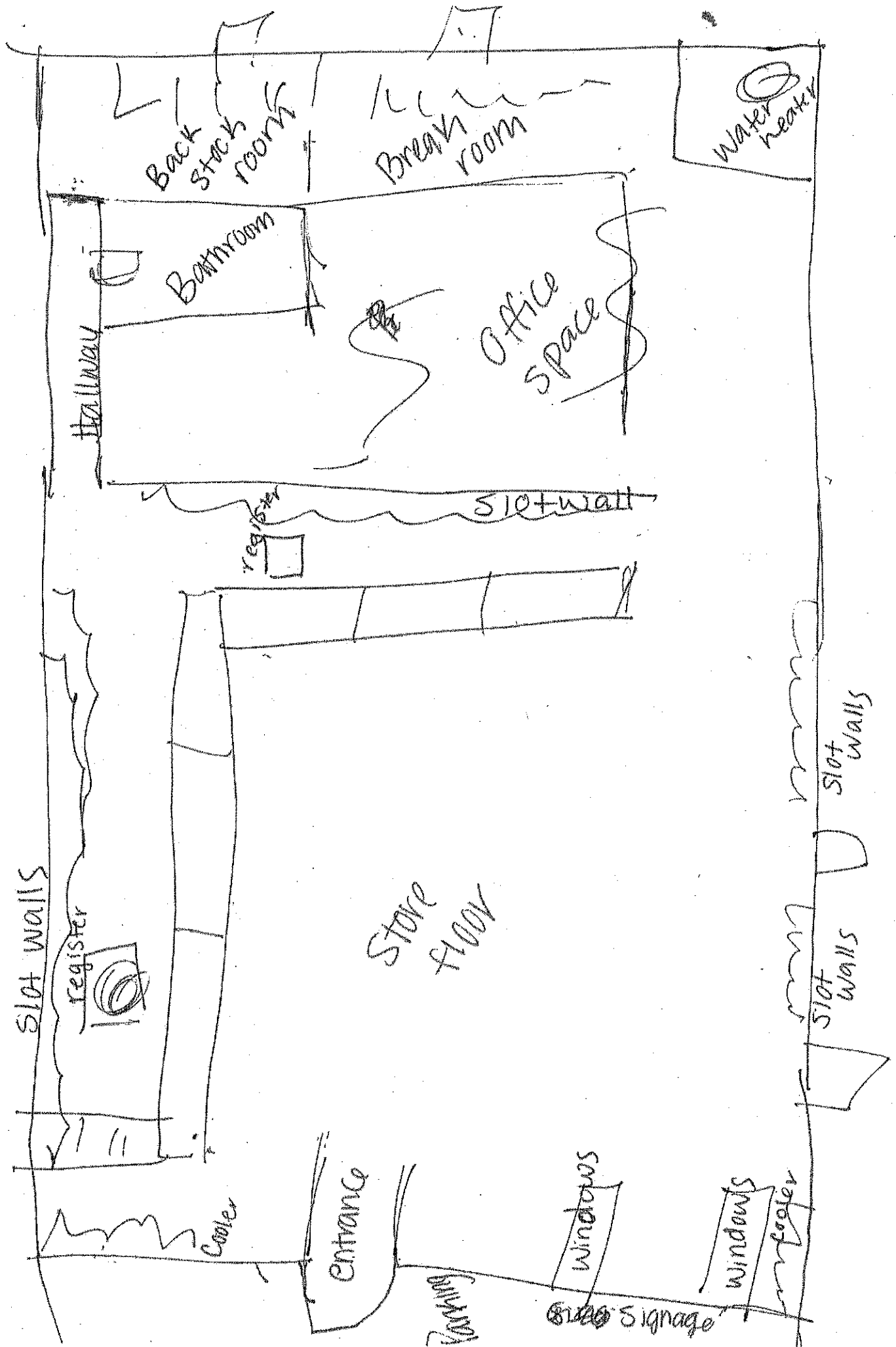
Site Plan







Rear Elevation - Suite A Highlighted



South Carolina DRIVER'S LICENSE

104628174

HUNT, ROSE MARIE
107 E FRONT ST
LIBERTY SC 29667-1119



DOB: 06-20-1981
Issued: 01-17-2017
Expires: 06-20-2027
Class: D
Sex: F
Weight: 172
Height: 5-01
Restrict: None
Endorse: None

390035 R102

Governor

Pass to Hand

DRIVER'S LICENSE



DL# 104833886

UNDER 21 UNTIL
11/18/2023

ALVAREZ

LUIS ISAIAS, JR
110 FOREST VIEW CIR APT 24
LIBERTY SC 296578827

DOB: 11/18/2002

Issued: 11/08/2023

Expires: 11/08/2031

Sex: M Hgt: 5'10"

Wgt: 270 lb Eyes: HAZ

Class: D End: None

Restrictions: None

ID: 3900390002349595528



Governor



Zoning Clearance Application

Planning & Development Department
205 North 1st Street | Easley, SC 29640
(864)-855-7908 | www.cityofeasley.com

Date Received:

9-18-2026
JK

Zoning Clearance is required for all new businesses and existing businesses that are relocating to a new location within the City or increasing the intensity of the use. The purpose of this process is to verify that proposed business activities will be in compliance with the City's Unified Development Ordinance (UDO).

Is this application the result of a **NOTICE OF VIOLATION**? ☐ Yes ☐ No

Applicant Information:

Business Applicant Name: Rose M Hunt	Phone: 864 484 5125	Email: rosehunt102@gmail.com
Authorized Representative & Relationship: Luis Alvarez	Phone: 910 874 7483	Email: alvarez11802@gmail.com
Property Owner Name: Padma LLC	Phone: 864 568 5102	Email: info@reedypropertygroup.com
Property Owner Representative & Relationship: Warren Bond (Property Manager) Bennett Mahon (Associate)	Phone: 864 820 9837 864 683 7244	Email: wbond@reedypg.com bmahon@reedypg.com

Business Information:

Name of Business: Papeye's Tobacco & Vape	Phone: 864 484 5125	Is this a new business in this location? ☒ YES ☐ NO
Business Address: 6818 Calhoun Memorial Hwy, STE A Easley SC 29640		
Type of Business (please circle): Office <u>Retail</u> Restaurant Industrial/Manufacturing Personal Service Other		
Days and Hours of Operation Sun 12-10pm Mon-Thur (8am-10pm) Fri & Sat 9am-11pm	Number of Shifts: open & close (2)	Total Number of Employees 3
Description of Proposed Business Activities: retail store selling tobacco and vape products. All items are for off-site use only & no smoking allowed inside shop.		

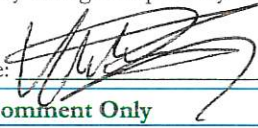
Will the business:

1.	Be conducted within a home or apartment?	☒ No ☐ Yes	See Home Occupation information below
2.	Require conversion of residential expansion of floor area within the building?	☒ No ☐ Yes	Additional parking spaces may be required
3.	Change the intensity of use at the site? i.e.: Traffic, Noise Pollution, etc.	☒ No ☐ Yes	Site Plan will be required
4.	Require any new or modified sign?	☐ No ☒ Yes	Sign Permit is required
5.	Require any exterior changes to the building?	☒ No ☐ Yes	Site Plan and Building Permit will be required
6.	Be new to the site?	☐ No ☒ Yes	Site Plan and Building Permit will be required
7.	Conduct any aspect outdoors, including sales, storage, services, or seating?	☒ No ☐ Yes	Site Plan may be required
8.	Involve manufacturing and/or the use of hazardous materials?	☒ No ☐ Yes	Building Permit is required

Home Occupation Information:

1. Is conducted by no other person than members of the family residing on the premises;
2. Utilizes not more than twenty-five percent (25%) of the total floor area of the principal building;
3. Produces no alteration or change in the character or exterior appearance of the principal building from that of a dwelling;
4. No display or products shall be visible from the street and only articles made on the premises may be sold; except that non-durable articles (consumable products) that are incidental to a service, which service shall be the principle use in the home occupation, may be sold on the premises;
5. Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition;
6. No mechanical equipment is installed or used except such as is normally used for domestic or office purposes.
7. Storage related to a customary home occupation business is permitted in an accessory building, but the use of an accessory building for a separate commercial use is not permitted.
8. In addition to other uses deemed unacceptable by the Administrator, the following uses shall not be considered home occupations:
 - a. animal hospitals, kennels, or stable;
 - b. dancing schools;
 - c. funeral homes;
 - d. medical or dental offices or clinics;
 - e. hospitals;
 - f. nursery schools;
 - g. restaurants;
 - h. tourist homes
9. Zoning permits shall be required for all home occupations and shall be submitted to City Hall before a business license is issued. Licenses can be revoked upon receipt of complaints from neighboring citizens

I certify that I have read and understand the contents of this application. The information contained in this application is complete and in all aspects true and correct, to the best of my knowledge. I agree that I will obtain all necessary permits to comply with all applicable orders, codes, conditions, and rules and regulations pertaining to the use of the subject property. I understand the regulations change and that I am responsible to contact the City to determine if any changes impact my business.

Signature of Owner or Authorized Representative: 

Date: 9/18/2026

For Planning and Development Department Comment Only

Comments:

Vape and E-Cigarette Stores
SE required

Zoning District: <u>GC</u>	FLU Category: <u>Com</u>	☐ Proposed Use is permitted in the zoning district
☒ Proposed Use is a conditional use or special exception in the zoning district	☐ Proposed Use is not permitted in the zoning district	☐ Proposed Use is legally non-conforming in the zoning district
CONDITIONAL APPROVAL OR DENIAL (circle one)		FINAL APPROVAL
Approved By: <u>Ay lv</u>	Date: <u>9/18/2026</u>	Approved By: _____ Date: _____

