



THE CITY OF
EASLEY
SOUTH CAROLINA

Department of Planning & Development
220 NW Main Street, Easley, SC 29640
(864) 855-7908 | www.cityofeasley.com

BZA

BOARD OF ZONING APPEALS
NOTICE OF APPEALS FOR A VARIANCE

Please complete and return to the Planning and Development Department with required attachments, information, and **filing fee of \$100**. Variance applications require a current survey of the property, 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.**

Permit #:
PLN-VAR-

PIN: 5 0 3 9 - 1 9 - 6 2 - 3 1 1 6

Date submitted:
/ /

Board of Zoning Appeals meeting date:
9 / 22 / 2026

OWNER(S) INFORMATION

Last name:	First:	Middle:	Interest
Country Villa Properties, LLC -- Bland Smith			☐ Sole owner ☒ Co-owner
Mailing address:	City:	State:	ZIP Code:
2374 N Citation Avenue	Springfield	MO	65820
Daytime phone no.:	Fax no.:	E-mail:	
() 573-336-1313	()	smith573@yahoo.com	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name:	First:	Middle:	
Cypress Engineering -- Tripp West			
Mailing address:	City:	State:	ZIP Code:
412 N. Gum St., Ste A	Summerville	SC	29483
Daytime phone no.:	Fax no.:	E-mail:	
() 843-225-5151	()	TrippW@CypressEng.co	

PROPERTY INFORMATION

Property address:	Property dimensions:	Property area:	Zoning district:
4845 Calhoun Mem Hwy, Easley, SC		1.18 acres	GC

DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant:

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

Bland Smith
Owner name

Bland Smith
Owner signature

8-28-26
Date

Barbara Smith
Owner name

Barbara Smith
Owner signature

8-28-26
Date

To be completed by Applicant:

I certify that the information in this request is correct.

TRIPP WEST
Applicant name

Tripp West
Applicant signature

08/28/26
Date

REQUIRED INFORMATION

1. Request for Variance

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application for the property described on this application from the following provisions of the Zoning Ordinance Section(s):

10.2 General Standards - Signs and 10.3 Free-Standing Signs

So that the appropriate permit may be issued to allow the use of the property in a manner shown on the attached survey with supporting documents and described as follows:

A free-standing pylon sign for the joint use of tenants within and in front of the proposed Easley Retail Center development comparable to the Town Center Development on the opposing side of US Hwy 123.

For which a permit has been denied by the Zoning Administrator on the grounds that the proposal would be in violation of the cited section(s) of the Unified Development Ordinance.

2. Justification for Variance

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Set Law and the ordinance are met by the following facts:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

See attached Variance Justification Letter

- b. These conditions do not generally apply to other properties in the vicinity as follows:

See attached Variance Justification Letter

- c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

See attached Variance Justification Letter

- d. The authorization of the variance will not be of substantial detriment to adjacent properties or the public good, and the granting of the variance will not harm the character of the district as follows:

See attached Variance Justification Letter

- e. The effect of the variance would not allow the establishment of a use not otherwise permitted in the zoning district, would not extend physically a nonconforming use of the land and would not change the zoning district boundaries shown on the official zoning map.

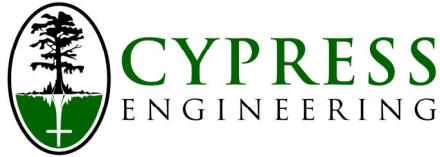
See attached Variance Justification Letter

3. Documents provided

The following documents with a sealed survey are submitted to support this appeal:

Survey, Site Plan, Sign Elevations, Variance Justification Letter, SCDOT Concurrence Letter

Use additional sheets if necessary.



August 28, 2026

City of Easley Planning & Zoning
205 North First Street
Easley, SC 29640

RE: Variance Justification Letter for September 22nd Meeting

Country Villa Properties, LLC (Freddy's Frozen Custard & Steakburgers)
(TMS #5039-19-62-3116)
Easley Retail Center
(TMS #5039-19-60-8617, 5039-19-61-8304, -1941, -2348, 5039-1962-8021)
City of Easley, South Carolina
CYP #25034

Dear Zoning Board of Appeals Members,

On behalf of Country Villa Properties, LLC, (TMS # 5039-19-62-3116) we are requesting a Variance to install a shared pylon sign for the Easley Retail Center development comparable to the Town Center Shopping Center sign on the southeast corner of Calhoun Memorial Highway (US 123) and Town Center Way. Renderings of the proposed sign are included in the application package.

The Easley Retail Center is a proposed mixed-use retail center that includes parcels (TMS #5039-19-60-8617, 5039-19-61-8304, -1941, -2348, 5039-1962-8021) along Calhoun Memorial Highway in Easley, SC. The project sites total approx. 36.5 total acres and are zoned GC – General Commercial.

This variance requests approval of the proposed shared pylon sign, submitted with this application, for the Easley Retail Center and adjacent properties to be located on parcel TMS# 5039-19-62-3116 currently owned by Country Villa Properties, LLC.

Justification for Variance

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Set Law and the ordinance are met by the following facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

Response: The Easley Retail Center development is being developed on a flag lot parcel located south of the intersection of Calhoun Memorial Highway (US 123) and the Wesley Lane Connector, between QT and Freddy's. This lot does not have adequate road frontage to install a sign conforming to the sign ordinance, and the flag portion of the property will

be dedicated to the City of Easley for a new roadway through the parcel to allow for future extension of the public roadway. The intersection improvement design, conceptually approved by SCDOT, will require relocation an existing shared freestanding sign at the southeast corner of this intersection and construction of a 1,215 feet long dual left hand turn lane on the westbound side of US 123. Signage that exceeds the maximum dimensions of the sign ordinance is warranted to provide motorist the necessary site distance to identify the businesses located at this intersection and to safely navigate into and through the turn lane at this intersection.

b. These conditions do not generally apply to other properties in the vicinity as follows:

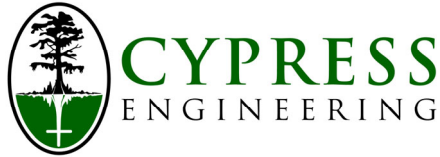
Response: A majority of the parcels with frontage along Calhoun Memorial Highway are fully developed and are not located at a major intersection with turn lanes of the length being required by SCDOT for this project. Also, many of the nearby properties have individual or shared freestanding signs that are nonconforming to the ordinance.

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Response: Strict application of the sign size and height limitations contained in the ordinance would not allow adequate site distance for the existing and proposed development to motorist traveling along Calhoun Memorial Highway (US 123). The proposed Easley Retail Development intends to bring a new retailer to the City of Easley desired by many residents. Adequate signage is needed along Calhoun Memorial Highway (US 123) to assist the public in locating the proposed development, its future tenants, and the existing business located at this intersection, and the larger pylon sign is warranted to enable motorist to safely navigate into the proposed turn lanes and through this intersection.

d. The authorization of the variance will not be of substantial detriment to adjacent properties or the public good, and the granting of the variance will not harm the character of the district as follows:

Response: Authorization of the variance, for the proposed pylon sign will not be detrimental to adjacent properties or the public good, and it will not harm the character of the district in which it will be located. The proposed pylon sign will provide shared sign area for the existing and proposed businesses located at this intersection. It will replace an existing shared freestanding sign that must be relocated at the intersection. The proposed pylon sign will be comparable to but smaller in height and form to existing signage and billboards installed along this corridor of Calhoun Memorial Highway (US 123).



- e. **The effect of the variance would not allow the establishment of a use not otherwise permitted in the zoning district, would not extend physically a nonconforming use of the land and would not change the zoning district boundaries shown on the official zoning map.**

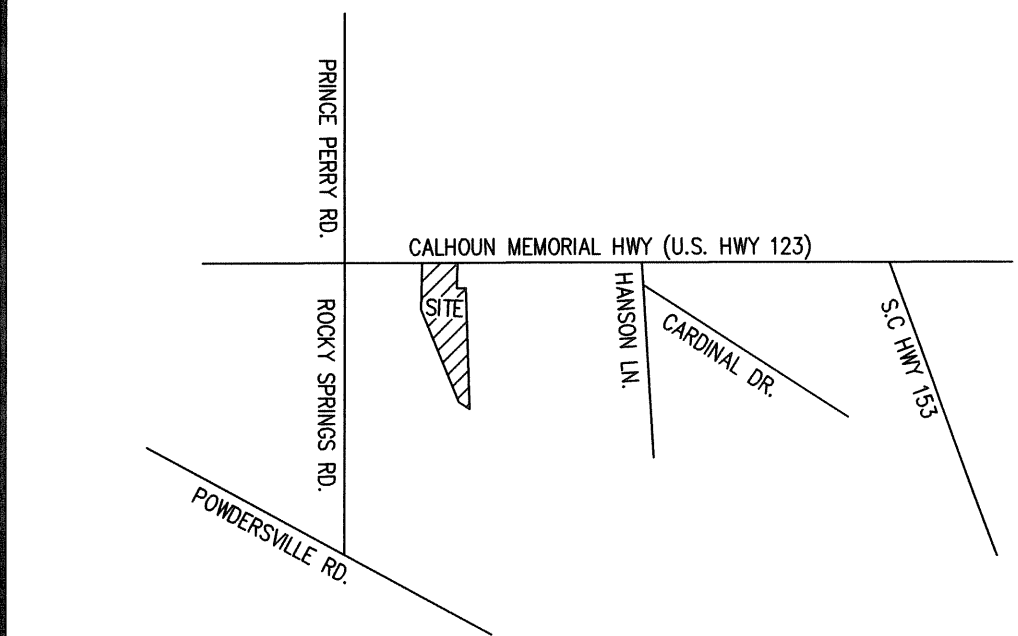
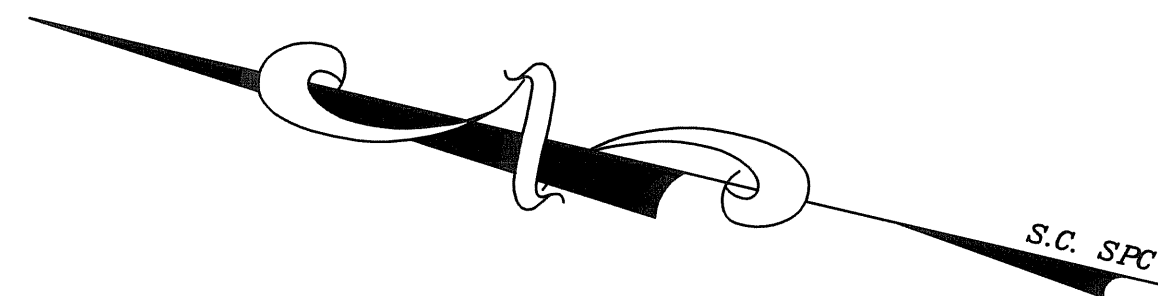
Response: Granting of the variance for the proposed pylon sign will establish a non-permitted use, extend a nonconforming use of the land, or change the zoning district boundaries shown on the official zoning map.

Thanks for your consideration and please contact me if you need additional information or have questions.

Sincerely,

Tripp West, PE ENV SP
Cypress Engineering, LLC
Civil Project Leader

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, 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 DISCLOSE. - 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.



LOCATION MAP NOT TO SCALE

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.

10/2/13
DATE

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."

DATE 11/15/13

SIGNED BY: JIMMY WILLIAMS, MANAGER

DATE 11/15/13

SIGNED BY: PHILIP J. WILSON, MANAGER

DATE

SIGNED

DATE

SIGNED

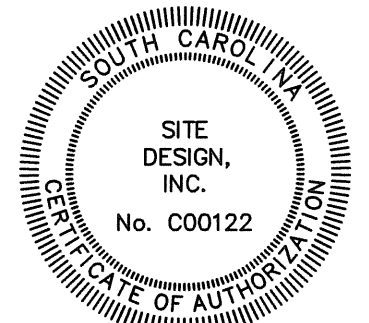
CERTIFICATE OF APPROVAL FOR RECORDING

"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 12/25/2013

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

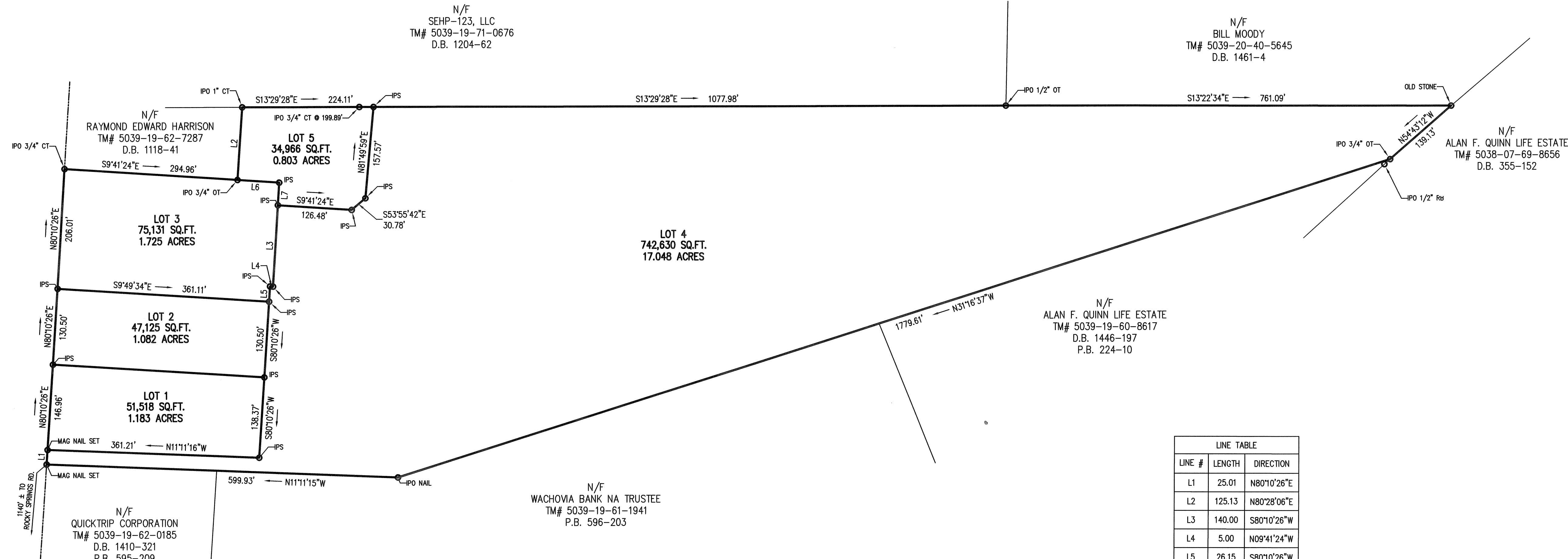


SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

420 EAST PARK AVE, SUITE 100 GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

CALHOUN MEMORIAL HWY
(U.S. HWY 123)



LINE TABLE		
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

APPROVED
PICKENS COUNTY
E-911 Administration
and Address Information

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, 2008, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER F.I.R.M. NO. 45007C 0310 D.

REFERENCE PLAT

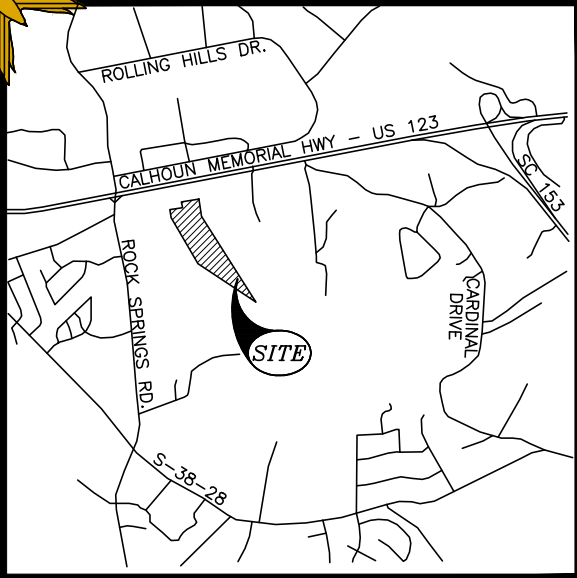
1. PLAT ENTITLED "SURVEY FOR DOROTHY M. FREEMAN AND J. WAYNE FREEMAN RECORDED IN P.B. 224 PG. 9 & 10.

TAX ASSESSOR PARCEL NO.

5039-19-61-7621

LEGEND

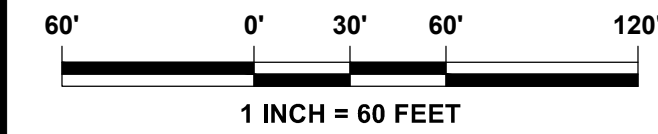
- | | | |
|----------------------------|------------------------|-------------------------|
| BL BUILDING LINE | TEL TELEPHONE PEDESTAL | TC/BC TOP/BOTTOM CURB |
| CL CENTERLINE | EL ELECTRIC METER | TW/BW TOP/BOTTOM WALL |
| CMF CORRUGATED METAL PIPE | CB CATCH BASIN | VCP VITRIFIED CLAY PIPE |
| CT CRIMP TOP | DI DROP INLET | WM WATER METER |
| DE DRAINAGE EASEMENT | EL ELEC TRANS | WV WATER VALVE |
| EP EDGE OF PAVEMENT | EL ELEVATION | CTV CABLE TV |
| IPO IRON PIN OLD-O | XX FIRE HYDRANT | FL FENCE LINE |
| IPS IRON PIN SET 1/2" RB-O | GM GAS METER | FOC FIBER OPTIC CABLE |
| N&C NAIL & CAP | GVS GAS VALVE | GL GAS LINE |
| OP OPEN TOP | LP LIGHT POLE | OHP OVERHEAD POWER |
| RB REBAR | PP POWER POLE | OHT OVERHEAD TELEPHONE |
| RCF REINFORCED CONC PIPE | GP GUY ANCHOR | SD STORM DRAIN |
| R/W RIGHT OF WAY | SDMH SD MANHOLE | SS SANITARY SEWER |
| SD STORM DRAIN | SSMH SS MANHOLE | UP UNDERGROUND POWER |
| SS SANITARY SEWER | TMH TELEPHONE MANHOLE | UGT UNDERGROUND TEL |
| SSE SS EASEMENT | CO CLEAN OUT | W WATER LINE |



VICINITY MAP (NTS)

LEGEND

- IRON FOUND (AS DESCRIBED)
- IRON SET (5/8" REBAR)
- CALCULATED POINT
- POWER POLE
- GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL PANEL BOX
- TRAFFIC SIGNAL HAND BOX
- RAIL ROAD CROSSING ARM
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- STORM/DRAINAGE STRUCTURES
- TELEPHONE MANHOLE
- TELEPHONE PESTAL
- FIBER OPTICS BOX
- GAS STORAGE TANK ACCESS
- GAS VALVE
- BOLLARD
- BILL BOARD
- SIGN
- HVAC
- FENCE LINE
- PROPERTY LINE
- ADJOINER LINE
- RIGHT-OF-WAY
- EDGE OF PAVEMENT
- EASEMENT LINE (SEWER)
- EASEMENT LINE (ACCESS)
- EASEMENT LINE (STORM)
- EASEMENT LINE (AS DESCRIBED)
- EASEMENT LINE (SLOPE)
- SETBACK LINE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE
- SEWER LINE
- STORM DRAIN W/ PIPE SIZE
- WATER LINE
- CONTOUR LINE
- CITY LIMITS
- MATCH LINE
- ACCESS EASEMENTS FOR THE BENEFIT OF SUBJECT TRACTS
- CONCRETE
- GRAVEL DRIVE
- RIPRAP



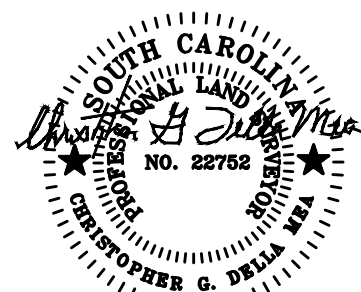
SURVEYOR CERTIFICATE

I, CHRISTOPHER G. DELLA MEA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF 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, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH AN ORIGINAL SURVEYOR'S SEAL. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH.

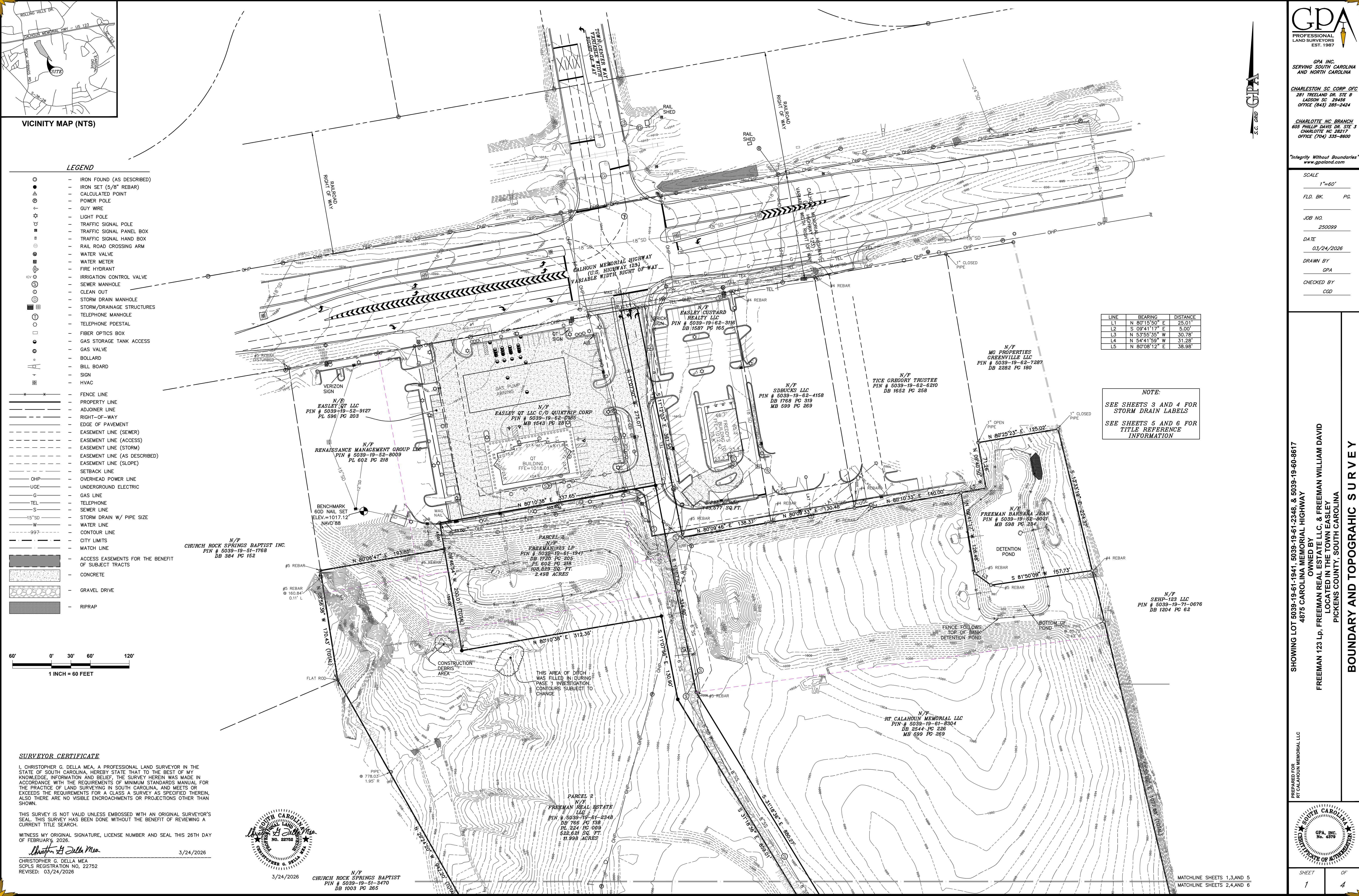
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26TH DAY OF FEBRUARY, 2026.

CHRISTOPHER G. DELLA MEA
SOPLS REGISTRATION NO. 22752
REVISED: 03/24/2026



3/24/2026

N/F
CHURCH ROCK SPRINGS BAPTIST INC.
PIN # 5039-19-51-1768
DB 364 PG 152



LINE	BEARING	DISTANCE
L1	N 80°15'50" E	25.01'
L2	S 09°41'17" E	5.00'
L3	N 53°55'35" W	30.78'
L4	N 54°41'59" W	31.28'
L5	N 80°08'12" E	38.98'

NOTE:
SEE SHEETS 3 AND 4 FOR
STORM DRAIN LABELS
SEE SHEETS 5 AND 6 FOR
TITLE REFERENCE
INFORMATION

GPA
PROFESSIONAL
LAND SURVEYORS
EST. 1987

GPA INC.
SERVING SOUTH CAROLINA
AND NORTH CAROLINA

CHARLESTON SC CORP OFC
281 TRELAND DR. STE B
LADSON SC 29456
OFFICE (843) 285-2424

CHARLOTTE NC BRANCH
605 PHILLIP DAVIS DR. STE 3
CHARLOTTE NC 28217
OFFICE (704) 335-8600

"Integrity Without Boundaries"
www.gpaland.com

SCALE
1"=60'

F.L.D. BK. PG.

JOB NO.
250099

DATE
03/24/2026

DRAWN BY
GPA

CHECKED BY
CGD

SHOWING LOT 5039-19-61-1941, 5039-19-61-2348, & 5039-19-60-3617
4875 CAROLINA MEMORIAL HIGHWAY
OWNED BY
FREEMAN 123 LP, FREEMAN REAL ESTATE LLC, & FREEMAN WILLIAM DAVID
LOCATED IN THE TOWN EASLEY
PICKENS COUNTY, SOUTH CAROLINA

BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR
RT CALAHOUN MEMORIAL LLC

SOUTH CAROLINA
GPA, INC.
No. 4379
LICENSED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 4



MATCHLINE SHEETS 1,3,AND 5
MATCHLINE SHEETS 2,4,AND 6

LINE	BEARING	DISTANCE
L1	N 80°15'50" E	25.01'
L2	S 09°41'17" E	5.00'
L3	N 53°55'35" W	30.78'
L4	N 54°41'59" W	31.28'
L5	N 80°08'12" E	38.98'

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

N/F
RT CALAHOUN MEMORIAL LLC
PIN # 5039-19-61-8304
DB 2544 PG 226
MB 539 PG 269
743,499 SQ. FT.
17.068 ACRES

PARCEL 1
N/F
FREEMAN WILLIAM
DAVID
PIN # 5039-19-60-8617
DB 1228 PG 005
PL 237 PG 006
166,170 SQ. FT.
3.816 ACRES

N/F
CHRIS M. QUINN
PIN # 5038-07-65-8656
DB 1770 PG 247

PARCEL 2
N/F
FREEMAN REAL ESTATE
LLC
PIN # 5039-19-61-2348
DB 766 PG 138
PL 284 PG 009
622,624 SQ. FT.
11.998 ACRES

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

N/F
HEATHER LYNETTE QUINN
PIN # 5039-19-60-1687
DB 2364 PG 297
PL 368 PG 20

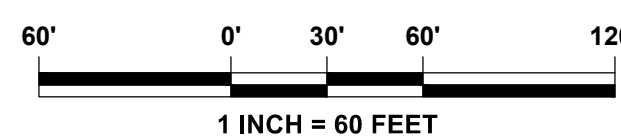
N/F
CHURCH ROCK SPRINGS BAPTIST
PIN # 5039-19-51-3470
DB 1003 PG 265

N/F
CHURCH ROCK SPRINGS BAPTIST
PIN # 5039-19-50-6928
DB 1003 PG 265

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

LEGEND

- IRON FOUND (AS DESCRIBED)
- IRON SET (5/8" REBAR)
- CALCULATED POINT
- POWER POLE
- GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
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- EDGE OF PAVEMENT
- EASEMENT LINE (SEWER)
- EASEMENT LINE (ACCESS)
- EASEMENT LINE (STORM)
- EASEMENT LINE (AS DESCRIBED)
- EASEMENT LINE (SLOPE)
- SETBACK LINE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC
- GAS LINE
- TELEPHONE
- SEWER LINE
- STORM DRAIN W/ PIPE SIZE
- WATER LINE
- CONTOUR LINE
- CITY LIMITS
- MATCH LINE
- ACCESS EASEMENTS FOR THE BENEFIT OF SUBJECT TRACTS
- CONCRETE
- GRAVEL DRIVE
- RIPRAP



3/24/2026

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- STORM DRAIN MANHOLE
- STORM/DRAINAGE STRUCTURES
- TELEPHONE MANHOLE
- TELEPHONE PDESTAL
- FIBER OPTICS BOX
- MONITORING WELL
- GAS VALVE
- BOLLARD
- BILL BOARD
- SIGN
- HVAC

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- ADJOINER LINE
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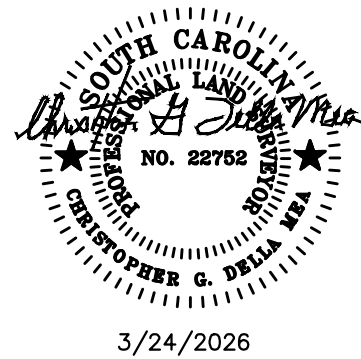
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L3	N 53°55'35" W	30.78'
L4	N 54°41'59" W	31.28'
L5	N 80°08'12" E	38.98'

60' 0' 30' 60' 120'
1 INCH = 60 FEET

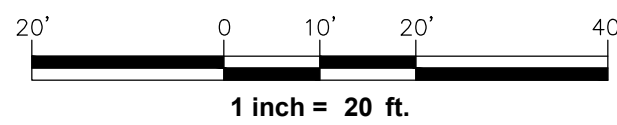
DATE	REVISION	BY



3/24/2026

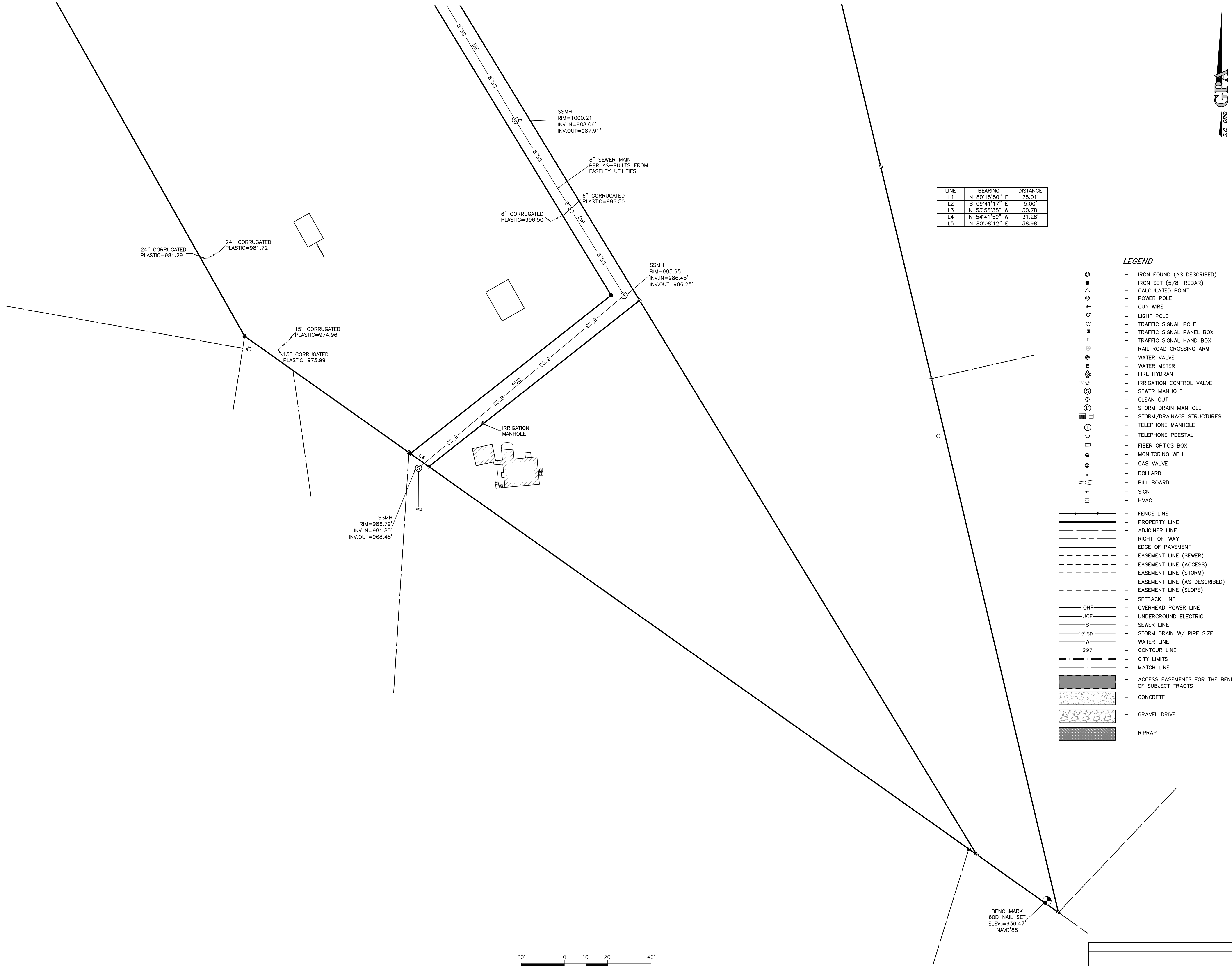


3/24/2026



DATE	REVISION	BY

SHEET	OF
4	4



LINE	BEARING	DISTANCE
L1	N 80°15'50" E	25.01'
L2	S 09°41'17" E	5.00'
L3	N 53°55'35" W	30.78'
L4	N 54°41'59" W	31.28'
L5	N 80°08'12" E	38.98'

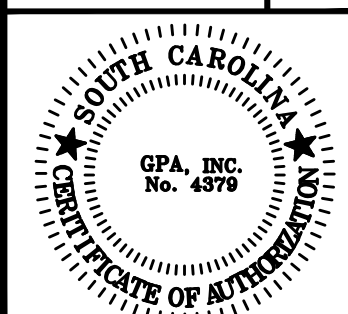
LEGEND	
	- IRON FOUND (AS DESCRIBED)
	- IRON SET (5/8\"/>
	- CALCULATED POINT
	- POWER POLE
	- GUY WIRE
	- LIGHT POLE
	- TRAFFIC SIGNAL POLE
	- TRAFFIC SIGNAL PANEL BOX
	- TRAFFIC SIGNAL HAND BOX
	- RAIL ROAD CROSSING ARM
	- WATER VALVE
	- WATER METER
	- FIRE HYDRANT
	- IRRIGATION CONTROL VALVE
	- SEWER MANHOLE
	- CLEAN OUT
	- STORM DRAIN MANHOLE
	- STORM/DRAINAGE STRUCTURES
	- TELEPHONE MANHOLE
	- TELEPHONE PDESTAL
	- FIBER OPTICS BOX
	- MONITORING WELL
	- GAS VALVE
	- BOLLARD
	- BILL BOARD
	- SIGN
	- HVAC
	- FENCE LINE
	- PROPERTY LINE
	- ADJOINER LINE
	- RIGHT-OF-WAY
	- EDGE OF PAVEMENT
	- EASEMENT LINE (SEWER)
	- EASEMENT LINE (ACCESS)
	- EASEMENT LINE (STORM)
	- EASEMENT LINE (AS DESCRIBED)
	- EASEMENT LINE (SLOPE)
	- SETBACK LINE
	- OVERHEAD POWER LINE
	- UNDERGROUND ELECTRIC
	- SEWER LINE
	- STORM DRAIN W/ PIPE SIZE
	- WATER LINE
	- CONTOUR LINE
	- CITY LIMITS
	- MATCH LINE
	- ACCESS EASEMENTS FOR THE BENEFIT OF SUBJECT TRACTS
	- CONCRETE
	- GRAVEL DRIVE
	- RIPRAP

SHOWING LOT 5039-19-61-1941, 5039-19-61-2348, & 5039-19-60-8617

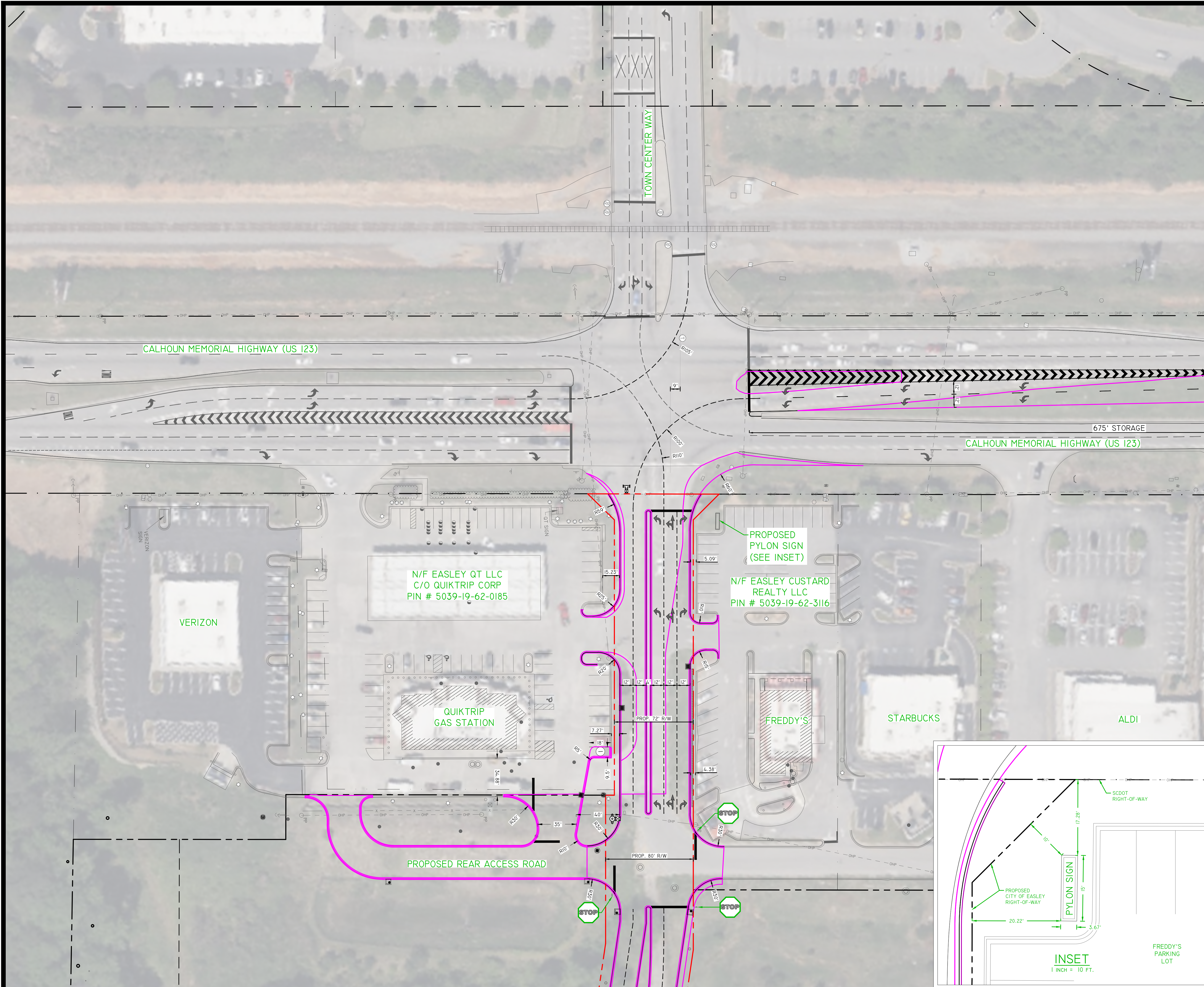
4875 CAROLINA MEMORIAL HIGHWAY OWNED BY
FREEMAN 123 Lp, FREEMAN REAL ESTATE LLC, & FREEMAN WILLIAM DAVID
LOCATED IN THE TOWN EASLEY
PICKENS COUNTY, SOUTH CAROLINA

BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR
RT CAROLINA MEMORIAL LLC

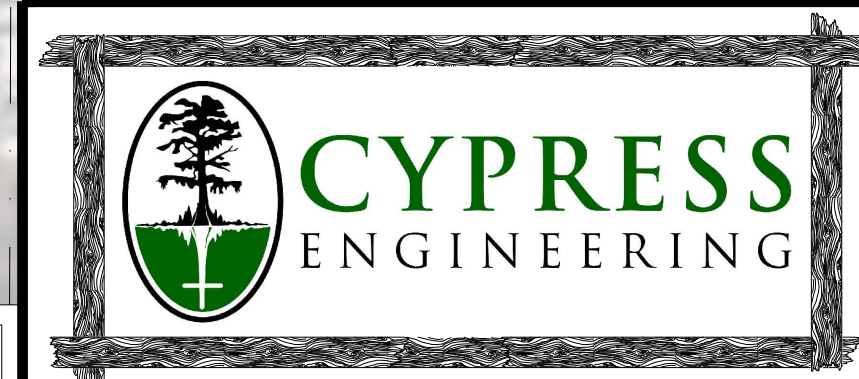
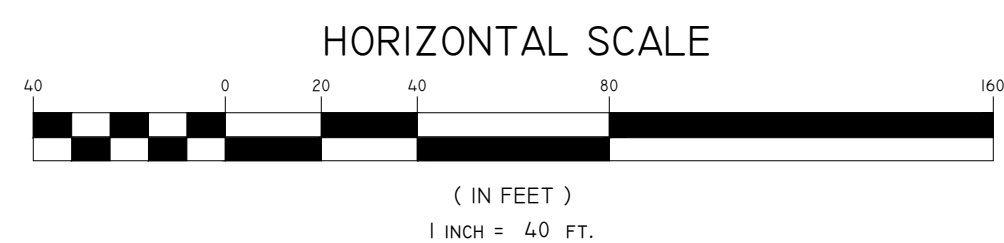


DATE	REVISION	BY



LOCATION MAP
SCALE: 1" = 2000'

SITE LEGEND
NEW WORK



DATE:	8/28/2026	CYP PROJ #:	25034
DRAWN:	JCT	CLIENT:	TARGET CORPORATION
DESIGNED:	JCT	CLIENT JOB #:	
CHECKED:	DDW		

EASLEY RETAIL CENTER

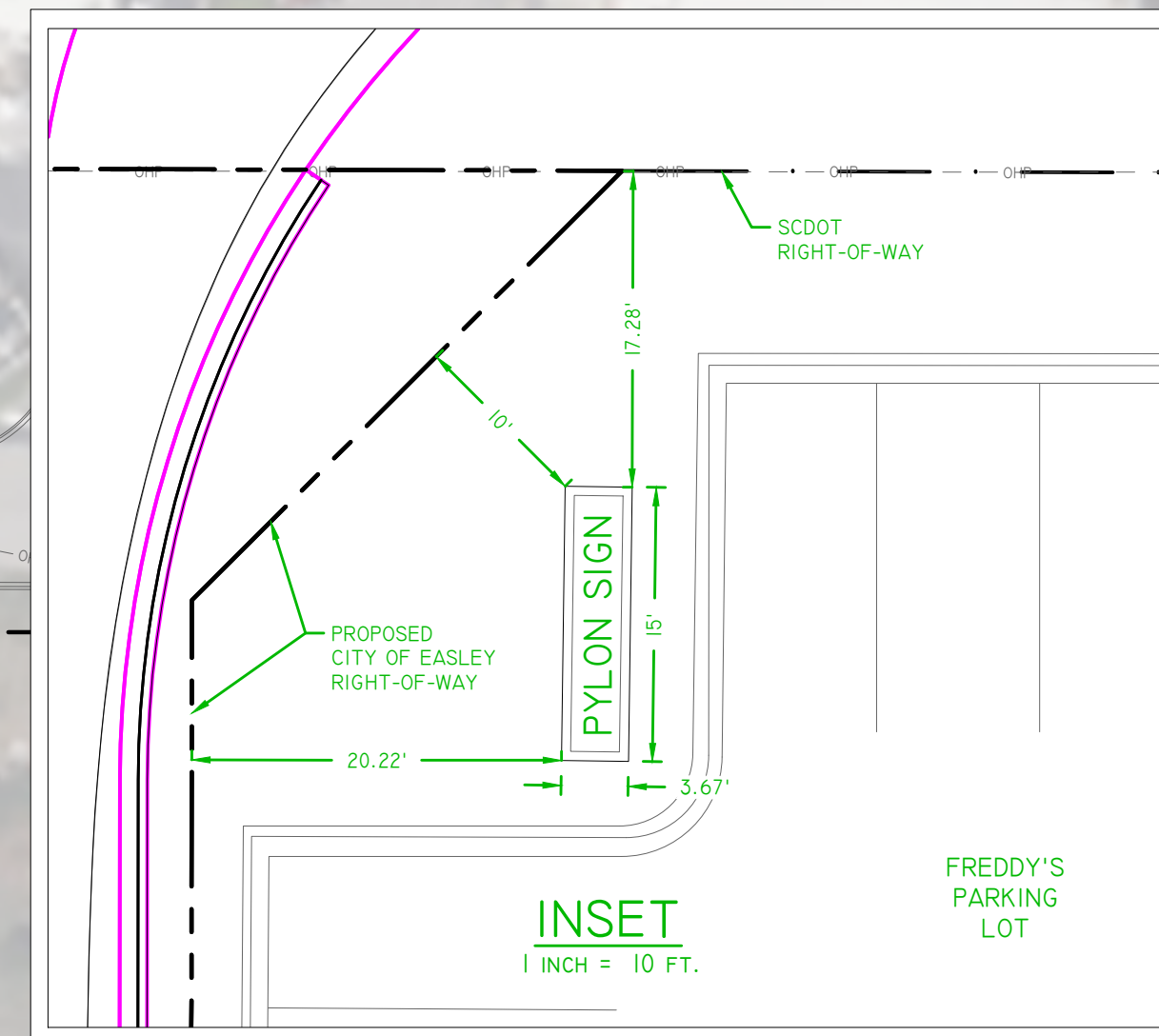
EASLEY, SC

REV	DESCRIPTION	DATE
1	PERMIT SET ISSUE DATE	4/28/26



PYLON SIGN SITE PLAN

C5.56





A D/F ILLUMINATED PYLON SIGN
Scale: 3/16" = 1'-0"

MANUFACTURE AND INSTALL (1) ONE NEW D/F ILLUMINATED MONUMENT SIGN

GENERAL SPECIFICATIONS:

BRICK BASE,
FRAME: 2" x 2" x .125" ALUMINUM ANGLE W/ 3' x 5' x 7/16" WONDER BOARD
BRICK: TO MATCH EXISTING

MAIN ID CABINET,
STRUCTURE: 2" x 2" x .1875" ALUMINUM SQUARE TUBE
RETAINERS: FULL BLEED RETAINERS
SKIN: .080" ALUMINUM
FACES : 3M PANAGRAPHS LL WITH 3M 3630-53 CARDINAL RED TRANSLUCENT VINYL
PAINT: TO MATCH TARGET RED
ILLUMINATION : WHITE LED'S & POWER SUPPLIES AS REQUIRED FOR PROPER ILLUMINATION.
ATTACHMENT : SLIP CABINET OVER SUPPORT TUBE AND WELD PLATE TO PIPE INSIDE.

CAPS,
STRUCTURE: 4" x .1875" ALUMINUM C-CHANNEL
PAINT: PAINTED TO MATCH BRUSHED ALUMINUM

TENANT CABINET,
STRUCTURE: 2" x 2" x .1875" ALUMINUM SQUARE TUBE
RETAINERS: 2" x 2 x .125" ALUMINUM
SKIN: .080" ALUMINUM
DIVIDER: 1 1/2" STANDARD DIVIDER
FACES : .177" WHITE POLYCARB. WITH VINYL GRAPHICS
PAINT: CABINET EXTERIOR PAINTED BLACK
ILLUMINATION : WHITE LED'S & POWER SUPPLIES AS REQUIRED FOR PROPER ILLUMINATION.
ATTACHMENT : SLIP CABINET OVER SUPPORT TUBE AND WELD PLATE TO PIPE INSIDE.

FCO,
FACE: 1/4" THK. ALUM
PAINT: FCO PAINTED WHITE
ATTACHMENT: FLUSH MOUNT TO BRICK BASE WITH WELDED STUDS & SILICONE

Approvals:

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

Letter Visibility Chart

This letter visibility chart is based upon information provided by the Pennsylvania Transportation Institute, Penn State University and the United States Sign Council (USSC).

Viewing Distance	Minimum Required Letter Height
100 ft.	4"
250 ft.	10"
360 ft. (city block)	16"
500 ft.	22"
750 ft.	33"
1,000 ft.	43"
1,320 ft. (1/4 mile)	57"

Calculations based on an externally (or naturally) lit sign with all upper case Helvetica letters utilizing optimal negative space. Factors that may affect required letter size are: color scheme, font selection, traffic and weather conditions, or sign standoff. Please refer to the complete study for additional information. For further details contact the USSC at 1-215-785-1922.

Courtesy of:



Gemini Incorporated
103 Mensing Way
Cannon Falls, MN 55009

1-800-538-8377

www.GeminiMade.com



CONCEPTUAL LETTER OF AGREEMENT

08/27/26

Cypress Engineering
12 N. Gum Street, Suite A
Summerville, SC 29483

Re: SCDOT Encroachment Permit PRE26-00201
US-123 Calhoun Memorial Hwy

Dear Target Development

This letter is regarding the proposed project: Easley Retail Center (Target Development) at US-123 Calhoun Memorial Hwy.

SCDOT agrees in concept to the access points shown on the latest site plans and/or Traffic Impact Study prepared by William Rogan - Engineer & Target Development - Applicant and dated 08/26/2026. These access points/agreed upon conditions consist of:

Location: US-123 Calhoun Memorial Hwy

Scope of Work: Signal modification at US-123 and Wesley Lane Connector in Easley, SC. The project includes widening US-123 to accommodate dual westbound left-turn movements, adding U-turn capabilities along the corridor, and removing two existing crossovers.

The impacts and associated mitigations of each proposed access have been analyzed in the submitted Traffic Impact Study and SCDOT is in general agreement with the current design as submitted on 08/26/2026. Final comments will be coordinated between the Engineer of Record and District Permit Staff at such time that an application is submitted for review and final approval.

This conceptual letter of agreement will expire one year from the date of issuance, unless an extension has been specifically granted by SCDOT. Final approval of the encroachment permit necessary for the accesses is contingent upon compliance with any additional design revisions as required in accordance with the latest editions of the Access and Roadside Management Standards (ARMS) and the SCDOT Highway Design Manual. All work associated with the construction of the access proposed and finally approved will be the responsibility of the property owner.

If you have any additional questions regarding this matter, please feel free to contact me.

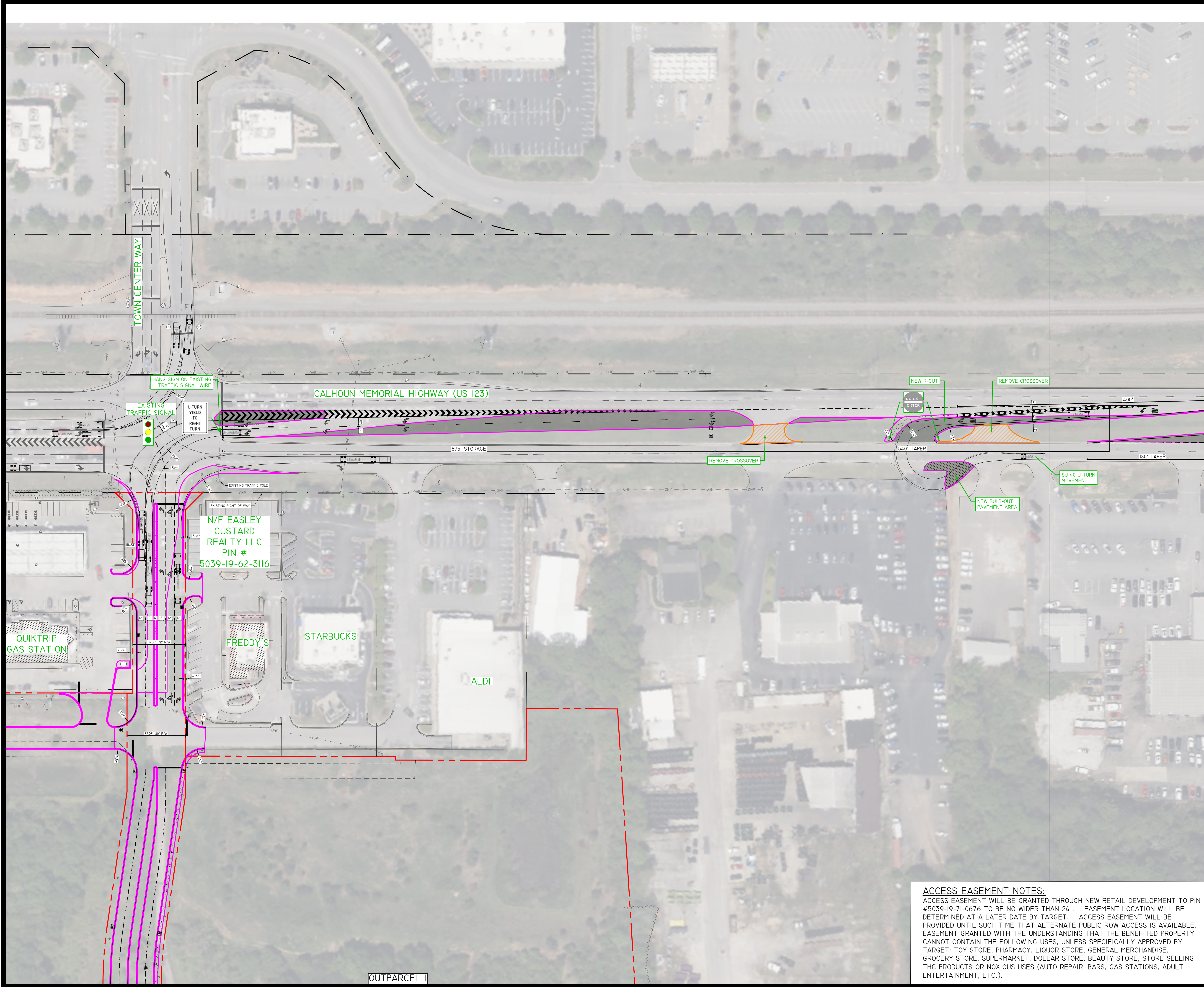
Sincerely,

Joe D. Laws III, P.E.

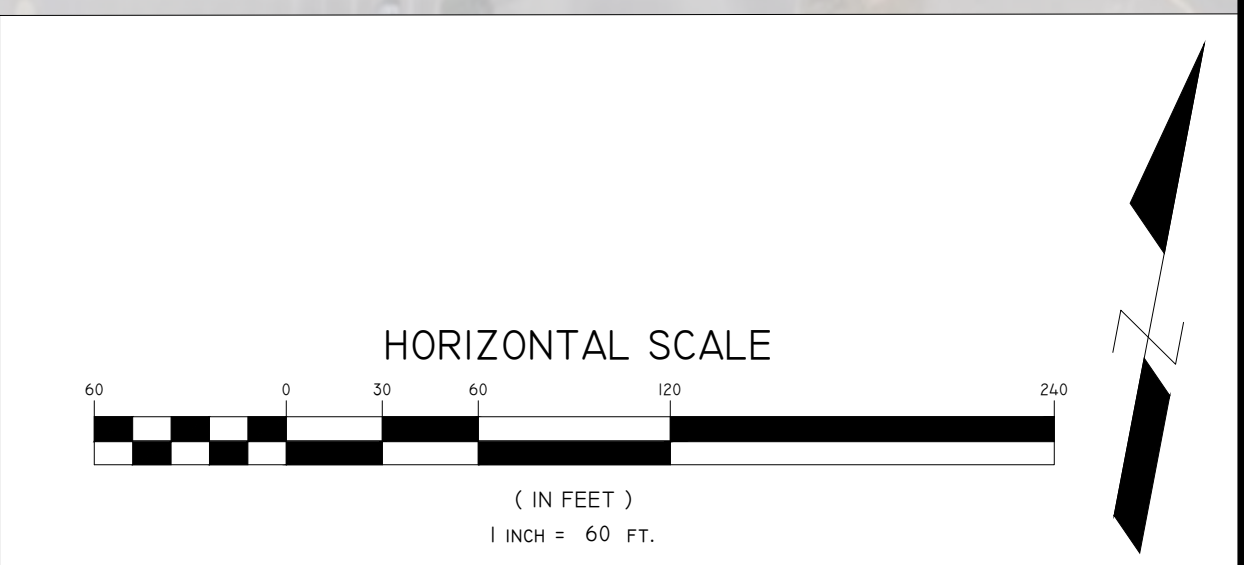
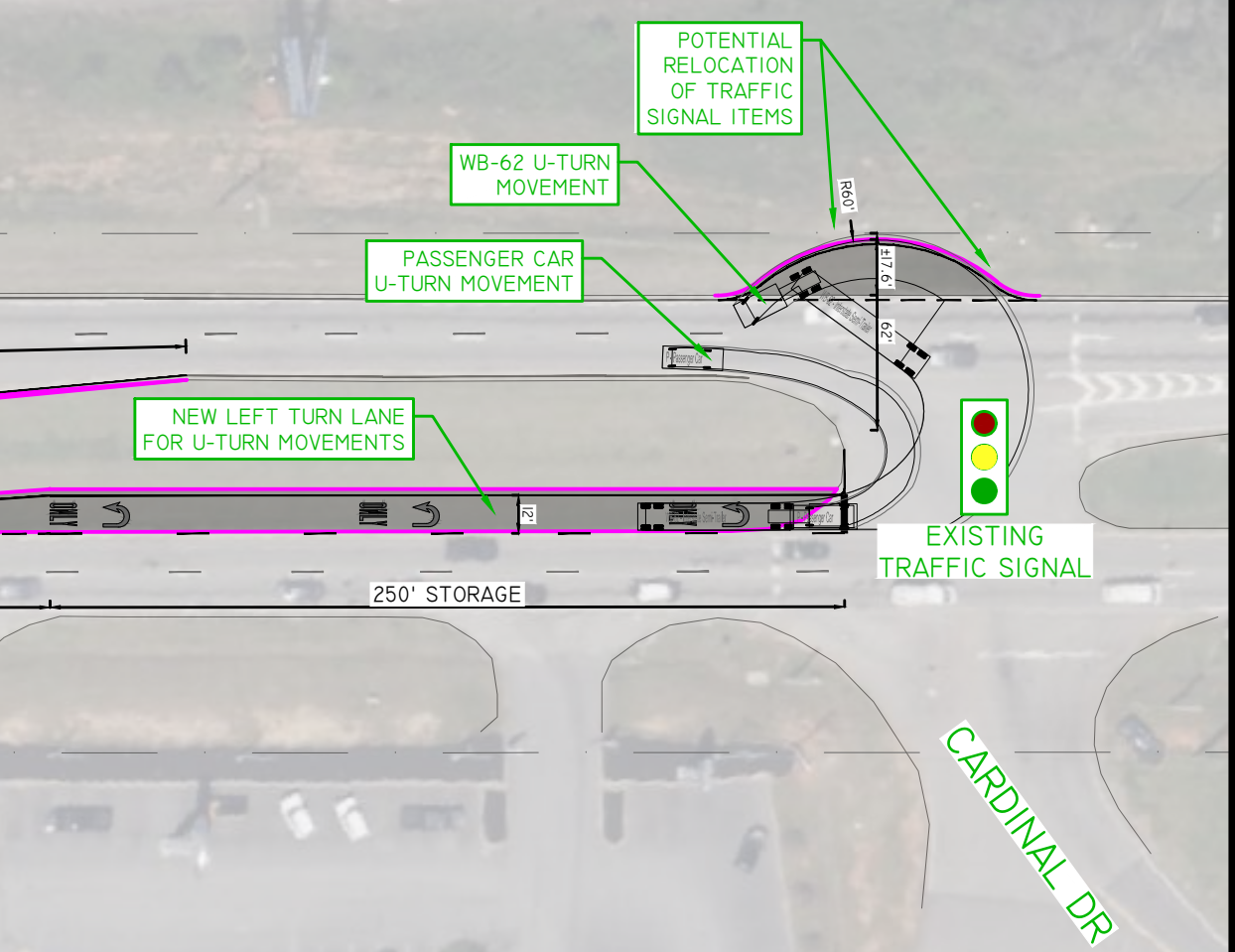


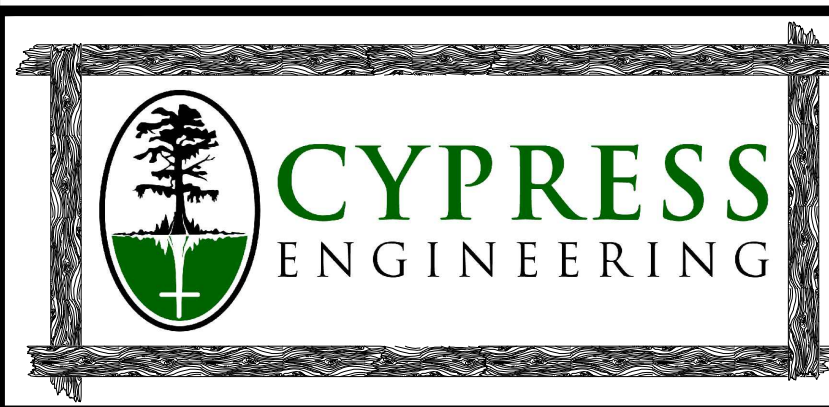
www.scdot.org
An Equal Opportunity
Affirmative Action Employer

855-GO-SCDOT
(855-467-2368)



LOCATION MAP
SCALE: 1" = 2000'





CYPRESS ENGINEERING
412 NORTH GUM STREET
SUITE A
SUMMERVILLE, SC 29483
PHONE: 843-225-5151
WWW.CYPRESSENG.COM

DATE:	8/26/2026	CYP PROJ #:	25034
DRAWN:	JCT	CLIENT:	TARGET CORPORATION
DESIGNED:	JCT	CLIENT JOB #:	
CHECKED:	DDW		

EASLEY RETAIL CENTER
EASLEY, SC

REV	DESCRIPTION	DATE
	PERMIT SET ISSUE DATE	4/28/26

ACCESS EASEMENT NOTES:
ACCESS EASEMENT WILL BE GRANTED THROUGH NEW RETAIL DEVELOPMENT TO PIN #5039-19-71-0676 TO BE NO WIDER THAN 24'. EASEMENT LOCATION WILL BE DETERMINED AT A LATER DATE BY TARGET. ACCESS EASEMENT WILL BE PROVIDED UNTIL SUCH TIME THAT ALTERNATE PUBLIC ROW ACCESS IS AVAILABLE. EASEMENT GRANTED WITH THE UNDERSTANDING THAT THE BENEFITED PROPERTY CANNOT CONTAIN THE FOLLOWING USES, UNLESS SPECIFICALLY APPROVED BY TARGET: TOY STORE, PHARMACY, LIQUOR STORE, GENERAL MERCHANDISE, GROCERY STORE, SUPERMARKET, DOLLAR STORE, BEAUTY STORE, STORE SELLING THC PRODUCTS OR NOXIOUS USES (AUTO REPAIR, BARS, GAS STATIONS, ADULT ENTERTAINMENT, ETC.).

SCDOT TURN LANE
EXHIBIT

C5.61