

City of Easley
Planning and Development Department
Board of Zoning Appeals Meeting
September 22, 2026

Staff Report

Case Number: PLN-VAR-26-06

Applicant: Cyprus Engineering

Parcel ID: 5039-19-62-3116

Address: 4845 CALHOUN MEM HWY

Acreage: 1.18 (subject parcel), 36.5 (potential shopping center)

Zoning: General Commercial

Future Land Use: Commercial (via Ord. 2026-22-Ord.2026-24)

Surrounding Property:

Current Zoning: North: General Commercial (GC)
 East: General Commercial (GC)
 South: General Commercial (GC)
 West: General Commercial (GC)

Future Land Use: North: Commercial
 East: Commercial
 South: Commercial
 West: Commercial

Request:

The applicants, Cypress Engineering on behalf of property owner County Villa Properties, LLC – Bland Smith, are requesting a variance to increase the maximum permitted height of a commercial sign from fifteen (15) feet to forty (40) feet in the GC zoning district, pursuant to Section 10.2.2 of the Unified Development Ordinance, in order to construct new group sign for Easley Retail Center. Target would anchor the sign at the top and other commercial tenants would fill the remaining ten (10) cabinet spaces underneath. This large number of potential tenants would also violate the maximum square footage allowance for a single sign.

This new sign would replace the existing co-tenant sign for businesses Aldi and Freddy's.

Property Description:

The subject property is located at 4845 Calhoun Memorial Highway (U.S. 123) and identified as Tax Parcel 5039-19-62-3116. The parcel is zoned General Commercial, zoned to accommodate the broadest possible range of commercial uses, determined principally by market conditions.

This parcel contains a restaurant but the proposed sign is intended for numerous future tenants.

Background:

Section 10.2.2(A) of the City's Unified Development Ordinance establishes a maximum sign height for signage in commercial areas. No freestanding sign shall exceed 10' in height as measured from the base of the sign in the OI, NC, CC and MED Districts, or 15' in height as measured from the base of the sign in the GC or IND Districts. For a forty foot sign, this would exceed the requirement by 25 additional feet vertically.

A comparable sign, Easley Town Center/Walmart, is also a group or co-tenant sign, and is located directly across the street. It's height also exceeds the current 2025 standard but special consideration was given to the Prince Perry Road bridge over the railroad tracks. It is also set back substantially from U.S. 123, north of the tracks.

This sign would be the tallest in the City of Easley as proposed. Approval of a variance from the Board of Zoning Appeals is required before the sign as submitted may be constructed.

Variance Review Criteria:

Section 4.11.4 of the Unified Development Ordinance establishes the required findings that must be made by the Board of Zoning Appeals before granting a variance.

1. Extraordinary and Exceptional Conditions.

There are extraordinary or exceptional conditions pertaining to the property.

Staff Analysis:

The project site for Easley Retail Center/Target would be accessed by a single public road across from Town Center Way. These future tenants have no direct adjacency to U.S. 123.

However there are other examples of commercial buildings on U.S.123 that are not directly on the roadway but still are able to provide signage at the road entrance, such as this example.

2. Conditions Do Not Generally Apply to Other Properties

These conditions do not generally apply to other property in the vicinity.

Staff Analysis:

The conditions described in the request are not unique to the property. The applicant is correct in that there are many freestanding signs that are nonconforming to the ordinance. However, as standards/UDO codes improve over time, future businesses are expected to meet present standards as written. All properties in the General Commercial district are subject to the 15' height limit, even shared tenant signs. Planning staff should consider amended language for group signs in the future, but there is no precedent for a 40' sign in height.

3. Hardship Not Self-Created

The conditions are not the result of the applicant's own actions.

Staff Analysis:

The limitation on sign dimensions is established by the Unified Development Ordinance. The request for relief is associated with the applicant's proposal to construct a sign that exceeds the maximum size and height permitted by the ordinance.

4. Consistency with Comprehensive Plan and Ordinance Intent

Granting the variance would not substantially conflict with the Comprehensive Plan or the purposes of the ordinance.

Staff Analysis:

The ordinance establishes newer, stricter size limits in all districts than previous codes in order to Maintain a Pleasing Appearance - maintain and enhance the pleasing look of the City; which attracts to the City major events of local, regional, and statewide interest. The purpose and intent is also to improve pedestrian and traffic safety, minimize adverse effects, and ensure that signs in the community are compatible with the high quality image that the City seeks and in which the City continually invests.

Conversely, there is also the goal to Preserve Easley as a community that is attractive to business.

5. Unreasonable Restriction on Property Use

Application of the ordinance would unreasonably restrict utilization of the property.

Staff Analysis:

The property is within municipal limits and zoned for general commercial. Businesses are zoned for a broad range of commercial uses, wall signage is additionally permitted, and monument signage at the 15' standard may also be located on the new public street.

Multiple tenants can be placed on a sign on U.S. 123 without exceeding the 15' height.

6. No Detriment to Adjacent Property or Public Good

Granting the variance will not be detrimental to adjacent property or the public good.

Staff Analysis:

The Zoning Administrator has not received any written comments expressing support or concern about the proposed variance. Given the height approaching the maximum height limit of homes in residential areas, staff believes the scale of the structure could have impacts as the tallest sign in the City. Adjacent properties are zoned commercial; residential impact is minimal.

Limitations (UDO Section 4.11.5):

The requested variance does not:

- Permit a use not otherwise allowed in the zoning district
- Increase the allowable density of development
- Extend a nonconforming use
- Modify zoning district boundaries

The request is limited solely to an increase in the size of a potential commercial sign.

Staff Recommendation

Based on the findings above, staff does not support the requested variance. Staff finds that the request substantially exceeds the maximum height (over double the requirement) established in the Unified Development Ordinance and that the applicant has not demonstrated extraordinary conditions specific to a 40' height justification. Staff does acknowledge the current standard of 15' is limiting for a shopping center of this scale, and impacts to residential uses is minimal – it will not harm the character of the district. The justification that a new monument sign is required for adequate site distance or that the public cannot locate the proposed development or its future tenants without a variance cannot be confirmed.

Respectfully submitted,

Gregory Gordos, AICP

City Planner

Exhibits:

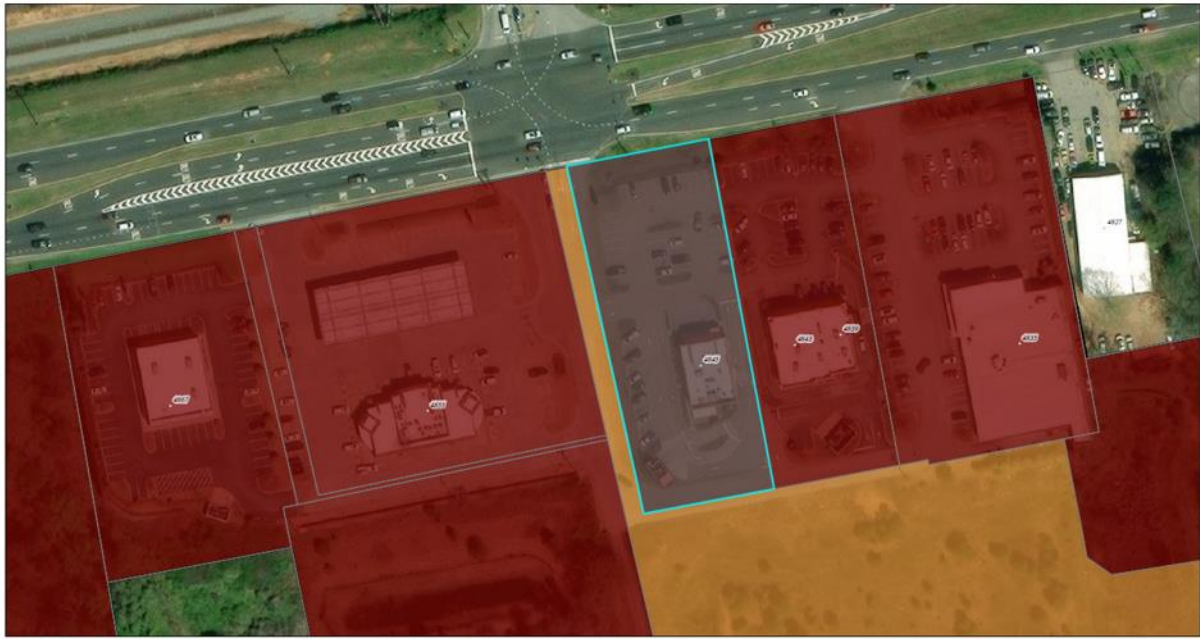
Street View Photos

Zoning Map

Sign Specifications

Variance Application





9/3/2026, 10:40:48 AM

County Boundary
Address Points
Pickens County Parcels
City Limits

Zoning

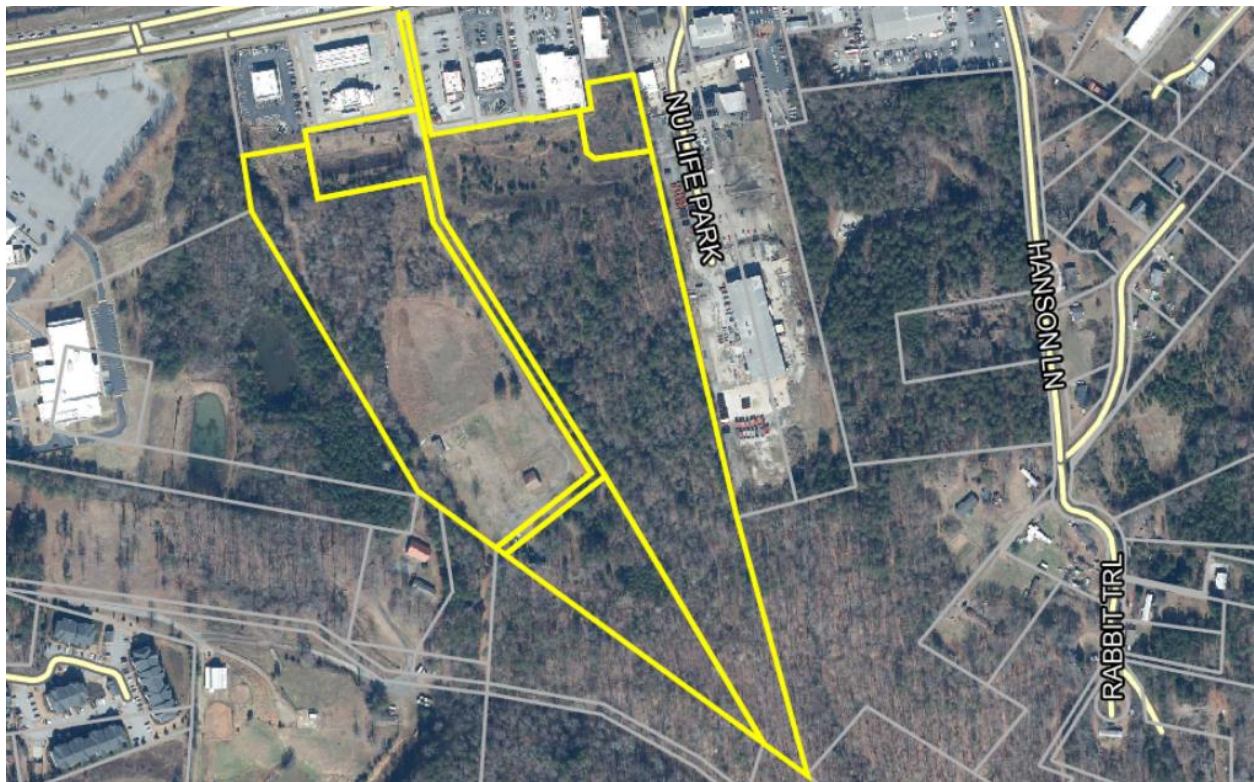
General Residential 2 (GR-2)
General Commercial (GC)

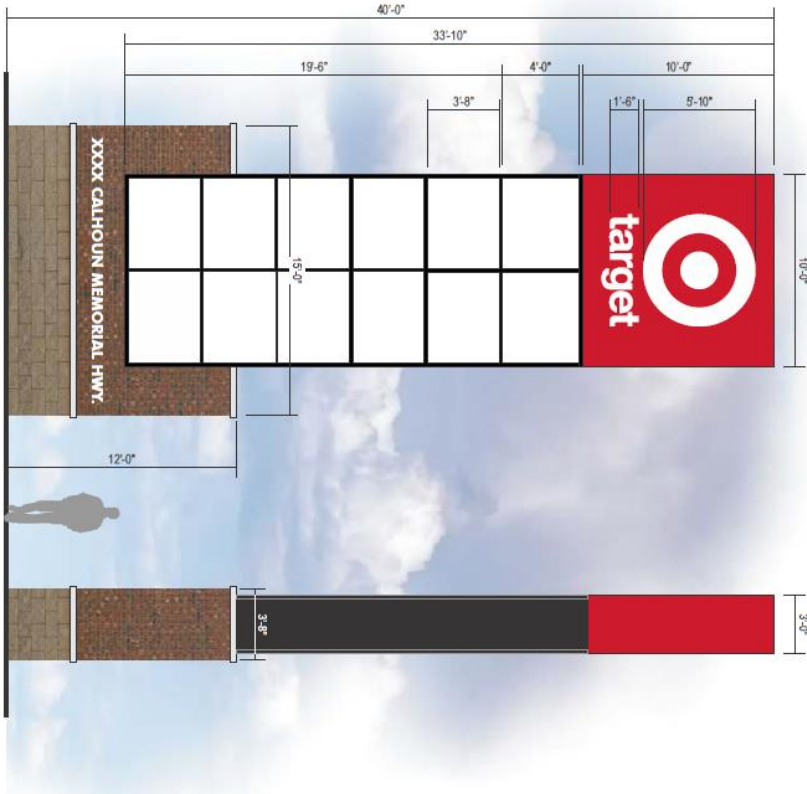
1:1,129

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km



Maintained by Pickens County E911 Department,
Microsoft, Vantor





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

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

WALTON	10001 Beaumont Place Suite 200 San Antonio, TX 78216 P 210.888.0444 w@waltonsigns.com © 2011 WALTON ALL RIGHTS RESERVED	Client: TARGET, 0000 Address: CALHOUN MEMORIAL HWY City/State: EASELY SC 29640 Subs: HOUSE Design: RH Fill: LIND Date: 12/09/25	This is an original drawing created by Walton, it shall not be used for any other project without the written permission of Walton. It may be used in connection with the project. No other use is permitted without the written permission of Walton. No other use is permitted without the written permission of Walton. No other use is permitted without the written permission of Walton. Signs will be manufactured with 120 or 277 Volt AC. All primary electrical service to this sign and the sign structure shall be provided by the customer. All wiring shall be done in accordance with the National Electrical Code (NEC) and the local authority having jurisdiction. The sign shall be installed in a safe and secure location. The sign shall be installed in a safe and secure location. The sign shall be installed in a safe and secure location. This sign is intended to be installed in accordance with the requirements of the local authority having jurisdiction. The sign shall be installed in a safe and secure location. The sign shall be installed in a safe and secure location. The sign shall be installed in a safe and secure location.
		Page Size: 11" x 17"	Client:
		Sheet: 3	

CID352744



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:

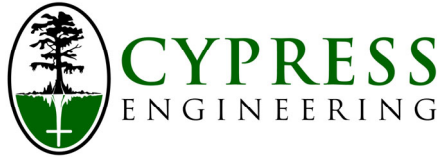
Response: A majority of the parcels with frontage along Calhoun Memorial Highway are fully developed and are not located at a major intersection with turn lanes of the length being required by SCDOT for this project. Also, many of the nearby properties have individual or shared freestanding signs that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

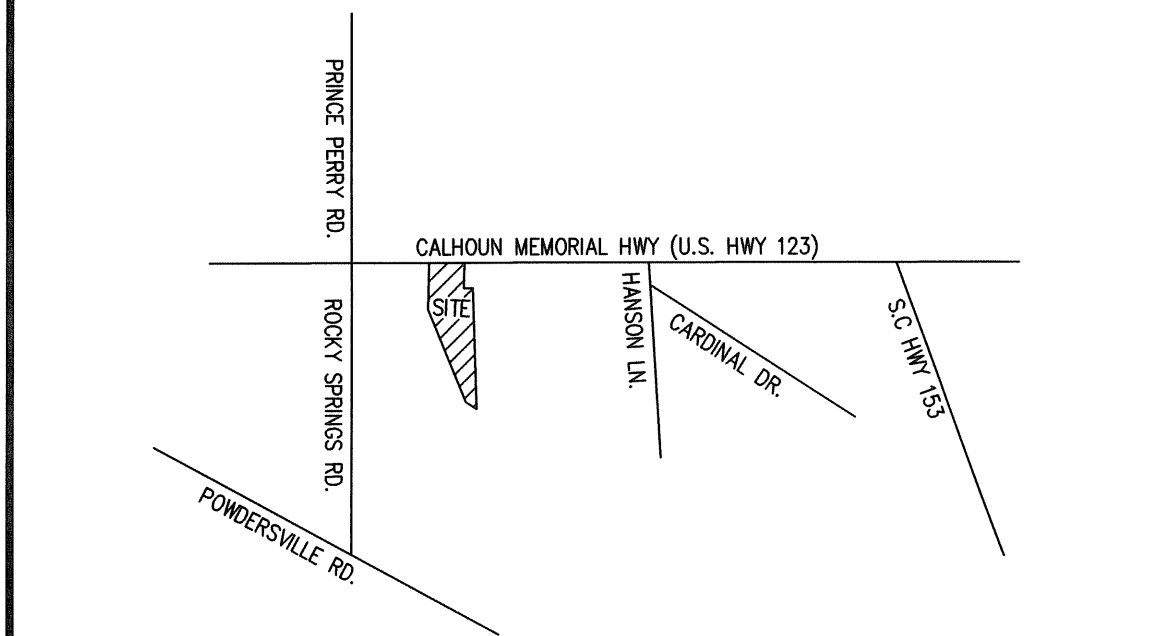
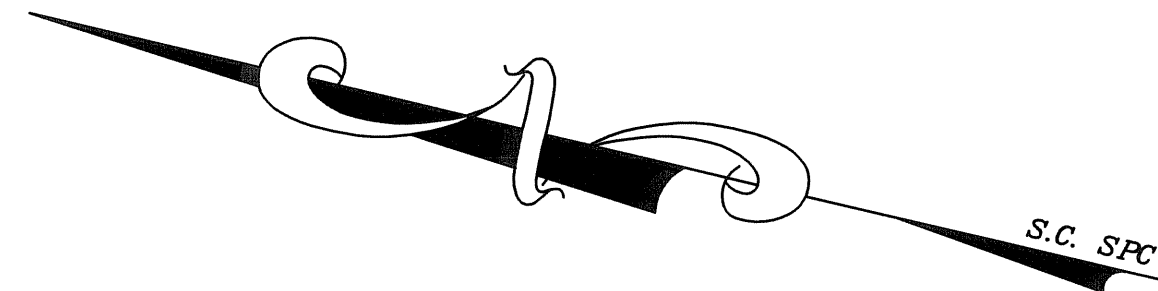
Response: Granting of the variance for the proposed pylon sign will establish a non-permitted use, extend a nonconforming use of the land, or change the zoning district boundaries shown on the official zoning map.

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

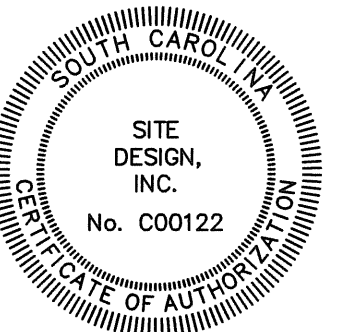
CERTIFICATE OF APPROVAL FOR RECORDING

"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

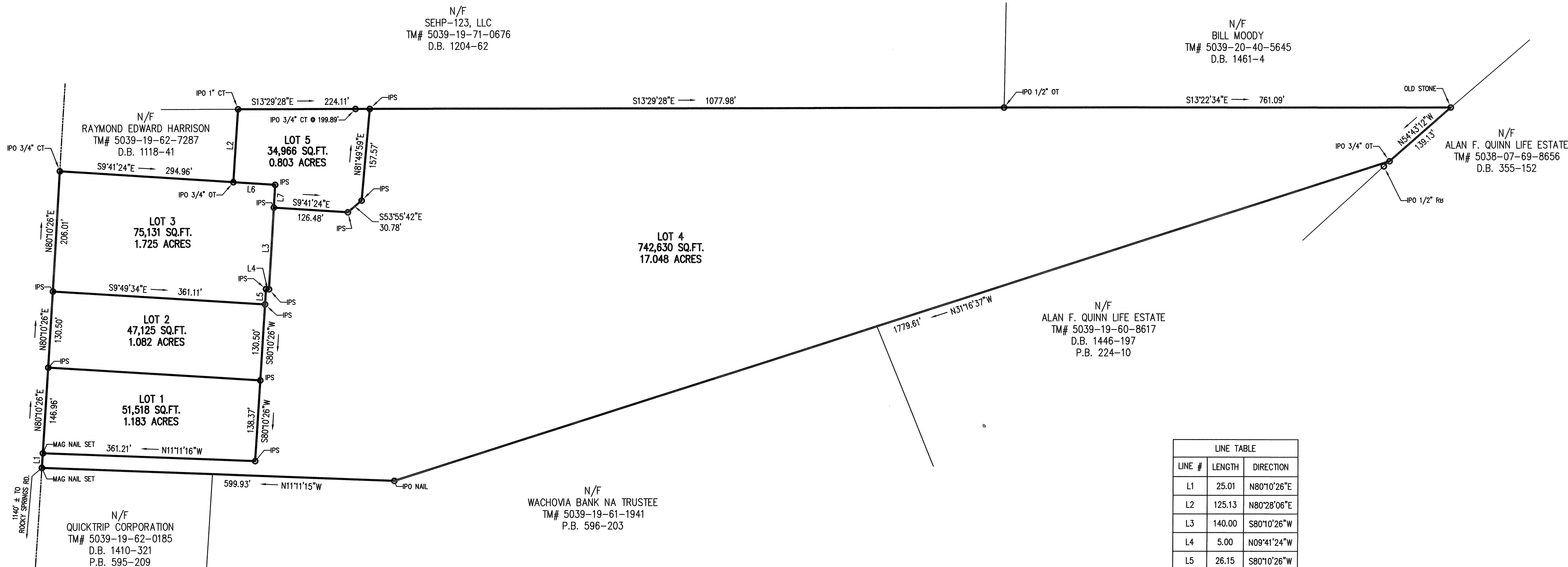
SCALE: 1" = 100'
100 0 100 200



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

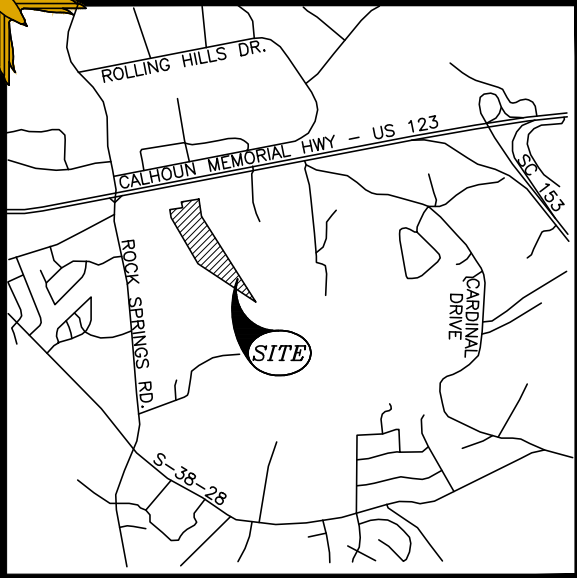
1. PLAT ENTITLED "SURVEY FOR DOROTHY M. FREEMAN AND J. WAYNE FREEMAN RECORDED IN P.B. 224 PG. 9 & 10.

TAX ASSESSOR PARCEL NO.

5039-19-61-7621

LEGEND

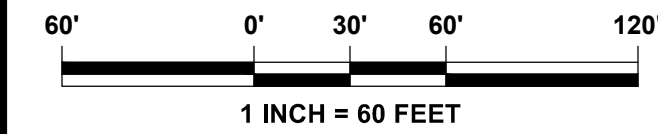
BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
IPO IRON PIN OLD-O
IPS IRON PIN SET 1/2" RB-O
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSE SS EASEMENT
TEL TELEPHONE PEDESTAL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



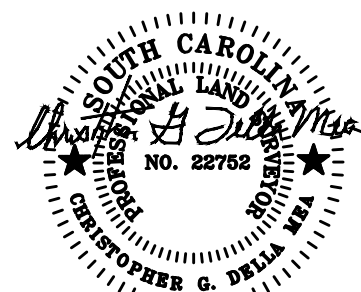
SURVEYOR CERTIFICATE

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.

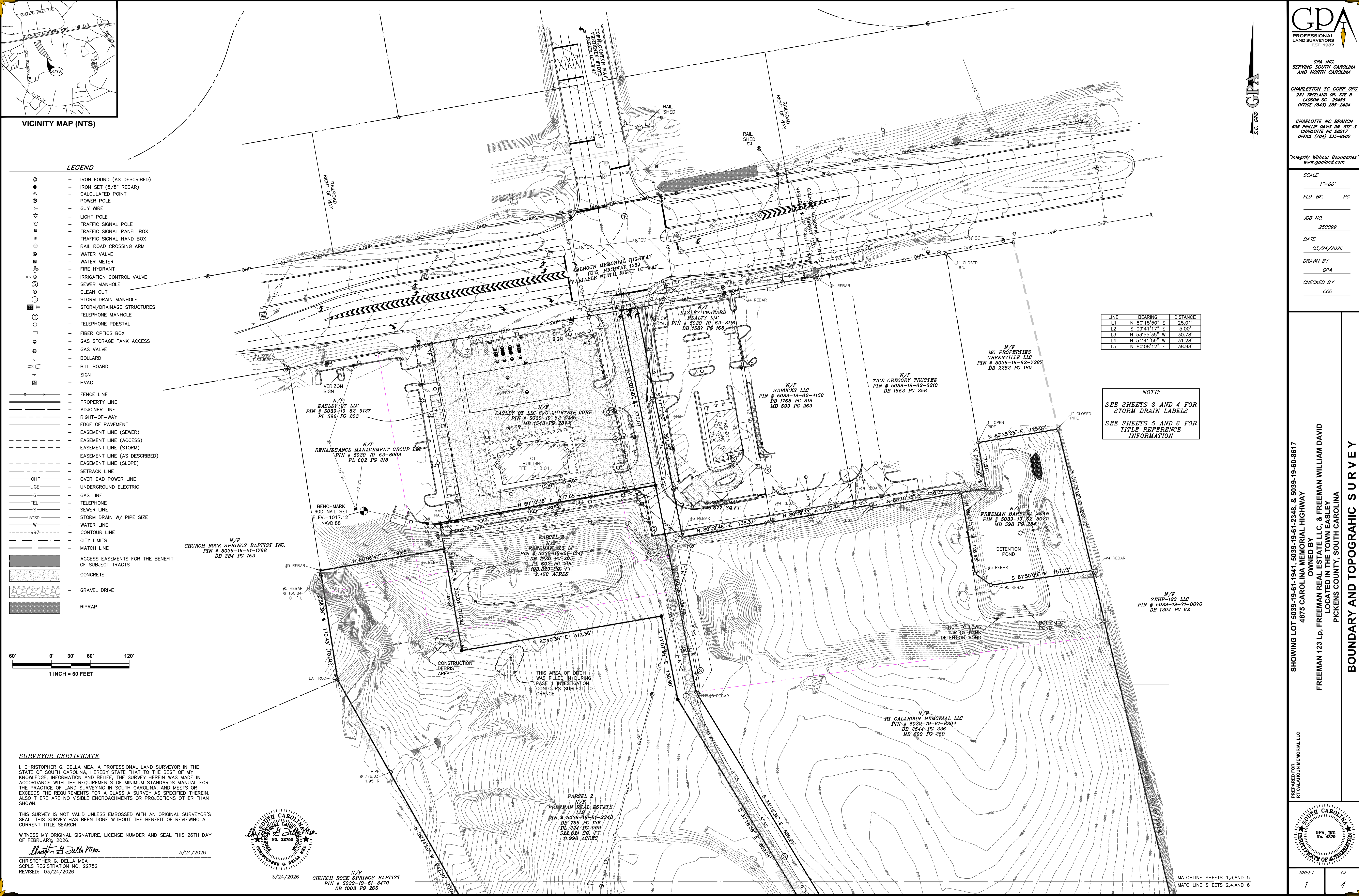
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26TH DAY OF FEBRUARY, 2026.

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

N/F
SEHP-123 LLC
PIN # 5039-19-71-0676
DB 1204 PG 62

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

GPA
PROFESSIONAL
LAND SURVEYORS
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GPA INC.
SERVING SOUTH CAROLINA
AND NORTH CAROLINA

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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

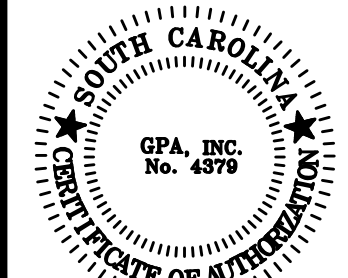
SHOWING LOT 5039-19-61-1941, 5039-19-61-2348, & 5039-19-60-8617
4875 CAROLINA MEMORIAL HIGHWAY

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
XXX
XXX
XXX



SHEET OF

2 4



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

LINE	BEARING	DISTANCE
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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 1229 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
- 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
- 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

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



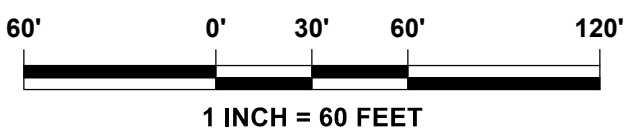
3/24/2026

LEGEND

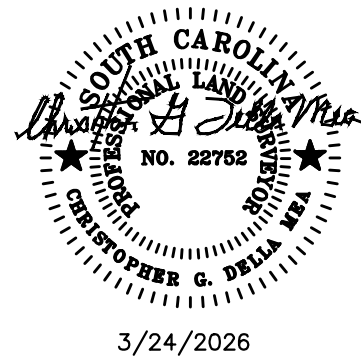
- IRON FOUND (AS DESCRIBED)
- IRON SET (5/8" REBAR)
- CALCULATED POINT
- POWER POLE
- GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL PANEL BOX
- TRAFFIC SIGNAL HAND BOX
- RAIL ROAD CROSSING ARM
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- STORM/DRAINAGE STRUCTURES
- TELEPHONE MANHOLE
- TELEPHONE 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)
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- SEWER LINE
- STORM DRAIN W/ PIPE SIZE
- WATER LINE
- CONTOUR LINE
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- CONCRETE
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- RIPRAP

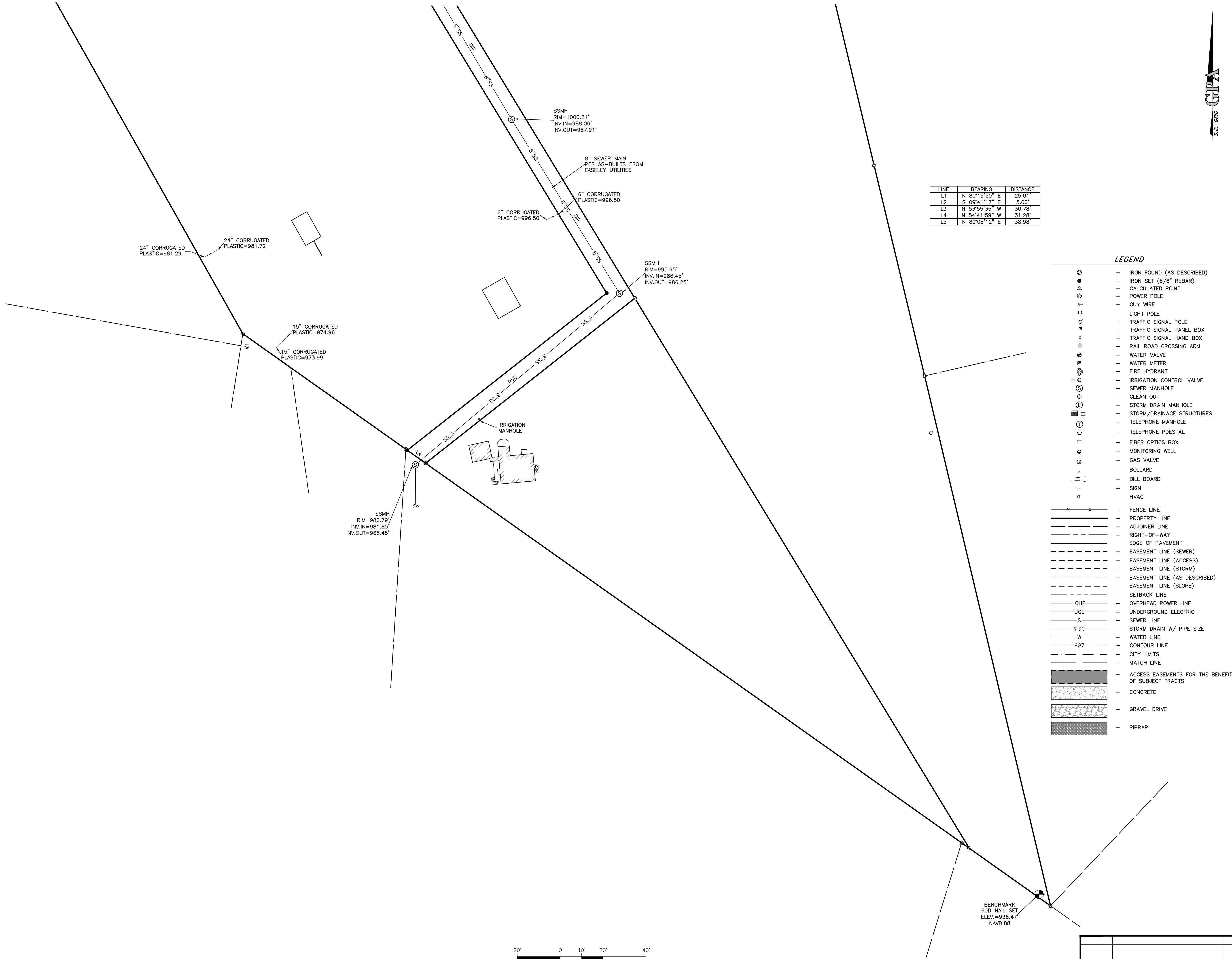
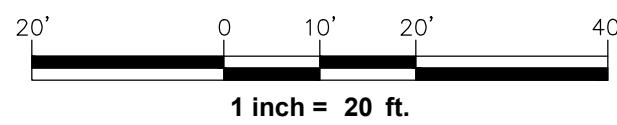
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3/24/2026



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LEGEND	
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---	CONCRETE
---	GRAVEL DRIVE
---	RIPRAP

GPA

PROFESSIONAL
LAND SURVEYORS
EST. 1987

GPA

S.C. GHD

GPA INC.

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AND NORTH CAROLINA

CHARLESTON SC CORP OFC

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LADSON SC 29458

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, & 5039-19-60-8617

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

SOUTH CAROLINA

GPA, INC.

No. 4379

CERTIFICATE OF ATTENDANCE

SHEET

4

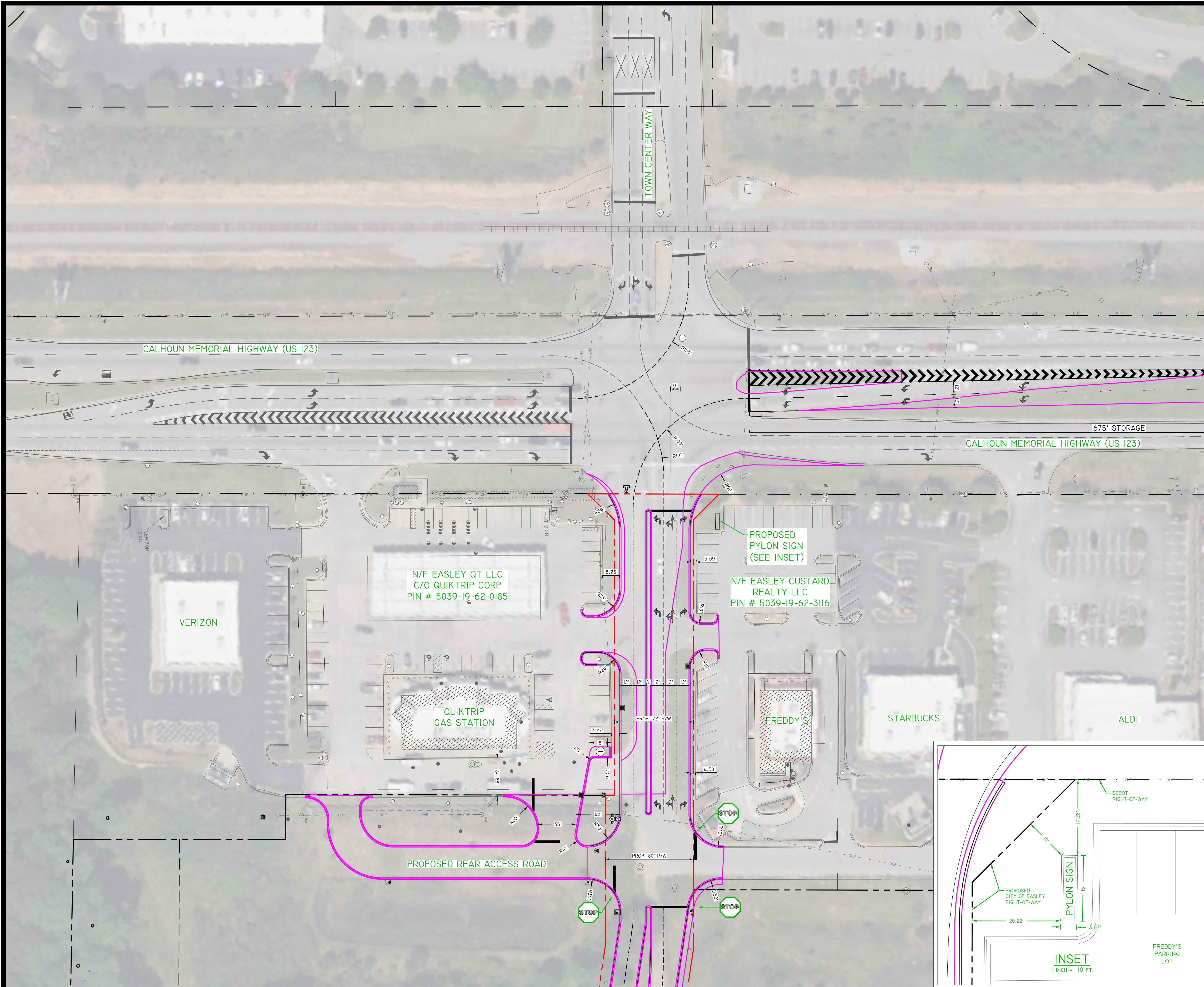
OF

4

DATE

REVISION

BY

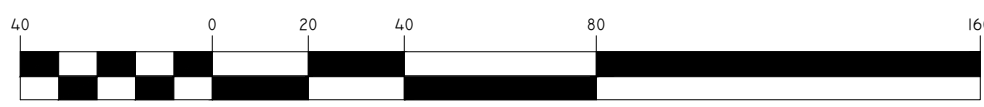


LOCATION MAP
SCALE: 1" = 2000'

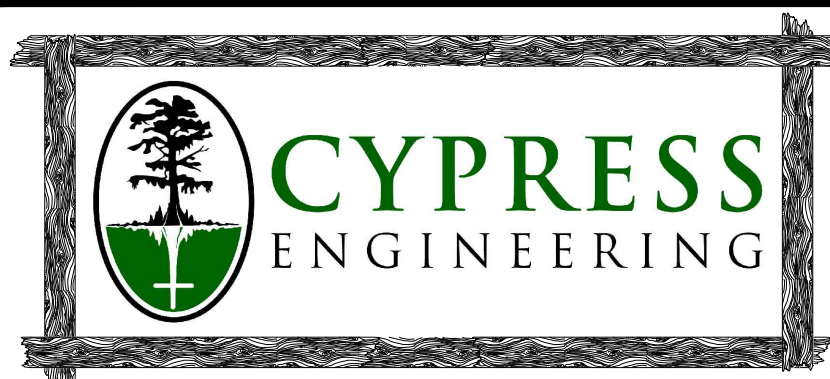
SITE LEGEND

NEW WORK

HORIZONTAL SCALE



(IN FEET)
1 INCH = 40 FT.



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

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

EASLEY RETAIL CENTER

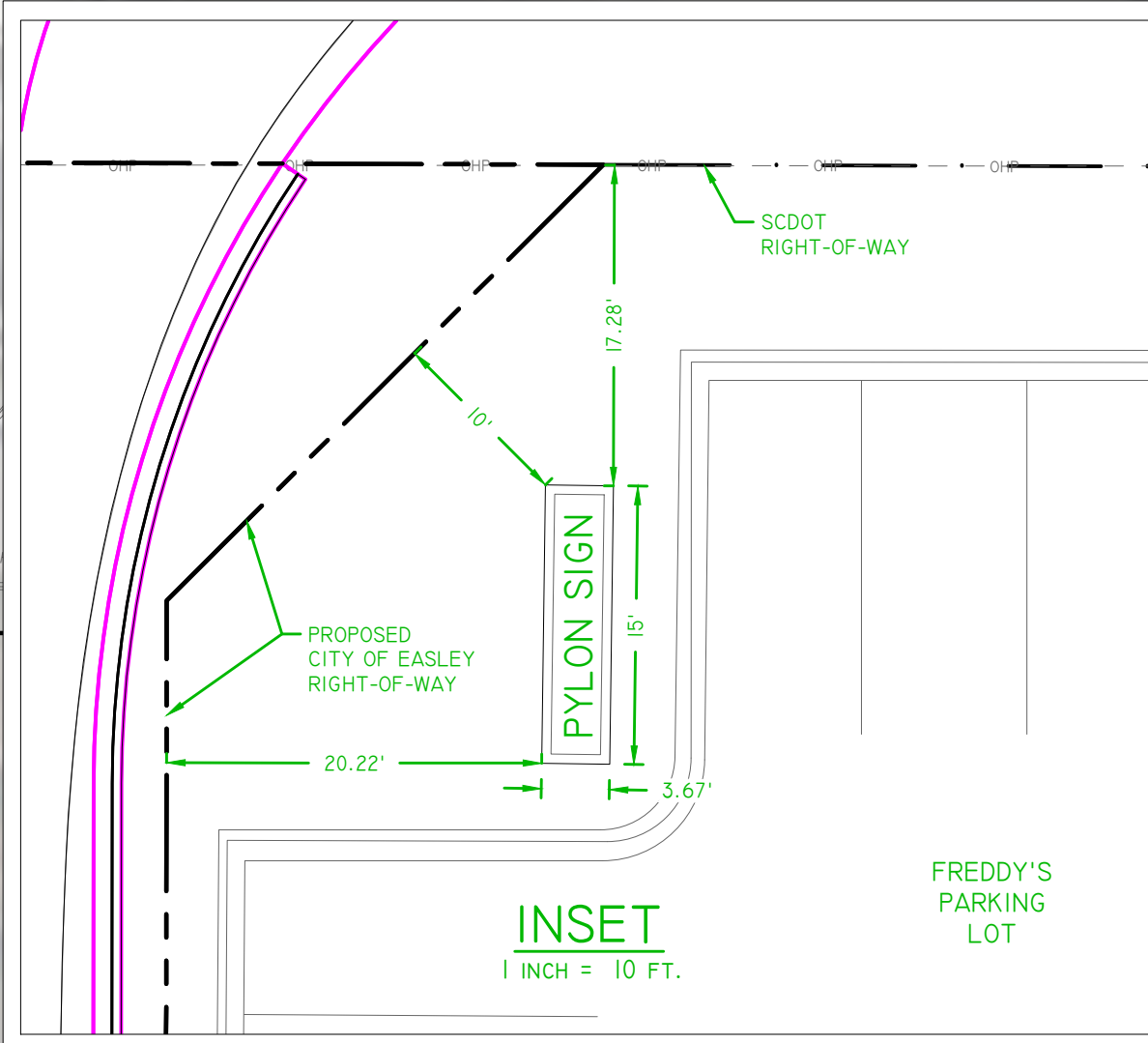
EASLEY, SC

REV	DESCRIPTION	DATE
	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

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
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Affirmative Action Employer

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

