



City of Easley
Work Session
April 13, 2026

1. CALL TO ORDER:

Mayor Lisa Talbert called the meeting to order at 5:00pm. All members were present.

2. AGENDA ITEMS:

- A. First reading of Ordinance 2026-13 to rezone approximately 0.56 acres located at 300 Pope Field Road, Easley, SC, identified as Parcel ID 5018-12-97-9461, from General Residential 2 (GR-2) to Neighborhood Commercial (NC). Councilman Tom O’Shields asked how many complaints from surrounding neighbors have reached out to the City to complain and Planner Corey Holycross stated that he hasn’t received any calls. Councilwoman Chris Clark asked if the Comprehensive Plan or the UDO is the master plan. Mr. Holycross stated efforts should go into aligning with the Comprehensive Plan. Councilman Justin Alexander asked about a statement that was in a letter Council received. City Attorney Daniel Hughes expanded on the question expanding on details of the third-party beneficiary. Councilwoman Donna Rainey asked what to do since two attorneys have contradicting statements on the topic. Mr. Hughes stated that this is not uncommon since both attorneys are representing their respective clients who have differing opinions. Councilman Justin Alexander asked about the traffic volume on deliveries, and it was explained that the majority of orders are placed online and they try to schedule deliveries to be as effectively as possible. Councilman Alexander asked Mr. Hughes if he had any reservations on the withdrawal and Mr. Hughes stated that he didn’t feel that the timing was enough reason to deny the request coming to Council for a vote. The attorney for the neighbors across from the rezoning request spoke about traffic. Councilwoman Rainey read the definition of Neighborhood Commercial zoning designation and doesn’t feel that the property is within the stated purpose of the district. Mr. Holycross said that he feels that the zoning is appropriate for the surrounding demographic and does fit the “convenient” aspect. Councilwoman Clark said she lives in the middle of downtown and has had many commercial businesses on those properties and that her home was never affected by traffic. Councilman Tom O’Shields said that he doesn’t see this as a harsh thing and doesn’t think this will be a problem. Councilman Bob Fedder asked what the deed restriction is. The property owner’s attorney read the restrictions listed within the document.
- B. First reading of Ordinance 2026-14 to amend the UDO by adding Section 7.10.07, Flexible Review District (FRD), and amending Section 5.5, Zoning Districts, to formally establish the Flexible Review District zoning classification. There was no discussion.

- C. Reading of Resolution 2026-10 to approve Easley Combined Utilities application for State Revolving Funds (SRF) to replace aging sewer infrastructure. ECU Director Andy Sevic gave a brief description of how state law works with law for applying for and then permission for approval of the loan. Mr. Sevic also gave details on how the loan will be used to replace sewer lines in three different areas. Councilwoman Rainey asked about the location of the lines and Mr. Sevic said the lines run in various areas of the property. Two million gallons of wastewater flow through the lines daily and these were installed in the 1960s. Mayor Lisa Talbert said she is proud of ECU and their foresight to be proactive by addressing this now before it is more of an issue.
- D. Reading of Resolution 2026-11 to accept certain roads from Lenhardt Development, LLC, into the City of Easley roads network. Mario DiPietro said that the roads meet city standards and guidelines and have been inspected by engineering, Public Works, and Stormwater.

3. GENERAL FUND DISCUSSION OF FY26/27 BUDGET REVENUES

Finance Director Ralph Herden presented slides on the revenue for General Fund proposed for the FY26/27 operating budget. City Administrator Tom Couch reiterated that the values presented are fluid and may change due to actuals being different from projected numbers.

4. EXECUTIVE SESSION:

Councilwoman Chris Clark made a motion to enter Executive Session, seconded by Councilman Bob Fedder at 5:53pm. Motion passed unanimously.

Mayor-Council discussed an employee review. (Section 30-4-70 (a)(1). No votes or action were taken.

Councilman Bob Fedder made a motion to exit Executive Session, seconded by Councilwoman April Searcy at 6:44pm. Motion passed unanimously.

With no other business, the meeting concluded at 6:44pm.

Mayor Lisa Talbert

ATTEST:

Jennifer Bradley, City Clerk