

Zoning Docket from August 18th, 2025 Public Hearing

The applicant states that there will be one single-family home with a maximum height of 45'. A garage is also proposed with a 352sf apartment on the second floor. Maximum gross square footage of structures will be limited to 3,584sf. Materials will include fiber-cement siding with asphalt shingles or standing seam metal roof.

Access and Parking:

Two parking spaces are proposed per unit and there would be a driveway connection to both Beacon St. and Orr St.

Landscaping and Buffering:

There will be one hardwood canopy street tree provided.

Signage and Lighting:

There is no proposed signage or site lighting.

CONCLUSION and RECOMMENDATION:

The subject property, zoned NC, Neighborhood Commercial District, is located along Beacon Street, a two-lane State-maintained local road, and Orr Street, a two-lane State-maintained local road. Staff is of the opinion that the request for NC, Neighborhood Commercial District – Major Change would be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Core Neighborhood* and would not have an adverse impact on surrounding properties.

Based on these reasons, staff recommends approval of the requested rezoning to NC-MC, Neighborhood Commercial District – Major Change.