

Zoning Docket from August 18th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-054	Guadalupe Villar for Justin M. Morris of Morris & Lane Solutions, LLC 259 Beacon St. & 101 Orr St., Greenville, SC 29605 0106001800100 NC, Neighborhood Commercial District to NC-MC, Neighborhood Commercial District – Major Change	23	Approval	Approval		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 18, 2025 were: <u>Speakers For:</u> None <u>Speakers Against:</u> None List of meetings with staff: Pre-Submittal Meeting on 6.16.2025					Petition/Letter For: Against:
Staff Report	Below are the facts pertaining to this docket: <ul style="list-style-type: none"> The subject property consists of approximately 0.16 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Core Neighborhood</i>. The subject property is not part of any area or community plans. Beacon Street is a two-lane State-maintained local road and the property has approximately 48 feet of frontage along it. Orr Street is a two-lane State-maintained local road and the property has approximately 150 feet of frontage along it. The property is approximately 0.25 miles northwest of the intersection of Guess Street and Mills Avenue (Hwy 29). The property is not along a bus route; The Route 504 bus stop is ~0.43 miles away. There are no sidewalks in the area. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are four schools located within one mile of the site: Lifelong Learning, USC School of Medicine, Greenville Senior High School, and Hollis Academy. The applicant is requesting to rezone the property to NC-MC, Neighborhood Commercial District – Major Change. The applicant is proposing a single-family residence and garage with an apartment. <p>Project Information: The applicant is proposing to modify the existing requirements of the district to increase the permitted building square footage and allow a dwelling above the garage.</p> <p>Proposed Land Uses: The land use would remain Single-Family Residential.</p> <p>Architectural Design:</p>					

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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.



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2025-054

APPLICANT: Guadalupe Villar for Justin M. Morris of Morris & Lane Solutions, LLC

PROPERTY LOCATION: 259 Beacon St. & 101 Orr St., Greenville, SC 29605

PIN/TMS#(s): 0106001800100

EXISTING ZONING: NC, Neighborhood Commercial District

REQUESTED ZONING: NC-MC, Neighborhood Commercial District – Major Change

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.16

COUNCIL DISTRICT: 23 – Mitchell

ZONING HISTORY: The subject property was originally zoned R-7.5, Single-Family Residential District in June, 1973 as part of Area 4A. Rezoning request CZ-1992-078 to rezoning the property from R-7.5 to C-1, Commercial District was denied. The property was rezoned to NC, Neighborhood Commercial District to allow for commercial redevelopment of existing buildings on the site as part of rezoning docket CZ-2012-039. A major change to the NC, Neighborhood Commercial District was approved as part of rezoning docket CZ-2020-031 to allow the demolition of the existing structures to make way for construction of a single-family home. There have been no other rezoning requests for the property.

EXISTING LAND USE: Single-Family Residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Vacant Commercial
East	R-7.5	Single-Family Residential
South	R-7.5	Single-Family Residential
West	R-7.5	Single-Family Residential

WATER AVAILABILITY: Greenville Water – Annexation covenant required

SEWER AVAILABILITY: Metro District – Sewer is accessible

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Core Neighborhood*.
**Please refer to the Future Land Use Map at the end of the document.
**

**AREA AND COMMUNITY
PLANS:**

The subject property is not part of any area or community plans.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	NC	7.3 units/acre	0.16	1 unit
Requested	NC-MC	12.5 units/acre		2 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

Beacon Street is a two-lane State-maintained local road and the property has approximately 48 feet of frontage along it. Orr Street is a two-lane State-maintained local road and the property has approximately 150 feet of frontage along it. The property is approximately 0.25 miles northwest of the intersection of Guess Street and Mills Avenue (Hwy 29). The property is not along a bus route; The Route 504 bus stop is ~0.43 miles away. There are no sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are four schools located within one mile of the site: Lifelong Learning, USC School of Medicine, Greenville Senior High School, and Hollis Academy.

REVIEW DISTRICT DETAILS:**Project Information:**

The applicant is proposing to modify the existing requirements of the district to increase the permitted building square footage and allow a dwelling above the garage.

Proposed Land Uses:

The land use would remain Single-Family Residential.

Architectural Design:

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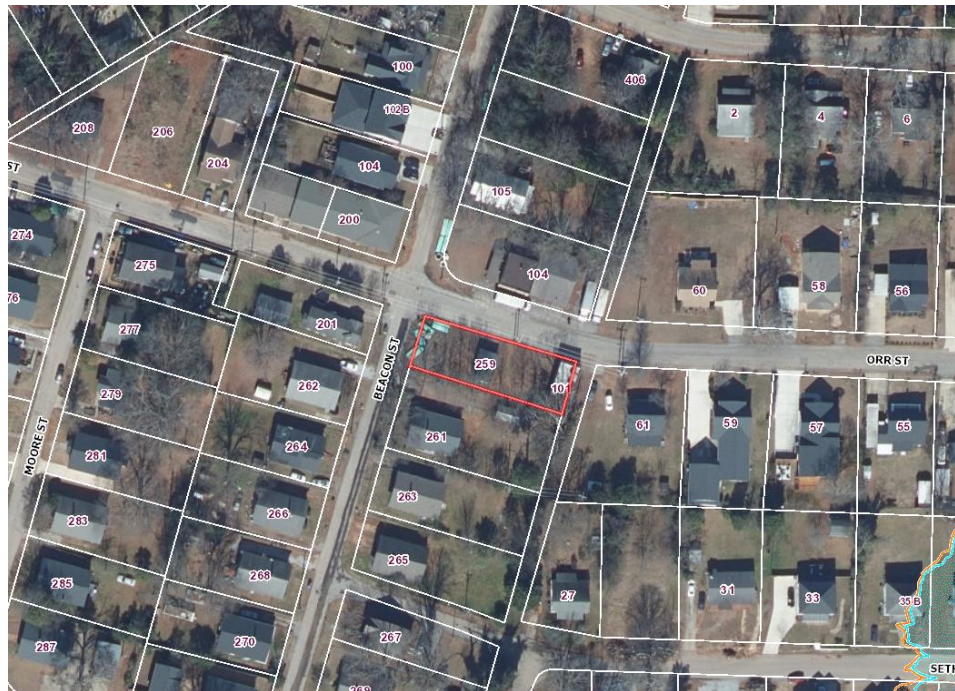
CONCLUSION:

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and would not have an adverse impact on surrounding properties.

STAFF**RECOMMENDATION:**

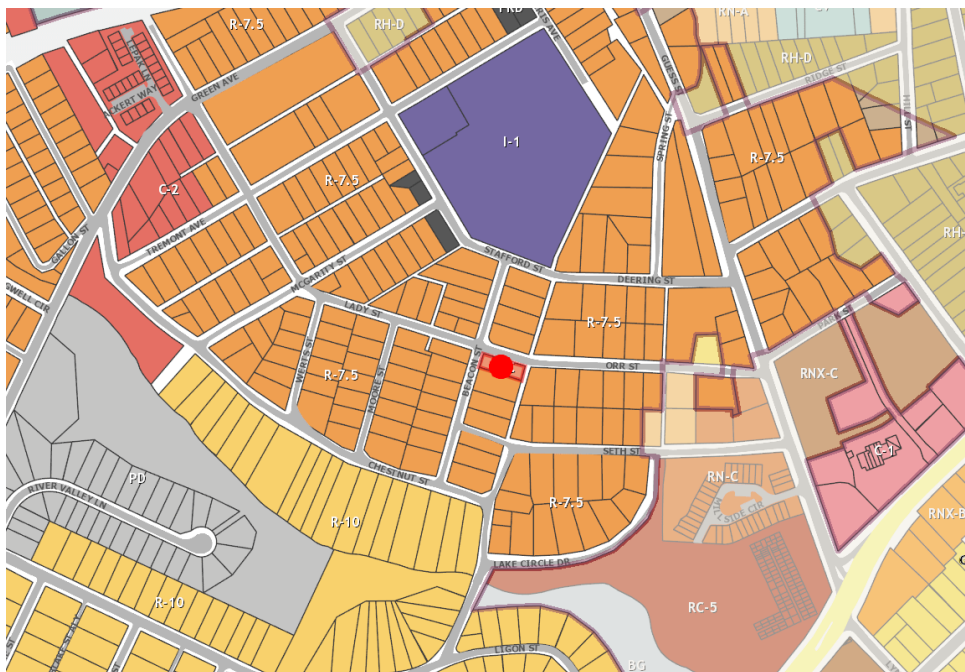
Based on these reasons, staff recommends approval of the requested rezoning to NC-MC, Neighborhood Commercial District – Major Change.



Aerial Photography, 2025



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map