

City of Easley
Planning and Community Development Department
City Council Public Hearing
November 10, 2025

Staff Report

Case Number: PLN-REZ-25-0001

Applicant: Robert Sweetman

Parcel ID's: 5018-12-97-9461

Zoning: General Residential (GR-2)

Proposed Zoning: Neighborhood Commercial (NC)

Current Future Land Use: Residential

Proposed Future Land Use: Commercial

Surrounding Property:

Current Zoning: North: GR-2 (Single Family Homes)
East: GR-2 (Pope Field)
South: GR-2 (Apartments)
West: GR-2 (Single Family Homes)

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

Summary of Request:

The GR-2 zoning district does not permit a flower shop; however, this use is allowed within the Neighborhood Commercial (NC) district, which prompted the rezoning request. Currently there are two NC-zoned parcels on this road to the west near South Pendleton Street, though only one appears to operate as an active business. Adjacent to the subject property are several undeveloped parcels zoned General Commercial (GC), which allows for more intensive commercial uses than the NC district. Permitted uses within the NC district include, but are not limited to, mixed-use buildings, non-medical offices, general neighborhood retail, and nursing homes.

Recommendation:

The rezoning application was presented to the Planning Commission on September 2, 2025. The Commission voted 5-0 to recommend denial of the request. Their decision was based on concerns that, while the applicant's intent to operate a flower shop was viewed positively, rezoning the property would also permit other commercial uses that may not be compatible with the surrounding neighborhood.

Respectfully submitted,

A handwritten signature in black ink that reads "Corey Holycross". The signature is written in a cursive, flowing style.

City Planner

Exhibits:

Exhibit A: Street View Photos

Exhibit B: Zoning Map

Exhibit C: Survey

Exhibit A

Street View Photos



Exhibit B

Zoning Map



Exhibit C Survey

