

City of Easley
Planning and Community Development Department
Planning Commission Public Hearing
November 17, 2025

Staff Report

Case Number: PLN-REZ-25-0002

Applicant: Nova Homes LLC

Parcel ID's: 5019-11-57-8031

Zoning: General Commercial (GC)

Proposed Zoning: General Residential 1 (GR-1)

Current Future Land Use: Residential

Proposed Future Land Use: Residential

Surrounding Property:

Current Zoning: North: GR-1 (Single Family Home)
East: GR-2 (Jay's Place Apartments)
South: GR-1 (Mobile Homes)
West: GR-1 (Vacant Land – Owned by Applicant)

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

Summary of Request:

The applicant owns approximately three acres on Hamilton Street and is requesting to rezone the subject parcel from General Commercial (GC) to General Residential 1 (GR-1), consistent with the adjacent parcels under the same ownership. The applicant has expressed interest in developing a 12-unit residential subdivision on the site. A preliminary concept plan has been provided; however, a Major Subdivision Application has not yet been submitted.

Respectfully submitted,



City Planner

Exhibits:

Exhibit A: Street View Photos

Exhibit B: Zoning Map

Exhibit C: Survey

Exhibit A

Street View Photos



Exhibit B

Zoning Map



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