

## Greenville County Zoning and Planning Public Hearing

There will be a public hearing before the County Council on **January 12, 2026, at 6:00 p.m.** for the purpose of hearing those persons interested in the following items. This meeting will be held in person in the North Building County Council Chambers at Greenville County Square, 301 University Ridge, Greenville, SC 29601, with the ability for livestreaming, which can be found at <https://www.greenvillecounty.org/GCcalendars.aspx>. For details, see the County website. For each docket, there will be a combined ten minutes total allotted for speakers in favor and a combined ten minutes total allotted for speakers in opposition. Once the ten-minute period is up, the time to speak will have ended.

**DOCKET NUMBER:** CZ-2026-001  
**APPLICANT:** Gregory Ashmore of S R Mulch and Grinding, Inc., for Etowah, LLC.  
**CONTACT INFORMATION:** [greg@ashmorecorp.com](mailto:greg@ashmorecorp.com) or 864-423-0304  
**PROPERTY LOCATION:** 506 & 508 South Buncombe Rd. & 1710 Hood Rd., Greer, SC 29650  
**PIN:** G006000301401  
**EXISTING ZONING:** S-1, Services District  
**REQUESTED ZONING:** I-1, Industrial District  
**ACREAGE:** 6.18  
**COUNTY COUNCIL:** 18 - Long

**DOCKET NUMBER:** CZ-2026-002  
**APPLICANT:** Sergey Tsushko of Greencity Homes, LLC., for Stone Ridge Golf LLC.  
**CONTACT INFORMATION:** [sergey.tsushko@greencitydev.us](mailto:sergey.tsushko@greencitydev.us) or 559-906-7009  
**PROPERTY LOCATION:** 105 Pebble Creek Dr. & Kindlin Way, Taylors, SC 29687  
**PIN:** 0525060121601  
**EXISTING ZONING:** PD, Planned Development District  
**REQUESTED ZONING:** PD-MC, Planned Development District - Major Change  
**ACREAGE:** 3.0  
**COUNTY COUNCIL:** 20 - Shaw

**DOCKET NUMBER:** CZ-2026-003  
**APPLICANT:** Michael Fernandez of Cardinal Capital Investment Group, LLC., for Hounds Brae, LLC.  
**CONTACT INFORMATION:** [michael@alphaequityre.com](mailto:michael@alphaequityre.com) or 864-552-0777  
**PROPERTY LOCATION:** 333 Gibson Dr., Greenville, SC 29617  
**PIN:** 0508010101900  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** R-15, Single-Family Residential District  
**ACREAGE:** 66.12  
**COUNTY COUNCIL:** 19 - Blount

**DOCKET NUMBER:** CZ-2026-004  
**APPLICANT:** Samuel Hamburger of Parliament Companies, LLC., for 2706 White Horse, LLC.  
**CONTACT INFORMATION:** [sam@parliamentcre.com](mailto:sam@parliamentcre.com) or 248-763-8333  
**PROPERTY LOCATION:** 2706 White Horse Rd., Greenville, SC 29611  
**PIN:** WG11000100102  
**EXISTING ZONING:** C-2, Commercial District  
**REQUESTED ZONING:** I-1, Industrial District  
**ACREAGE:** 11.36

COUNTY COUNCIL: 25 - Fant

DOCKET NUMBER: CZ-2026-005

APPLICANT: Ryan Hertzfeld of CEC, Inc. for Magnolia Hall Plantation, LLC.

CONTACT INFORMATION: [rhertzfeld@CECinc.com](mailto:rhertzfeld@CECinc.com) or 419-250-5606

PROPERTY LOCATION: 130 Highway 651, Fountain Inn, SC 29644

PIN: 0562010104000

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: FRD, Flexible Review District

ACREAGE: 47.87

COUNTY COUNCIL: 26 - Bradley

All persons interested in these proposed amendments to the Greenville County Zoning Ordinance and Map are invited to attend this meeting in person. Information on the submission of public comments for this meeting will be made available in advance of the meeting on the County's website at [www.greenvillecounty.org](http://www.greenvillecounty.org). At subsequent meetings, the Greenville County Council may approve or deny the proposed amendments as requested or approve a different zoning classification than requested.

ADVERTISE: Friday, December 26, 2025  
BILL: Greenville County Planning Department