

**Zoning Docket from January 12<sup>th</sup>, 2026 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-003	Michael Fernandez of Cardinal Capital Investment Group, LLC. for Hounds Brae, LLC 333 Gibson Dr., Greenville, SC 29617 0508010101900 R-S, Residential Suburban District to R-15, Single-Family Residential District	19	Denial	Denial 1/28/26	Denial 2/2/26	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 12, 2026 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Engineer <ul style="list-style-type: none"> <li>• Were recently denied for a septic subdivision by ReWa and Metro</li> <li>• Went from approximately 75 units with a septic subdivision to just under 100 units on sewer</li> <li>• Should reach the threshold of needing a traffic study during the subdivision review process</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <p>None</p>					
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of approximately 66.12 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. The subject property is not part of any area or community plans.</li> <li>• Gibson Drive is a two-lane County-maintained local road and the property has approximately 280 feet of frontage along it. The property is approximately 0.77 miles northeast of the intersection of White Horse Road (Hwy 25) and Old White Horse Road. The property is not along a bus route. There are no sidewalks in the immediate area.</li> <li>• Floodplain is present on the site. Development must follow the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Greenville Technical College Northwest Campus &amp; Armstrong Elementary.</li> <li>• The applicant is requesting to rezone the property to R-15, Single-Family Residential District. The applicant is proposing to create a single-family residential development.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject property, zoned R-S, Residential Suburban District is located along Gibson Drive, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to the R-15, Single-Family Residential District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Suburban Edge</i> which calls for low-intensity developed integrated into the natural and agricultural landscape at a density of 0-1 units per acre. Staff also has concerns about placing a large number of additional homes onto a relatively narrow</p>					

**Zoning Docket from January 12<sup>th</sup>, 2026 Public Hearing**

	<p>local road with limited road frontage and no alternative access points.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-Family Residential District.</p>
--	--