

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before the County Council on **February 16, 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-2026-006
APPLICANT: Dimitry Bruehl for 27 North Georgia, LLC.
CONTACT INFORMATION: dimitrybruehl@gmail.com or 864-775-2235
PROPERTY LOCATION: 231 Murrell Rd., Greenville, SC 29605
PIN: WG01020203200 & WG01020203300
EXISTING ZONING: R-12, Single-Family Residential District
REQUESTED ZONING: R-MA, Multifamily Residential District
ACREAGE: 0.56
COUNTY COUNCIL: 24 - Seman

DOCKET NUMBER: CZ-2026-007
APPLICANT: Nick Myers, Michael Cain, & Jason Simpson of Toll Brothers for Sarah Ann Toney
CONTACT INFORMATION: NMyers2@tollbrothers.com & MCain@tollbrothers.com or 407-267-8805
PROPERTY LOCATION: West Georgia Rd. & Rio Grande Pl., Simpsonville, SC 29680
PIN: Portion of 0574050100206
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-15, Single-Family Residential District
ACREAGE: 25.18
COUNTY COUNCIL: 28 - Tripp

DOCKET NUMBER: CZ-2026-008
APPLICANT: Daniel Hershberger
CONTACT INFORMATION: Danhersh7@yahoo.com or 706-201-5745
PROPERTY LOCATION: SC Highway 418 & Hopkins Rd., Pelzer, SC 29669
PIN: 0596020101705
EXISTING ZONING: R-R3, Rural Residential District
REQUESTED ZONING: C-1, Commercial District
ACREAGE: 15.15
COUNTY COUNCIL: 26 - Bradley

DOCKET NUMBER: CZ-2026-009
APPLICANT: Daniel Hershberger
CONTACT INFORMATION: Danhersh7@yahoo.com or 706-201-5745
PROPERTY LOCATION: SC Highway 418, Pelzer, SC 29669
PIN: 0596020101800
EXISTING ZONING: R-R3, Rural Residential District
REQUESTED ZONING: C-1, Commercial District
ACREAGE: 3.14
COUNTY COUNCIL: 26 - Bradley

DOCKET NUMBER:	CZ-2026-010
APPLICANT:	Charles Thomas
CONTACT INFORMATION:	CGTUTL@aol.com or 864-420-7445
PROPERTY LOCATION:	351, 355, & 359 Roberts Rd., Simpsonville, SC 29681
PIN:	0548010101012, 0548010101009, 0548010101011
EXISTING ZONING:	R-S, Residential Suburban District
REQUESTED ZONING:	R-10, Single-Family Residential District
ACREAGE:	2.04
COUNTY COUNCIL:	28 - Tripp

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. 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, January 30, 2026

BILL: Greenville County Planning Department