

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.greenvillevcounty.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.

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| 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