

Zoning Docket from February 16th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-006	Dimitry Bruehl for 27 North Georgia, LLC. 231 Murrell Rd., Greenville, SC 29605 WG01020203200 & WG01020203300 R-12, Single-Family Residential District to R-MA, Multifamily Residential District	24	Approval	Denial 2/25/26	Denial 3/2/26	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 16, 2026, were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to build one duplex on each parcel Request is consistent with other R-MA zoned parcels in the vicinity and along Murrell Rd. Offering duplexes instead of larger single-family residential would provide more affordable units <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Lived in the neighborhood for 44 years Oppose the proposed rezoning due to existing road infrastructure Existing R-MA is causing a negative impact on the surrounding community Rezoning these properties to R-MA could set a precedent for other parcels to be rezoned for multifamily residential developments Citizen <ul style="list-style-type: none"> Would like to oppose because the existing R-12, Single-Family Residential is fitting for the residential context of the area Roads are in poor condition and cannot support the amount of current traffic Concerned with the negative impact of the R-MA, Multifamily Residential District Citizen <ul style="list-style-type: none"> Lives adjacent to the subject parcel Was initially excited to see that these parcels were going to be developed, but would like to see them developed as single-family residential only Does not believe that there is adequate infrastructure to accommodate the proposed development Citizen <ul style="list-style-type: none"> Lives adjacent to the subject parcel Does not want to support due to the possibility of more dense housing and future rezoning of other parcels Never spoke with the applicant 					<p>Petition/Letter For:</p> <p><u>Against:</u> Signatures - 34</p>

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	<ul style="list-style-type: none"> • Has had issues with the clearing on the subject parcels 	
Staff Report	<p>List of meetings with staff: N/A</p> <p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 0.56 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. • Murrell Road is a two-lane, County-maintained local road, and the property has approximately 200 feet of frontage along it. The property is not along a bus route. There are no sidewalks in the immediate area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within one mile of the site: Greenview Child Development Center, Thomas E. Kerns Elementary, and Southside High School. • The applicant is requesting to rezone the property to R-MA, Multifamily Residential District. The applicant is proposing Duplex Homes. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, R-12, Single-Family Residential District, is located along Murrell Road, a two-lane County-maintained local road, and Hopkins Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential District, would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Transitional Corridor</i>, and would be consistent with similar zoning in the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.</p>	
PC	<p>At the February 25, 2026 Planning Commission meeting, the Commission voted to deny the rezoning request to R-MA due to concerns with the density allowed under that zoning district.</p>	