

**Zoning Docket from February 16<sup>th</sup>, 2026 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-008	Daniel Hershberger SC Highway 418 & Hopkins Rd., Pelzer, SC 29669 0596020101705 R-R3, Rural Residential District to C-1, Commercial District	26	Denial	Denial 2/25/26	Denial 3/2/26	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 16, 2026 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant <ul style="list-style-type: none"> <li>• Would like to rezone this parcel to commercial</li> <li>• Lives one mile from the subject parcel</li> <li>• The subject parcel is located along a major corridor of Greenville County</li> <li>• Would like to offer options for basic services to the surrounding area</li> <li>• Could place multiple homes on this property</li> <li>• There are several non-residential uses in the surrounding area and the proposed rezoning would allow uses consistent with other uses in the area</li> <li>• Does not have a current plan to develop, but may move his fencing business</li> </ul> </li> <li>2. Citizen <ul style="list-style-type: none"> <li>• Owns 42 acres on McKelvey Rd.</li> <li>• There are some C-1 zoned parcels down Hwy. 418 to the east</li> <li>• This area is a service desert for this area</li> <li>• Concerned with the distance to emergency services and supports the proposed rezoning to accommodate those uses</li> <li>• Would like to see local jobs brought to the area</li> <li>• The proposed rezoning puts non-residential uses at major intersections and along major corridors</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1. Citizen <ul style="list-style-type: none"> <li>• Has a petition of residents in this area that are in opposition to the requested rezoning</li> <li>• Has concerns with the fact that there is no specific use identified</li> <li>• The existing zoning of R-R3 is more fitting for this area to allow for residential lots</li> <li>• Concerned with the traffic that commercial development will bring to this area that surrounding predominantly as large lot residential dwellings</li> <li>• This parcel is not located in front of the applicant's property</li> <li>• Want to keep the rural integrity of the area and not have this parcel converted to non-residential</li> <li>• Concerned with the lack of utility infrastructure</li> </ul> </li> </ol>					<p><b>Petition/Letter</b></p> <p><u>For:</u></p> <p><u>Against:</u> Signatures - 88</p>

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	<p>2. Citizen</p> <ul style="list-style-type: none"> <li>• Are opposed to the requested rezoning for commercial</li> <li>• Concerned with the loss of rural nature of the area</li> </ul> <p>3. Citizen</p> <ul style="list-style-type: none"> <li>• Lives in Chandler Farms and likes the rural nature of the property and the area.</li> <li>• Likes the country lifestyle of this area and does not want to see non-residential uses built on this parcel</li> </ul> <p><b>List of meetings with staff:</b> N/A</p>	
<p><b>Staff Report</b></p>	<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 15.15 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Agricultural</i>.</li> <li>• Highway 418 is a two-lane State-maintained arterial road and the property has approximately 1,550 feet of frontage along it. Hopkins Road is a two-lane State-maintained collector road and the property has approximately 1,075 feet of frontage along it. The property is approximately 1.17 miles east of the intersection of Highway 418 and Augusta Road (Hwy 25 S). The property is not along a bus route. There are no sidewalks in the immediate area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to C-1, Commercial District. The applicant is proposing retail and office.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject property, zoned R-R3, Rural Residential District, is located along Highway 418, a two-lane State-maintained arterial road and Hopkins Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to C-1, Commercial District would not be consistent with the <u>Plan Greenville County Comprehensive Plan</u> future land use designation of <i>Rural</i>, nor would it be consistent with the <u>South Greenville Area Plan</u> future land use designation of <i>Agricultural</i>.</p> <p>Based on these reasons, Staff recommends denial of the requested rezoning to C-1, Commercial District.</p>	