

Zoning Docket from February 16th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-009	Daniel Hershberger SC Highway 418, Pelzer, SC 29669 0596020101800 R-R3, Rural Residential District to C-1, Commercial District	26	Denial	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"> 1. Applicant <ul style="list-style-type: none"> • Would like to rezone the property to also allow for non-residential uses similar to rezoning Docket CZ-2026-008 • The only use for this property currently is to build one dwelling and commercial would be more fitting with the approximate 800 linear feet of road frontage <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Lives directly across from the subject parcel and oppose the rezoning request to C-1 • Greenville County’s Comprehensive Plan calls for this area to be rural residential and not commercial uses 2. Citizen <ul style="list-style-type: none"> • Lives adjacent to the subject parcel • The area is rural and would like to see it stay that way • The current use of the Applicant’s fence business is located on Hwy. 25 which is more fitting than the subject parcel • Does not mind driving the distance to the services that they have • Would like more neighbors and not commercial uses 3. Citizen <ul style="list-style-type: none"> • Lives near the subject parcel • Is in opposition of this rezoning request and the one in rezoning Docket CZ-2026-008 • Would like to see this property remain R-R3 to allow for rural residential and farmland • Changing to commercial is not consistent with the surrounding area • Both rezoning requests by the applicant are open-ended due to the fact that there is not a use identified for the parcels 4. Citizen <ul style="list-style-type: none"> • Lives on Hwy 418 and the traffic is horrible and does not believe that commercial is not needed in this area <p>List of meetings with staff: N/A</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p><u>Against:</u> Signatures - 88</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 3.14 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is 					

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designated as *Rural*. The subject property is part of the South Greenville Area Plan, where it is designated as *Rural Preservation*.

- Highway 418 is a two-lane State-maintained arterial road and the property has approximately 890 feet of frontage along it. The property is approximately 1.0 mile northeast 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.
- 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.
- The applicant is requesting to rezone the property to C-1, Commercial District. The applicant is proposing retail and office.

CONCLUSION and RECOMMENDATION:

The subject property, zoned R-R3, Rural Residential District, is located along Highway 418, a two-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-1, Commercial District would not be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Rural*, nor would it be consistent with the South Greenville Area Plan future land use designation of *Rural Preservation*.

Based on these reasons, Staff recommends denial of the requested rezoning to C-1, Commercial District.