

Zoning Docket from February 16th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-007	Nick Myers, Michael Cain, & Jason Simpson of Toll Brothers for Sarah Ann Toney West Georgia Rd. & Rio Grande Pl., Simpsonville, SC 29680 Portion of 0574050100206 R-S, Residential Suburban District to R-15 Single-Family Residential District	28	Approval	Denial 2/25/26	Held 3/2/26 Held 4/6/26 Approval 4/20/26	
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. Attorney on behalf of Applicant <ul style="list-style-type: none"> • Representing Toll Brothers in requesting a rezoning for 46 single-family detached homes • There will be one road with access off of W. Georgia Rd. • The homes will be high-end homes ranging from \$700,000 to \$900,000 • Recently tried to annex into the City of Simpsonville for over 57 lots, but was denied so they backed up to the requested 46 lots which is only 4 lots more than the maximum density under the current R-S District • Has already completed an TIS and will be adding a turn lane into the site and also extend to the intersection of W. Georgia Rd. and Rio Grande Pl. SCDOT has already approved the road changes with no other needed mitigation 2. Applicant <ul style="list-style-type: none"> • Stated that they have been in communication with neighboring residents and HOA's to discuss the proposed development • Sent mailings out to approximately 440 residents for this community meeting • This will not require any emergency through the adjacent River Shoals subdivision <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Lives adjacent to the subject parcel in the River Shoals subdivision • One of the issues that came up with the annexation was due to contiguity of the subject parcel to the City boundary • Has major concerns with the amount of traffic that this will bring to W. Georgia Rd. which is already operating poorly • Please consider the grand scheme of development towards the Southern Greenville County area <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></p>

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Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none">• The subject property consists of approximately 25.18 acres.• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>.• W. Georgia Road is a two-lane State-maintained arterial road, and the property has approximately 470 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 two schools located within one mile of the site: Brasier Middle College and Greenville Technical Collage – Brashier Campus.• The applicant is requesting to rezone the property to R-15, Single-Family Residential District. The applicant is proposing a single-family residential development. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, R-S, Residential Suburban District, is located along W. Georgia Road is a two-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to R-15, Single-Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Suburban Neighborhood</i>, which suggests a density of 3 to 5 dwelling units per acre, and would not have an adverse impact on the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential District.</p>
PC	At the February 25, 2026 Planning Commission meeting, the Commission voted to deny the rezoning request to R-15 due to existing traffic on W. Georgia Rd. and the additional traffic that the proposed development will trigger.
P&D	At the April 20, P&D Committee meeting, the Committee voted to approve the rezoning to R-15, Single-Family Residential District after working with the Committee to guarantee the density and traffic.