Zoning Docket from January 12th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-003	Michael Fernandez of Cardinal Capital Investment Group, LLC. for Hounds Brae, LLC 333 Gibson Dr., Greenville, SC 29617 0508010101900 R-S, Residential Suburban District to R-15, Single-Family Residential District	19	Denial	Denial 1/28/26		
Public Comments	**Some of the general comments made by Speakers at the Public Hearing on January 12, 2026 were:** <u>Speakers For:</u> 1. Engineer • Were recently denied for a septic subdivision by ReWa and Metro • Went from approximately 75 units with a septic subdivision to just under 100 units on sewer • Should reach the threshold of needing a traffic study during the subdivision review process <u>Speakers Against:</u> None **List of meetings with staff:** N/A					**Petition/Letter** <u>For:</u> <u>Against:</u>
Staff Report	**Below are the facts pertaining to this docket:** • The subject property consists of approximately 66.12 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as *Suburban Edge.* The subject property is not part of any area or community plans. • Gibson Drive is a two-lane County-maintained local road and the property has approximately 280 feet of frontage along it. The property is approximately 0.77 miles northeast of the intersection of White Horse Road (Hwy 25) and Old White Horse Road. The property is not along a bus route. There are no sidewalks in the immediate area. • Floodplain is present on the site. Development must follow the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Greenville Technical College Northwest Campus & Armstrong Elementary. • The applicant is requesting to rezone the property to R-15, Single-Family Residential District. The applicant is proposing to create a single-family residential development. **CONCLUSION and RECOMMENDATION:** The subject property, zoned R-S, Residential Suburban District is located along Gibson Drive, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to the R-15, Single-Family Residential District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of *Suburban Edge* which calls for low-intensity developed integrated into the natural and agricultural landscape at a density of 0-1 units per acre. Staff also has concerns about placing a large number of additional homes onto a relatively narrow					

	local road with limited road frontage and no alternative access points. Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-Family Residential District.

Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO:	**County Council** **Planning and Development Committee** **Planning Commission**
FROM:	**Todd Baxley, Deputy Zoning Administrator**
RE:	**CZ-2026-003**
APPLICANT:	**Michael Fernandez of Cardinal Capital Investment Group, LLC. for Hounds Brae, LLC.**
PROPERTY LOCATION:	**333 Gibson Dr., Greenville, SC 29617**
PIN/TMS#(s):	**0508010101900**
EXISTING ZONING:	**R-S, Residential Suburban District**
REQUESTED ZONING:	**R-15, Single-Family Residential District**
PROPOSED LAND USE:	**Single-Family Residential Development**
ACREAGE:	**66.12**
COUNCIL DISTRICT:	**19 - Blount**

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban District in April, 1972 as part of Area 3. There have been no prior rezoning requests for the property.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S, R-15	Single-Family Residential
East	R-S, R-15	Single-Family Residential, Vacant Land, School
South	R-S, PD	Vacant Land, Church
West	R-S	Single-Family Residential, Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro's District – Sewer is available with easement

PLAN GREENVILLE COUNTY CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge.* **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS: The subject property not part of any area or community plans.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	*R-S*	*1.7 units/acre*	*66.12*	*112 unit*
Requested	*R-15*	2.9 units/acre		191 units

A successful rezoning would allow for 79 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC: Gibson Drive is a two-lane County-maintained local road and the property has approximately 280 feet of frontage along it. The property is approximately 0.77 miles northeast of the intersection of White Horse Road (Hwy 25) and Old White Horse Road. The property is not along a bus route. There are no sidewalks in the immediate area.

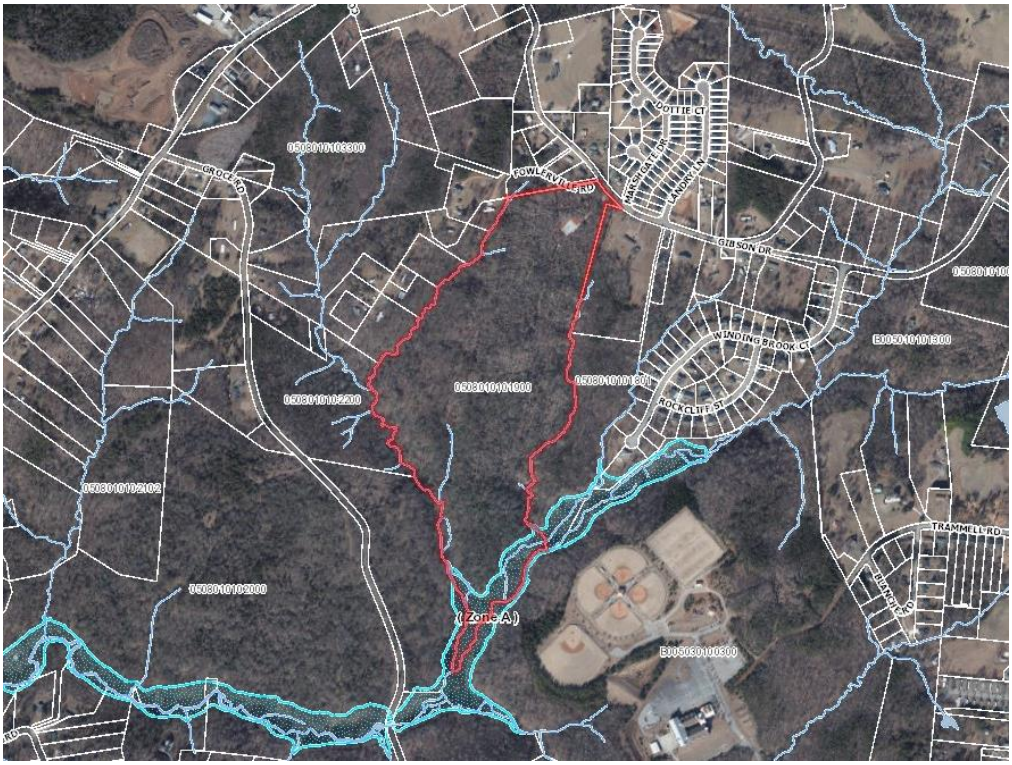
There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL: Floodplain is present on the site. Development must follow the Greenville County Flood Damage Prevention Ordinance. There are no

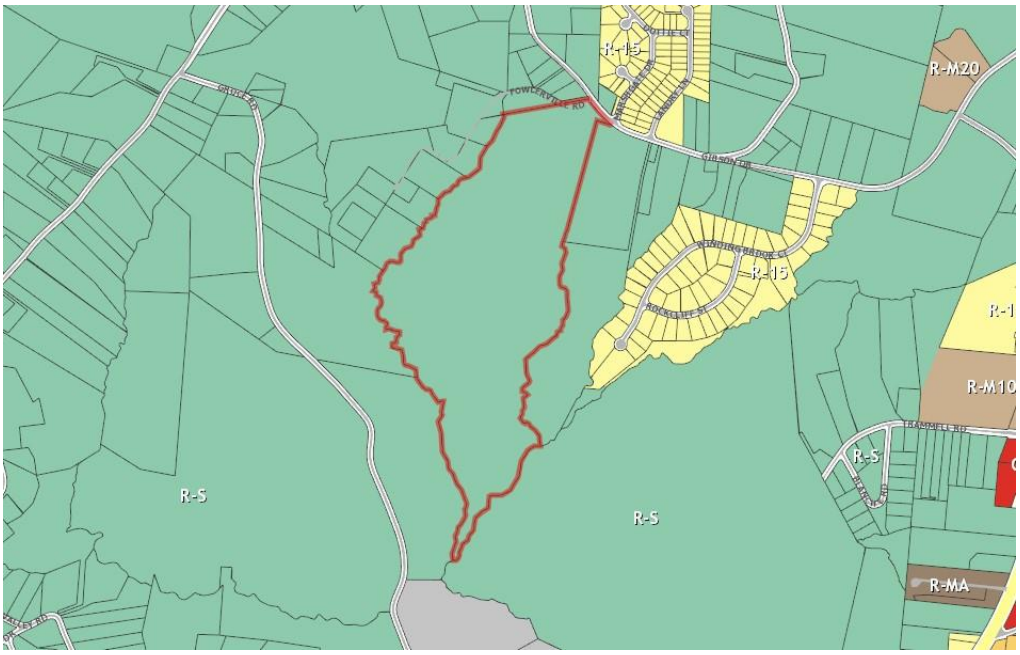
known historic or cultural resources on the site. There are two schools located within a mile of the site: Greenville Technical College Northwest Campus & Armstrong Elementary.

CONCLUSION: The subject property, zoned R-S, Residential Suburban District is located along Gibson Drive, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to the R-15, Single-Family Residential District would not be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Suburban Edge* which calls for low-intensity developed integrated into the natural and agricultural landscape at a density of 0-1 units per acre. Staff also has concerns about placing a large number of additional homes onto a relatively narrow local road with limited road frontage and no alternative access points.

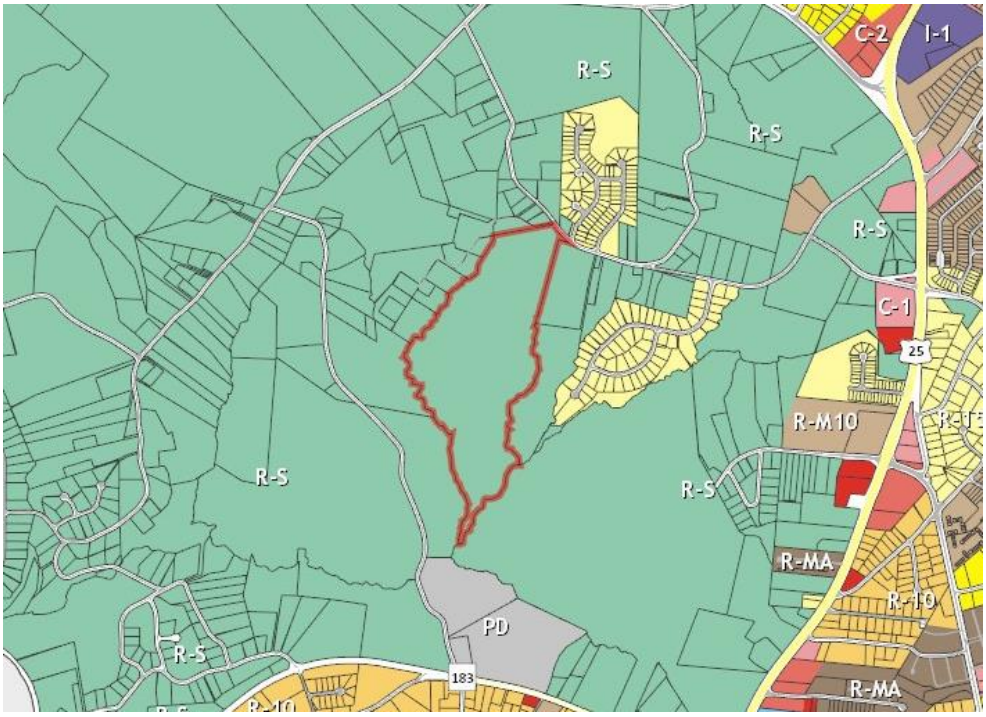
STAFF RECOMMENDATION: Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-Family Residential District.



Aerial Photography, 2025



Zoning Map, Zoomed In



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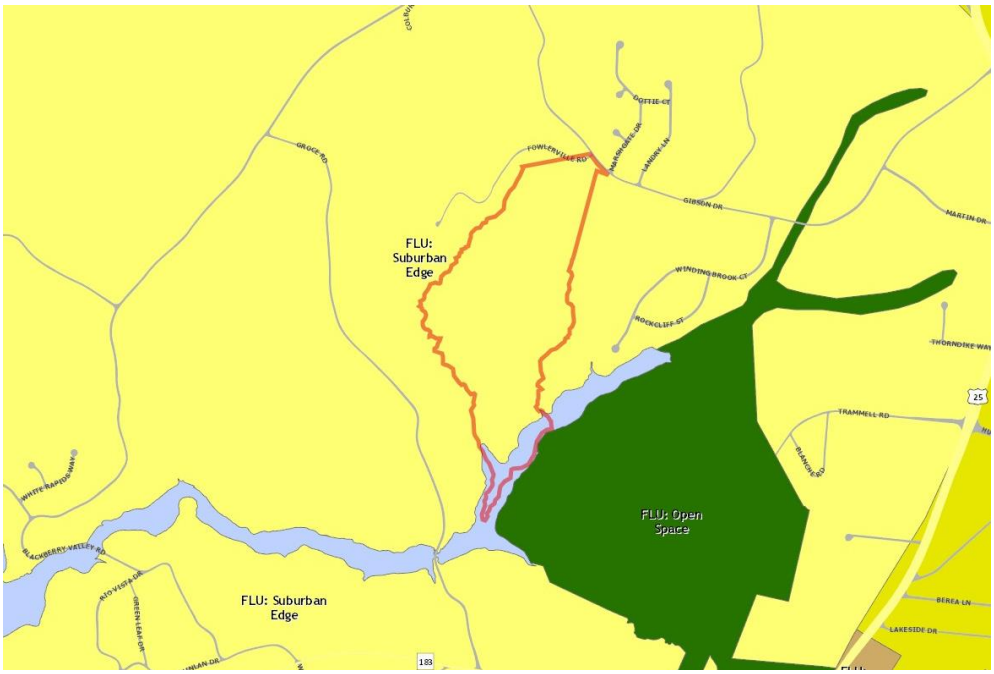

Plan Greenville County, Future Land Use Map