

### Zoning Docket from July 14<sup>th</sup>, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2025-046</b>	Manuel R. Murillo & Ann Lilian Murillo 125 Terry Road, Fountain Inn, SC 29644 0569010100101 R-R3, Rural Residential District to R-R1, Rural Residential District	26	Denial	Denial 7/23/25		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on July 14, 2025 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1. Citizen <ul style="list-style-type: none"> <li>• Lives on Terry Rd.</li> <li>• Concerns with the width of Terry Rd. being 18' wide</li> <li>• This property was initially zoned R-R3 back in 2018 and would like to see it remain rural and not allow for it to be subdivided to allow for future development</li> </ul> </li> <li>2. Citizen <ul style="list-style-type: none"> <li>• The property owner purchased the property as is and should have known what it was zoned</li> <li>• When this property was initially zoned R-R3, they wanted this property to remain rural</li> <li>• This would set a precedent moving forward to having more properties subdivided to allow for more development</li> </ul> </li> <li>3. Citizen <ul style="list-style-type: none"> <li>• The land owner should have known the limitations of the property on subdividing and rezoning when they purchased the property</li> <li>• The surrounding land is zoned R-R3 and this would not fit with the surrounding area</li> </ul> </li> <li>4. Citizen <ul style="list-style-type: none"> <li>• The house that is currently on the site is vacant as of right now and does not believe the intent of why they want to subdivide</li> </ul> </li> </ol> <p><b>List of meetings with staff: N/A</b></p>					<p><b>Petition/Letter</b> <u>For:</u></p> <p><u>Against:</u></p>
<b>Staff Report</b>	<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 2.39 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural</i>. The subject property is not part of any area or community plans.</li> <li>• Terry Road is a one-to-two-lane County-maintained local road. The parcel has approximately 385 feet of frontage along Terry Road. The subject property is located approximately 0.46 miles south of the intersection of Terry Road and McKelvey Road. The property is not along a bus route and there are no sidewalks in the area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the</li> </ul>					

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site. There are no schools located within one mile of the site.

- The applicant is requesting to rezone the property to R-R1, Rural Residential District. The applicant is proposing single-family residential.

**CONCLUSION and RECOMMENDATION:**

The subject parcel, zoned R-R3, Rural Residential is located along Terry Road, a one-to-two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential District would not be consistent with the Plan Greenville County future land use designation of *Rural* which suggests a density of 1 dwelling per 2+ acres. Staff also feels this request would go against the relatively recent citizen-led initial zoning of this area in 2018.

Based on these reasons, Staff recommends denial of the requested rezoning to R-R1, Rural Residential District.



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Lozko, Planner II

**RE:** CZ-2025-046

**APPLICANT:** Manuel R. Murillo & Ann Lilian Murillo

**PROPERTY LOCATION:** 125 Terry Rd., Fountain Inn, SC 29644

**PIN/TMS#(s):** 0569010100101

**EXISTING ZONING:** R-R3, Rural Residential District

**REQUESTED ZONING:** R-R1, Rural Residential District

**PROPOSED LAND USE:** Single-Family Residential

**ACREAGE:** 2.39

**COUNCIL DISTRICT:** 26 – Bradley

**ZONING HISTORY:** The parcel was originally zoned R-R3, Rural Residential in March 2018 as part of Area 18, with Rezoning Docket CZ-2018-08. There have been no other zoning requests pertaining to this property.

**EXISTING LAND USE:** Single-Family Residential

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-R3	Vacant Land
East	R-R3	Vacant Land
South	R-R3	Vacant Land
West	R-R3	Vacant Land & Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Sewer – Not available

**PLAN GREENVILLE  
COUNTY**

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

**AREA AND COMMUNITY  
PLANS:**

The subject property is not part of any area or community plans.

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-R3	0.33 units/acre	2.39	1 unit
Requested	R-R1	1 units/acre		2 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Terry Road is a one-to-two-lane County-maintained local road. The parcel has approximately 385 feet of frontage along Terry Road. The subject property is located approximately 0.46 miles south of the intersection of Terry Road and McKelvey Road. The property is not along a bus route and there are no sidewalks in the area.

***There are no traffic counts in the immediate area.***

**CULTURAL AND  
ENVIRONMENTAL:**

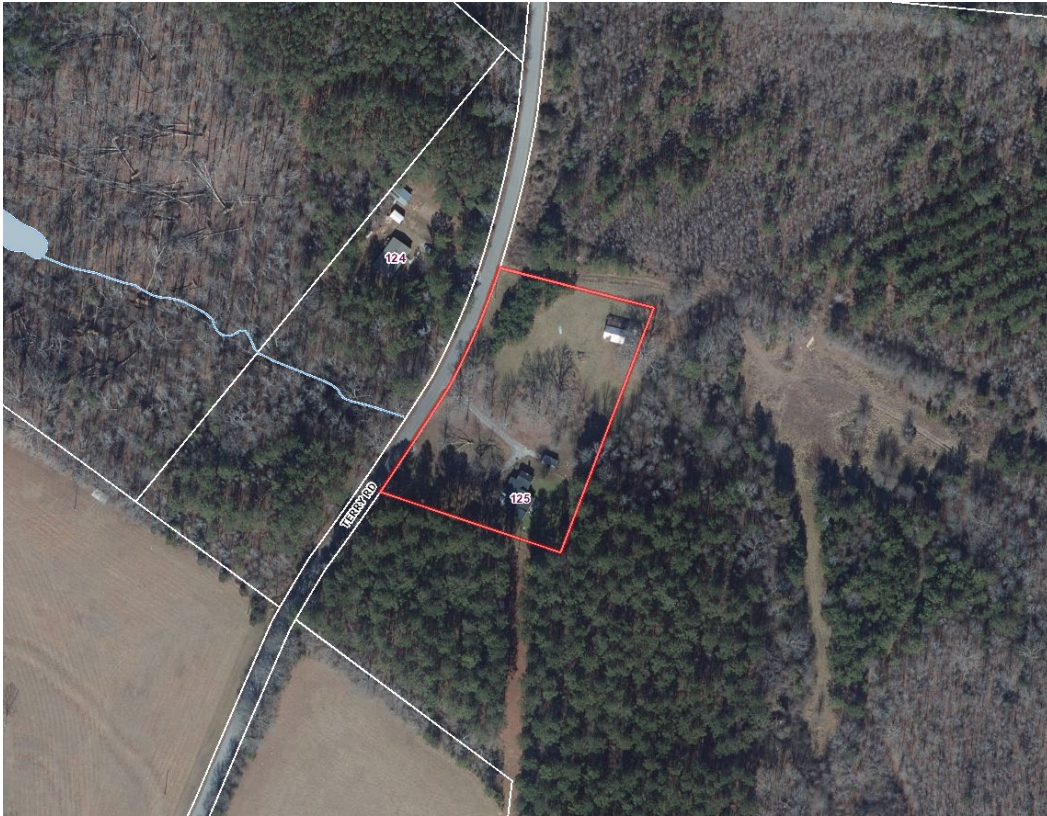
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

**CONCLUSION:**

The subject parcel, zoned R-R3, Rural Residential is located along Terry Road, a one-to-two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential District would not be consistent with the Plan Greenville County future land use designation of *Rural* which suggests a density of 1 dwelling per 2+ acres. Staff also feels this request would go against the relatively recent citizen-led initial zoning of this area in 2018.

**STAFF  
RECOMMENDATION:**

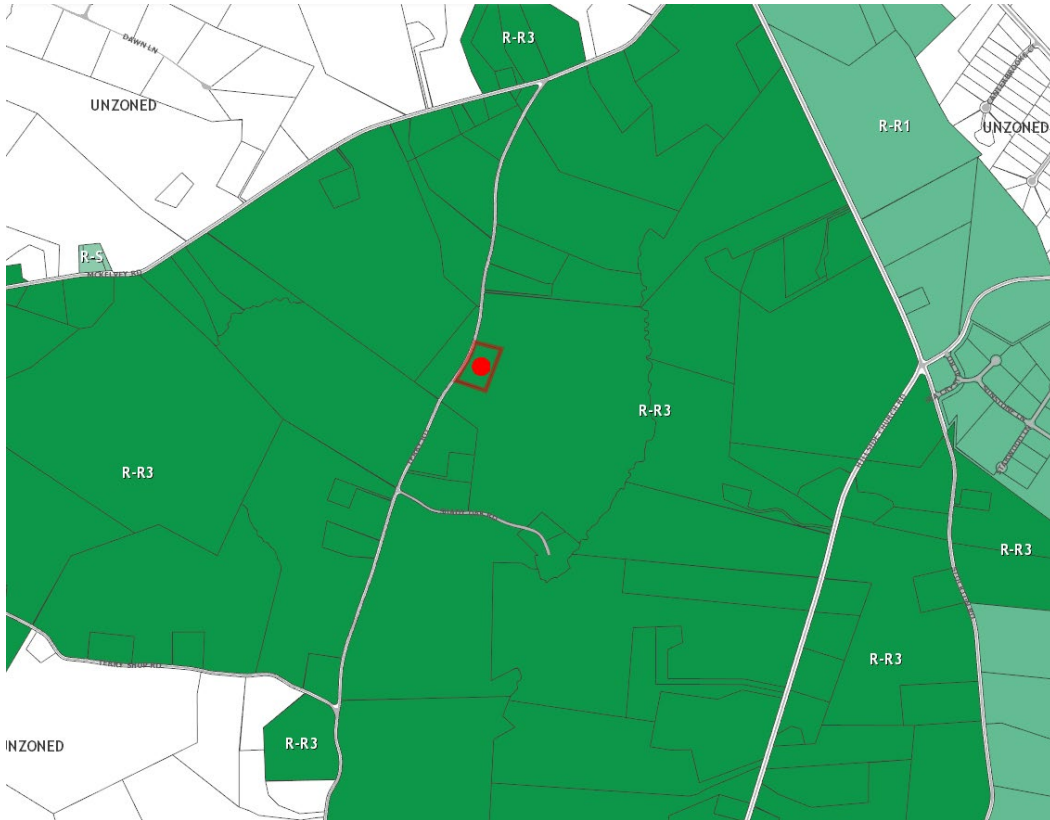
Based on these reasons, Staff recommends denial of the requested rezoning to R-R1, Rural Residential District.



Aerial Photography, 2025



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map