

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

[illegible]

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

	<p>site. There are two schools located within one mile of the site; Riley Child Development Center and Ellen Woodside Elementary.</p> <ul style="list-style-type: none"><li>• The applicant is requesting to rezone the property to R-R1, Rural Residential District. The applicant is proposing single-family residential.</li></ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel, zoned R-R3, Rural Residential District is located along Highway 418, a two-to-three-lane State-maintained minor arterial road and Burgess School Road, a two-lane, State-maintained major collector road. Staff is of the opinion the requested rezoning to R-R1, Rural Residential District is consistent with the <u>South Greenville Area Plan</u> designation of <i>Rural Preservation</i> which suggests 1 dwelling per acre and states “the most relevant zoning classification is the R-R1, Rural Residential Zoning District.”</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-R1, Rural Residential District.</p>
<b>PC</b>	<p>At the Planning Commission meeting, the Commission voted to deny the rezoning request for R-R1 due to the increase in density vs. the rural nature of the area.</p>



Greenville County Planning Division  
Department of Zoning Administration  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Lozko, Planner II

**RE:** CZ-2025-047

**APPLICANT:** Monty Craig Milanesi & Theresa Ann Milanesi

**PROPERTY LOCATION:** 2056 HWY 418 & Burgess School Rd., Pelzer, SC 29669

**PIN/TMS#(s):** 0596040102502 & 0596040103401

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

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

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

**ACREAGE:** 45.64

**COUNCIL DISTRICT:** 26 – Bradley

**ZONING HISTORY:** These parcels were originally zoned R-R3, Rural Residential in August 2000 as part of Area 14. There have been no other zoning requests pertaining to this property.

**EXISTING LAND USE:** Single-Family Residential & Vacant Land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-R3	Vacant Land, Single-Family Residential
East	R-R3	Vacant Land, Single-Family Residential
South	Unzoned	Vacant Land, Single-Family Residential
West	R-R3 & S-1	Vacant Land, Landscaping Business

**WATER AVAILABILITY:** Not currently available

**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 and Rural Village*.  
\*\*Please refer to the Future Land Use Map at the end of the document.  
\*\*

**AREA AND COMMUNITY  
PLANS:**

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

**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	45.64	15 units
Requested	R-R1	1 units/acre		45 units

A successful rezoning would allow for 30 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:** Highway 418 is a two-to-three-lane State-maintained minor arterial road. The parcels have approximately 101 feet of frontage along Highway 418. Burgess School Road is a two-lane State-maintained major collector road. The parcels have approximately 119 feet of frontage along Burgess School Road. The subject property is located approximately 0.53 miles northeast of the intersection of Augusta Road and Highway 418. The property is not along a bus route and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2022	2023	2024
HWY 418	2,822 W	8,800	9,600 +9.1%	11,300 +17.7%

**CULTURAL AND  
ENVIRONMENTAL:**

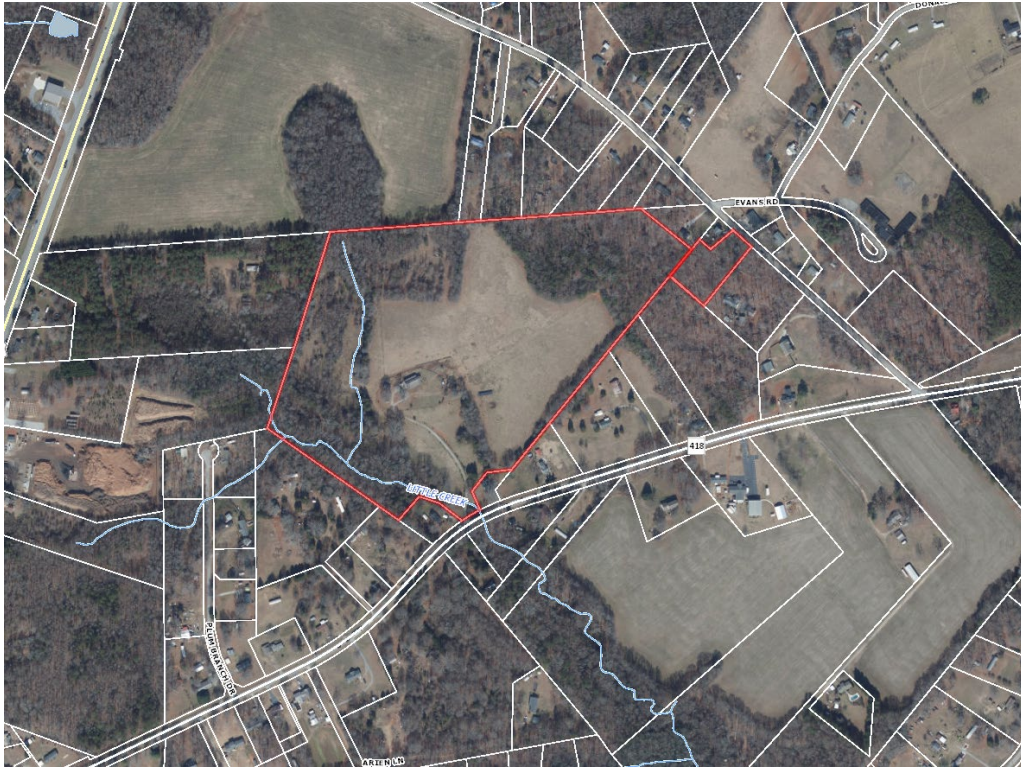
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site; Riley Child Development Center and Ellen Woodside Elementary.

**CONCLUSION:**

The subject parcel, zoned R-R3, Rural Residential District is located along Highway 418, a two-to-three-lane State-maintained minor arterial road and Burgess School Road, a two-lane, State-maintained major collector road. Staff is of the opinion the requested rezoning to R-R1, Rural Residential District is consistent with the South Greenville Area Plan designation of *Rural Preservation* which suggests 1 dwelling per acre and states “the most relevant zoning classification is the R-R1, Rural Residential Zoning District.”

**STAFF  
RECOMMENDATION:**

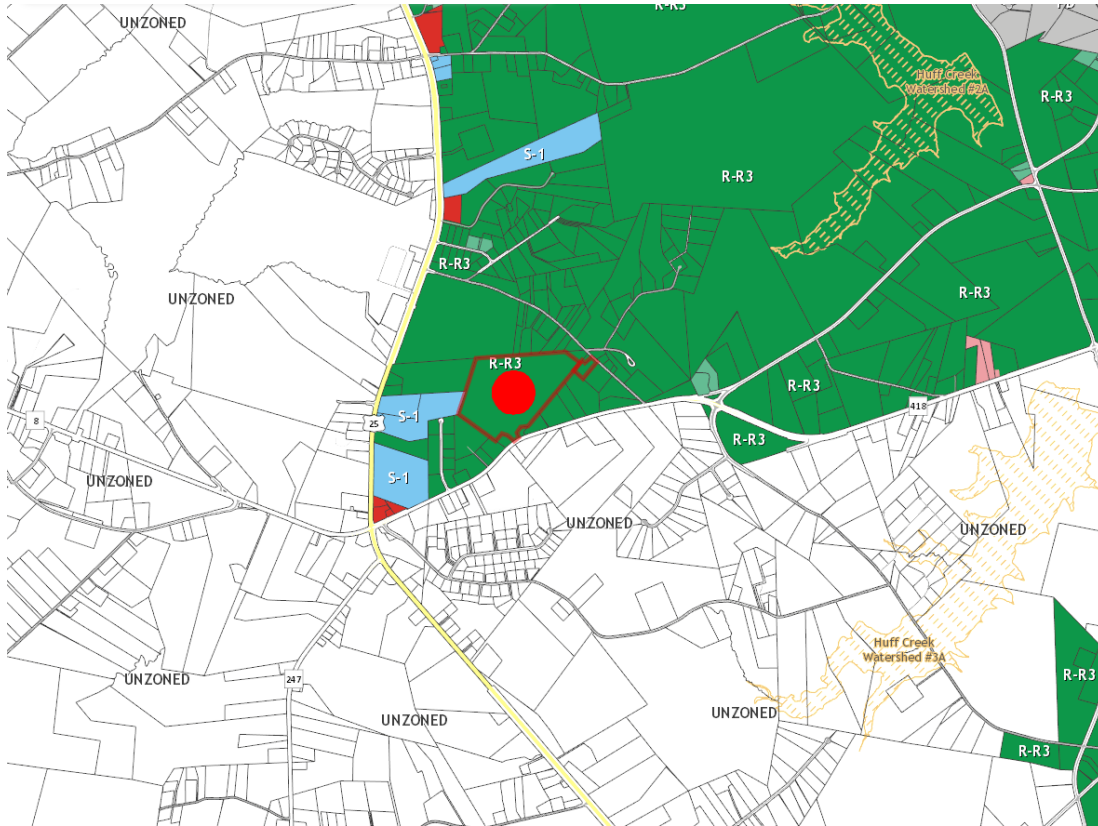
Based on these reasons, Staff recommends approval of the requested rezoning to R-R1, Rural Residential District.



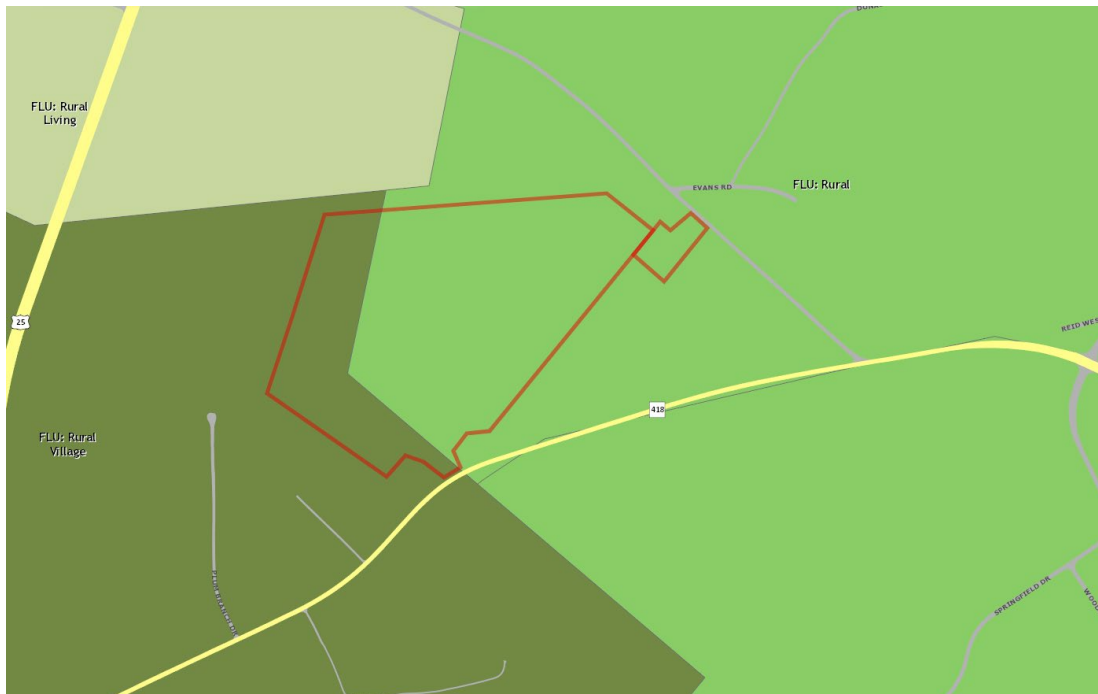
Aerial Photography, 2025

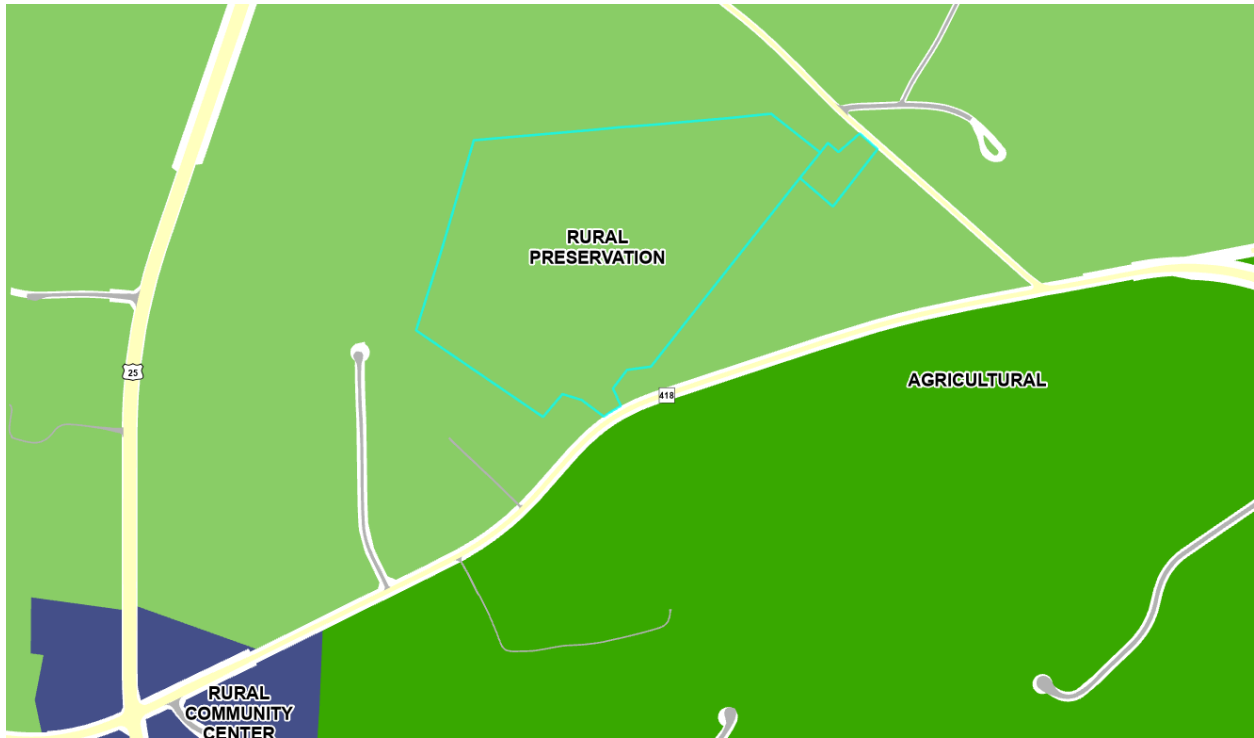


Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map