Zoning Docket from July 14th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-047	Monty Craig Milanesi & Theresa Ann Milanesi 2056 HWY 418 & Burgess School Road, Pelzer, SC 29669 0596040102502 & 0596040103401 R-R3, Rural Residential District to R-R1, Rural Residential District	26	Approval	Denial 7/23/25		
Public Comments	14, 2025 were: Speakers For: 1. Applicant Would like to rezo family members be Has another access Speakers Against: 1. Citizen Lives near the sube Has concerns with the 45 acres It is possible that the 3 acre restrict Also has concerns 2. Citizen Concerned with the	1. Applicant • Would like to rezone the property to be able to subdivide and have family members build homes on the property • Has another access other than Hwy. 418 to help with subdividing beakers Against: 1. Citizen • Lives near the subject property • Has concerns with the amount of lots that could be created with the 45 acres • It is possible that the existing parcel can be subdivided still meeting the 3 acre restriction • Also has concerns with traffic 2. Citizen				Petition/Letter For: Against:
	issues on Burgess Opposes the amount of the state of meetings with staff: N/A	unt of lot ne subdivi	s that could b ision of the la	arger parcel, I	•	
Staff Report	 Below are the facts pertaining to this docket: The subject property consists of approximately 45.64 acres. The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Rural and Rural Village. The subject property is part of the South Greenville Area Plan, where it is designated as Rural Preservation. 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. Floodplain is not present on the site. There are no known historic or cultural resources on the 					

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site. There are two schools located within one mile of the site; Riley Child Development Center and Ellen Woodside Elementary.

• 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 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."

PC

Residential District.

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.



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

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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 <u>Plan Greenville County</u>

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 <u>South Greenville Area Plan</u>, 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	45.64	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	11,300
			+9.1%	+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.

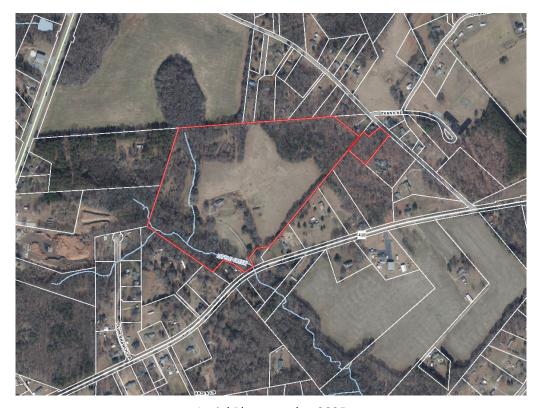
CONCLUSION:

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 <u>South Greenville Area Plan</u> 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:

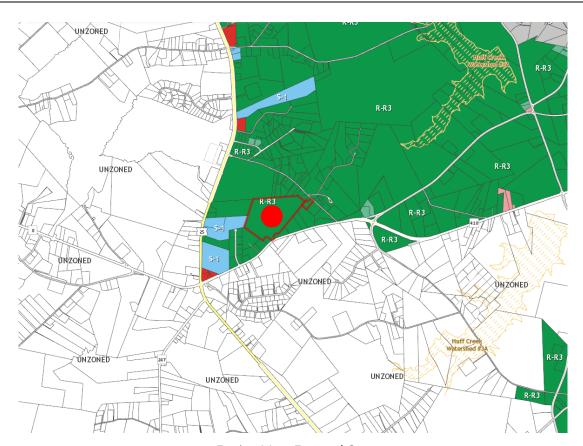
Based on these reasons, Staff recommends approval of the requested rezoning to R-R1, Rural Residential District.



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