

**Zoning Docket from January 12, 2026 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-001	Gregory Ashmore of S R Mulch and Grinding, Inc., for Etowah, LLC. 506 & 508 South Buncombe Rd. & 1710 Hood Rd., Greer, SC 29650 G006000301401 S-1, Services District to I-1, Industrial District	18	Approval	Approval 1/28/26	Approval 2/2/26	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 12, 2026 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant <ul style="list-style-type: none"> <li>• S R Mulch is a green-waste recycling center</li> <li>• Would like to have the property in question rezoned so they can expand their current operations which is located on the adjacent parcel</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> N/A</p>					<u>Petition/Letter For:</u>  <u>Against:</u>
Staff Report	<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 6.18 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i>. The subject property is not part of any area or community plans.</li> <li>• South Buncombe Road is a five-lane State-maintained arterial road and the property has approximately 425 feet of frontage along it. Hood Road is a two to three-lane State-maintained local road and the property has approximately 600 feet of frontage along it. The property is approximately 0.27 miles northwest of the intersection of South Buncombe Road and Brushy Creek Road. The property is not along a bus route. There are no sidewalks in the area.</li> <li>• There is no floodplain present on site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to I-1, Industrial District. The applicant is proposing a Recycling Processing Center.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject property, zoned S-1, Services District, is located along South Buncombe Road, a five-lane State-maintained arterial road and Hood Road, a two to three-lane State-maintained local road. Staff is of the opinion that a successful rezoning to I-1, Industrial District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Industrial</i> and would be consistent with similar zoning in the area.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to I-1, Industrial District.</p>					