

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		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 12, 2026 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> S R Mulch is a green-waste recycling center Would like to have the property in question rezoned so they can expand their current operations which is located on the adjacent parcel <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately 6.18 acres. 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. 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. 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. The applicant is requesting to rezone the property to I-1, Industrial District. The applicant is proposing a Recycling Processing Center. <p>CONCLUSION and RECOMMENDATION:</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>					



Greenville County Planning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2026-001

APPLICANT: Gregory Ashmore of S R Mulch and Grinding, Inc., for Etowah, LLC.

PROPERTY LOCATION: 506 & 508 South Buncombe Rd. & 1710 Hood Rd., Greer, SC 29650

PIN/TMS#(s): G006000301401

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: I-1, Industrial District

PROPOSED LAND USE: Recycling Processing Center

ACREAGE: 6.18

COUNCIL DISTRICT: 18 - Long

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban District in May 1970 as part of Area 1. The property was rezoned from R-S to S-1, Services District as part of Docket CZ-1985-045. There have been no other rezoning requests for this parcel.

EXISTING LAND USE: Office and Vacant Commercial

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	C-2, CG, CC	Automobile Sales, Commercial
South	CG, ML	Automobile Sales, Warehousing
West	I-1	Recycling Process Center

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: Metro District but Greer is the closest sewer system. An annexation out of Metro’s District will be required.

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is not a 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	Acre	Total Units
Current	S-1	0 units/acre	6.18	0 units
Requested	I-1	0 units/acre		0 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

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 immediate area.

Location of Traffic Count	Distance to Site	2022	2023	2024
Old Spartanburg Rd	2,645' NW	24,500	25,700 +4.9%	26,200 +1.9%

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:

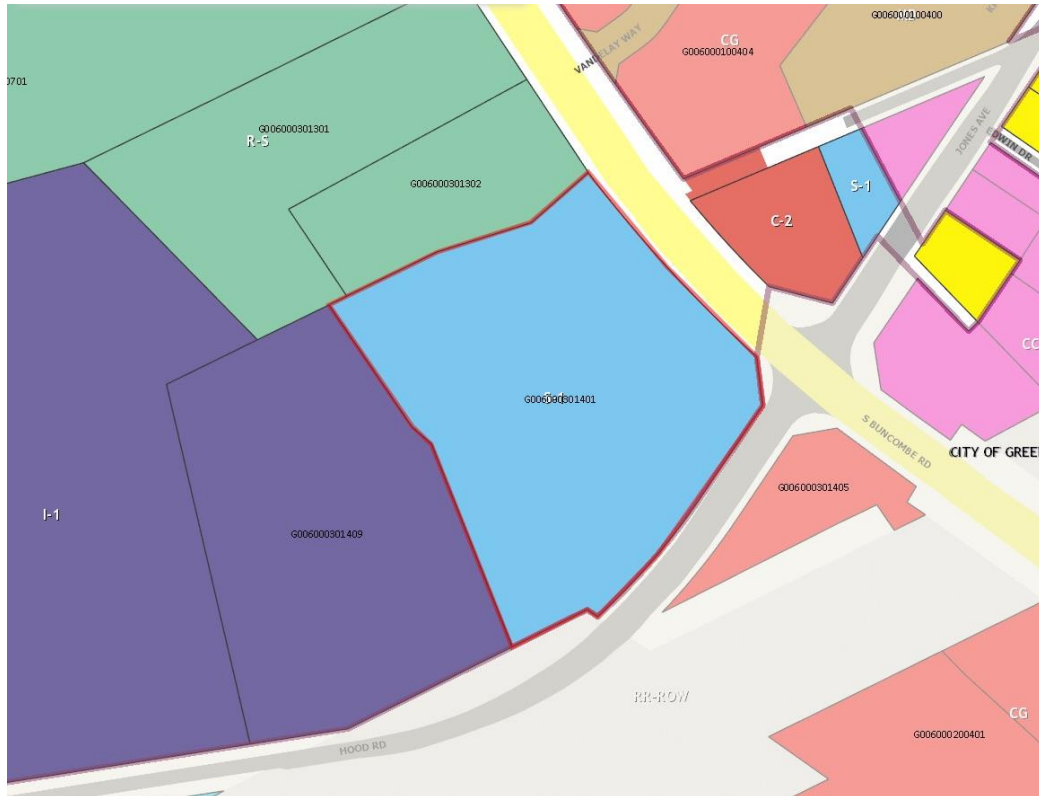
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STAFF RECOMMENDATION:

Based on these reasons, Staff recommends approval of the requested rezoning to I-1, Industrial District.



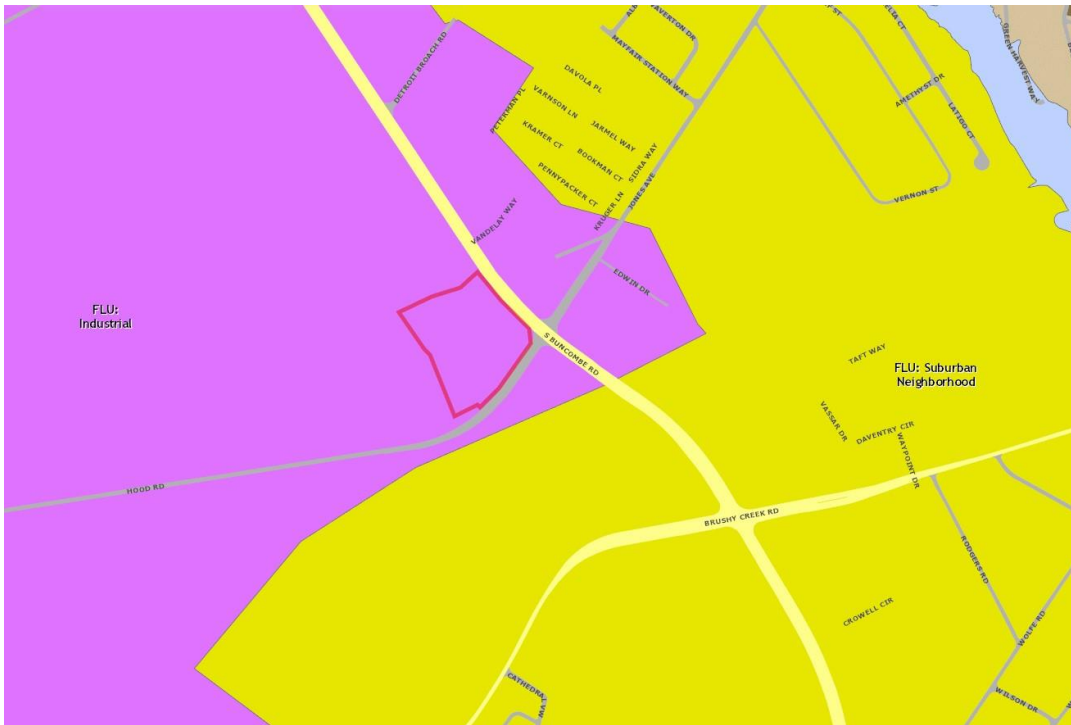
Aerial Photography, 2025



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map