

MEMBERS

GARY STANCELL, District 2
Chairman

BOB BALLENTINE, District 1
Vice-Chair

DANNY GARRETT, District 3

MICHAEL WATSON, District 4

KELSEY CROOKS, District 5

JESSICA MASSEY, District 6

CLAY COUNTS, At Large

PICKENS COUNTY

SOUTH CAROLINA

PLANNING COMMISSION



AGENDA

Pickens County Planning Commission

Pickens County Administration Building

Main Conference Room

222 McDaniel Avenue, Pickens, South Carolina

April 8, 2024

Planning Commission Workshop - 6:00

Planning Commission Meeting - 6:30 pm

I. Welcome and Call to Order

Moment of Silence

Pledge of Allegiance

II. Introduction of Members

III. Approval of Minutes

March 11, 2024

IV. Public Comments

Members of the public are invited to address the Planning Commission on relevant topics not on this agenda.

V. Public Hearings/ Action Items

LU-24-0004 - GP Speedway – Multi-Use Park at 3800 Calhoun Memorial Highway Easley, SC 29640

VI. New Business

VII. Commissioner and Staff Discussion

Setbacks

Impact Fee Study

Tattoo Facilities Standards

VIII. Adjourn

LU-24-0004

GP Speedway Multi-Use Park

APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS



Thank you for your interest in Pickens County, South Carolina. This packet includes the necessary documents for Land Use Reviews to be heard by the Pickens County Planning Commission.

Should you need further assistance, please feel free to contact a member of the Planning Staff between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday at (864) 898-5956

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.



PICKENS COUNTY

SOUTH CAROLINA



COMMUNITY DEVELOPMENT

BUILDING CODES ADMINISTRATION • STORMWATER MANAGEMENT • PLANNING

APPLICATION FOR:

☒ Land Use Review /Subdivision Review

☐ Subdivision Variance

Case No.: _____ - _____ - _____

Note to Applicant: All applications must be typed or legibly printed and all entries must be completed on all the required application forms. If you are uncertain to the applicability of an item, please contact a member of the Planning Staff. Incomplete applications or applications submitted after the posted deadlines will be delayed.

Name of Applicant SC GP Speedway, LLC

Mailing Address 201 Riverplace, Ste 400; Greenville, SC 29601

Telephone (864) 242-4008 Email JCOCHRANE@REALTYLINKDEV.COM

Applicant is the: Owner's Agent X Property Owner _____

Property Owner(s) of Record See attached addendum

Mailing Address _____

Telephone _____ Email _____

Authorized Representative Seamon Whiteside & Associates

Mailing Address 701 Easley Bridge Road, STE 6060; Greenville SC 29611

Telephone (843) 333-5962 Email rhall@seamonwhiteside.com

Address/Location of Property 3800 Calhoun Memorial Highway

Existing Land Use Speedway/Recreation Proposed Land Use Multi-Use Park

Tax Map Number(s) 5049-12-85-5560; 5049-11-75-2981; 5049-11-66-8564; 5049-12-77-6195; 5049-12-95-4887; 5049-12-97-4069; 5049-08-97-5822; 5049-08-87-9745; 5049-08-98-2239; 5049-08-88-4098

Total Size of Project (acres) 110 AC Number of Lots 3

Utilities:

Proposed Water Source: ☐ Wells ☒ Public Water Water District: Powdersville Water

Proposed Sewer: ☐ Onsite Septic ☒ Public Sewer Sewer District: ECU

REQUEST FOR VARIANCE (IF APPLICABLE):

Is there a variance request from the subdivision regulations or county road ordinance? ☐ Yes ☒ No

If YES, applicant must include explanation of request and give appropriate justifications.

RESTRICTIVE COVENANT STATEMENT

Pursuant to South Carolina Code of Laws 6-29-1145:

I (we) certify as property owner(s) or as authorized representative for this request that the referenced property:

- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) is permitted, or not otherwise in violation, of the same recorded restrictive covenants.
- ☐ **IS** subject to recorded restrictive covenants and that the applicable request(s) was not permitted, however a waiver has been granted as provided for in the applicable covenants. *(Applicant must provide an original of the applicable issued waiver)*
- ☒ **IS NOT** subject to recorded restrictive covenants

SIGNATURE(S) OF APPLICANTS(S):

I (we) certify as property owners or authorized representative that the information shown on and any attachment to this application is accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for postponement of action on the request and/or invalidation of this application or any action taken on this application.

I (we) further authorize staff of Pickens County to inspect the premises of the above-described property at a time which is agreeable to the applicant/property owner.



03/06/24

Signature of Applicant

Date

PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application and understands that an application affecting the use of the property has been submitted for consideration by the Pickens County Planning Commission.

See attached addendum

Signature of Owner(s)

Date

PICKENS COUNTY STAFF USE ONLY

Application Processing

Date Received _____ Received By _____

Pre-Application meeting held with _____ on _____

Application Forwarded to (date):

DHEC _____ ☐ N/ACounty Engineer _____ ☐ N/ASCDOT _____ ☐ N/ALocal VFD _____ ☐ N/ASchool Board _____ ☐ N/A

Hearing and Action

Planning Commission Hearing Date _____

Deadline for Notice to Paper _____ to run _____

Letter of Hearing Sent to Applicant _____

Sign Placement Deadline _____

Planning Commission Action(date) _____

☐ Approval ☐ Approval w/ modifications ☐ Denial
 Modifications _____

Notice of Action to Applicant _____



Pickens County, South Carolina

LAND USE REVIEW

Application Process and Requirements

This application applies to the following uses when proposed in the unincorporated areas of the county:

- A. Hazardous Waste and Nuclear Waste Disposal Sites
 - B. Motorized Vehicle Tracks (commercial)
 - C. Mining and Extraction Operations
 - D. Gun Clubs, Skeet Ranges, Outdoor Firing Ranges
 - E. Stockyards, Slaughterhouses, Feedlots, Kennels and Animal Auction Houses
 - F. Golf Courses
 - G. Certain Public Service Uses
 - Land Fills
 - Water and Sewage Treatment facilities
 - Electrical Substations
 - Prisons
 - Recycling Stations
 - Transfer Stations
 - Schools
 - Water and Sewer Lines
 - H. Large Scale Projects
 - Any project that is capable of generating 1,000 average daily vehicle trips or more.
 - A truck or bus terminal, including service facilities designed principally for such uses.
 - Outdoor sports or recreational facilities that encompass one (1) or more acres in parking and facilities.
 - I. Major Subdivisions
 - J. Communication Towers
 - K. Tattoo Facilities
 - L. Mobile Home Parks/Manufactured Home Parks
 - M. Sexually Oriented Business
 - N. Salvage, junk, and scrap yards
 - O. Uses within the Airport District
-

APPLICATION PROCESS

1. A Pre-Application meeting with a Planning Staff member is required before an application can be submitted and accepted. For certain requests, this pre-application meeting will involve several county departments. For this reason, this meeting will need to take place well in advance of filing an application with the Planning Department so that all questions can be asked of staff prior to the formal submittal of any application.
2. An application is submitted, along with any required filing fee, to the Planning Department according to the set deadline schedule (see attached schedule).
3. The Planning Department shall review the application for completeness within 5 business days of submission. In complete or improper applications will be returned to the applicant.
4. If the application is considered complete and proper then the planning staff will further review the application and may make a written recommendation. The written recommendation is available to the applicant approximately five days before the Planning Commission's public hearing. Copies of the report may be obtained from the Planning Department.
5. Legal notice is required to be printed in a newspaper of general circulation in Pickens County. This notice currently appears in the Pickens County Courier at least 15 days before public hearings in the legal notice section.
6. A public hearing sign is erected on the property at least 15 days before the public hearing. This sign will be erected and removed by the applicant or applicant's agent.

7. The Planning Commission reviews the proposed land use request and takes action on the request following the public hearing. The Planning Commission meets the second Monday of each month. Meetings are held at 6:30 P.M. at the County Administration Building, Main Conference Room, Pickens, South Carolina
 8. The Commission shall review and evaluate each application with respect to all applicable standards contained within the Unified Development Standards Ordinance (UDSO). At the conclusion of its review, the Planning Commission may approve the proposal as presented, approve it with specified modifications, or disapprove it.
 9. In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, or general welfare against the right of the individual to the unrestricted use of property and shall consider specific, objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.
 10. A decision of the Planning Commission may be appealed as provided for in Title 6, Chapter 29 of the South Carolina Code.
 11. Within 15 days of the Planning Commission taking action on the request, planning staff will send the applicant a Notice of Action.
 12. Any applicant wishing to withdraw a proposed land use permit prior to final action by the Planning Commission shall file a written request for withdrawal with the Director of Community Development.
 - If the request for withdrawal is received prior to the publication of notice for the public hearing, the Director of Community Development shall withdraw the application administratively without any restriction on the re-filing of a proposed land use permit on the property in the future.
 - If notice has been published (or is irretrievably set for publication) and the application has not been heard by the Planning Commission, the application shall remain on the Planning Commission's public hearing agenda and the withdrawal request shall be considered for approval or denial, with or without prejudice, by the Planning Commission.
 13. All associated fees are non-refundable. If a case is withdrawn or postponed at the request of the applicant, after the notice has been placed with the newspaper, the applicant is responsible for all associated cost of processing and advertising the application; the County must be reimbursed for these cost by the applicant.
-

The items listed below are necessary to process a Land Use Review application. Please see the attached schedule of filing deadlines and meeting dates. A pre-application conference with Planning Staff to discuss the proposal is required.

Any amendments to an application must be submitted to the Planning Department for staff review at least 10 days prior to the Planning Commission hearing.

REQUIRED ITEMS

1) **APPLICATION FORM:**

One (1) copy of the appropriate Application form with all required attachments and additional information must be submitted.

2) **LETTER OF INTENT:**

A. One (1) copy of a Letter of Intent (must be typed or legibly printed).

B. The Letter of Intent must give details of the proposed use of the property and should include at least the following information:

1. A statement as to what the property is to be used for;
2. The acreage or size of the tract;
3. The land use requested;
4. The number of lots and number of dwelling units or number of buildings proposed;
5. Building size(s) proposed;
6. If a variance of the subdivision regulations is also being requested, a brief explanation must also be included.

3) SKETCH PLAN (major subdivisions):

- A. An application for a land use permit for a major subdivision shall be accompanied by a sketch plan.
- B. A sketch plan must be prepared by a professional engineer, a registered land surveyor, a landscape architect, or a certified land planner. The applicant may prepare the concept plan if approved by the Community Development Director.
- C. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- D. The sketch plan shall show, at a minimum, the following:
 1. Proposed name of the development
 2. Acreage of the entire development
 3. Location map
 4. Proposed lot layout
 5. Minimum lot size with anticipated overall density (lots/acre)
 6. Setbacks, with front setbacks shown, side and rear may be stated
 7. All proposed rights-of-way with applicable widths
 8. Natural features located on the property
 9. Man-made features both within and adjacent to the property including:
 - a. Existing streets and names (with ROW shown)
 - a. City and County boundary lines
 - b. Existing buildings to remain
 10. Proposed areas of public dedication (conservation areas/open space)
 11. Flood plains and areas prone to flooding
 12. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

4) SKETCH PLAN (multi-family and non-residential):

- A. An application for a land use permit for a multi-family project or a non-residential project shall be accompanied by a sketch plan.
- B. A sketch plan must be prepared by a professional engineer, a registered land surveyor, a landscape architect, or a certified land planner. The applicant may prepare the sketch plan if approved by the Community Development Director.
- C. The sketch plan shall be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.
- D. The sketch plan shall show, at a minimum, the following:

1. Proposed name of the development
2. Acreage of the entire development
3. Location map
4. Proposed building(s) location(s)
5. Anticipated property density stated as a FAR (Floor to Area Ratio)
6. Setbacks, with front setbacks shown, side and rear may be stated
7. Proposed parking areas
8. Proposed property access locations
9. Natural features located on the property
10. Man-made features both within and adjacent to the property including:
 - a. Existing streets and names (with ROW shown)
 - b. City and County boundary lines
 - c. Existing buildings to remain
11. Required and proposed buffers and landscaping
12. Flood Plains and areas prone to flooding
13. Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

5). ATTACHEMENTS

All attachments must be included in order for the application to be considered complete

Attachment A – “Standards For Land Use Approval Consideration”

Attachment B – “Application Checklist”



Pickens County, South Carolina

Attachment A

LAND USE REVIEW

Standards of Land Use Approval Consideration

In consideration of a land use permit, the Planning Commission shall consider factors relevant in balancing the interest in promoting the public health, safety, and general welfare against the right of the individual to the unrestricted use of property and shall specifically consider the following objective criteria. Due weight or priority shall be given to those factors that are appropriate to the circumstances of each proposal.

Please respond to the following standards in the space provided or you may use an attachment as necessary:

- (A) Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?

Warehouse and Industrial Parks off of major highways is a general development pattern and remains consistent with other industrial parks in the surrounding upstate.

- (B) Will the proposed use not adversely affect the existing use or usability of adjacent or nearby property?

No adverse affects to adjacent/nearby property is expected. All setbacks and buffers are to be met.

- (C) Is the proposed use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?

Yes.

- (D) Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

No excessive use of public facilities is expected. Upgrades to facilities will be made as needed.

- (E) Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?

All setbacks, buffers and access requirements will be met during the design process. The required parking based off of the tenants needs are being met.

- (F) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Yes, the park is expected to be a positive for the area and Pickens County as a whole.



Pickens County, South Carolina
Attachment B
LAND USE REVIEW
Application Checklist

The following is a checklist of information required for submission of a Land Use Review application. Incomplete applications or applications submitted after the deadline **will be delayed.**

 X Completed application form

 X Letter of intent

 N/A Sketch Plan (major subdivisions) – 8 copies and one (1) reduction to 8 ½" x 11"

 X Sketch Plan (for multi-family and non-residential) – 8 copies and one (1) reduction to 8 ½" x 11"

 X Attachment "A"

**ADDENDUM TO THE
APPLICATION FOR LAND USE REVIEW/SUBDIVISION REVIEW
APPLICATIONS FOR LAND USE AND SUBDIVISION REVIEW HEARINGS
PICKENS COUNTY, SOUTH CAROLINA**

**APPLICANT: REALTYLINK, LLC
PROPERTY OWNER: SC GP SPEEDWAY, LLC**

SIGNATURE PAGE

KEVIN G. WHITAKER

By: 

Date: 9/29, 2023

OWNER OF THE FOLLOWING TAX MAP NUMBERS:

- 5049-12-77-6195 consisting of approximately 71.44 acres (purchasing a portion of)
- 5049-08-88-4098 consisting of approximately 13.76 acres
- 5049-08-87-9745 consisting of approximately 10.37 acres
- 5049-12-97-4069 consisting of approximately 24.52 acres (purchasing a portion of)

**ADDENDUM TO THE
APPLICATION FOR LAND USE REVIEW/SUBDIVISION REVIEW**

SIGNATURE PAGE

RACETRACK, LLC

By: 
Kevin G. Whitaker, Manager

Date: 9/27, 2023

OWNER OF THE FOLLOWING TAX MAP NUMBERS:

- 5049-11-66-8564 consisting of approximately 33.67 acres
- 5049-11-75-2981 consisting of approximately 15.01 acres (purchasing a portion of)
- 5049-12-85-5560 consisting of approximately 93.08 acres (purchasing a portion of)
- 5049-16-84-6629 consisting of approximately 0.66 acres
- 5049-16-84-4589 consisting of approximately 0.64 acres
- 5049-16-84-4676 consisting of approximately 0.96 acres

**ADDENDUM TO THE
APPLICATION FOR LAND USE REVIEW/SUBDIVISION REVIEW**

SIGNATURE PAGE

JIMMY D. RHODES

By: Jimmy Rhodes

Date: 9-28, 2023

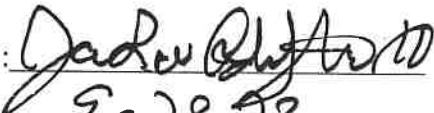
OWNER OF THE FOLLOWING TAX MAP NUMBERS:

- 5049-11-66-1994 which consists of approximately 0.57 acres
- 5049-11-66-2823 which consists of approximately 0.57 acres

**ADDENDUM TO THE
APPLICATION FOR LAND USE REVIEW/SUBDIVISION REVIEW**

SIGNATURE PAGE

JACK W. ADDINGTON

By: 
Date: 9-28-23, 2023

OWNER OF THE FOLLOWING TAX MAP NUMBERS:

- 5049-11-56-9792 consisting of approximately 5.58 acres
- 5049-11-66-2574 consisting of approximately 0.74 acres



Seamon Whiteside & Associates, Inc
701 Easley Bridge Road, Ste. 6060
Greenville SC, 29611

March 28, 2024

Pickens County Planning Department
222 McDaniel Avenue, B-10
Pickens, SC 29671

Letter of Intent

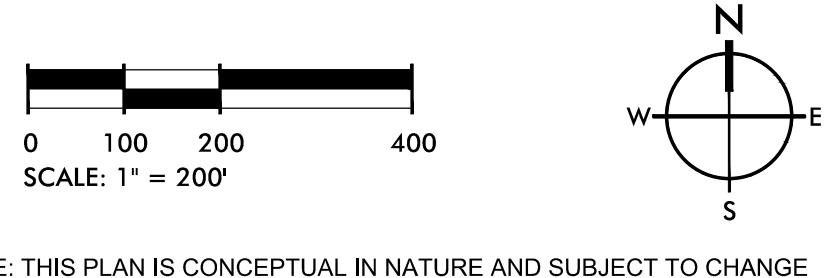
Dear Trad,

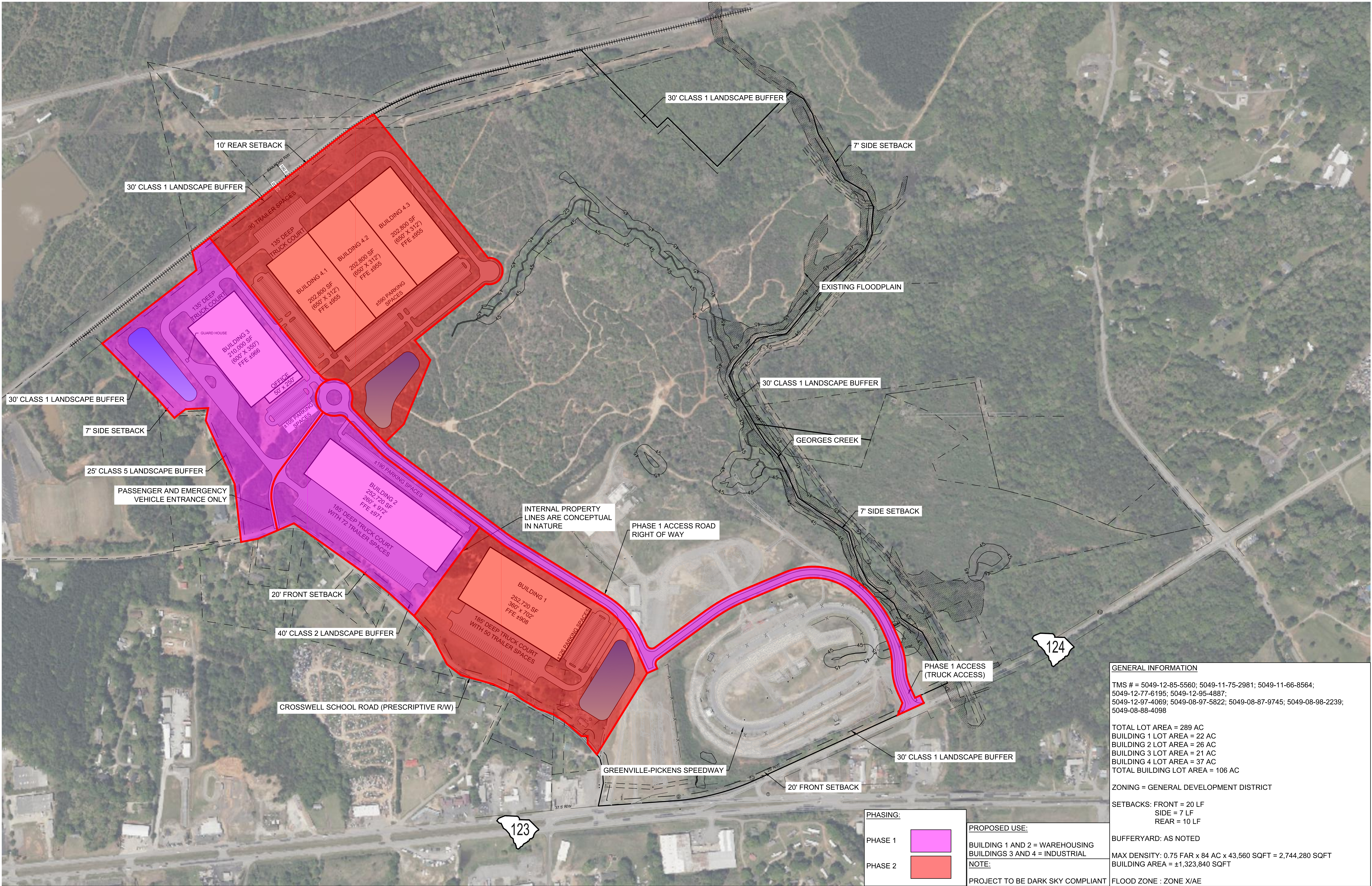
This letter is to inform you of the necessary information regarding the land use development. The property in question is to be used for an industrial park. Approximately 110 AC of the total 289 AC are to be disturbed in the initial phase. 19 existing lots will be consolidated into five (5) lots. While only two facilities will be constructed, four (4) buildings are proposed. In the initial phase, one (1) warehouse and one (1) industrial building is to be fully constructed. A later phase will add one (1) additional industrial building and one (1) additional warehouse to the site.

Your expeditious review is greatly appreciated. Please contact me via phone at 843-333-5962 or email at rhall@seamonwhiteside.com if you have any questions or need further clarification for this project.

Seamon Whiteside and Associates, Inc.

Ryan Hall, P.E.
Director

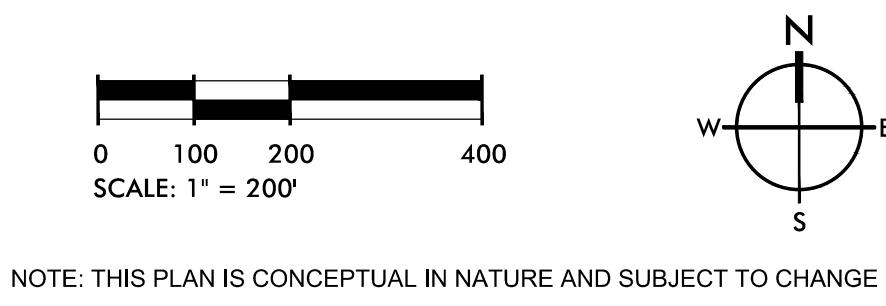




GENERAL INFORMATION	
TMS # = 5049-12-85-5560; 5049-11-75-2981; 5049-11-66-8564; 5049-12-77-6195; 5049-12-95-4887; 5049-12-97-4069; 5049-08-97-5822; 5049-08-87-9745; 5049-08-98-2239; 5049-08-88-4098	
TOTAL LOT AREA = 289 AC BUILDING 1 LOT AREA = 22 AC BUILDING 2 LOT AREA = 26 AC BUILDING 3 LOT AREA = 21 AC BUILDING 4 LOT AREA = 37 AC TOTAL BUILDING LOT AREA = 106 AC	
ZONING = GENERAL DEVELOPMENT DISTRICT	
SETBACKS: FRONT = 20 LF SIDE = 7 LF REAR = 10 LF	
BUFFERYARD: AS NOTED	
MAX DENSITY: 0.75 FAR x 84 AC x 43,560 SQFT = 2,744,280 SQFT BUILDING AREA = ±1,323,840 SQFT	
FLOOD ZONE : ZONE X/AE	

PHASING:	
PHASE 1	<div></div>
PHASE 2	<div></div>

PROPOSED USE:	
BUILDING 1 AND 2 = WAREHOUSING BUILDINGS 3 AND 4 = INDUSTRIAL	
NOTE:	
PROJECT TO BE DARK SKY COMPLIANT	



LU-24-0004: GP Speedway Multi-Use Park

Staff Report

Planning Commission Public Hearing: April 8, 2024 6:30 PM

The following report constitutes an assessment and evaluation by Planning Staff on the above mentioned request.

Applicant: SC GP Speedway, LLC
201 Riverplace, Ste 400
Greenville, SC 29601

Property Owner(s):	SC GP Speedway, LLC
Property Location:	3800 Calhoun Memorial Highway
Acreage:	110
Tax Map Numbers:	5049-12-85-5560; 5049-11-75-2981; 5049-11-66-8564; 5049-12-77-6195; 5049-12-95-4887; 5049-12-97-4069; 5049-08-97-5822; 5049-08-87-9745; 5049-08-98-2239; 5049-08-88-4098;
County Council District	6
Land Use Request:	Creation of a Multi-Use Park.
Variance Request(s) from Planning Commission:	None

Request Overview:

This is a request to transform the Greenville Pickens Speedway and its surrounding area into a Multi-Use Park. The plan involves two phases of development. The Planning Commission has been requested to approve the two phases as shown on the site plan. The total land area of the site is 110 acres. In Phase 1, two buildings will be constructed, which will have a combined area of 475,220 square feet. Phase 1B of the site plan shows building 1, building 4.1-4.3. The current

site plan indicates that the racetrack will remain intact, with a temporary site entrance located off Highway 124 to the east of the track.

Current Property Use:

The properties are listed on the Assessor's site as a combination of commercial, residential, and vacant

Surrounding Area:

The area to the west is mostly residential, the area to the north is bordered by Southern Railway and mostly vacant land, to the east is vacant land, and to the south is Highway 123 and Highway 124 and commercial uses.

Utilities & Infrastructure

Transportation:

The property is proposed to be served by SC 124, which is a state-maintained roadway.

Water:

Properties to be serviced by Powdersville Water

Sewerage:

Properties to be serviced by Easley Combined Utilities.

Property Development History:

This property appears to have been commercial for as far back as 1966.

Comments from Reviewing Agencies:

SCDOT:

Pickens County Engineer: Has been in contact about the project via email communication.

Schools:

N/A

Storm Water: The site plan is currently under review.

Staff Analysis of Standards for Land Use Approval:

Staff analysis of the application is made based upon the findings criteria as set forth in Section 1205(f) of the UDSO. The applicant has submitted his/her response to the same findings criteria.

- A. *Is the proposed use consistent with other uses in the area or the general development patterns occurring in the area?*

The proposed use, if developed according to existing County standards and according to the applicant's submitted proposal, will be consistent with the majority of uses in the immediate area and the direction set by the Comp Plan.

B. Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?
With strict adherence to the development standards for the proposed uses, the proposed use should not adversely affect the existing use of adjacent property.

C. Is the proposed use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?
The proposed use is consistent with the adopted Future Land Use/Character Area map of the Comprehensive Plan. The Character Area designation for the area is Commercial Gateway Corridor.

D. Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?
If developed according to adopted development standards, the project should not cause a burden on existing facilities or services.

E. Is the property suitable for the proposed use relative to the requirements set forth in this development ordinance such as off-street parking, setbacks, buffers, and access?
Yes. The applicant's proposal before the Commission will meet the respective standards as set forth in the Unified Development Standards Ordinance of Pickens County.

F. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?
As proposed by the applicant and as outlined in the UDSO the proposed development of the property in question should provide for a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

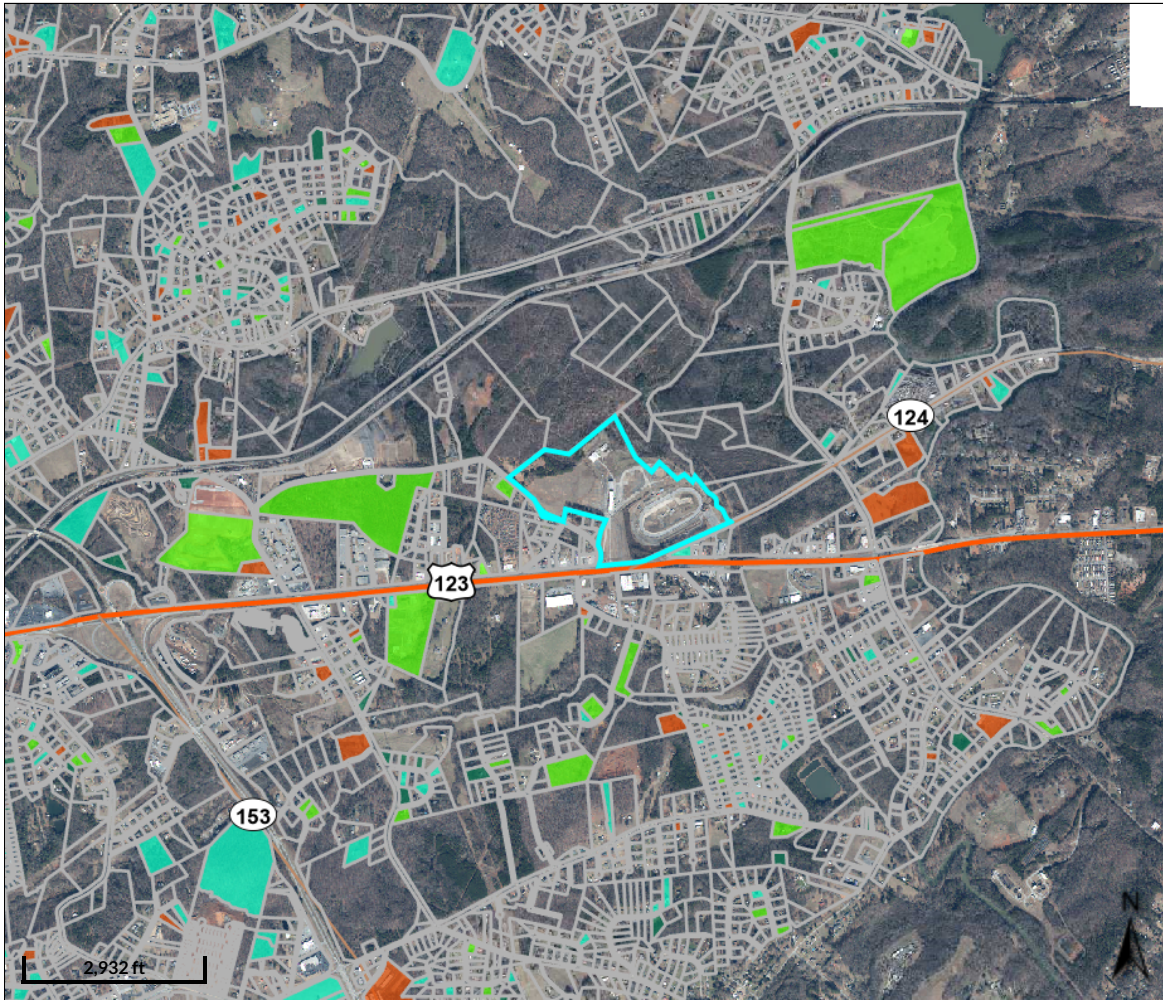
General Requirements for A Large Project:

Planning Staff Comments:

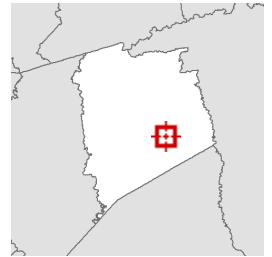
Planning Staff has been in contact with the applicant, and the site plan meets the standards of the UDSO. As a result, Planning Staff recommends approval of the project.



Pickens County, SC



Overview



Legend

- Parcels
- Yearly Sales
 - 2024
 - 2023
 - 2022
 - 2021
 - 2020
- Roads

Parcel ID	5049-12-85-5560	Account	Commercial	Ownership	RACETRACK	Documents			
Account No	R0026155	Type			LLC	Date	Price	Doc	Vacant or Improved
Property Address	3800 CALHOUN MEM HWY	Class	Stadiums		C/O KEVIN WHITAKER	6/16/2003	\$6,000,000	744//316	Improved
	EASLEY	Acreage	93.08		PO BOX 6628	5/6/2002	\$1	675//34	Vacant
District	G10-Georges Creek/Crosswell	LEA	0008		GREENVILLE, SC 29606				
Brief	HWY 123 AT CROSWELL	Code							
Tax Description	SCHOOL RD	Value	\$1,989,322						
	(Note: Not to be used on legal documents)								

Date created: 3/19/2024

Last Data Uploaded: 3/19/2024 1:32:09 PM

Developed by  Schneider
GEOSPATIAL

