

**PICKENS COUNTY PLANNING COMMISSION**

**MINUTES**

of

**April 8, 2024**

**6:30 pm**

**PICKENS COUNTY ADMINISTRATION BUILDING  
Council Chambers**

**NOTICE OF MEETING AND PUBLIC HEARING:** Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's meeting was provided January 1, 2024 via the Pickens County Website and posted next to the Offices of the County Planning Department. In addition, the agenda for this meeting was posted outside the meeting place (Pickens County Administration Building Bulletin Board) and was emailed to all persons, organizations, and news media requesting notice. Notice for the public hearings was published in the *Pickens County Courier*, posted on the properties subject of public hearing(s), and emailed to all persons, organizations, and news media requesting notice pursuant to Section 1205(d)(1) of the Pickens County Unified Development Standards Ordinance.

**MEMBERS PRESENT:**

Gary Stancell, Chairman  
Mike Watson  
Jessica Massey  
Kelsey Crooks  
Danny Garrett  
Clay Counts

**MEMBERS ABSENT:**

Bobby Ballentine, Vice Chairman

**STAFF PRESENT:**

Trad Julian, Planning Supervisor  
Todd Steadman, Planner

***Welcome and Call to Order***

Mr. Stancell, the Presiding Official, called the meeting to order and asked those in attendance to join in a moment of silence and then asked everyone to recite the Pledge of Allegiance.

Mr. Stancell then asked the members of the Commission to introduce themselves.

***Approval of Minutes***

Mr. Stancell called for approval of the minutes of the March 11, 2024, meeting.

Ms. Crooks made a motion to approve the minutes. Mr. Watson seconded.

Mr. Stancell called for a vote. The motion passed unanimously (6-0).

***Public Comments***

Chairman Stancell asked if there was anyone present who wished to make a public comment regarding an item not on the agenda. Hearing none, Chairman Stancell closed the public comment portion of the meeting.

1  
2 **Public Hearings**

3  
4 Mr. Stancell then opened the public hearing portion of the meeting and called for the first case to be heard.

5  
6 **LU-24-0001: Greenville Pickens Speedway Office Park**

7  
8 Mr. Julian presented a staff report on the project.

9  
10 John Cochran – representing the applicant/developer – then offered to answer any questions.

11  
12 Mr. Counts asked what drove the changes to the project and Cochran said that it was due to having specific tenants  
13 and that now warehousing, manufacturing and light industrial are all intended uses.

14  
15 Cochran then explained how the project was intended to be phased in.

16  
17 Ms. Crooks asked if there was any reason that Phase 2 might not happen, and Cochran said there was nothing he  
18 could think of that would stop it from going forward.

19  
20 Mrs. Massey asked about the roadway that circles around the old raceway and was told that it is a brand-new road and  
21 a temporary one.

22  
23 Cochran said they do not have a plan for the racetrack itself or any of the areas not included in Phase 1 other than that  
24 they intend to develop it all.

25  
26 Mr. Watson verified that there would be adequate parking and drive lane widths.

27  
28 Mr. Watson verified that stormwater was being considered and Mr. Julin pointed out that this project would have to  
29 meet the State and County standards for stormwater runoff.

30  
31 Mr. Garrett pointed out that the northeast corner of the site shows a 30' Class 1 Buffer and Cochran said that that is  
32 shown for when Phase 2 goes into place.

33  
34 Mr. Watson asked about fencing and Cochran said that he knew that two of the buildings would be fenced but that the  
35 entire site was not going to be fenced and that some of the buildings/businesses may have gates, but the office park  
36 as a whole would not be gated.

37  
38 Mr. Stancell asked about the temporary construction entrance and was told that the entrance shown was temporary  
39 and that the permanent entrance would be where Croswell Church Road and 123 intersect.

40  
41 Mrs. Massey asked about the ability of the new bridge to withstand the traffic and weight of the trucks and Cochran  
42 said they have spoken to DOT about this and DOT is not concerned.

43  
44 Chairman Stancell asked if anyone from the public cared to speak and Mr. Julian said that no one had signed up.  
45 Chairman Stancell closed the public input session.

46  
47 Chairman Stancell then called for a motion. Mr. Garrett made a motion to approve as presented. Mrs. Massey  
48 seconded.

49  
50 Chairman Stancell then called for a vote on the motion. The motion passed unanimously (6-0).

51  
52 **New Business:**

53  
54 There was no new business to discuss.

1 **Commissioners and Staff Discussion**

2 Mr. Julian shared an update on the Impact Fee Study stating that the consultant was meeting with the sheriff's office  
3 to include them in the study.  
4

5 Mr. Julian said that he expects RV parks to come back to the Planning Commission for their input prior to a final  
6 decision being made.  
7

8 The Commission then held a lengthy discussion about setbacks and ultimately asked staff to come back to them with  
9 a proposal that changes the UDSO to have setbacks be:

- 10  
11 10' – Side  
12 15' - Rear  
13 25' - Front (with 15' allowed as a setback if there are alley loaded sites).  
14

15 The Commission then held a discussion about tattoo parlors and after a fair amount of discussion with various ideas  
16 being presented, the Commission decided to leave the UDSO as it is.  
17

18 **Adjourn**

19  
20 There being no additional matters to be taken up by the Planning Commission, Chairman Stancell called for a motion  
21 to adjourn. Mr. Counts made a motion to adjourn. Mrs. Massey seconded. Chairman Stancell called for a vote. The  
22 motion passed unanimously. (6-0).  
23

24 The meeting was adjourned at 7:32 pm.  
25

26 Submitted by:

27  
28 \_\_\_\_\_  
29 Secretary Date

30 Approved by:

31  
32 \_\_\_\_\_  
33  
34 Chairman Date  
35