

PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

March 09, 2026

6:30 pm

PICKENS COUNTY ADMINISTRATION BUILDING County 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, 2026 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:

Kelsey Crooks, Acting Chair
Peter Greenberger
Jessica Massey
Daniel Brazinski
Tripp Brooks
Ron Christian
Jennifer DeWild

MEMBERS ABSENT:

None

STAFF PRESENT:

Trad Julian, Senior Planner
Ray Holliday, Planner
Sydney Hancock, Planner

Welcome and Call to Order

Ms. Crooks, the acting Chair, 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.

Ms. Crooks then asked the members of the Commission to introduce themselves.

Approval of Minutes

Ms. Crooks calls for approval of the minutes of the December 08, 2025, meeting.

Mr. Christian made a motion to approve the minutes. Mr. Brazinski seconded.

Ms. Crooks calls for a vote. The motion passes unanimously (7-0).

Ms. Crooks calls for approval of the minutes of the February 09, 2026, meeting.

Mr. Brooks made a motion to approve the minutes. Mr. Christian seconded.

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2 Ms. Crooks calls for a vote. The vote passes 6-0, with Mrs. DeWild abstaining.

3
4 Ms. Crooks calls for approval of the minutes of the February 24, 2026, meeting.

5
6 Mrs. Massey made a motion to approve the minutes. Mr. Christian seconded.

7
8 Ms. Crooks calls for a vote. The vote passes 6-0, with Mr. Brooks abstaining.

9
10 **Public Comments**

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12 Ms. Crooks asked if there was anyone present who wished to make a public comment regarding an item not on the
13 agenda.

14
15 Mr. Josh Medlin and Ms. Tina Howard signed up but withdrew from speaking. Dr. Steve Jackson spoke regarding a
16 previously approved project off of N Fish Trap Road.

17
18 Ms. Crooks noted that there was no one else present who wished to make a public comment regarding an item not on
19 the agenda. Therefore, Ms. Crooks closed the public comment portion of the meeting.

20
21 **Agenda Items:**

22
23 **Tabled Item - LU-26-0001: Commercial Development – Speedway Multi-Use Park Phase 3**

24
25 **Tabled Item - LU-26-0002: Industrial Development – Speedway Multi-Use Park Phase 4**

26
27 **Tabled Item - LU-06-0003: Industrial Development – Speedway Multi-Use Park Phase 5**

28
29 Ms. Crooks calls for a motion to take LU-26-0001: Commercial Development – Speedway Multi-Use Park Phase 3 off
30 the table. Mr. Brooks made a motion to take the agenda item off the table. Mr. Christian seconded.

31
32 Ms. Crooks calls for a vote. The motion passes unanimously (7-0).

33
34 Ms. Crooks calls for a motion to take LU-26-0002: Commercial Development – Speedway Multi-Use Park Phase 4 off
35 the table. Mr. Brooks made a motion to take the agenda item off the table. Mr. Greenberger seconded.

36
37 Ms. Crooks calls for a vote. The motion passes unanimously (7-0).

38
39 Ms. Crooks calls for a motion to take LU-26-0003: Commercial Development – Speedway Multi-Use Park Phase 5 off
40 the table. Mr. Brooks made a motion to take the agenda item off the table. Mr. Brazinski seconded.

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42 Ms. Crooks calls for a vote. The motion passes unanimously (7-0).

43
44 Mr. Brooks made a motion to approve Phase 3 as presented. Mr. Christian seconded.

45
46 Commissioners discussed the traffic study and the Comprehensive Plan alignment. Mr. Christian noted that
47 the area is already industrial. Mrs. DeWild discussed the Comprehensive Plan and how this does not
48 adhere to the character area shown in the Comprehensive Plan. Planning Staff discussed that the
49 Comprehensive Plan is not to be used to limit or restrict potential land uses, and this proposal could be
50 considered a part of the Commercial Gateway Corridor since the proposal touches this area.

51
52 The Commissioners and the applicants held discussions about the negotiations for the sale of the
53 racetrack. Additionally, Commissioners reviewed the Memorandum of Agreement from the State Historic
54 Preservation Office (SHPO). Mr. Brooks asked whether it was the Commission's intention to override

1 SHPO's mitigation agreement and propose additional preservation measures. Ms. Crooks expressed her
2 concern about the ongoing negotiations to sell the racetrack. Additionally, Ms. Crooks stated that the
3 proposed mitigation ideas were insufficient in her opinion.

4
5 Commissioners continued discussions about the traffic study submissions. Mr. Brooks raised questions
6 regarding each phase having separate studies. Mr. Cochrane clarified that Phase 3 and Phase 4 have the
7 same traffic study, and Phase 5 received its own traffic study. Ms. Crooks discussed that these studies did
8 not show the 2 mile unsignalized intersection range, and the 20-year future time horizon.

9
10 Mr. Brooks makes a motion to withdraw his motion to approve Phase 3. Mr. Christian seconded.

11
12 Ms. Crooks calls for a vote. The motion passes unanimously (7-0).

13
14 Mr. Brooks made a motion to approve both Phase 3 and Phase 4. Mr. Brazinski seconded.

15
16 Ms. Crooks calls for a vote. The motion passes unanimously (7-0).

17
18 Commissioners and planning staff discussed the motion that was voted on. Planning staff recommended that
19 the Commissioners make a motion to reconsider the previous vote if they want to continue discussion on
20 Phases 3 and 4.

21
22 Mr. Christian made a motion to reconsider and rescind the earlier vote in respect to Phases 3 and 4. Mr.
23 Brazinski seconded.

24
25 Ms. Crooks calls for a vote. The motion passes unanimously (7-0).

26
27 Commissioners discussed Phases 3, 4, and 5. Mrs. DeWild asked for clarification regarding the safety of
28 demolishing the racetrack, particularly concerning the potential disturbance of toxic materials during the
29 demolition process. Planning staff informed the Commission that any demolition would be permitted through
30 the Department of Environmental Services.

31
32 Ms. Crooks made a motion to deny Phase 3. Mrs. DeWild seconded.

33
34 Ms. Crooks calls for a vote. The motion passes unanimously (7-0).

35
36 Ms. Crooks made a motion to deny Phase 4. Mr. Christian seconded.

37
38 Ms. Crooks calls for a vote. The motion passes unanimously (7-0).

39
40 Ms. Crooks made a motion to deny Phase 5. Mrs. Massey seconded.

41
42 Ms. Crooks calls for a vote. The motion passes unanimously (7-0).

43
44 Commissioners discussed the possibility of resubmitting the project. They expressed a desire to see the
45 traffic study include the two-mile range of unsignalized intersections and a 20-year future time horizon.
46 Additionally, they would like clarification on how this project aligns with the Comprehensive Plan.

47
48 **New Business**

49
50 No new business.

51
52 **Commissioners and Staff Discussion**

Ms. Crooks requested that Commissioners have a Workshop on April 13th to discuss what the subcommittees have been working on.

Commissioners briefly discussed some updates they have regarding their subcommittee's topics.

Adjourn

There being no additional matters to be taken up by the Planning Commission, Ms. Crooks made a motion to adjourn. Mr. Christian seconded. Ms. Crooks called for a vote. The motion passed unanimously. (7-0).

The meeting was adjourned at 9:34 pm.

Submitted by:

Secretary

Date

Approved by:

Chairman

Date