PICKENS COUNTY PLANNING COMMISSION

MINUTES

of

February 09, 2026

6:30 pm

PICKENS COUNTY ADMINISTRATION BUILDING
Main Conference Room

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

MEMBERS ABSENT:
Jennifer DeWild

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. Brooks made a motion to approve the minutes. Mrs. Massey seconded.

Mr. Brooks requested changes to the minutes regarding the traffic study, character area boundaries, and lack of consensus regarding the misalignment of the Comprehensive Plan. Mrs. Massey also requested a review of whether the previous meeting discussed that the traffic study met the County's traffic study policy for a large-scale development.

Mr. Brooks withdrew his motion to approve.

Mr. Brooks made a motion to deny the minutes. Ms. Crooks seconded.

Ms. Crooks calls for a vote. The vote passes 5-0, with Mr. Greenberger abstaining.

Public Comments

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

Public Hearings

SD-26-0001: Single-Family Residential Development – Callaham Corners at TMS#: 4099-00-12-8045

Ms. Crooks called for applicants to speak on the action item.

Ms. Ashley Henthorn, the Civil Engineer, Mr. William Callaham Seiffert and Mr. William Seiffert, the property owners and applicants, presented the proposed project.

Ms. Crooks called for members of the public to speak on the action item.

Mr. Ron Monday and Mr. Michael Pilgrim spoke in opposition of the action item.

Commissioners discussed the open space, entrance, sidewalks, and tree plantings for the proposed. Ms. Henthorn stated that SCDOT is okay with this entrance. Planning Staff also informed the Commission that only one entrance is required, as this proposed subdivision is less than 99 lots. Ms. Henthorn stated that they did not intend to do sidewalks for this project.

Mr. Holliday brought it to the Commissioners attention, that Section 505(e) of the Unified Development Standards Ordinance states that sidewalks are a requirement for Open Space Subdivisions.

Commissioners discuss whether the site plan should include the sidewalks, tree plantings, and driveway curb cuts. Mr. Brooks discussed that the Planning Staffs function is to ensure these standards are being met.

Mr. Brooks made a motion to approve the project with a condition of it complying with Sections 505(e), 505(f), and Article 8 of the Unified Development Standards Ordinance. This receives no second.

Mr. Brooks made a motion to deny the project as presented. This receives no second.

Ms. Crooks brings up the possibility of tabling. The applicants stated that they would prefer conditional approval. Mr. Brooks mentions Section 1205(f), which are the factors used when considering land use.

Mr. Brooks made a motion to approve the project with a condition of it complying with Sections 505(e), 505(f), and Article 8 of the Unified Development Standards Ordinance. Mrs. Massey seconds.

Mr. Christian made an amendment to the motion to state Section 505, instead of 505(e) and 505(f). Mr. Greenberger seconds.

Ms. Crooks calls for a vote on the amendment. The amendment passes unanimously (6-0).

Ms. Crooks calls for a vote on the motion. The motion passes unanimously (6-0).

LU-26-0001: Commercial Development – Speedway Multi-Use Park Phase 3, LU-26-0002: Industrial Development – Speedway Multi-Use Park Phase 4, LU-06-0003: Industrial Development – Speedway Multi-Use Park Phase 5

Ms. Crooks announced that all remaining agenda items relate to the Speedway Project, so one public hearing will be held, but they will vote on all three land use proposals separately.

Ms. Crooks called for applicants to speak on the action item.

Mr. Jonathan Cochrane, the applicant, along with developers Mr. Stan Tzouvelekas and Mr. Philip Willson, presented the proposed projects. Phase 3 includes retail space, a convenience store with a gas station, and restaurant facilities. Phase 4 proposes an industrial manufacturing facility, while Phase 5 proposes a combination of industrial and flexible facilities.

Ms. Crooks called for members of the public to speak on the action items.

A total of 19 speakers spoke in opposition of the Speedway Project, and 2 speakers spoke in favor of the Speedway Project.

The commissioners discussed several concerns, including traffic and the realignment of Highway 124. They noted that a traffic study was not included, emphasizing its necessity for properly evaluating the project applications. Mr. Cochrane stated that they can provide the traffic study. Additionally, it was mentioned that Phase 5 might be modified to adjust the ingress and egress based on the findings from the traffic study.

The commissioners discussed the option of tabling the project, with the applicant's consent, to allow for the review of the traffic study and any necessary modifications to the site plan for Phase 5, depending on the findings of the traffic study. The applicant agreed to postpone all phases of the project.

Mr. Christian made a motion to table Phase 3 until next month's meeting due to the request for additional information, including a traffic study and any supporting materials, with agreement from the applicant. Ms. Crooks seconded.

Ms. Crooks calls for a vote on the motion. The motion passes unanimously (6-0).

Mr. Christian made a motion to table Phase 4 until next month's meeting due to the request for additional information, including a traffic study and any supporting materials, with agreement from the applicant. Ms. Crooks seconded.

Ms. Crooks calls for a vote on the motion. The motion passes unanimously (6-0).

Mr. Christian made a motion to table Phase 5 until next month's meeting due to the request for additional information, including a traffic study and any supporting materials, with agreement from the applicant. This receives no second.

Mr. Brooks made a motion to table Phase 5 until next month's meeting due to the request for additional information, including a traffic study and any impact to site plan specifically in regard to ingress and egress, with agreement from the applicant. Mr. Brazinski seconded.

Ms. Crooks calls for a vote on the motion. The motion passes unanimously (6-0).

New Business

Mr. Julian stated that we have a pre-application meeting scheduled for February.

Mr. Julian also announced his new position as Deputy Director of Parks, Recreation, and Tourism.

Commissioners and Staff Discussion

Ms. Crooks and Commissioners created subcommittees for Commercial Lodging, Highway 8 Corridor, RV Parks and Campgrounds, and Solar Farms to work on changes to the UDSO.

Mrs. Hancock informed Commission that there will need to a Special Meeting before February 25 so the proposed changes for RV Parks and Campgrounds can be approved and sent to County Council for their March meeting.

Adjourn

There being no additional matters to be taken up by the Planning Commission, Ms. Crooks called for a motion to adjourn. Mr. Christian made a motion to adjourn. Mr. Brooks seconded. Ms. Crooks called for a vote. The motion passed unanimously. (6-0).

The meeting was adjourned at 10:34 pm.

Submitted by:

______________________________ ______________________________
Secretary Date

Approved by:

______________________________ ______________________________
Chairman Date