

Mayor
ISAIAH SCIPIO
City Council
CAMERON RIVERS, Mayor Pro-Tem
JOHN MCMANUS
FLOYD ROGERS
RAY WILSON
ALLIE WINTER



Administrator
TIM O'BRIANT
City Clerk
DONNA F. OWEN

City of Pickens

www.cityofpickens.com

AGENDA
CITY COUNCIL REGULAR MEETING
Monday February 10, 2025
6:00 p.m.
CITY HALL
219 PENDLETON STREET
PICKENS, SOUTH CAROLINA

1. WELCOME AND CALL TO ORDER:
2. INVOCATION AND PLEDGE OF ALLEGIANCE:
3. SPECIAL PRESENTATION BY MAYOR SCIPIO:
Spirit of Pickens Awards
4. COMMENTS FROM CITIZENS:
5. ADMINISTRATOR'S REPORT:
6. APPROVAL OF MINUTES:
January 13, 2025 – Regular Meeting
January 14, 2025- Special Called Meeting
January 21, 2025 – Special Called Meeting
7. DISCUSSION REGARDING LEGACY SQUARE:
8. DISCUSSION OF AN ORDINANCE AS IT RELATES TO SIGNAGE:
9. COMMENTS FROM COUNCIL:
10. ADJOURNMENT:

**City of Pickens
Regular Meeting
January 13, 2025
6:00 P.M.**

The Mayor and City Council convened at City Hall 219 Pendleton Street, Pickens S.C. for a Regular Meeting. Agendas were posted and sent to media on January 10, 2025.

Council Members in Attendance:

Mayor, Isaiah Scipio
Mayor Pro-Tem Cameron Rivers
Council Member, Floyd Rogers
Council Member, John McManus
Council Member, Ray Wilson
Council Member Allie Winter

Staff:

Administrator Tim O'Briant
Police Chief, Randal Beach
Fire Chief, Chris Elrod
Finance Director, Mandy Hess
Public Works Director, Trey Adams

(The minutes are a synopsis of the meeting, and they are not a verbatim discussion. full viewing and recording of the meeting is available on the City of Pickens Web-page and Facebook. Also, the full agenda packet with all departmental reports are available in the City Clerk's office).

WELCOME AND CALL TO ORDER:

Mayor Scipio called the meeting to order and requested Chief Randal Beach to give the invocation followed by the Pledge of Allegiance.

COMMENTS FROM THE MAYOR:

Mayor Scipio thanked all citizens in attendance for being involved in local government. Mayor Scipio stated he was thankful and humbled to be the Mayor of Pickens. Mayor Scipio informed the citizens that he will be doing a "State of the City" report in February.

COMMENTS FROM CITIZENS:

Pat Mulkey-Mr. Mulkey has been extremely active in the Hurricane Helene relief efforts in Western North Carolina. Mr. Mulkey thanked many people for their assistance. Mr. Mulkey stated that the citizens of Pickens should be grateful and thankful for their resources. Mr. Mulkey thanked the Mayor and Council for putting infrastructure as a priority.

Edwina Lone- Ms. Lone, inquired about the siren at the water tower. Staff informed her it was being worked on. Ms. Lone stated she attended a council meeting about (3) months

ago, and a lady from Liberty asked that Council wait 30 days before making decisions about the water contract. Ms. Lone stated she thinks council should bring more items to the attention of the people and make sure the people are well informed, and the elected officials should know what the people expect.

ADMINISTRATOR’S REPORT:

Tim O'Briant stated the majority of his report is regarding the up to date financial reports that are enclosed with the agenda packet.

- Mandy Hess will check on the maturing CD’s that are located at Pickens Savings and Loan.
- 2023 Audit is underway.
- Council would like to make sure that businesses are paying hospitality tax, business licenses, and utilities.

APPROVAL OF MINUTES:

December 9, 2024 – Motion was made by Council Member Allie Winter, seconded by Council Member Floyd Rogers, and unanimously approved.

January 6, 2025- Motion was made by Council Member John McManus, seconded by Council Member Ray Wilson, and unanimously approved.

SECOND READING OF ORDINANCE NO. 2024-11, TO AMEND DIVISION 3 (MEETINGS) OF Article II (MAYOR AND COUNCIL) OF CHAPTER 2 (ADMINISTRATION) OF THE CITY OF PICKENS CODE OF ORDINANCES:

Motion was made by Council Member Allie Winter and seconded by Council Member John McManus to approve second reading of Ordinance No. 224-11.

>> Council held much discussion regarding the seven pages of research that Council Member Floyd Rogers placed in the agenda packet. Mr. Rogers stated he was not opposed to the ordinance, and he believes in decorum and balance in every meeting, however he does not want it to be so structured that it limits freedom of speech. Mr. Rogers stated he would like to see this ordinance be stronger and give the presiding officer more authority to maintain order.

Council Member Allie Winter asked if the attorney has responded about council members absences.

Mayor Scipio asked if Council would like to start over with another draft. Ms. Winter stated she thought the ordinance was good, and she thought the meaning of order, decorum, and debate are similar to the items in Council Member Rogers' document.

Mayor Scipio called for a vote and stated if Council wants further amendments that can be discussed at a future work session.

The vote that this constitutes a second reading of Ordinance No. 2024-11 was approved with Council Member Allie Winter, Council Member John McManus, Council Member Cameron Rivers, Mayor Scipio, and Council Member Ray Wilson voting in favor. Council Member Floyd Rogers opposed. Motion carried 5-1.

APPROVAL OF THE GREENVILLE WATER CAPACITY BUY IN AND SUPPLY AGREEMENT:

Tim O'Briant stated the contract is before Council for approval.

>>During discussion Council members concluded the meeting with Greenville Water and the attorneys were extremely helpful. Mr. Rogers discussed the point of the 60 days and buying additional capacity. Mr. O'Briant stated in order to keep the integrity of the contracts with other customers, Greenville water needed to keep the 60 days. Council Member John McManus stated he thought the contract has been properly vetted and discussed. He also stated he thought Greenville water has been accommodating to the City of Pickens to allow (3) options of termination without penalty. Council Member Floyd Rogers stated he thought it was a fairly common contract and written to favor the business of Greenville Water.

Mayor Scipio called for a motion.

>>Motion was made by Council Member John McManus to approve the Greenville Water contract as presented. Motion was seconded by Council Member Allie Winter. Motion carried with all members voting in the affirmative with the exception of Council Member Floyd Rogers who opposed. Motion carried 5-1.

APPOINTMENT TO THE PLANNING COMMISSION:

Motion was made by Council Member Ray Wilson to appoint Caroline Rogers to the Planning Commission. Motion was seconded by Council Member Allie Winter and unanimously passed. Ms. Rogers will fill the unexpired term of Council Member Ray Wilson.

COMMENTS FROM COUNCIL:

Council Member Allie Winter thanked the Police, Public Works, and Fire Departments for the demanding work during the snowstorm. Ms. Winter also thanked Council and Citizens for the many phone calls, emails, and text as it relates to this decision regarding Greenville Water. Ms. Winter stated she appreciated every call.

Mayor Scipio thanked Council and staff for the work as it related to the Greenville Water Contract. Mayor Scipio stated he has never been untruthful about this contract. He brought all the information to Council, and Council voted to withdraw from Joint Regional Water. Mayor Scipio stated he was not going to undermine a decision that Council had made. Mayor Scipio stated he was a commissioner on the Joint Water Board for 8 years. As Mayor, he feels the right contract has been voted on in order to bring clean safe water to Pickens at the present time.

Council Member Floyd Rogers stated he has truly struggled with the Greenville Water Contract and the controversial issues with Joint Regional. Mr. Rogers stated he appreciated the last meeting with Greenville Water. Mr. Rogers stated he was upset to the point of resignation. Mr.

Rogers stated he has been in deep thought and feels more at peace, and thanked members of Council for their patience and looks forward to the future.

ADJOURNMENT:

Hearing no further business, Mayor Scipio called for the motion to adjourn. Motion was made by Council Member Floyd Rogers, seconded by Council Member Cameron Rivers and unanimously approved to adjourn. Pickens City Council stood adjourned at 7:05

Respectfully Submitted:

Approved:

Donna F. Owen, City Clerk

Isaiah Scipio, Mayor

**City of Pickens
Special Called Meeting
January 14, 2025
6:00 P.M.**

The Mayor and City Council convened at City Hall 219 Pendleton Street, Pickens S.C. for a Special Called Meeting. Agendas were posted and sent to media on January 10, 2025.

Council Members in Attendance:

Mayor, Isaiah Scipio
Mayor Pro-Tem Cameron Rivers
Council Member, Floyd Rogers
Council Member, John McManus
Council Member, Ray Wilson
Council Member Allie Winter

Staff:

Administrator Tim O'Briant
Finance Director, Mandy Hess

(The minutes are a synopsis of the meeting, and they are not a verbatim discussion. full viewing and recording of the meeting is available on the City of Pickens Web-page and Facebook. Also, the full agenda packet with all departmental reports are available in the City Clerk's office).

WELCOME AND CALL TO ORDER:

Mayor Scipio called the meeting to order and welcomed those in attendance. Council Member John McManus gave the invocation followed by the Pledge of Allegiance.

PRESENTATION BY EVERGREEN SOLUTIONS AS IT RELATES TO THE CLASSIFICATION AND PAY STUDY FOR THE CITY OF PICKENS:

Mr. Rob Williamson with Evergreen Solutions came before Council with a power point presentation (exhibit A, in the minutes) regarding the findings of the Compensation Study Results. Mr. Williamson stated the following would be covered in the presentation.

- Study goals
- Project Phases
- Current System Findings
- Market Results
- Recommendations

Council and staff held much discussion regarding the organizations used for market targets, reoccurring cost/affordability, revenues and expenses, market results, and key recommendations. Staff explained how the funding would be structured to adapt to the new pay ranges. Council also held debate about implementation dates.

Council discussed accepting the pay study, and staff can make inquiries as directed by council in order to bring information back for further decisions.

>>Motion was made by Council Member Allie Winter to accept the classification study from Evergreen Solutions as presented. Motion was seconded by Council Member Floyd Rogers. Staff will bring more information to Council before implementation.

Motion carried 5-1 with Council Member Allie Winter, Council Member Floyd Rogers, Council Member John McManus, Council Member Ray Wilson, and Mayor Scipio voting in favor. Council Member Cameron Rivers opposed. Mr. Rivers stated he is not against the pay study; he has many unanswered questions.

ADJOURNMENT:

Hearing no further business, Mayor Scipio called for the motion to adjourn. Motion was made by Council Member Allie Winter, seconded by Council Member Floyd Rogers, and unanimously approved to adjourn. Pickens City Council stood adjourned at 7:52 p.m.

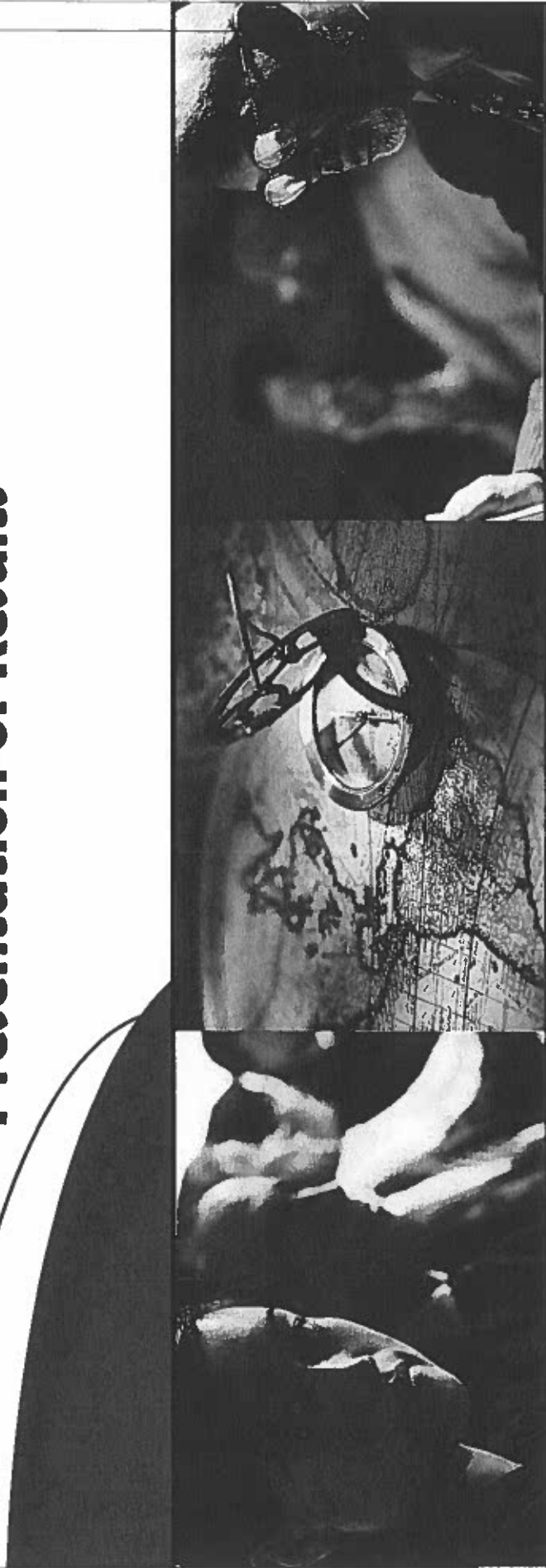
Respectfully Submitted:

Approved:

Donna F. Owen, City Clerk

Isaiah Scipio, Mayor

Pickens, SC Compensation Study Presentation of Results



**Presented by:
Rob Williamson**



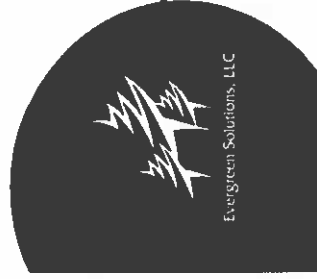
Evergreen Solutions, LLC

January 14, 2025

Council Meeting 1-14-2025

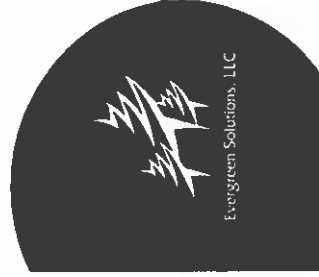
Overview

- Study Goals
- Project Phases
- Current System Findings
- Market Results
- Recommendations

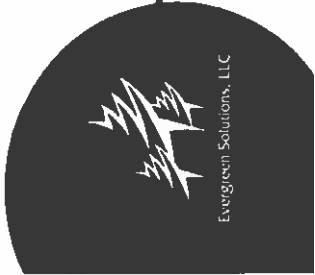
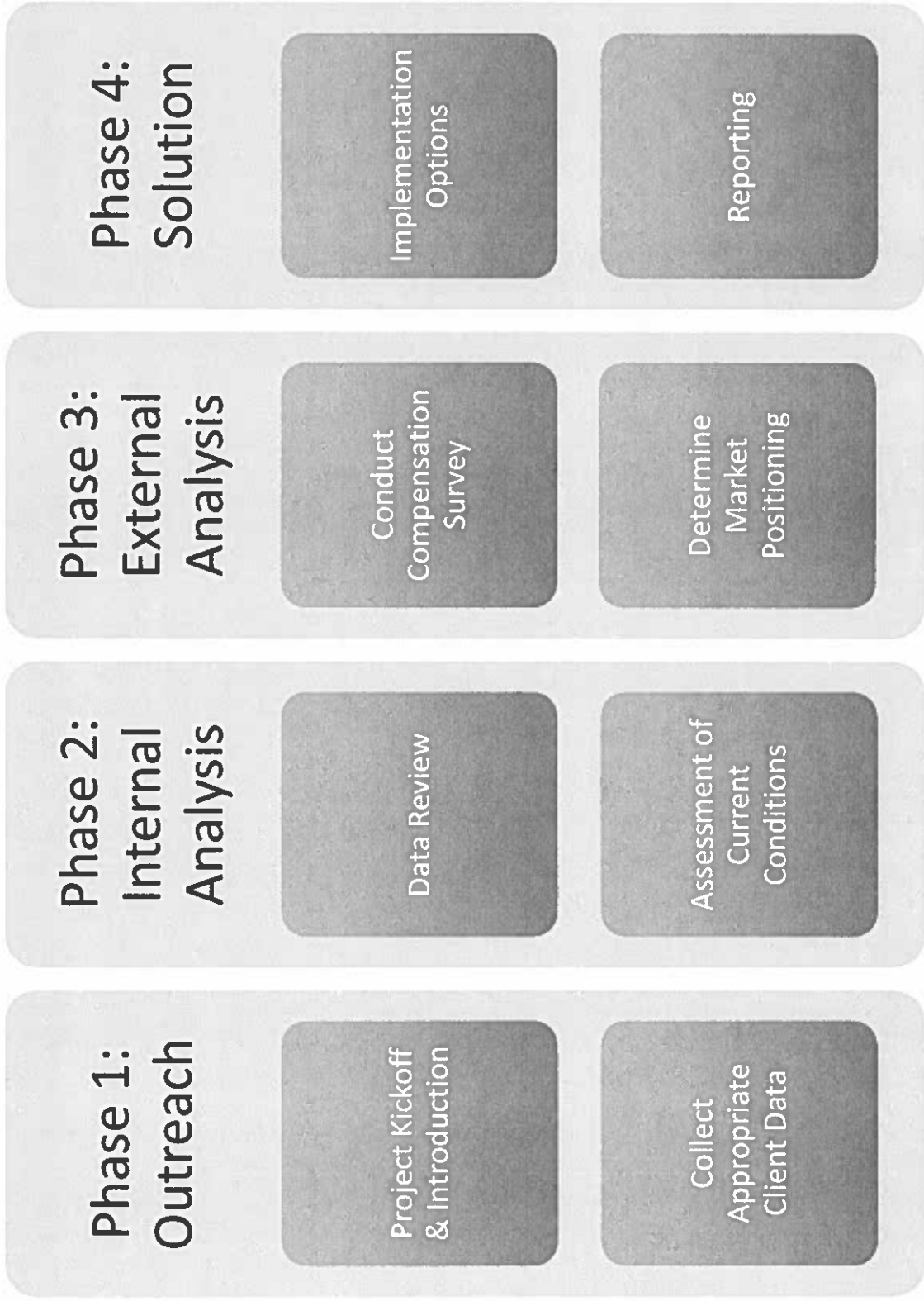


Study Goals

- Review current compensation system to ensure internal equity.
- Survey peer organizations to ensure external equity.
- Produce recommendations to provide the organization with a compensation system that is equitable, both internally and externally.



Project Phases



Market Targets

- Salary survey resulted in responses from 18 peers.
- Responses are adjusted for cost-of-living differentials.
- Of the 36 positions surveyed, 25 met the criteria for inclusion.
- Average response rate was 9 matches per position.
- Hendersonville, Anderson and Greenville were not used for senior leadership positions.

Respondent Organizations

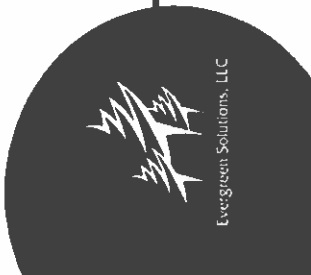
Anderson County, SC
Greenville County, SC
Oconee County, SC
Dorchester County, SC
Florence County, SC
Lancaster County, SC
Laurens County, SC
Anderson, SC
Clemson, SC
Greenville, SC
Greenwood, SC
Liberty, SC
Pendleton, SC
Westminster, SC
Hendersonville, NC
Walhalla, SC
Mauldin, SC
Pickens County School District



Market Results

Market Survey indicates the City of Pickens is lagging the market average at the minimum of the range.

Classification	Survey Minimum			Survey Midpoint			Survey Maximum			Classification	Survey Minimum			Survey Midpoint			Survey Maximum		
	Average			Average			Average				Average			Average			Average		
ACCOUNTS PAYABLE/ACCOUNTING ASSISTANT	\$35,391.24			\$40,987.85			\$47,807.50			FIRE LIEUTENANT	\$54,624.05			\$65,741.28			\$76,971.58		
ADMINISTRATOR	\$109,225.28			\$146,293.51			\$170,859.85			POLICE LIEUTENANT	\$65,191.11			\$81,444.30			\$96,991.18		
ASSISTANT FIRE CHIEF	\$79,285.85			\$96,665.71			\$117,623.03			MASTER PATROL	\$47,580.62			\$56,360.43			\$66,532.62		
ASSISTANT JUDGE	\$47,182.73			\$56,383.55			\$68,501.68			MUNICIPAL JUDGE	\$54,237.10			\$85,771.69			\$99,090.46		
ATHLETIC COORDINATOR	\$38,440.64			\$47,272.83			\$56,653.33			PATROL OFFICER	\$45,326.55			\$50,726.58			\$58,349.71		
POLICE CHIEF	\$88,835.56			\$103,619.45			\$126,670.24			PAYROLL ADMINISTRATOR	\$49,866.42			\$59,936.95			\$71,252.55		
CLERK TO COUNCIL	\$56,273.72			\$62,923.02			\$66,692.33			PUBLIC WORKS AND UTILITIES DIRECTOR	\$93,100.04			\$117,161.42			\$139,424.48		
CORPORAL	\$44,608.67			\$52,686.33			\$60,763.98			RECORDS CLERK (PT)	\$32,265.12			\$38,788.44			\$46,111.73		
CORPORAL INVESTIGATORS									RECREATION DIRECTOR	\$82,532.83			\$103,843.93			\$127,303.56			
CORPORAL K-9									SANITATION WORKER	\$32,936.60			\$42,937.25			\$49,090.73			
FINANCE DIRECTOR	\$97,231.07			\$119,303.90			\$149,556.59			SERGEANT	\$53,206.14			\$63,960.82			\$75,420.04		
FIRE CAPTAIN	\$58,885.93			\$68,622.09			\$79,884.41			STAFF SERGEANT									
FIRE CHIEF	\$86,536.43			\$101,937.89			\$118,511.14			STREET/SANITATION SUPERVISOR	\$54,234.06			\$68,041.02			\$78,133.26		
FIRE TRAINING COORDINATOR									TERMINAL AGENCY COORDINATOR	\$42,901.22			\$49,296.02			\$57,221.95			
FIREFIGHTER	\$44,009.27			\$47,837.17			\$54,047.71			UTILITY CLERK	\$32,264.93			\$39,398.86			\$47,023.64		
FRONT OFFICE MANAGER	\$44,312.42			\$53,907.47			\$63,502.51			VICTIM ADVOCATE	\$43,381.89			\$49,151.62			\$57,308.78		
GROUNDS LABOR	\$33,295.83			\$38,850.40			\$45,036.21			WASTEWATER TREATMENT PLANT OPERATOR	\$42,282.65			\$47,898.08			\$56,164.68		
GROUNDS SUPERVISOR	\$45,704.47			\$54,643.56			\$62,419.60			WATER DISTRIBUTION TECHNICIAN	\$35,287.32			\$42,401.74			\$50,601.52		
Overall Average										-9.4%									



Key Recommendations

1. Adopt the proposed pay ranges and assign classifications to the specific pay grades using existing internal equity and the market response.
2. Develop a Police Step Plan to align with Fire Pay Plan
 1. Set initial step plan 3% above market average.
3. Update the Fire Pay Plan based on the market response.
 - a. Preserve the current structure of the Fire Step Plan and bring to market.
4. Place employees within their newly recommended pay grades using the Bring To Minimum and Compa Ratio implementation methodology, as directed by Pickens staff & Council, to align with the compensation philosophy and financial means of the City of Pickens.



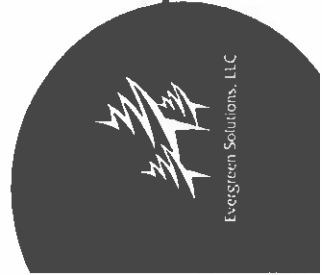
Implementation Costs

Implementation Option - April 1, 2025	Updated Total Base Salary-Only Cost	Number of Employees Adjusted	Average Adjustment for Impacted Employees	% of Payroll
GENERAL EMPLOYEES Bring to Minimum (includes Police and Fire Chiefs)	\$103,004.96	10	\$10,300.50	4%
Police Bring to Min in Step	\$72,324.05	17	\$4,254.36	2%
Total Cost for FT Employees	\$279,323.64	42	\$7,162.61	3.19%

As of April 1, 2025:

- **Bring to Minimum** – Realigns employees who are below the minimum of their recommended pay range by bringing them up to the minimum, with no further adjustments made.

Fire/Compa Ratio – Preserves employees position relative to the midpoint.

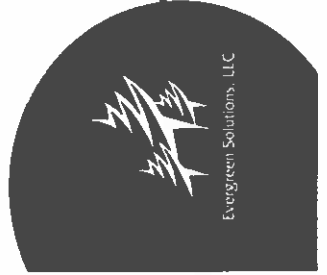


Implementation Costs

Implementation Option - July 1, 2025	Updated Total Base Salary-Only Cost	Number of Employees Adjusted	Average Adjustment for Impacted Employees	% of Payroll
GENERAL EMPLOYEES Bring to Minimum (includes Police and Fire Chiefs)	\$44,101.36	28	\$1,575.05	2%
Police Bring to Min in Step	\$33,600.99	17	\$1,976.53	1%
Total Cost for FT Employees	\$101,678.59	60	\$1,191.65	1.2%

As of July 1, 2025:

- 3% COLA increase.



Next Steps

- **Council Accepts Study Findings, Recommendations, Implementation Option and Costs.**
- **Provide Final Solution File**
- **Provide Draft and Final Reports** – provide reports that memorialize the work and study findings.
- **Project Close-out**



**City of Pickens
Special Called Meeting
January 21, 2025
2:00 p.m.**

The Mayor and City Council convened at City Hall 219 Pendleton Street, Pickens S.C. for a Special Called Meeting. Agendas were posted and sent to media on January 16, 2025.

Council Members in Attendance:

Mayor, Isaiah Scipio
Mayor Pro-Tem Cameron Rivers
Council Member, Floyd Rogers
Council Member, John McManus
Council Member, Ray Wilson
Council Member Allie Winter

Staff:

Administrator Tim O'Briant
Finance Director, Mandy Hess

WELCOME AND CALL TO ORDER:

Mayor Scipio called the meeting to order and welcomed those in attendance. Mayor Scipio gave the invocation followed by the Pledge of Allegiance.

CONVENE INTO EXECUTIVE SESSION TO DISCUSS PERSONNEL AS IT RELATES TO COMPENSATION AND MARKET ANALYSIS AS ALLOWED BY SC CODE SECTION 30-4-70 (A) (1):

Mayor Scipio read the motion to convene into Executive Session.

>>Motion was made by Council Member Allie Winter, seconded by Council Member John McManus, and unanimously approved to convene into executive session for the stated purpose.

RECONVENE INTO PUBLIC SESSION:

>>Motion was made by Council Member Ray Wilson, seconded by Council Member John McManus, and unanimously approved to reconvene into public session.

ACTION AS A RESULT OF EXECUTIVE SESSION:

Mayor Scipio stated there is no action as a result of executive session. However, council is serious about this pay study and the employees for the City of Pickens are the highest priority.

ADJOURNMENT:

Hearing no further business, Mayor Scipio called for the motion to adjourn. Motion was made by Council Member Allie Winter, seconded by Council Member Floyd Rogers, and unanimously approved to adjourn. Pickens City Council stood adjourned at 4:56 p.m.

Respectfully Submitted:

Approve

Donna F. Owen, City Clerk

Isaiah Scipio, Mayor



406 East Main Street, Pickens, SC 29671
Phone: 864.878.8564 Website: pickensfbc.org

City of Pickens, SC

Attn: Mayor Isaiah Scipio
219 Pendleton Street
Pickens, SC 29671

DRAFT

Dear Mayor:

The Board of Deacons, First Baptist Church Pickens, has discussed your informal request to correct the issues with the water fountain at Legacy Square. The board is open to entertaining your request under certain conditions.

The following is a list of concerns and requirements that the church will expect addressed if a final agreement is to be reached.

1. The fountain is on church property.
2. The land will remain church property. The church is simply allowing the city the use of the location for the fountain for the public good.
3. The church will have the right to request the fountain be removed in the future for any reason the church deems appropriate. Removal timeframe to be determined after notice given and in coordination with City but not to exceed more than 4 months.
4. The church will have final approval of the fountain design and repair work.
5. The design must be kept simple working within the framework of the existing fountain, plaza, and landscaping islands.
6. No additional land will be allowed for fountain use.
7. The fountain shall remain small and not elaborate.
8. Any lighting must remain simple with white lights only.
9. The city will be responsible for all design costs.
10. The city will be responsible for all costs associated with the repair, construction, and installation of all fountain works, lighting, landscaping, etc.
11. The city will be responsible for all maintenance, repairs, services, utilities, and future costs associated with the fountain.
12. The church will have full right of refusal for any future displays associated with the fountain, plaza, and landscaping associated with the Legacy Square fountain.
13. The city will be responsible for all costs associated with the removal of the fountain if removed by the city or asked to be removed by the church.

This is an outline statement of intent and not to be considered an all-inclusive list of parameters expected prior to a final agreement.

Gil L. Stewart
Deacon Board Chairman

- THE CODE OF THE CITY OF PICKENS, SOUTH CAROLINA
Chapter 18 - ZONING
ARTICLE VI. SIGN REGULATIONS

** See Highlighted Changes **
ARTICLE VI. SIGN REGULATIONS¹

The regulations herein shall apply and govern all zoning districts. No sign shall be erected or maintained unless it complies with the regulations of this article, except that certain nonconforming signs which shall comply with the provisions set forth in Article VIII, relating to nonconforming uses, may be maintained if in existence prior to the adoption of this chapter.

Sec. 601. Prohibited signs.

The following signs are prohibited in the City of Pickens:

- A. *Signs imitating warning signals.* No sign shall display intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, or rescue vehicles, nor shall any sign use the words "stop," "danger," or any other phrase, symbol, or character in a manner that might mislead or confuse the driver of an automobile.
- B. *Signs within street or highway rights-of-way.* No sign, whether temporary or permanent, except traffic signs and signals and information signs erected by a public agency approved by the zoning administrator, is permitted within any street or highway right-of-way.
- C. *Certain attached and painted signs.* Signs painted on or attached to trees, fence posts, and telephone or other utility poles or signs painted on or attached to rocks or other natural features or painted on the roofs of buildings are prohibited.
- D. Signs placed or painted on a motor vehicle or trailer and parked with the primary purpose of providing a sign are not allowed by this chapter.

Sec. 602. Signs for which a permit is not required.

A permit is not required for the following types of signs in any zoning district. However, such signs shall conform to the applicable requirements set forth in this article.

- A. Traffic, directional, warning, or information signs authorized by any public agency approved by the zoning administrator.
 - B. Official notices issued by any court, public agency, or public office.
 - C. One (1) non-illuminated "for sale," "for rent" or "for lease" sign not exceeding six (6) square feet in area in residential districts and twenty (20) square feet in other than residential districts and located at least ten (10) feet back from the street right-of-way line, unless attached to the front wall of a building.
 - D. Signs erected in connection with elections or political campaigns. Such signs shall be erected no more than thirty (30) days prior to the election and shall be removed within seven (7) days following the election or conclusion of the campaign. No such signs shall exceed sixteen (16) square feet in surface area. Signs are not permitted in the public right-of-way. In the event of a runoff election, signs are permitted to remain erected until seven (7) days after the runoff election.
 - E. On site directional signs provided such sign bears no commercial message and does not exceed four (4) square feet in area.
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- F. Identification sign indicating the name and street number or owner or occupant of a parcel, as long as such sign does not exceed four (4) square feet of copy area.
 - G. Bulletin board, which is defined as a permanent sign which primarily displays the name of a noncommercial place of public assembly and announces the upcoming events of that organization. To not require a permit, such a sign shall not exceed thirty-six (36) square feet of copy area or five (5) feet in height. Signs of this type shall be restricted to one (1) per parcel of land.
 - H. Sign identifying a project under construction which denotes the name of the project, the architect, engineer, contractor, owner, etc., as long as such sign does not exceed twenty-five (25) square feet in residential districts, or one hundred (100) square feet in nonresidential zones, is not illuminated, and is removed within seven (7) days of completion of the project.
 - I. Signs attached or integrated into a gasoline pump, automatic bank teller machine, or drive through component of a fast food restaurant, which give operational instructions to users, the price of the product, the brand name of the product, or descriptive information about the product.
 - J. Signs on the interior side of window glass.
 - K. Decorative flags and banners which contain no commercial message when displayed on a residence.
 - L. *Sandwich boards and fluttering banners.* Sandwich boards and fluttering banners shall be allowed subject to the following conditions:
 - 1. Only one (1) sandwich board or one (1) fluttering banner are allowed along the street frontage of the business; and,
 - 2. The sandwich board or fluttering banner shall be located within five (5) to ten (10) feet of the main building entrance and the location of the sandwich board or fluttering banner shall not interfere with pedestrian or vehicular traffic and circulation; and,
 - 3. The sandwich board or fluttering banner shall be removed at the end of the business day; and,
 - 4. Any person or business erecting a sandwich board or fluttering banner shall indemnify and hold harmless the city, and its officers, employees, and agents, including any attorney's fees and costs incurred by the city, from any claim arising out of the presence or location of the sign located on or within the city's property or right of way; and,
 - 5. Fluttering banners are prohibited in the Central Business District;
 - 6. Sandwich boards shall meet the following criteria to be allowed:
 - a. The total area of the sandwich board shall not exceed ten (10) square feet; and,
 - b. Any sandwich board shall not exceed two (2) linear feet in width and forty-two (42) inches in height. Within these specified maximum dimensions, creative shapes that reflect the theme of the business are encouraged (e.g., ice cream shops may display a sign in the shape of an ice cream cone); and,
 - c. The sign shall be constructed of materials that present a neat and finished appearance. Rough-cut plywood is not allowed. The lettering on the sign shall be professionally painted or applied and the sign may not be more than fifty (50) percent changeable copy where the letters are inserted onto tracks. A "yard sale" or "graffiti" appearance with hand painted or pain stenciled letters are not allowed; provided, however, that chalkboard signs shall be permitted; and,
 - d. The written message on the sign should be limited to communicate the name of the business and/or a special message of the business.

Sec. 603. Regulations applying to specific types of signs.

The following regulations apply to the following specified types of signs:

- A. *Wall signs.* Signs on the wall of a building (including signs attached flat against the wall, painted wall signs and projecting signs) shall meet the following requirements:
1. *Signs on the front surface of a building.* The total area of signs on the exterior front surface of a building shall not exceed twenty (20) percent of the front surface of the building.
 2. *Signs on the side and rear surface of a building.* The total area of signs on a side or rear surface of a building shall not exceed twenty-five (25) percent of the exterior side or rear surface of the building, respectively, as long as this figure does not exceed the total amount of sign area permitted within the zoning district where the sign or signs are to be located.
 3. *Projecting signs.* Wall signs attached flat against a wall may extend not more than twenty-four (24) inches from the wall. Signs projecting from a wall may extend outward from the wall of a building not more than six and one-half (6½) feet and may be located no closer than eighteen (18) inches to a vertical plane at the street curb line. A projecting sign shall not extend above the top of the structure. In no case shall signs project beyond property lines except that signs may project over public sidewalks in the CBD District provided that the minimum height above grade or sidewalk level of such signs shall be at least ten (10) feet.
 4. Permanent banner for tourism and community events related businesses and purposes.
 - i. Permanent banners for tourism and community events related business are only allowed for non-profit 501c3 businesses.
 - ii. Wall signs attached flat against an exterior wall may not extend more than twelve (12) inches from the wall and must be permanently affixed to the building with hardware that has been approved by the Board of Architectural Review and must be in line with design standards of the district the tourism entity resides.
 - iii. The approved hardware to be installed on the exterior wall of the building would have to meet the Building Code regulations.
 - iv. Banners are defined as interchangeable signs which will only be permitted to highlight, advertise and promote tourism and community events related activities within the community.
 - v. Banners cannot be used as the main permanent sign for the business.
 - vi. The total area of the banner shall not exceed twenty (20) percent of the surface of the wall the banner will be located on.
 - vii. Banners should not exceed forty (40) square feet in size and initial design of the banner will be brought to the Board of Architectural Review to ensure the design blends well with the exterior of the building.
 - viii. Banner and hardware affixed to the building cannot protrude past the top or sides of the exterior wall of the building.
 - ix. Banners hung for these purposes must hang vertically from a preapproved location by a zoning official on an exterior wall of the building.
- B. *Signs on work under construction.* One non-illuminated sign, not exceeding twenty-five (25) square feet in residential districts, or one hundred (100) square feet in non-residential districts, displaying the name of the building, the contractors, the architects, the engineers, the owners, and the financial, selling, and development agencies, is permitted upon the premises of any work under construction,
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alteration, or removal. Such sign shall be removed from the site within seven (7) days after the issuance of the final occupancy permit.

- C. *Subdivision entrance signs.* One (1) or two (2) signs shall be permitted at each entrance of a residential subdivision or mobile home park, provided that such signs do not exceed a total of one hundred (100) square feet at any subdivision or mobile home park entrance. Provided further that such signs shall have a maximum height of six (6) feet. If illuminated, only indirect lighting shall be permitted. If such subdivision entrance sign is built into a decorative wall or fence, the maximum copy area requirements will apply and setback requirements shall comply with regulations for fences contained herein.
- D. *Private directional signs.* Signs indicating the location and direction of premises available for or in the process of development, but not erected upon such premises, and having inscribed thereon the name of the owner, developer, builder, or agency, may be erected and maintained, provided:
 - 1. The size of any such sign is not in excess of six (6) square feet, nor in excess of four (4) feet in length;
 - 2. Not more than one (1) such sign is erected for each five hundred (500) feet of street frontage.

Sec. 604. Signs permitted in residential districts.

The following types of signs are permitted in all residential districts:

- A. Signs for which permits are not required.
- B. For multiple family dwellings, group dwellings, and for buildings other than dwellings, one (1) non-illuminated business identification sign or bulletin board per entrance, not exceeding sixty (60) square feet in area. Such sign or bulletin board shall be set back at least ten (10) feet from any street right-of-way line.
- C. Subdivision signs and private directional signs, under the provisions of Section 603.
- D. Political signs are allowed on residential properties as long as it is not located in the right of way.

Sec. 605. Signs permitted in commercial and industrial districts.

The following types of signs are permitted in the commercial and industrial districts:

- A. All signs permitted in residential districts are permitted in commercial and industrial districts.
 - B. Within the front or side setback area of any parcel in the commercial or industrial districts, a maximum of one (1) permanently mounted detached sign of the type required to secure a permit shall be permitted for each three hundred (300) feet of road frontage for each road fronted, except that only one (1) such sign shall be permitted if total road frontage is less than three hundred (300) feet. The maximum allowable sign copy area for signs permitted under this provision shall be one hundred fifty (150) square feet multiplied by the number of signs permitted. No such sign shall be located closer than ten (10) feet to any street right-of-way. The maximum height of detached signs shall be thirty-five (35) feet, as measured from the base of the sign.
 - C. Wall signs, in no case, shall exceed the requirements of Section 603, Regulations Applying to Specified Types of Signs.
 - D. On any lot in a GBD or Industrial District on which no business enterprise is located, one off-premise freestanding sign structure having a total sign area not exceeding three hundred sixty (360) square feet is permitted. Additional sign structures, each of which does not exceed three hundred sixty (360) square feet in combined total sign area, are permitted provided they are spaced no closer than one thousand (1,000) linear feet from any other sign structure of greater than one hundred fifty (150) square feet. Any off-premise sign of greater than one hundred fifty (150) square feet shall be required
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to be spaced a minimum of five hundred (500) feet from any residentially zoned parcel or parcel used for a church or public school.

- E. Signs in any commercial or industrial district may be illuminated with the exception of those located in Overlay Districts which must follow the regulations listed in section 606.

Sec. 606. Signs in the CBD, Central Business District.

The following regulations shall apply to all signs located within the Central Business District, in addition to the regulations listed in Section 412.5:

- A. Signs shall be constructed of such materials which complement and are coordinated with the architectural style of the existing building or land use.
- B. No more than three (3) colors are permitted on any one (1) sign with the color white not being counted as one of the three colors.
- C. One (1) sign color must match the predominant building color.
- D. No more than two (2) lettering styles are permitted.
- E. If signs are to be illuminated, lighting shall be limited to one (1) color.
- F. Copy area for canopy signs shall not exceed thirty (30) square feet.
- G. No more than one (1) freestanding or detached sign per building or site shall be permitted.
- H. Signs shall be permanently mounted.
- I. Signs shall not be placed to obscure building ornamentation or detail.
- J. Canopy sign and awnings shall not extend beyond the curb line of any public street, nor shall they interfere with the growth or maintenance of street trees.
- K. Any signs located in the City Center Regulations will need to meet the City Center Overlay District Regulations found in Section 412.

Sec. 607. Sign maintenance/abandonment.

All signs and/or sign support structures shall be maintained in sound structural condition.

607.1. *Sign maintenance.* No sign and/or sign support structure shall be allowed to deteriorate to a condition in which it is unsightly in appearance or to a condition in which it required repairs or renovations in an amount that exceeds seventy-five (75) percent of its current replacement costs. The phrase "unsightly in appearance" shall include but not limited to the following conditions:

- A. Sign copy or sign support structures that are cracked, bent, broken, tattered, torn, rotted, peeling, chipping, fading, rusting or otherwise deteriorating, especially such that the sign copy is no longer legible.
- B. Vegetation that is growing upon or clinging to sign copy or sign support structures, except where such vegetation, especially upon sign support structure, is part of planned and maintained landscaping.
- C. Exposed lighting or other electrical systems often associated with internally illuminated signs.

607.2. *Abandoned signs.* Any sign which advertises or pertains to a business, product, service, event, activity or purpose which is no longer conducted or publicly available, or which has not been in use or publicly available for three (3) months, or which is no longer imminent within a period of three (3) months, or any sign structure that fails to display any sign copy for three (3) months, or any sign which, for a period of three (3) months, has vegetation growing upon it, clinging to it, touching it or obscuring the sign face or sign parts or structure or any sign, for a period of three (3) months, which has not been maintained to be free of peeling, chipping, rusting, wearing and fading so as to be legible at all times or to be free of rusting, rotting, breaking or other deterioration

of the sign parts shall be deemed to be an obsolete or abandoned sign. The passage of time alone under the above-delineated circumstances establishes abandonment or obsolescence. Abandonment does not require any element of personal or business intent to relinquish the rights one might have in sign placement as the term is used or defined in this chapter.

Obsolete or abandoned signs, sign copy or sign structures are prohibited and shall be removed by the owner of the property, his agent, or person having the beneficial use of the building or site upon which sign or sign structure is erected within thirty (30) days after written notification from the zoning administrator. In the event of noncompliance with the aforesaid terms and provisions, the city shall remove such signs at the expense of the property owner.

When any sign is relocated, made inoperative, or removed for any reason, except for maintenance, all structural components, including the sign face and sign structure, shall be removed or relocated with the sign. All structural components of freestanding pole signs shall be removed to ground level. Painted wall signs, and the structural components of all other signs, shall be removed back to the original building configuration and the building restored to its original condition.

Section 608. Temporary Signs

Temporary and portable (trailer) signs. The proliferation of portable and temporary signs is dangerous. Improperly located signs can obstruct motorist sight causing traffic hazards and other dangers to motorists and pedestrians. The following restrictions are intended to keep the total number of temporary and portable signs at a low level and to allow for effective monitoring of temporary and portable signs.

A temporary sign is a sign designed and constructed not to be permanently affixed to a building and is intended for a short-term basis only. A temporary or portable sign is required to be permitted and is allowed only in accordance with this code section. Temporary signs include but are not limited to the following: flags, pennants, fringes, twirling, balloons, streamers, air or gas filled figures.

A portable or trailer sign is a temporary portable sign, that may be hauled or towed from one location to another, is self-supporting and when placed, is not permanently attached to the ground or a building. These types of signs are prohibited in the City of Pickens.

The use of portable and temporary signs as a permanent sign is prohibited. A new business will be given ninety (90) days to use a temporary sign when the business opens. A permanent sign must be approved within the first ninety (90) days of the opening of the business.

Temporary signs may be permitted for the announcement of temporary uses such as grand-opening, special sales or events, fairs, revivals, sporting events and any nonprofit event or function. Such temporary signs shall be allowed for a period not to exceed sixty (60) days. A period of thirty (30) days must elapse between the removal of the temporary/portable sign and the installation of another temporary/portable sign on the same site. The applicant obtaining the sign permit shall be responsible for removal of the sign upon expiration date.

1. Temporary signs can contain only the business name or the product of the business with the exception of political signs.
 2. Now hiring signs, for sale signs, and for rent signs do not required a permit.
 3. Temporary signs cannot be placed on utility poles or street signs.
 4. Temporary signs cannot be placed in rights-of-way.
 5. An off premises temporary sign must be for a business located in the City of Pickens with the exception of political signs.
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6. An applicant cannot have more than five (5) temporary signs in the City of Pickens at one (1) time and must be located on the property of the business.
 7. Nonpolitical corrugated plastic signs with the metal wiring are prohibited within the City of Pickens.
 8. The City of Pickens has the right to remove any temporary signs that do not follow the regulations mentioned above.
 9. The intersection of Main Street and Highway 8 will have the following regulations:
 - a. There will be a limited number of temporary signs/banners allowed at this intersection, which must have an approved application.
 - b. The banner cannot be placed no more than fifteen (15) days prior to the event.
 - c. Organizations can only put up banners once every thirty (30) days.
 - d. Banners must be taken down within one (1) day of the event.
 - e. These areas will only be used for special events.
 - f. It will be on a first come first serve basis and the City of Pickens and Pickens County events will have priority.
 - g. The City of Pickens has the right to take down any unapproved and/or expired banners.

10. Political Signs will be considered temporary signs and will need to follow all regulations that are listed in Section 608.

Sec. 609. Applications for sign permits.

Applications for sign permits shall include a scaled drawing of the sign which depicts and describes:

- A. Size;
- B. Shape;
- C. Colors;
- D. Materials to be utilized;
- E. Copy/wording and designs;
- F. Illumination type, and electrical detail
- G. Location on building, if attached.

**AN ORDINANCE
TO AMEND CHAPTER 18, ARTICLE VI, SECTIONS 602,604, and 608 SIGN ORDINANCE SECTION
OF
THE OFFICIAL ZONING ORDINANCE
OF THE CITY OF PICKENS, SOUTH CAROLINA**

Section I: Findings and Enabling Citation

Whereas, the City of Pickens has adopted an Official Zoning Ordinance in accordance with South Carolina State Enabling Legislation, as included in Title VI, Chapter 29 of the South Carolina Code of Laws, for the purpose of promoting the public health, safety, and general welfare of the community, and

Whereas, the City Council and Planning Commission of the City of Pickens do find that it is necessary to amend the Official Zoning Ordinance from time to time in order to most effectively promote the goals of the Ordinance, as established above, and

Now Therefore, the City Council of the City of Pickens, upon review of a non-recommendation from the Planning Commission of the City of Pickens, does adopt this Ordinance to allow for the follow sections to be amended as printed below:

Section II: Amendment

Amendment to Chapter 18, Article VI "Sign Ordinance" of the Official Zoning Ordinance of the City of Pickens

The language below with be omitted under Section 601 Donation Bins/Sites of the Official Zoning Ordinance of the City of Pickens, which addresses regulations signs that permits are not required:

Sec. 602. Signs for which a permit is not required.

- D. Signs erected in connection with elections or political campaigns. Such signs shall be erected no more than thirty (30) days prior to the election and shall be removed within seven (7) days following the election or conclusion of the campaign. No such signs shall exceed sixteen (16) square feet in surface area. Signs are not permitted in the public right-of-way. In the event of a runoff election, signs are permitted to remain erected until seven (7) days after the runoff election.

The language below with be added under Section 604 Signs Permitted in Residential Districts of the Official Zoning Ordinance of the City of Pickens, which addresses allowable signs in residential areas:

Sec. 604. Signs permitted in residential districts.

The following types of signs are permitted in all residential districts:

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- A. Signs for which permits are not required.
 - B. For multiple family dwellings, group dwellings, and for buildings other than dwellings, one (1) non-illuminated business identification sign or bulletin board per entrance, not exceeding sixty (60) square feet in area. Such sign or bulletin board shall be set back at least ten (10) feet from any street right-of-way line.
 - C. Subdivision signs and private directional signs, under the provisions of Section 603.
 - D. Political signs are allowed on residential properties as long as it is not located in the right of way.

The language below will be added under Section 608 Temporary Signs the Official Zoning Ordinance of the City of Pickens, which addresses temporary sign regulations:

Section 608. Temporary Signs

Temporary and portable (trailer) signs. The proliferation of portable and temporary signs is dangerous. Improperly located signs can obstruct motorist sight causing traffic hazards and other dangers to motorists and pedestrians. The following restrictions are intended to keep the total number of temporary and portable signs at a low level and to allow for effective monitoring of temporary and portable signs.

A temporary sign is a sign designed and constructed not to be permanently affixed to a building and is intended for a short-term basis only. A temporary or portable sign is required to be permitted and is allowed only in accordance with this code section. Temporary signs include but are not limited to the following: flags, pennants, fringes, twirling, balloons, streamers, air or gas filled figures.

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5. An off premises temporary sign must be for a business located in the City of Pickens with the exception of political signs.

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6. An applicant cannot have more than five (5) temporary signs in the City of Pickens at one (1) time and must be located on the property of the business.
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 8. The City of Pickens has the right to remove any temporary signs that do not follow the regulations mentioned above.
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 - c. Organizations can only put up banners once every thirty (30) days.
 - d. Banners must be taken down within one (1) day of the event.
 - e. These areas will only be used for special events.
 - f. It will be on a first come first serve basis and the City of Pickens and Pickens County events will have priority.
 - g. The City of Pickens has the right to take down any unapproved and/or expired banners.
 10. Political Signs will be considered temporary signs and will need to follow all regulations that are listed in Section 608.

Section III; Repealer Pertaining to Previous Ordinances and Policies

This ordinance repeals all previously issued ordinances, policies, or regulations pertaining that may conflict with these changes in the Official City of Pickens Code.

Section IV: Enactment

This Ordinance shall be in full force and effect upon its adoption by the City Council of the City of Pickens.

ADOPTED this ___ day of _____, 2025.

ATTEST:

Isiah Scipio , Mayor

Donna Onna, Clerk to Council

Planning Commission	1/14/25	<u>Recommended</u>
Public Hearing	1/14/25	
First Reading		
Second Reading		