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

City of Pickens
Where the Mountains Begin.

Administrator
TIM O'BRIANT
City Clerk
DONNA F. OWEN

City of Pickens

www.cityofpickens.com

AGENDA

CITY COUNCIL WORK SESSION
WEDNESDAY MAY 28, 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. COMMENTS FROM MAYOR SCIPIO:
4. ADMINISTRATOR'S REPORT:
5. APPROVAL OF CONTRACT WITH CITY ATTORNEY FOR LEGAL SERVICES:
6. FIRST READING OF ORDINANCE NO. 2025-03 TO REZONE PROPERTY AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PICKENS. PARCEL # 4181-14-42-3651 815B WEST MAIN STREET:
7. FIRST READING OF ORDINANCE NO. 2025-04 TO ANNEX 215 ACRES LOCATED AT THE NORTHSIDE OF WOLF CREEK ROAD AND MAULDIN LAKE ROAD, PARCEL # 4180-00-46-1109:
8. COMMENTS FROM COUNCIL:
9. ADJOURNMENT:

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

EMPLOYMENT CONTRACT
FOR CITY ATTORNEY

THIS AGREEMENT is made this _____ day of _____, 2025, by and between the City of Pickens, SC (hereinafter called "Client") and Daniel R. Hughes, Attorney at Law, with the law firm of Duggan & Hughes, LLC being duly licensed to practice law in the State of South Carolina. The Effective Date of this Contract shall be July 1, 2025.

WITNESSETH:

WHEREAS, pursuant to City of Pickens Ordinance Sec. 2-141 and S.C. Code §5-7-30, the Pickens City Council has the authority to appoint a city attorney; and,

WHEREAS, pursuant to City of Pickens Ordinance Sec. 2-143, " [i]t shall be the duty of the City Attorney to enter appearances in all actions, cases and special proceedings and to conduct all suits in all courts in which the city is or shall be a party, to investigate titles and to give opinions on questions of law when requested to do so by the Council or Mayor;" and,

WHEREAS, the Pickens City Council appointed Daniel R. Hughes as City Attorney on August 17, 2020; and,

WHEREAS, the Pickens City Council desires to renew its employment contract with the City Attorney pursuant to the terms contained herein.

NOW, THEREFORE, the parties hereto do hereby agree as follows:

1. The Client agrees to and hereby does retain Daniel R. Hughes to act as its City Attorney to represent its interests and carry out the duties of the City Attorney described above.

2. The City Attorney hereby agrees to bill for services rendered at an hourly rate of $250.00 for each hour or portion expended on the Client's behalf, plus all costs and expenses incurred on the Client's behalf, including copying costs and postage. Work performed by a paralegal will be billed at $85.00. This fee will include time for conferences, telephone calls, legal research, and any necessary court appearances or investigative time expended on the Client's behalf.

3. The City Attorney agrees to attend the work session meeting (Fourth Monday of each month) unless excused by Council.

4. The City Attorney shall represent the City in the prosecution of its criminal case jury trials upon request.

5. Client will receive a detailed statement at the end of each month, outlining the

time spent and the expenses incurred on its behalf.

6. The City Attorney serves at the pleasure of the City Council. City Council, in its sole discretion, may terminate this Contract at any time.

7. The City Attorney may terminate this Contract by providing Client with at least ninety (90) days written notice.

CLIENT: CITY OF PICKENS, SC

By: Isaiah Scipio

CITY ATTORNEY:

Daniel R. Hughes

State of South Carolina }
County of Pickens }
City of Pickens }

Ordinance Number 2025-03

AN ORDINANCE ASSENTING TO THE REZONING OF THE PROPERTY HEREIN DESCRIBED, AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PICKENS, SOUTH CAROLINA

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 of the City of Pickens realizes the need to update the Zoning Map for the City of Pickens when rezoning requests occur; and

Whereas, the City of Pickens Official Zoning Map, Zoning Ordinance, and Future Land Use Map will be used to guide land use decision making and the long-range development of the City; and

Whereas, the City of Pickens has recommended to the Planning Commission a rezoning for the parcel listed below, requesting the property be rezoned from General Business District (GBD) to Residential (R12).

Whereas, on May 13th, 2025, the Planning Commission considered the request in accordance with the current Official Zoning Map and the Future Land Use Map, and did recommend the Pickens City Council adopt the rezoning of the parcel set forth herein and to amend the City of Pickens' Official Zoning Map to reflect these changes.

Now Therefore, BE IT ORDAINED by the City Council of Pickens, South Carolina that:

Section 1—The Council of the City of Pickens, South Carolina, finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City to rezone the following parcels listed below from R12 to GBD.:

Parcel: Tax Map Number 4181-14-42-3651, 815 B West Main Street

Section 2—the parcel described in this Ordinance shall be rezoned upon final approval of this Ordinance as set forth herein, and the Official Zoning Map shall be amended to reflect these changes.

Attested:

Planning Commission	5/13/25	Recommend
First Reading		
Public Hearing	5/13/25	
Second Reading		

Mayor Isiah Scipio

Clerk to Council, Donna Owen

ORDINANCE: 2025-04

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY EDDIE DEAN HOLDER, TRUSTEE, OF THE EDDIE DEAN HOLDER REVOCABLE TRUST DATED MARCH 22, 2018, AS AMENDED LOCATED AT THE INTERSECTION OF MAULDIN LAKE ROAD AND WOLF CREEK SCHOOL ROAD (TAX MAP PARCEL # 4180-00-46-1109) BY ONE HUNDRED PERCENT PETITION METHOD PURSUANT TO THE PROVISIONS OF S.C. CODE SECTION 5-3-150(3); AND TO ESTABLISH A ZONING CLASSIFICATION OF [TO BE DETERMINED UPON A RECCOMENDATION FROM THE PLANNING COMMISSION AND SUBSEQUENT CITY COUNCIL ACTION] FOR SAID PROPERTIES

WHEREAS, Eddie Dean Holder, Trustee of the Eddie Dean Holder Revocable Trust dated March 22, 2018, as amended ("Holder") is the sole owner of record title of one (1) parcel of real property containing 215 acres, more or less, located at the intersection of Mauldin Lake Road and Wolf Creek School Road, which property is contiguous to the City of Pickens and are more particularly illustrated in Exhibit 1 attached hereto and more particularly described on Exhibit 2 attached hereto; and,

WHEREAS, an Annexation Petition, attached hereto as Exhibit 3, has been filed with the City of Pickens by Holder, requesting that these property depicted and described on Exhibits 1 and 2 be annexed into the City of Pickens; and,

WHEREAS, the property to be annexed is contiguous to the City of Pickens as shown on Exhibit 1 attached hereto; and,

WHEREAS, Holder constitutes one hundred (100%) of the freeholders owning one hundred (100%) of the real property depicted in Exhibit 1 attached hereto; and,

WHEREAS, the proposed zoning of [TO BE DETERMINED UPON A RECCOMENDATION FROM THE PLANNING COMMISSION AND SUBSEQUENT CITY COUNCIL ACTION] is appropriate for these tracts at this location and is consistent with the City's Comprehensive Plan; and,

WHEREAS, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the City;

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Pickens that:

1. ANNEXATION: The real property owned by Holder described above, and more particularly depicted in the map attached hereto marked as Exhibit 1 is hereby annexed

into the corporate city limits of the City of Pickens effective immediately upon second reading of this ordinance.

2. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY: All of those portions of Mauldin Lake Road and Wolf Creek School Road along the edge of and adjoined to the annexed property shown on the attached Exhibit 1 to the centerline of the afore-mentioned rights-of-way is also hereby annexed into the corporate limits of the City of Pickens effective immediately upon second reading of this ordinance.

3. ZONING ASSIGNMENT: The above referenced property owned by Holder is hereby zoned [TO BE DETERMINED UPON A RECCOMENDATION FROM THE PLANNING COMMISSION AND SUBSEQUENT CITY COUNCIL ACTION].

4. LAND USE MAP. The above referenced property shall be designated as [TO BE DETERMINED UPON A RECCOMENDATION FROM THE PLANNING COMMISSION AND SUBSEQUENT CITY COUNCIL ACTION] on the Land Use Map contained within the 2012 Comprehensive Plan for the City of Pickens.

5. DEVELOPMENT AGREEMENT. The annexation of the Property identified herein is contingent upon and will be made subject to a Development Agreement between the City and the Developer that will be approved by the City by separate ordinance.

_____
Isaiah Scipio, Mayor

ATTEST:

_____
Donna Owen, Municipal Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

_____
Daniel Hughes

EXHIBIT 1 – ANNEXATION MAP
EXHIBIT 2 – DEED
EXHIBIT 3 - ANNEXATION PETITION

100 PERCENT PETITION FORM

TO THE MAYOR AND COUNCIL OF THE CITY OF PICKENS:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, herby petition for annexation of said territory to the City of Pickens by ordinance effective as soon as hereafter as possible, pursuant to South Carolina Section 5-3-150(3).

The territory to be annexed is described as follows: 215 acres located at the Northside Wolf Creek Road and Mauldin Lake Road. The parcel number is 4180-00-46-1109

as shown on Pickens County GIS map and shown as Exhibit "A" attached.

It is requested that the property be zoned pursuant to binding terms of a Development Agreement in a form suitable to the City.

Signature: E. Dean Holder

Signature: _____

Street Address: 115 Jewel Street, Pickens, SC 29671

Date: 5-19-25

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FOR MUNICIPAL USE:

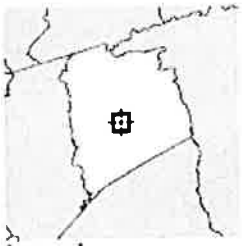
Petition received by: Tim O'Briant, Administrator Date: 5/19/25
Description and Ownership Verified by: Same Date: 5/19/25

Recommendation: Council to annex property into City of Pickens, to be zoned: ~~I-1~~ Pursuant to Development Agreement Adopted by Council

By: _____ Date: 5/19/25

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Legend

- Parcels
- Roads

Parcel ID	4180-00-46-1109
Account No	R0006187
Property Address	
District	A13-Pickens
Brief Tax Description	N/SIDE WOLF CR RD MAULDIN LAKE RD PLAT 484/2 P/O, SEE GIS NOTES (Note: Not to be used on legal documents)

Account Type	Vacant Land
Class	n/a
Acreage	215.0
LEA Code	0003.8
Value	$19,775

Ownership

HOLDER EDDIE DEAN TRUSTEE
115 JEWEL ST
PICKENS, SC 29671-0000

Documents Date	Price	Doc	Vacant or Improved
1/4/2023	$1	2490//45	Improved
2/19/2016	$1	1750//338	Vacant

Date created: 8/29/2023
Last Data Uploaded: 8/29/2023 8:44:37 AM

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