

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

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AGENDA

CITY COUNCIL REGULAR MEETING

Monday SEPTEMBER 8, 2025

6:00 p.m.

**HAGOOD COMMUNITY CENTER
(SENIOR CENTER)
129 SCHOOLHOUSE STREET
PICKENS, SOUTH CAROLINA**

1. WELCOME AND CALL TO ORDER:
2. INVOCATION AND PLEDGE OF ALLEGIANCE:
3. MOTION TO HAVE A REGULAR BUSINESS MEETING ON SEPTEMBER 29TH, 2025:
4. PUBLIC HEARING - ORDINANCE NO. 2025-04 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 RECOMMENDATION FROM THE PLANNING COMMISSION AND SUBSEQUENT CITY COUNCIL ACTION) FOR SAID PROPERTIES:
5. SECOND READING ORDINANCE NO. 2025-07, TO AMEND CHAPTER 18 ARTICLE IV, TO ADD SECTION 414 CONCERNING PLANNED DEVELOPMENT DISTRICT OF THE OFFICIAL ZONING ORDINANCE:
6. COMMENTS FROM COUNCIL:
7. ADJOURNMENT:

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: 5-28-25

Second Reading: _____

Approved as to Form:

Daniel Hughes

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, hereby 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

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: TB4 Pursuant to Development Agreement Adopted by Council

By: [Signature] Date: 5/19/25



Overview



Legend

-  Parcels
-  Roads

Parcel ID	4180-00-46-1109	Account Type	Vacant Land	Ownership	HOLDER EDDIE DEAN TRUSTEE	Documents				
Account No	R0006187	Class	n/a			Date	Price	Doc		Vacant or Improved
Property Address		Acreage	215.0		115 JEWEL ST	1/4/2023	\$1	2490/145		Improved
District	A13-Pickens	LEA	0003.8		PICKENS, SC	2/19/2016	\$1	1750/1338		Vacant
Brief	N/SIDE WOLF CR RD MAULDIN	Code			29671-0000					
Tax Description	LAKE RD PLAT 484/2 P/O, SEE GIS NOTES (Note: Not to be used on legal documents)	Value	\$19,775							

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

Developed by  **Schneider**
GEOSPATIAL



To: Mayor and Council
From: Jennifer Vissage
Date: September 8th, 2025
Re: Planned Development District

Planned Development District

Council has discussed the PDD ordinance at the previous work session. The PDD allows for flexible land use and usually involves a master plan that outlines the overall vision of the area. PDD can be a great tool for future development in the city. Council discussed making changes to the minimum acreage size of the uses. I have included a list of other cities and what they list as their minimum acreages for the PDDs. Council also discusses including open space to 15%.



Minimum Acreage for Planned Development Districts

City	Minimum Acreage
Central	10 Acres
Liberty	10 Acres
Pacolet	5 Acres
Clemson	2 Acres
Fountain Inn	2 acres
Greer	1 acre
Williamston	5 acres
Reidville	4 acres
Anderson County	5 acres
Woodruff	2 acres
Pendleton	4 acres
Westminster	2 acres

Donna Owen

From: Daniel Hughes <dhughes@dugganhughes.com>
Sent: Thursday, September 4, 2025 3:34 PM
To: Jennifer Vissage; Donna Owen
Subject: Re: PDD
Attachments: Planned Development Ordinance.final.docx

CAUTION: This email originated from outside the City of Pickens. Maintain caution when opening external links/attachments

See attached. I changed the minimum acreage to 5 acres. I left the open space alone but I did propose some alternative language Council may like. I hesitate to change that to 15% across the board unless you change the open space requirement based upon the acreage of the site. For example, if the site is 20 acres then the open space requirement moves to 15 or 20%.

Daniel R. Hughes
Duggan & Hughes, LLC
457-B Pennsylvania Avenue (29650)
P.O. Box 449
Greer, SC 29652
(864) 334-2500 (main)
(864) 879-0149 (fax)
www.dugganhughes.com

NOTICE: This e-mail is confidential and may contain information which is legally privileged or otherwise exempt from disclosure. If you received this message in error, please delete this message from your device.

From: Jennifer Vissage <vissage@scacog.org>
Sent: Thursday, September 4, 2025 9:22 AM
To: Daniel Hughes <dhughes@dugganhughes.com>; Donna Owen <donnaowen@pickenscity.com>
Subject: RE: PDD

The changes that council talked about:

1. Changing the minimum acreage of the uses – there was no final decision and I have sent council what others are doing. I have attached that.
2. Changing the open space to 15%

**AN ORDINANCE TO AMEND CHAPTER 18 BY ADDING SECTION 414 (PLANNED DEVELOPMENT DISTRICT)
TO ARTICLE IV 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 and recommendation from the Planning Commission of the City of Pickens, does adopt this Ordinance to create a Planned Development District as follows:

Section II: Amendment

**Amendment to Chapter 18, Article IV, Section 414 (“Planned Development District”),
of the Official Zoning Ordinance of the City of Pickens:**

Section 414. Planned Development District

414.1 General provisions.

414.1.1 Purpose. The intent and purposes of the Planned Development District (PDD) are as follows:

(a) To provide for planned residential, commercial, and industrial areas containing a variety of structures and diversity of building arrangements, with complementary and compatible uses; and public and semi-public facilities developed in accordance with an approved development plan and if required, a development agreement between the City and the developer setting forth any other requirements of the development the City Council deems appropriate to carry out the intent of this Ordinance; and,

(b) To allow diversification of uses, structures, and open spaces in a manner compatible with existing and permitted land uses on abutting properties; and,

(c) To reduce improvement and energy costs through a more efficient use of land design and smaller networks of utilities and streets than is possible through the application of other zoning districts and subdivision requirements; and,

(d) To ensure that development will occur according to the limitations of use, design, density, coverage, and phasing stipulated on an approved development plan; and,

(e) To preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas; and,

(f) To encourage an increase in the amount and use of open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional zoning districts; and,

(g) To provide maximum opportunity for application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping, and working environments on properties of adequate size, shape, and location.

414.2 Permitted uses. The following uses shall be permitted in the Planned Development District if designated on an approved final development plan:

- A. *Planned residential community.* Complementary and compatible commercial uses may be included if they are compatible and harmoniously designed into the total residential community within a planned development district.
- B. *Planned commercial/retail development.* Complementary and compatible residential and light industrial uses may be included if they are compatibly and harmoniously designed into the total commercial center within a planned development district.
- C. *Planned industrial development.* Complementary and compatible commercial uses may be included if properly related to the total industrial park within a planned development district.

414.3 Approval procedure. Approval of a proposed Planned Development shall be based upon the following criteria:

- A. Consistency with the City of Pickens Comprehensive Plan.
- B. Compatibility with surrounding development.
- C. Consistency with purpose of this Ordinance .

The procedure for obtaining approval of a planned development shall be as follows:

- A. *Preapplication conference.* At the prospective applicant's request, a preapplication conference shall be scheduled by the planning director. The prospective applicant shall submit one copy of the concept plan (defined in Section 414.4(A)below) to the planning director at least five business days prior to the preapplication conference. During that time frame, the planning director and other city staff shall review the concept plan and prepare for the preapplication conference. The purpose of the Preapplication conference will be to acquaint the staff with the proposed project and to provide the prospective applicant with preliminary review comments to identify major concerns or the need for additional support data. Within five working days following the meeting, the planning director shall send a letter to the prospective applicant summarizing the major points of the meeting. The concept plan shall not be binding.
- B. *Planned Development Application and Preliminary Development Plan Approval.* Applications for a Planned Development district shall be by amendment to the official zoning map and requires review approval according to the Article XIII of the Pickens Zoning Ordinance and shall include the following:
 - 1. The applicant shall submit to the planning department, after payment of application fees, ten copies of the Preliminary Plan which shall include all items set forth Section 414.4 (B) and 4.14.6 hereof:
 - 2. *Statement of Intent.* The applicant shall submit three (3) copies of a descriptive statement setting forth the characteristics of the proposed Planned Development including the following:
 - (a) A description of the procedures of any proposed homeowners association or other group maintenance agreement.
 - (b) A statement setting forth the proposed development schedule.

(c) A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.

(d) A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.

(e) A statement concerning the appearance, landscaping, screening, and maintenance of any proposed pond, lake, or retention pond contained in the development.

(f) Any such information or descriptions as may be deemed reasonably appropriate for review.

3. A public hearing shall be held before the Planning Commission in accordance with procedures set forth in Article XIII (Amendments to the City of Pickens Zoning Ordinance) hereof.
4. The Planning Commission, following the public hearing, and City staff shall make a recommendation upon the proposed Planned Development which shall be advisory to City Council.
5. The City Council may, after fulfilling all applicable requirements of this section and all applicable requirements of Article XIII hereof, act to either approve, approve with modification, or disapprove the application for a Planned Development.
6. Following approval of a PD District, the official zoning map shall be amended to reflect such approval. Approval of a Planned Development District shall constitute authority for the applicant to submit a Final Development Plan (FDP) for approval in accordance with the provisions of Section 414.4(D) hereof.

414.4 Plan requirements.

- A. *Concept plan requirements.* The concept plan shall consist of a generalized sketch which is drawn to scale (the proportion and locations of land uses may be generalized), and which shows or addresses (with supporting information) the following items and matters:
 1. Boundary of the subject property, identified with a heavy line.
 2. Major natural features such as lakes, streams, and conservation areas.
 3. Existing or proposed streets abutting the project and other major streets and intersections with 500 feet of access points to the subject property.
 4. Generalized location map and legal description, including acreage.
 5. Proposed land use types and locations (generalized).
 6. Gross densities.
 7. Approximate minimum lot size.
 8. Approximate number of units.
 9. Approximate floor area for commercial or industrial uses, if applicable.
 10. Adjacent zoning.
 11. Anticipated internal major road network.
 12. Anticipated maximum building height.
 13. Anticipated phasing plan.

14. Proposed method of providing water (fire protection), sewage disposal, stormwater management, parks/recreation facilities, and schools.
- B. *Preliminary plan requirements.* The preliminary plan, consisting of properly identified maps, exhibits, and support materials, shall clearly indicate the following:
 1. The project name, legal description, total acreage, and location map.
 2. Name of property owner.
 3. Survey to include name and license number of the surveyor, date prepared, north-pointing arrow, and graphic scale.
 4. Existing topography at contours to be determined by the building official, based on the USGS topographic maps, and other natural features, including lakes, watercourses, and conservation areas. On-site soil (based on the soil conservation service classification system), flood hazard areas and generalized vegetation. All plans shall be drawn to scale, not to exceed one inch equals 100 feet, unless otherwise permitted by the building official.
 5. Existing and proposed land uses, with each phase of the total development identified as follows:
 - (a) Residential: Maximum gross density, total number of units, type of unit where feasible or necessary, minimum net lot size, minimum net living floor area, building heights, open space, and recreation areas.
 - (b) Commercial: Types of uses, gross floor area, floor area ratio, building height, setbacks and open space.
 - (c) Industrial. Types of uses, gross floor area, floor area ratio, building height, setbacks, open space, and buffers.
 6. The phasing of development and the manner in which each phase of development can exist as an independent stable unit.
 7. The location of collector and arterial streets and highways proposed in the development, right-of-way widths, the location of access points to abutting streets and highways, and projected traffic generation based on established standards. (A traffic study may be required.)
 8. Identification of existing major street setbacks and planned right-of-way lines as required.
 9. Proposed method of providing the following services:
 - (a) Water service (including fire flows and gallons per day requirements).
 - (b) Sewage disposal (including gallons per day generated).
 - (c) Stormwater management (per storm event).
 - (d) Schools (including school-age population).
 - (e) Parks/recreation facilities.
 10. Subdivision plan if the applicant proposes to subdivide the project.
 11. The development plan, drawn at an approximate scale of one inch equals 100 feet with all dimensions provided, shall identify:
 12. All standards established in Section 4.14.6 herein.
 13. Recreation area plan.
 14. Landscape, tree planting and screening plan.
 15. Exterior lighting plan.

15. Design elevations or renderings of structures.
16. Sign plan, including scaled plans of proposed signs.
17. Preliminary engineering plans for the provisions of road, water, sewer, and stormwater management for the proposed phase and relationship to the master infrastructure utilities plan.
18. Proposed covenants, conditions, restrictions, agreements, and grants that govern the use, maintenance, and continued protection of building structures, drainage systems, and landscaping within the planned development.
19. Areas to be conveyed or dedicated and improved for roadways, parks, parkways, playgrounds, school sites, utilities, public buildings, and other similar public and semi-public service uses. Improvement bonds for facilities to be owned and maintained by the city and not completed shall be posted before the issuance of building permits.
20. Identification of developers and the consultants involved in the planned development plan.

D. Final Development Plan.

No land disturbance or building permit or certificate of occupancy shall be issued in a PD District until the Planning Director, or its designee, has approved and there is a Final Development Plan (FDP), Statement of Intent, and all deed restrictions and restrictive covenants that may be required are recorded in the Pickens County Register of Deeds Office meeting the requirements of the approved Preliminary Development Plan and any other requirements established by a Development Agreement, if any. One reproducible copy of the FDP in accordance with the approved Preliminary Development Plan and Development Agreement, if any, shall be submitted to the City.

E. Subdivision Plats.

Approval of a Final Development Plan shall constitute authority for the applicant to prepare subdivision plats, if applicable, in accordance with procedures set forth in this section and the applicable subdivision regulations.

F. Control of Development.

Upon the approval of the development plan or any phase thereof, the use of land and the construction or modification of any buildings or structures within the PD shall be in accordance with the FDP rather than with the other provisions of this ordinance; however, all other ordinances, policies and resolutions shall apply to the project.

The planning director shall be responsible for certifying that all aspects of the PD, including conditions of approval (applicable to the subject portion of the project) have been satisfactorily completed prior to the issuance of a certificate of completion for the project or phase.

414.5 Amendments to the Final Development Plan. Amendments to the Final Development Plan may be approved by City Council in accordance with the procedures set forth in Section XIII of the City of Pickens Zoning Ordinance.

414.6 Planned development standards.

414.6.1 Preservation of natural features and vegetation. The natural topography, soils, and vegetation should be preserved and utilized, where possible, through the careful location and design of circulation ways, buildings and structures, parking areas, recreation areas, open space, and drainage facilities.

414.6.2 Circulation, access, and sidewalks. All streets shall meet minimum city standards with appropriate design widths of pavement surfaces to accommodate projected traffic with free movement, safety, and efficient use within the development. Provisions should be made for the

continuation of all arterial streets and highways where applicable. Local/minor streets shall provide access to each parcel/lot of land within the development in a manner that will discourage through traffic.

A system of walkways between buildings (commercial and residential), common open spaces, recreation areas, community facilities and parking areas should be distinctly designed and adequately lighted for nighttime use. Each PD shall be serviced by sidewalks with a minimum width of 30 inches in the public right-of-way, to be located parallel to the front yard lines of each lot in the PD. Said sidewalks shall be installed by the PD developer.

414.6.3 *Parking facilities.* Prior to planning commission approval of the PD land use plan and/or development plan, the planning director shall review and approve an overall parking scheme for the PD.

414.6.4 *Stormwater management.* The design and construction of stormwater management systems shall be by the subdivision regulations and applicable codes, ordinances, resolutions, rules, and regulations.

414.6.5 *Impervious surface area.* The maximum impervious surface area shall be not more than 60 percent of the gross land area for planned residential communities and not more than 70 percent for planned commercial and industrial developments.

414.6.6 *Signage.* The planning commission shall recommend and the council shall approve, based upon the type and intensity of development, which level of signage regulation shall be used for each use type in the PD.

414.6.7. *Utilities systems.* Water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the subdivision regulations and applicable codes, ordinances, resolutions, rules, and regulations. All utilities shall be supplied through underground networks.

414.6.8. *Landscaping.* Prior to planning commission approval of the PD land use plan and/or development plan, the planning director shall review and approve an overall landscaping and buffering scheme for the PD, in accordance with an appropriate level of landscaping requirements set forth in Article 13 of this ordinance, based upon the type and intensity of development.

414.6.9 *Minimum area required.*

Type of development	Minimum required area (acres)
Planned residential development	5 acres
Planned commercial development	5 acres
Planned industrial development	5 acres

414.6.12 *Ownership.* The land to be used in a Planned Development District shall be under single ownership by an individual, corporation, or other legal entity at the time of approval, and proper assurances shall be provided that the project can be completed, as deemed necessary by City Council. Individual properties in a PD may be sold after a final plat has been recorded, with the properties subject to private deed covenants that ensure the continuance of the PD. Numerous builders may be allowed in the development.

414.6.13 *Delay in construction.* If construction is not begun within two years from the date of approval by the city council, the district shall revert to its previous zoning classification, and all regulations of that district shall thereupon be in full force and effect.

414.6.14 *Common open space and amenity requirements.* Common open space or amenity areas shall be provided within all planned developments in order to enhance the living and working environment.

- A. Open space areas are defined as areas serving any one of the following four basic functions:
1. Landscaping, screening, greenbelts, buffers, or similar areas which help define and delineate urban boundaries on a large scale (i.e. forest, water impoundment, open pasture);
 2. Outdoor recreation (passive or active);
 3. Conservation of areas with unique natural qualities or physical benefits which need protection or preservation from man-made developments; or
 4. Agricultural production.
- B. Open/amenity space shall be provided within the planned development based on the following:

Type of Planned Development	Percentage of the Gross Land Area
Single-family residential (excluding lot area) for 0-10 acre sites	10%
Single-family residential (excluding lot area) for sites greater than 10 acres	20%
Multi-family residential	25%
Office	20%
Commercial	20%
Industrial	15%

1. Not more than 30 percent of the common open space may lie in a floodplain.
2. The required yards, parking areas, and buffers shall not be credited toward the minimum open space requirements.
3. The required open space and amenities shall be developed and landscaped by the approved land use and development plan before the issuance of more than 50 percent of the occupancy permits.

414.6.16 *Density.* The applicant shall propose, and the planning staff shall review using the following criteria, and recommend to the planning commission, the density standards for each PD:

- A. Existing density requirements.
- B. Existing density of surrounding development.
- C. Location of the planned development about current and anticipated growth patterns in the region.
- D. Preservation of natural features of the site.
- E. Provision of landscaped common open space for the leisure and recreational use of residents and/or employees.
- F. Adequacy of public utilities, services, and facilities to serve development.

414.6.15 *Minimum lot width, minimum setback requirements, maximum lot coverage, and maximum height of structures.* No structure shall be erected within 25 feet of any external PD property line. Minimum lot width, minimum setback requirements, maximum lot coverage, and maximum height are not otherwise regulated within PD districts; provided, however, that the planning commission ensure that the characteristics of building siting design shall be appropriate as related to overall compatibility with adjacent uses, properties, and districts in keeping with the intent of this ordinance.

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: Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section V: 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:

APPROVED AS TO FORM:

Isaiah Scipio, Mayor

Daniel Hughes, City Attorney

Donna Owen, Clerk to Council

Planning Commission

7/8/25

Recommended

First Reading

08/11/2025

Second Reading

Public Hearing

7/8/25