

**City of Pickens
Regular Meeting
September 8, 2025
6:00 P.M.**

The Mayor and City Council convened at the Hagood Community Center, 129 Schoolhouse Street, Pickens S.C. for a Regular Meeting. Agendas were posted and sent to media on September 4, 2025.

Council Members in Attendance:

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

Absent: Mayor Scipio

Staff:

Administrator Tim O'Briant

(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 Pro-Tem Council Member Cameron Rivers called the meeting to order and welcomed those in attendance. Council Member Floyd Rogers gave the invocation followed by the Pledge of Allegiance.

MOTION TO HAVE A REGULAR BUSINESS MEETING ON SEPTEMBER 29TH, 2025:

Mr. O'Briant stated that due to the fact that City Council is meeting in regular session and not having a work session in the month of September, it is advised by the City Attorney to have a motion to approve the schedule.

>>Motion was made by Council Member Allie Winter, seconded by Council Member Floyd Rogers, and unanimously approved.

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:

Mayor Pro-Tem Cameron Rivers stated he would open the Public Hearing, and he is allowing (5) minutes per speaker. Mr. Rivers stated he would be strict regarding the time limit. There will not be a vote, this forum is to hear from the public.

Mr. O'Briant gave a brief overview of this annexation process and stated the developer and attorneys are working on infrastructure and various other items. Mr. O'Briant stated holding a

Public Hearing on a 100% annexation request is not mandatory. However, Council is providing for the public hearing in order to hear from citizens.

1. Pam Winters- Ms. Winters, addressed Council regarding her opposition to this annexation. Ms. Winters presenting findings from a recent door-to-door canvassing effort conducted across all six precincts of Pickens. Ms. Winters reported that 263 registered voters were surveyed, representing over 13% of the city's electorate. Of those surveyed, 98.1% (258 voters) opposed annexation, while only 1.9% (5 voters) supported it. Ms. Winters stated she would hope each Council Member votes no to the annexation.
2. Edwina Long-Ms. Long informed Council that she is extremely opposed to this annexation. Ms. Long stated she is positive that over 90% of the population in her community is opposed. Ms. Long stated that elections were coming up and she would advise that elected officials should realize that they work for the citizens. Ms. Long stated she would hope City Council would notice there is an overwhelming number of people who oppose this annexation.
3. Jessica Merrill- Ms. Merrill reiterated Ms. Winters' statistics regarding the recent door-to-door in the City of Pickens where the majority of citizens surveyed were opposed to this annexation. Ms. Merrill reminded council members that during a previous meeting, only one individual, affiliated with the Chamber of Commerce, spoke in favor of annexation. All other speakers opposed. Ms. Merrill stated, knowing these statistics, she would hope the City Council would vote no on this annexation project.
4. Gigi Greenberger-Ms. Greenberger voiced her opposition to the proposed annexation and emphasized the importance of the 2012 Comprehensive Plan, which outlines slow, controlled growth and the preservation of existing community character as its core objectives. Ms. Greenberger raised concerns about the Planned Development (PD) zoning as it could be perceived as a way to ignore the 2012 plan. She asked council members to oppose this annexation project.
5. Johnathan Baker- Mr. Baker expressed appreciation for those who took the time to listen to community voices and accurately represent the data and concerns of the people. Mr. Baker emphasized the importance of elected officials fulfilling their duty to represent constituents. Mr. Baker stated he was concerned about public trust and stated there needs to be unity. Mr. Baker thanked all individuals involved in community outreach and obtaining statistics to give back to City Council Members.

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:

Mayor Pro-Tem Rivers stated the next item on the agenda is the consideration of second reading of Ordinance No. 2025-07. Mr. Rivers asked Mr. O'Briant to give Council an overview.

Mr. O'Briant stated the purpose of the Plan Development addition to the zoning ordinance provides City Council with sole authority to approve site plans for planned development. This applies to both future developments within city limits and potential annexed areas, including irregular enclaves. Mr. O'Briant stated the planned development process requires the developer to submit detailed plans, respond to a comprehensive list of questions, and agree to specific commitments. Any changes must be reviewed and approved by the Council. The City now conducts its own building inspections and code enforcement. Non-compliance by developers would result in denial of project completion or certificate of occupancy.

>>Motion was made by Council Member Floyd Rogers and seconded by Council Member Allie Winter that this constitutes a Second and Final Reading for Ordinance No. 2025-07.

During Council discussion, Council Member John McManus and Council Member Allie Winter confirmed the proposed changes are in the ordinance from first reading.

Council Member Floyd Rogers wanted clarification regarding how the proposed annexation agreement with Wolf Creek would work with the Planned Development District (PDD) to ensure this ordinance cannot be misinterpreted, and that Council will stay in control of development. Mr. O'Briant stated this ordinance will be for development moving forward, and this ordinance will provide for a developer to come before Council with initial plans that will be followed by the cost and paperwork of a site plan. Mr. O'Briant stated he does not see a scenario where Council is not fully involved with future development in the City of Pickens.

Council discussed they were in agreement with a (5) acre minimum. Council Member John McManus stated the purpose of the ordinance is to provide flexibility in development, especially in unusual situations. It is not designed for developers to sidestep existing zoning. Mr. McManus stated this is a good document to have in the zoning ordinance and many communities are adopting a PDD.

Mr. O'Briant reiterated this is not a vote on annexation. This ordinance is a tool for the City Council to be very specific, with types of buildings, parking, landscaping, etc. Mr. O'Briant stated none of these decisions are in Council control now but will be at the passing of this ordinance. Mr. O'Briant stated if the proposed annexation happens, this ordinance would be used.

Mr. O'Briant also answered questions regarding smaller development under standard zoning with protections of density as the Comprehensive Plan is Developed.

Mayor Pro-Tem Rivers stated there seems to be many questions regarding the PDD and asked if this should be tabled.

Mr. Rogers stated he was comfortable with the knowledge that the Comprehensive Plan is another use for governing growth, and the PDD can be amended.

Council concurred, they are ready to put this ordinance into action and amend as needed.

>>Mayor Pro-Tem Rivers called for the vote. The motion carried that this constitutes a Second and Final reading of Ordinance No. 2025-07. Motion passed 5-1 with Mr. Rivers voting in opposition.

COUNCIL COMMENTS:

Council Member John McManus reiterated that Council is still meeting and getting information as it relates to the proposed annexation of Wolf Creek/Mauldin Lake.

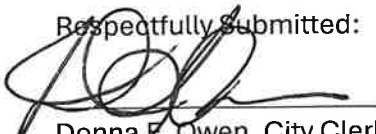
Council Member Floyd Rogers also stated there will be more information and more questions prior to a vote on the annexation process.

Mayor Pro-Tem thanked everyone for participating this evening and stated he does listen to what the citizens are vocal about. He hopes the City can work with everyone involved for a good resolution. Mr. Rivers concluded by quoting Red Skelton's commentary about the Pledge of Allegiance as it pertains to *And to the Republic* "and it's from the people to the leaders, not from the leaders to the people." Mr. Rivers encouraged everyone to listen to the entire commentary.

ADJOURNMENT:

Hearing no further business, Mayor Pro-Tem Rivers called for the motion to adjourn. Motion was made by Council Member Ray Wilson, seconded by Council Member Floyd Rogers, and unanimously approved to adjourn. Pickens City Council stood adjourned at 7:04 p.m.

Respectfully Submitted:


Donna F. Owen, City Clerk

Approved:


Cameron Rivers, Mayor Pro-Tem