

**City of Pickens
Special Called Meeting
October 21, 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 October 16, 2025.

Council Members in Attendance:

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

Staff:

Administrator Tim O'Briant
Attorney, Daniel Hughes
Randal Beach, Police Chief
Public Works Director, Trey Adams
Recreation Director, Jonathon Morris

(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. Mayor Scipio called upon Council Member John McManus to give the invocation followed by the Pledge of Allegiance.

COMMENTS FROM THE MAYOR:

Mayor Scipio stated the City received (2) Petitions on 10/20/2025 and the attorney will speak about both of these petitions.

City Attorney, Mr. Hughes, stated the City of Pickens received (2) petitions as it relates to several matters before Council regarding zoning, annexation, and planned development.

One petition focuses on a law regarding allowing citizens to propose ordinances via initiative referendum. And one petition requests to repeal a planned development zoning ordinance. Mr. Hughes stated the state Supreme Court has ruled that initiative referendums cannot be used to change zoning laws. Mr. Hughes stated the petitions also lack certification from the Election Commission confirming sufficient valid signatures (15% of registered voters from the last municipal election) . Mr. Hughes stated he would recommend that Council proceed with the agenda as presented.

ADMINISTRATOR'S REPORT:

Mr. O'Briant reported the following for the Citizens, Mayor, and Council.

- On 10/22/2025 at 10:30 a.m. there will be a special work session for Council to look at the State Housing Trust Fund, capitol planning and the finances. This meeting will be livestreamed and open to the public. The meeting will be at City Hall.

SECOND READING OF ORDINANCE NO. 2025-11 AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PICKENS, SOUTH CAROLINA AND BRD LAND AND INVESTMENT WITH RESPECT TO CERTAIN INVESTMENTS MADE IN THE CITY; AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT; AND PROVIDING FOR OTHER RELATED MATTERS:

Motion was made by Council Member John McManus that this constitute second reading of Ordinance No. 2025-11 as stated. Motion was seconded by Council Member Allie Winter. Hearing no discussion, Mayor Scipio called for the vote. Motion passed 5-1. All Council Members voting in favor with the exception of Council Member Cameron Rivers who voted in opposition.

SECOND READING OF 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)

Motion was made by Council Member Floyd Rogers that this constitute second reading of Ordinance No. 2025-04 as stated. Motion was seconded by Council Member John McManus.

- Mr. Rogers made a statement and asked that the statement be placed in the record. (Per request this statement is verbatim)

"On May 28, 2025, I made the motion to approve this ordinance on first reading. In that motion, I stated the following conditions precedent to second reading:

The execution of a fully executed development agreement in recordable form pursuant to the statutory requirements of S.C. Code Section 6-31-10 et seq. between the City and the developer that requires and is subject to among other things, approved building standards, density limitations, landscaping, sufficient ingress and egress, and other elements of the proposed development, including the provision of utilities and that the development agreement be perpetual and binding upon all successors in interest to the development agreement.

The purpose of this statement is to explain why references to the state Development Agreement Act were never included and how the City of Pickens is proceeding under its Home Rule authority to ensure a lawful, practical, and transparent process.

The City's initial thoughts on how to accomplish this agreement centered on the South Carolina Development Agreement Act (Title 6, Chapter 31). However, that Act requires full compliance with the Development Impact Fee Act (Title 6, Chapter 1, Article 9), which mandates a detailed citywide study before any development fees can be imposed. Such a study is costly, time-consuming, and designed for larger, high-growth municipalities that can recover those costs through ongoing development. Pickens, with limited growth and no additional projects currently proposed, would not recover the time or expense required to meet those conditions.

Because the City would not fully comply with all provisions of the Development Agreement Act, those references were never included in first reading or thereafter based on legal advice. Instead, the City is proceeding under its Home Rule authority (South Carolina Code §5-7-30), which allows municipalities to enter reasonable, transparent, and negotiated agreements that serve the best interests of their residents.

Additionally, the passage of the Planned Development District zoning in the last month has given Council unprecedented power over every step of the development as it progresses. The voluntary agreement before us is arguably a much more powerful set of tools to preserve they character of our community than the SC Development Agreement Act offered. There are differences in the procedures required to enter an agreement under Title 6, Chapter 31, that the city is not required to do to the change in approach. If there has been any confusion related to this, we apologize for it."

- Council Member Cameron Rivers stated that he was opposed to this annexation due to the fact that he believes this development is too large for the area. Mr. Rivers stated there are

still questions about infrastructure and he has tried to listen to the citizens' concerns regarding the impact on the area.

>>Hearing no further discussion, Mayor Scipio called for the vote. Motion passed 5-1. All Council Members voting in favor with the exception of Council Member Cameron Rivers who voted in opposition.

SECOND READING OF ORDINANCE NO. 2025-12 TO ESTABLISH A ZONING CLASSIFICATION OF PLANNED DEVELOPMENT DISTRICT (PDD) FOR PROPERTY LOCATED ON WOLF CREEK SCHOOL ROAD OWNED BY E. DEAN HOLDER, TRUSTEE OF TRUST B FBO E. DEAN HOLDER CREATED UNDER THE EDGAR O. HOLDER REVOCABLE TRUST U/A DATED NOVEMBER 8, 2006:

Motion was made by Council Member John McManus that this constitute second reading of Ordinance No. 2025-12 as stated. Motion was seconded by Council Member Allie Winter. Hearing no discussion, Mayor Scipio called for the vote. Motion passed 5-1. All Council Members voting in favor with the exception of Council Member Cameron Rivers who voted in opposition.

SECOND READING OF ORDINANCE NO. 2025-06 AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF PICKENS TO UPDATE THE CLASS SCHEDULE AS REQUIRED BY ACT 176 OF 2020:

Motion was made by Council Member Floyd Rogers that this constitute second reading of Ordinance No. 2025-06 as stated. Motion was seconded by Council Member Allie Winter. Hearing no discussion, Mayor Scipio called for the vote. Motion passed unanimously.

SECOND READING OF ORDINANCE NO. 2025-09 TO AMEND CHAPTER 5 “BUILDING AND BUILDING REGULATIONS” OF THE CITY OF PICKENS, SOUTH CAROLINA TO PROVIDE FOR THE SPECIAL PROPERTY TAX ASSESSMENTS AUTHORIZED BY SECTION 4-9-195 AND MADE APPLICABLE TO MUNICIPALITIES BY SECTION 5-21-140 OF THE SOUTH CAROLINA CODE OF LAWS AS TO REAL PROPERTY WHICH QUALIFIES AS “REHABILITATED HISTORIC PROPERTY” AND OTHER MATTERS RELATED THERETO:

Motion was made by Council Member John McManus that this constitute second reading of Ordinance No. 2025-09 as stated. Motion was seconded by Council Member Ray Wilson. Hearing no discussion, Mayor Scipio called for the vote. Motion passed unanimously.

SECOND READING OF ORDINANCE NO. 2025-13 TO AMEND CHAPTER 5 “BUILDING AND BUILDING REGULATIONS” OF THE CITY OF PICKENS, SOUTH CAROLINA TO ADD HISTORIC DESIGNATION:

Motion was made by Council Member Floyd Rogers that this constitute second reading of Ordinance No. 2025-13. Motion was seconded by Council Member Ray Wilson. Hearing no discussion, Mayor Scipio called for the vote. Motion passed unanimously.

COMMENTS FROM COUNCIL:

- Council Member John McManus expressed strong support for the legislation passed during the meeting, particularly the Bailey Bill, which provides tax incentives for the renovation of older buildings. Mr. McManus stated this initiative will have a profoundly positive impact on the community by helping preserve the character of downtown areas.

In Regard to the annexation and development agreement, Mr. McManus stated he had no regrets in voting for this legislation and believes this development will ultimately benefit the

community. Mr. McManus also recognized that some residents may oppose change, and respected their right to do so, but felt confident that most citizens in Pickens and the surrounding area will embrace the progress. Council Member John McManus gave a personal account regarding him being opposed to the Pickens Country Club and RV resort and believed this project would have a negative impact on the area and community. However, he admitted he was wrong, and the project is positive and beneficial. Mr. McManus concluded his comments by stating he believes the annexation and development has been thoroughly vetted over a two-year period with extensive public and council input. Mr. McManus thanked Council for all their work.

- Council Member Allie Winter requested to speak about gratitude. Ms. Winter stated that Council has moved through discussions about development, growth, and infrastructure, and she would like to recognize and thank the City employees for their work on roads, public safety, parks and recreation, and customer service. Ms. Winter stated many employees work tirelessly behind the scenes to make Pickens a great place to live. Ms. Winters thanked the City of Pickens business owners and downtown partners for investing and believing in Pickens. Ms. Winter stated the creativity and faith of businesses turn empty spaces into destinations. Ms. Winter stated she was thankful for the Citizens that show up, ask the tough questions, and caring enough to hold elected officials accountable. Ms. Winter stated that citizen input reminds everyone that development isn't just about buildings, it's about belonging. Council Member Allie Winter concluded her comments by thanking her fellow council members for continuing to show up with purpose, patience, and passion. Moving forward with infrastructure improvements, new opportunities downtown, and careful responsible development, she hopes the Council continues to carry gratitude forward, because gratitude builds trust, and trust builds community. Ms. Winter stated she was thankful to serve with each Council Member.
- Council Member Floyd Rogers stated that he and Mayor Scipio attended an advanced training session hosted by the Municipal Association of South Carolina (MASC) in Columbia last week. During the roundtable discussion, the topic of annexation was an issue in every municipality. The growth in South Carolina is among the highest in the nation. Mr. Rogers stated he is bringing this up to state that growth is inevitable, and other municipalities at the MASC meeting were intrigued about how the City of Pickens has approached the challenge with annexation. Mr. Rogers stated he believes this Council has taken the time, invested hours of effort, and worked through stress and setbacks to ensure that growth is managed in a way that benefits Pickens. Mr. Rogers stated that elected officials are elected to utilize education, experience, and judgment and he believes every member of this council has brought their unique skills and talents to the table. He is proud of the work City Council has accomplished. Mr. Rogers concluded his comments by reiterating this Council has spent over two years planning controlled growth and ensuring that the elected officials with retain control over planning, zoning, and the ability to guide developments. Mr. Rogers stated these decisions in shaping the community for the present and future are extremely difficult and stressful and he would hope the citizens realize how diligent this Council has worked.
- Council Member Cameron Rivers reiterated that he is not opposed to the ideals of annexation. However, this particular development in the area and the impact is what he has opposed. Mr. Rivers agreed with Councilman Rogers that this has been an extremely difficult and stressful debate, and he would have liked to have worked more on some of the issues. However, the vote is complete and now he would like to move forward and be hopeful for the best outcome of this development. Mr. Rivers concluded by stating he appreciates all of Council and respects healthy debate and everyone's opinion. Mr. Rivers

stated he also hopes that Council and the Citizens realize that he feels strongly about his opinions and he votes based on his values and he believes the people elected him to vote in that manner.

- Council Member Ray Wilson stated he voted in favor of this annexation for reasons that he believed will be beneficial for the City of Pickens and for local businesses. Mr. Wilson stated he has studied this issue as a broader long-term vision that will bring needed revenue and jobs.
- Mayor Scipio stated he believed this annexation and development will have long lasting benefits such as increased revenue for the City and for local businesses. Mayor Scipio recapped many of the comments of other Council Members and stated this debate has been ongoing for over two years. Mayor Scipio stated he was a Council Member and tabled this issue because he wanted to do the work that was needed. When he became Mayor, he presented the facts to the Council Members, and the Council has put in the necessary work. Mayor Scipio stated he was extremely proud of this Council for the hours of meetings, talking to citizens, talking with property owners, and developers. Mayor Scipio stated that he knew this would be a debate where not everyone was satisfied, but he voted the way he thought was the best for Pickens. Also, he believed the Planned Development District was a way to control growth and to ensure the elected officials are in control. Pickens County has turned over code enforcement to the municipalities, therefore the city employees will be inspecting and overseeing development. Mayor Scipio concluded his comments by stating he respected each Council Member for their efforts and even during the disagreements he is sure that everyone voted the way they thought was best for Pickens and their constituents.

ADJOURNMENT:

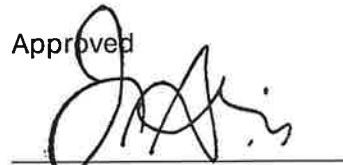
Hearing no further business, Mayor Scipio called for the motion to adjourn. Motion was made by Council Member Floyd Rogers, seconded by Council Member Ray Wilson, and unanimously approved to adjourn. Pickens City Council stood adjourned at 6:34 p.m.

Respectfully Submitted:



Donna F. Owen, City Clerk

Approved



Isaiah Scipio, Mayor