

Mayor
ISAIAH SCIPIO
City Council
ALLIE WINTER, Mayor Pro-Tem
DANNY ADAMS
JONATHAN BAKER
CAMERON RIVERS
FLOYD ROGERS
RAY WILSON



AGENDA

CITY COUNCIL WORK SESSION

Monday, September 28, 2026

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. MONTHLY REPORTS FROM DEPARTMENT HEADS
5. CONSIDERATION AND APPROVAL OF A RESOLUTION 2026-R9 HONORING THE LIFE AND MEMORY OF GABBY PETITO AND PROCLAIMING MARCH 19, 2027, AS "GABBY PETITO DAY" IN THE CITY OF PICKENS.
6. CONSIDERATION AND APPROVAL OF A RESOLUTION 2026-R8 ESTABLISHING REQUIREMENTS AND A FEE FOR THE CITY OF PICKENS TEMPORARY LIVESTOCK KEEPING PERMIT.
7. FIRST READING OF AN ORDINANCE 2026-09 TO AMEND CHAPTER 4, "ANIMALS," OF THE CODE OF THE CITY OF PICKENS, SOUTH CAROLINA, TO ESTABLISH A TEMPORARY LIVESTOCK KEEPING PERMIT.
8. DISCUSSION OF ZONING AND PERMITTED USES FOR TAX MAP #4181-12-97-9113, 225 PUMPKINTOWN HWY, AND CONSIDERATION OF RECOMMENDATION TO THE PLANNING COMMISSION FOR A REVIEW OF POSSIBLE AMENDMENT TO THE ZONING MAP AS ALLOWED IN SECTION 1303 OF THE CITY CODE.
9. EXECUTIVE SESSION:
S.C. CODE OF LAWS, SECTION 30-4-70 (A) ALLOWS THAT SPECIFICALLY DELINEATED AND QUALIFYING MATTERS MAY BE DISCUSSED OUTSIDE THE PRESENCE OF THE PUBLIC.

- a. PERSONNEL – SECTION 30-4-70(A)(1):
 - i. Discussion of employment, appointment, compensation, promotion, demotion, discipline or release of an employee, or an appointment to a public body regarding an Interim City Administrator
- b. PERSONNEL – SECTION 30-4-70(A)(1):
 - i. Discussion of employment, appointment, compensation, promotion, demotion, discipline or release of an employee, or an appointment to a public body regarding the Finance Department
- c. LEGAL– SECTION 30-4-70(A)(2):
 - i. Receipt of Legal Advice regarding Former City Administrator
- d. LEGAL – SECTION 30-4-70(A)(2):
 - i. Receipt of Legal Advice regarding Police Policy and Procedure
- e. CONTRACTUAL – SECTION 30-4-70 (A)(2):
 - i. Discussion regarding Clearwater Solutions, LLC. Contract and Enterprise Contract

10. ACTION ON EXECUTIVE SESSION ITEMS (*as needed*):

11. COMMENTS FROM COUNCIL MEMBERS:

12. ADJOURNMENT:

**CITY OF PICKENS, SOUTH CAROLINA
RESOLUTION NO. _____**

**A RESOLUTION HONORING THE LIFE AND MEMORY OF GABBY PETITO AND PROCLAIMING
MARCH 19, 2027, AS “GABBY PETITO DAY” IN THE CITY OF PICKENS**

WHEREAS, Gabrielle Venora Petito, affectionately known as Gabby, was a young woman whose life, spirit, creativity, and love of adventure touched countless people; and

WHEREAS, Gabby was born on March 19, 1999, and March 19, 2027, would have marked her 28th birthday; and

WHEREAS, Gabby was known for her adventurous spirit, love of travel, appreciation for nature, creativity, and ability to find joy in exploring the world around her; and

WHEREAS, Gabby’s life and tragic death brought increased public awareness to the importance of recognizing the warning signs of domestic violence, supporting victims and survivors, and encouraging individuals and communities to speak up when something does not seem right; and

WHEREAS, Gabby’s family has worked to honor her memory by promoting awareness, education, safety, and resources for those affected by domestic violence and missing-person cases; and

WHEREAS, the City of Pickens recognizes the importance of remembering Gabby not only because of the circumstances surrounding her death, but because of the life she lived, the people she loved, the places she experienced, and the positive impact her story continues to have on communities across the nation; and

WHEREAS, the City of Pickens believes that remembering Gabby’s life can serve as an opportunity to encourage kindness, awareness, compassion, and a commitment to helping protect those who may be experiencing abuse or are otherwise in need of support; and

WHEREAS, it is fitting and appropriate for the City of Pickens to honor Gabby’s memory on her birthday and to recognize the continued efforts to promote awareness, safety, and support for victims and survivors of domestic violence.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Pickens, South Carolina, hereby honor and remember the life of **Gabrielle “Gabby” Petito**, recognizing her adventurous spirit, her love of life, and the lasting impact of her story.

BE IT FURTHER RESOLVED, that the City of Pickens hereby proclaims **March 19, 2027, as “Gabby Petito Day”** in the City of Pickens, South Carolina, in honor of what would have been Gabby’s 28th birthday.

BE IT FURTHER RESOLVED, that on this day, the City encourages residents to remember Gabby’s life, to choose kindness and compassion, to remain aware of the warning signs of domestic violence, and to support those who may be experiencing abuse or who are in need of help.

BE IT FURTHER RESOLVED, that the City of Pickens extends its sincere remembrance and continued support to Gabby's family, friends, and all those whose lives have been touched by her story.

BE IT FINALLY RESOLVED, that this Resolution shall be entered into the official records of the City of Pickens and that a copy shall be presented to Gabby Petito's family as a lasting expression of the City's respect and remembrance.

ADOPTED AND APPROVED this ____ day of _____, 2027.

Mayor Scipio
Mayor, City of Pickens

City Clerk
City of Pickens

RESOLUTION NO. 2026-R8

A RESOLUTION ESTABLISHING REQUIREMENTS AND A FEE FOR THE CITY OF PICKENS TEMPORARY LIVESTOCK KEEPING PERMIT.

WHEREAS, the City Council of the City of Pickens, South Carolina, has adopted an amendment to Chapter 4, “Animals,” of the Code of the City of Pickens establishing a Temporary Livestock Keeping Permit; and

WHEREAS, the purpose of the permit is to provide for the temporary keeping and use of livestock for approved activities, including vegetation management, entertainment, exhibition, educational, recreational, agricultural, and similar temporary activities; and

WHEREAS, the City Council desires to establish reasonable administrative requirements and conditions governing the issuance and use of such permits; and

WHEREAS, the City Council further desires to establish the permit fee authorized by Section 4-3.3 of the Code of the City of Pickens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PICKENS, SOUTH CAROLINA, AS FOLLOWS:

SECTION 1. ADMINISTRATION OF PERMIT.

The Temporary Livestock Keeping Permit established by Section 4-3.3 of Chapter 4, “Animals,” of the Code of the City of Pickens shall be administered and issued through the City’s Zoning and Planning Division.

The Zoning and Planning Division shall receive and review applications, determine compliance with the requirements of this Resolution and applicable provisions of the City Code, issue approved permits, maintain permit records, and perform such inspections or coordinate such inspections as may be necessary to administer the permit program.

SECTION 2. APPLICATION REQUIREMENTS.

An application for a Temporary Livestock Keeping Permit shall be submitted on a form approved by the City and shall contain information reasonably necessary for the City to evaluate the proposed livestock activity, including, as applicable:

1. The name, address, telephone number, and email address of the applicant;
2. The address and parcel identification number of the property where the livestock activity will occur;
3. The name and contact information of the property owner, if different from the applicant;
4. The purpose and nature of the proposed livestock activity;
5. The proposed beginning date and expiration date of the activity;
6. The species, type, and number of livestock proposed to be kept or used;

7. A site plan or sketch showing the location and dimensions of the proposed containment area, fencing, temporary structures, public access areas, and adjacent streets or properties, as reasonably required by the Zoning and Planning Division;
8. A description of proposed measures for containment, supervision, sanitation, animal care, and protection of adjoining property and the public;
9. Any additional information or documentation reasonably required by the Zoning and Planning Division to determine compliance with this Resolution or applicable law;
10. The required permit fee; and
11. If the applicant is conducting the livestock activity as a commercial business, the applicant shall provide evidence that the business holds a current and valid City of Pickens business license, as required by applicable City ordinances. A Temporary Livestock Keeping Permit shall not substitute for, or exempt the applicant from, any business license requirement.

SECTION 3. PERMIT CONDITIONS.

Each Temporary Livestock Keeping Permit shall identify the approved livestock activity, the permitted location, the authorized species and number of livestock, and the effective and expiration dates of the permit.

The Zoning and Planning Division may impose reasonable conditions on a permit to address site-specific circumstances and to protect public health, safety, welfare, property, and animal welfare. Conditions may include, but are not limited to:

1. Fencing, pens, temporary enclosures, barriers, or other containment measures;
2. Requirements for direct supervision and control of livestock;
3. Requirements for adequate food, potable water, shelter, shade, and appropriate care;
4. Measures to prevent livestock from escaping or entering streets, sidewalks, rights-of-way, or adjoining properties;
5. Measures to protect trees, landscaping, structures, utilities, drainage facilities, streets, sidewalks, and other public or private property;
6. Removal and proper disposal of manure and other animal waste;
7. Requirements concerning noise, odor, sanitation, and other potential nuisance conditions;
8. Requirements for public separation, barriers, crowd control, and emergency access for activities involving members of the public;
9. Requirements for the transportation, arrival, departure, and removal of livestock;
10. Any other reasonable condition necessary to ensure compliance with Chapter 4 and the terms and purpose of the permit; and
11. Any commercial business conducting a livestock activity pursuant to a Temporary Livestock Keeping Permit shall maintain a current and valid City of Pickens business license for the

duration of the permitted activity. Failure to maintain the required business license shall constitute grounds for suspension or revocation of the Temporary Livestock Keeping Permit.

SECTION 4. DURATION.

A Temporary Livestock Keeping Permit shall be issued only for the period necessary to conduct the approved livestock activity. The permit shall specify the beginning date and expiration date.

A permit may be extended upon application and approval by the Zoning and Planning Division when the extension remains consistent with Chapter 4, this Resolution, and any applicable zoning requirements. An extension shall not be granted automatically.

SECTION 5. PROPERTY AND ZONING COMPLIANCE.

Issuance of a Temporary Livestock Keeping Permit shall not authorize livestock on property where livestock is prohibited by the City's zoning regulations or other applicable law.

The Zoning and Planning Division shall determine whether the proposed location is eligible for a Temporary Livestock Keeping Permit before issuance.

The permit shall not constitute a variance, rezoning, special exception, or other amendment to the City's zoning regulations.

SECTION 6. INSPECTION AND COMPLIANCE.

The City may inspect the permitted premises during the term of the permit when reasonably necessary to determine compliance with the permit, Chapter 4, this Resolution, or other applicable City regulations.

The permit holder shall provide reasonable access to the permitted area for authorized City personnel for purposes of inspection.

Failure to comply with the permit or applicable regulations may result in suspension or revocation of the permit and may subject the permit holder to any other remedies or penalties provided by law.

SECTION 7. PERMIT FEE.

The fee for a Temporary Livestock Keeping Permit shall be Fifty Dollars (\$50.00) per permit.

The permit fee shall be paid at the time the application is submitted and shall be nonrefundable except as otherwise required by law or approved by the City.

The City Council may amend the permit fee by subsequent resolution.

SECTION 8. ADMINISTRATIVE AUTHORITY.

The Zoning and Planning Division is authorized to develop and maintain application forms, permit forms, administrative procedures, and other materials reasonably necessary to implement this Resolution, provided that such materials are consistent with Chapter 4 and this Resolution.

Any substantive change to the permit requirements or fee established by this Resolution shall require action by the City Council.

SECTION 9. EFFECTIVE DATE.

This Resolution shall become effective upon adoption by the City Council of the City of Pickens, South Carolina.

ADOPTED AND APPROVED this _____ day of _____, 2026, by the Mayor and City Council of the City of Pickens, South Carolina.

Mayor

ATTEST:

City Clerk

DRAFT

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 4, “ANIMALS,” OF THE CODE OF THE CITY OF PICKENS, SOUTH CAROLINA, TO ESTABLISH A TEMPORARY LIVESTOCK KEEPING PERMIT.

WHEREAS,

the City Council of the City of Pickens, South Carolina, is authorized by state law to enact ordinances for the protection of the public health, safety, welfare, and property of persons within the corporate limits of the City; and

WHEREAS,

Chapter 4, “Animals,” of the Code of the City of Pickens regulates the keeping, possession, control, and treatment of animals within the City; and

WHEREAS,

Section 4-3.1 of the Code generally prohibits the keeping of animals other than household pets upon premises within the City except as otherwise permitted by Chapter 4; and

WHEREAS,

the City Council recognizes that certain domesticated livestock may be temporarily utilized for beneficial purposes, including vegetation management through controlled grazing and other forms of vegetation control; and

WHEREAS,

the City Council further recognizes that livestock may be temporarily brought into the City for legitimate entertainment, exhibition, educational, agricultural, recreational, and similar activities, including rodeos, livestock shows, fairs, demonstrations, performances, and other temporary events involving livestock; and

WHEREAS,

the City Council desires to establish a reasonable permitting process for such temporary livestock activities in order to protect the public health, safety, welfare, and property while allowing legitimate temporary uses of livestock; and

WHEREAS,

the City Council finds that a Temporary Livestock Keeping Permit will provide the City with an appropriate mechanism to establish reasonable requirements concerning the type and number of animals, duration of use, containment, sanitation, animal welfare, public

safety, property protection, and other conditions associated with temporary livestock activities.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PICKENS, SOUTH CAROLINA, AS FOLLOWS:

SECTION 1. AMENDMENT TO SECTION 4-1, DEFINITIONS.

Section 4-1, “Definitions,” of Chapter 4, “Animals,” Article I, “In General,” of the Code of the City of Pickens, South Carolina, is hereby amended by adding the following definitions:

Livestock means domesticated animals commonly kept, raised, or used for agricultural, commercial, recreational, exhibition, entertainment, vegetation management, or similar purposes, including, but not limited to, cattle, horses, ponies, donkeys, mules, goats, sheep, swine, llamas, alpacas, and other similar domesticated animals as may be approved by the City.

The term “livestock” shall not include household pets maintained in accordance with this chapter and shall not include wild, exotic, dangerous, or endangered animals regulated separately under this chapter.

Livestock activity means the temporary keeping, housing, exhibition, display, transportation, training, handling, grazing, performance, or other use of livestock for an approved purpose, including, but not limited to, vegetation management, grazing, rodeos, livestock shows, fairs, exhibitions, educational demonstrations, performances, competitions, festivals, agricultural events, recreational activities, or similar temporary activities.

A livestock activity shall be considered temporary when livestock are maintained within the City for a limited and defined period and are removed from the premises upon expiration or termination of the activity or applicable permit.

The term “livestock activity” shall not include the permanent or routine keeping of livestock on property where such keeping is otherwise prohibited by this Code, the City’s zoning regulations, or other applicable law.

SECTION 2. ADDITION OF SECTION 4-3.3.

Chapter 4, “Animals,” Article I, “In General,” of the Code of the City of Pickens, South Carolina, is hereby amended by adding a new Section 4-3.3, to read as follows:

Sec. 4-3.3. – Temporary Livestock Keeping Permit.

(a) Purpose.

The purpose of this section is to establish a temporary permitting process for the keeping and use of livestock within the City of Pickens for limited and approved purposes, including

vegetation management, entertainment, exhibition, educational, recreational, agricultural, and similar temporary activities.

(b) Permit required.

Notwithstanding any other provision of this chapter, a person may temporarily keep livestock within the City for an approved livestock activity upon obtaining a valid **Temporary Livestock Keeping Permit** issued in accordance with this section and all applicable rules, regulations, and conditions established by the City.

No person shall conduct a livestock activity requiring a permit under this section without first obtaining the required permit.

(c) Authorized purposes.

A Temporary Livestock Keeping Permit may be issued for one or more of the following purposes:

1. **Vegetation management**, including the controlled use of livestock for grazing or other purposes intended to reduce, control, or remove grass, weeds, brush, invasive vegetation, or other unwanted plant growth;
2. **Entertainment or exhibition**, including rodeos, livestock shows, fairs, exhibitions, performances, demonstrations, competitions, festivals, and similar temporary activities;
3. **Educational or agricultural activities**, including agricultural demonstrations, livestock demonstrations, exhibitions, or similar temporary activities; or
4. **Other temporary livestock activities** approved by the City that are consistent with the purpose and intent of this section and that do not otherwise violate applicable law.

(d) Authorized locations.

The temporary keeping and use of livestock pursuant to a Temporary Livestock Keeping Permit shall be permitted in areas of the City where the keeping of livestock is not otherwise prohibited by the City's zoning regulations, this Code, state law, or other applicable law.

Nothing in this section shall be construed to authorize the keeping or use of livestock on property where livestock is otherwise prohibited.

A Temporary Livestock Keeping Permit shall not constitute a variance, rezoning, special exception, or other authorization under the City's zoning regulations.

(e) Authorized livestock.

Only those species and types of domesticated livestock approved by the City pursuant to the rules and regulations governing Temporary Livestock Keeping Permits may be kept or used under a permit issued pursuant to this section.

The permit shall identify the species, type, and maximum number of livestock authorized.

Nothing in this section shall authorize the keeping, possession, display, exhibition, or use of any wild, exotic, dangerous, or endangered animal regulated pursuant to Section 4-3.2 unless separately authorized as provided by applicable law.

(f) Temporary nature of permit.

A Temporary Livestock Keeping Permit shall authorize the keeping or use of livestock only for the period specified in the permit.

Each permit shall establish a beginning date and expiration date.

Upon expiration of the permit, all livestock authorized by the permit shall be removed from the permitted premises unless the City has approved an extension or a new permit has been issued.

A Temporary Livestock Keeping Permit shall not create or establish a permanent right to keep livestock upon the property.

(g) Permit requirements and conditions.

The City Council may establish, by resolution or other duly adopted action, rules, regulations, standards, application requirements, conditions, and procedures governing Temporary Livestock Keeping Permits.

Such requirements and conditions may include, but shall not be limited to:

1. The species, type, number, and size of livestock permitted;
2. The purpose for which the livestock will be kept or used;
3. The beginning and expiration dates of the permit;
4. The size, location, and configuration of the area in which the livestock may be kept or used;
5. Fencing, temporary enclosures, barriers, tethering, containment, and other security measures;
6. Requirements for the supervision and control of livestock;
7. Requirements relating to food, water, shelter, shade, exercise, veterinary care, and other animal welfare considerations;
8. Sanitation and removal of animal waste;

9. Measures to prevent damage to adjoining property, structures, landscaping, trees, utilities, streets, sidewalks, drainage facilities, or other public or private property;
10. Measures to prevent livestock from escaping or entering streets, sidewalks, rights-of-way, or adjoining properties;
11. Requirements concerning notification of adjoining property owners or occupants;
12. Requirements for events involving members of the public, including barriers, separation distances, crowd control, emergency access, and other public safety measures;
13. Restrictions necessary to prevent offensive odors, excessive noise, unsanitary conditions, or other nuisance conditions;
14. Requirements concerning the transportation, arrival, departure, and removal of livestock;
15. Proof of ownership, possession, insurance, licenses, registrations, veterinary records, or other documentation deemed necessary by the City; and
16. Any other reasonable conditions necessary to protect the health, safety, welfare, and property of the public or to ensure the humane treatment and proper control of livestock.

(h) Permit fee.

A fee shall be charged for the issuance of a Temporary Livestock Keeping Permit.

The amount of the fee shall be established by the City Council by resolution or other duly adopted action and may be amended from time to time.

The City Council may establish different fees based upon the purpose of the livestock activity, duration of the permit, number or type of animals, size or nature of the activity, or other reasonable criteria.

(i) Application and issuance.

An application for a Temporary Livestock Keeping Permit shall be submitted in the manner prescribed by the City.

The City official designated by the City Administrator to administer this section shall review applications and may issue a permit when the application complies with this section and all applicable rules, regulations, standards, and conditions established by the City.

The issuance of a permit shall be conditioned upon the applicant's agreement to comply with all applicable provisions of the City Code, all permit conditions, and all applicable state and federal laws.

The issuance of a permit under this section shall not relieve the applicant of any other permit, license, approval, inspection, or authorization otherwise required by the City, Pickens County, the State of South Carolina, or the federal government.

(j) Suspension or revocation.

A Temporary Livestock Keeping Permit may be suspended or revoked by the City upon a finding that:

1. The permit was obtained through false, misleading, or materially incomplete information;
2. The permit holder has violated any provision of this section or any condition of the permit;
3. The livestock have escaped or have repeatedly been inadequately contained;
4. The livestock activity has created a nuisance or an unreasonable threat to public health, safety, or welfare;
5. The permit holder has failed to provide adequate care, food, water, shelter, sanitation, veterinary care, or containment for the livestock;
6. The permit holder has failed to comply with applicable state or federal law;
7. The permit holder has materially exceeded the number, type, location, duration, or purpose of livestock authorized by the permit; or
8. Continued operation under the permit is determined to be contrary to the public health, safety, or welfare.

Upon revocation or expiration of a permit, all livestock authorized under the permit shall be removed from the property within the period established by the City.

(k) Animals running at large.

A Temporary Livestock Keeping Permit shall not constitute general authorization for livestock to run at large in violation of Section 4-4 or any other applicable provision of the City Code.

Livestock maintained pursuant to a permit shall remain within the containment area or otherwise be under the direct control required by the permit.

For an approved livestock activity, the permit may authorize the temporary movement or controlled use of livestock outside a permanent enclosure when specifically approved as part of the permit and when adequate measures are provided for public safety and animal control.

(l) Relationship to Section 4-3.1.

A valid Temporary Livestock Keeping Permit issued pursuant to this section shall constitute specific authorization to temporarily keep and use the livestock identified in the permit for the limited purpose and duration stated in the permit, notwithstanding the general prohibition contained in Section 4-3.1.

Except as specifically authorized by a valid permit issued pursuant to this section, all provisions of Section 4-3.1 shall remain in full force and effect.

(m) Compliance with other provisions and laws.

Nothing in this section shall exempt any person from compliance with any other applicable provision of the City Code, including provisions relating to zoning, nuisances, public property, streets and rights-of-way, animal cruelty, sanitation, public health, animals running at large, or any other applicable regulation.

Nothing in this section shall be construed to authorize an activity that is prohibited by state or federal law.

SECTION 3. RULES AND REGULATIONS.

The City Council is authorized to establish and periodically amend rules, regulations, standards, application requirements, permit conditions, and fees necessary to administer the Temporary Livestock Keeping Permit program established by this ordinance.

Such rules and regulations shall be maintained by the City and shall be made available to applicants and permit holders.

SECTION 4. EXISTING PROVISIONS.

Except as expressly amended by this ordinance, all other provisions of Chapter 4, “Animals,” and the remainder of the Code of the City of Pickens, South Carolina, shall remain unchanged and in full force and effect.

SECTION 5. SEVERABILITY.

If any section, subsection, paragraph, sentence, clause, phrase, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance, and those remaining portions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE.

This ordinance shall become effective upon final adoption and ratification in accordance with applicable law.

ORDAINED AND APPROVED, this ____ day of _____, 2026, by the Mayor and City Council of the City of Pickens, South Carolina.

Mayor

ATTEST:

City Clerk

First Reading: _____

Second Reading: _____

Ratification: _____

DRAFT