

Pickens County Council Work Session

March 16, 2026

6:30 p.m.

County Council met in a work session, in the Main Conference Room of the County Administration Facility, with Councilman Alex Saitta presiding. Final agendas, bearing date, time, and location of meeting were emailed to members of council and local news media on March 12, 2026.

Council Members in Attendance:

Alex Saitta, Chairman

Chris Lollis, Vice Chairman

Claiborne Linvill

Scott Lang

Chris Bowers

Dale Holloway, Vice Chairman Pro-Tem

Staff in Attendance:

Ken Roper, County Administrator

Destini Pratt, County Attorney

Meagan Nations, Clerk to Council

WELCOME AND CALL TO ORDER:

Chairman Alex Saitta called the work session of March 16, 2026, to order and welcomed those in attendance. Chairman Alex Saitta led the Invocation and Pledge of Allegiance.

COUNCIL WORK SESSION

A) SECOND READING OF AN ORDINANCE NO. 682 AMENDING SECTION 302 OF THE DEVELOPMENT STANDARDS ORDINANCES GOVERNING RV PARKS AND CAMPGROUNDS.

- a. Council and staff had detailed discussion that included, but was not limited to:
 - a) Discussion on Section Title and Terminology
 - b) Discussion on Roadway Standards
 - c) Discussion on Minimum and Maximum Acreage
 - d) Discussion on Allowance of Cabins/Park Model Units
 - e) Discussion on Maximum Stay Limits and Related Provisions
 - f) Discussion on Density Campsites per acre
 - g) Discussion on Management Plan and Enforcement
- b. After much more discussion, Chairman Alex Saitta made a motion to accept the changes for second reading. Motion was seconded by Councilman Chris Bowers and carried (5-1), with Councilman Alex Saitta.

B) FIRST READING IN TITLE ONLY OF AN ORDINANCE NO. 684 ESTABLISHING A LAKE KEOWEE OVERLAY DISTRICT TO PROTECT WATER QUALITY, CONSERVE NATURAL RESOURCES, SAFEGUARD DRINKING WATER AND OTHER MATTERS RELATED THERETO.

- a. Council and staff outlined the purpose of the proposed overlay, with these details:

- a) Lake Keowee is a major recreational resource (18,000 acres of water and 300 miles of shoreline.)
 - b) Lake Keowee is a critical drinking water source for hundreds of thousands of upstate residents.
 - c) The overlay is intended to address water quality, shoreline management, flooding risk, natural resource conservation and long-term protection of the lake as a shared public resource.
- b. Council and Staff had detailed discussion that included, but was not limited to:
 - a) The need to balance environmental protection with private property rights and potential economic development (e.g., lakefront restaurants, condos).
 - b) Whether the overlay should apply only to Lake Keowee or be broadened to multiple lakes (Keowee, Jocassee, and possibly Hartwell) to avoid any appearance of arbitrary or “spot” regulation.
 - c) Legal considerations that any overlay must be narrowly tailored to statutory purposes (e.g., watershed protection, conservation) and should be clearly justified in “whereas” clauses.
 - d) Practical differences between the three lakes, including:
 - i. Lake Hartwell being under U.S. Army Corps of Engineers control.
 - ii. Lake Jocassee being largely in public/utility ownership with virtually no private shoreline residences.
 - iii. Lake Keowee is having significant existing residential development.
 - e) The need for public input; upcoming public meetings (e.g., April 2 at Shady Grove Baptist Church) were noted for gathering feedback from affected property owners.
- After more discussion, Chairman Alex Saitta made a motion to constitute first reading in title only of this ordinance. Motion was seconded by Councilman Chris Lollis.
 - Councilor Claiborne Linvill made a motion to amend to remove ‘Keowee’ from the Ordinance and make it a Lake Overlay District. Vice Chairman Chris Lollis seconded the motion for discussion. After more discussion between Council, the motion failed (1-5), with Councilor Linvill in favor.
- Seeing no other discussion, the motion carried unanimously (6-0).

EXECUTIVE SESSION: S.C. Code of Laws, Section 30-4-70 (a):

Chairman Alex Saitta called for a motion to convene into Executive Session as defined by S.C. Code of Laws, Section 30-4-70 (a). Chairman Saitta further stated that each issue would be discussed as the Law provides.

Board and Commissions: Section 30-4-70 (a)(1)

- Board and Commissions Applications
- Motion was made by Chairman Alex Saitta and seconded by Vice Chairman Chris Lollis. The motion was carried out unanimously (6-0), to convene in executive session for the stated purposes after a ten-minute recess.

ACTION AS NEEDED VIA EXECUTIVE SESSION ITEMS:

Chairman Alex Saitta called the Public Session back to Order and advised the following:

Board and Commissions: Section 30-4-70 (a)(1)

- Board and Commissions Applications:
 - Chairman Alex Saitta made a nomination for Josh Medlin to serve on the Board of Appeals. Hearing no other nominations, the Chair closed the floor. The motion carried (6-0).
 - Councilman Dale Holloway made a nomination for Andrea Beeco and Thomas Bixby to serve on the Sedgewood Tax District. Hearing no other nominations, the Chair closed the floor. The motion carried (6-0).

ADJOURN:

Hearing no further Council business, Councilman Chris Bowers made a motion to adjourn. The motion was seconded by Chairman Alex Saitta and carried unanimously (6-0). Pickens County Council stood adjourned at 8:20 p.m.

Respectively Submitted:

Approved:

Meagan Nations, Clerk to Council

Alex Saitta, Chairman of County Council