

Pickens County Council Work Session

December 15, 2025

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 December 11, 2025.

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

Meagan Nations, Clerk to Council

Destini Pratt, County Attorney

WELCOME AND CALL TO ORDER:

Chairman Alex Saitta called the work session of December 15, 2025, to order and welcomed those in attendance. Dr. Dale Holloway led the Invocation and Pledge of Allegiance.

FIRST READING IN TITLE ONLY OF AN ORDINANCE REGARDING AMENDMENTS TO THE PICKENS COUNTY UNIFIED DEVELOPMENT STANDARDS ORDINANCE TO ADDRESS HOUSING, INFRASTRUCTURE GROWTH, DEVELOPMENT IMPACT AND MATTERS RELATED THERETO.

- Council and Staff had detailed discussion that included, but was not limited to:
 - Discussion on Hotels, Campground and RV Parks
 - Discussion on Solar Farms in general
 - Discussion on desire to put standards on Solar Farms
 - Review of RV Parks and Campground Regulation
 - Vice Chairman Chris Lollis made a motion to implement a six-month moratorium for new RV Parks, Campgrounds, Solar Farms and Commercial Lodging (by definition). Chairman Alex Saitta seconded the motion.
 - Councilor Claiborne Linvill asked which of these have come before planning commission in the last six months?
 - 3 RV Parks came before Planning Commission
 - No commercial lodging
 - No solar farm ordinances
 - No submitted applications for new RV Parks are pending as of today
 - Councilman Chris Lollis withdrew his motion.

- Chairman Alex Saitta made a motion for first reading in title only of this ordinance, and a six-month moratorium for new RV parks, campgrounds, solar farms and commercial lodging (by definition). Motion was seconded by Vice Chairman Chris Lollis.
 - Councilman Bowers discussed expanding the moratorium to include non-single-family subdivisions related to Highway 8 development, specifically developments of more than three homes within one mile on either side of Highway 8.
- After more discussion, Councilman Chris Bowers made a motion to amend the original motion, to include the heritage area on Highway 8 in the moratorium. Motion was seconded by Chairman Alex Saitta and carried 5-0, with Councilor Claiborne Linvill abstaining.
- The original motion (5-0), with Councilor Claiborne Linvill abstained.

SECOND READING OF AN ORDINANCE REGARDING AMENDMENTS TO ARTICLE V OF CHAPTER 2 OF THE PICKENS COUNTY CODE OF ORDINANCES, PROCUREMENT AND OTHER RELATED THERETO.

Ralph Guarino, Assistant Administrator and Finance Director, gave Council information from feedback received at the last meeting. He stated the goal wasn't to make a recommendation, but to share ideas based on Council discussion.

- Council Consideration included:
 - 3.1 Code of Ethics and Conduct: No gifts, favors, or gratuities may be accepted from current or prospective vendors over \$25.00
 - Indefinite Delivery Contracts - \$250,000 limit
 - Discussion on construction projects over \$500,000 has come back to Council, allowing smaller projects to move forward without delays.
 - Design Build means a project delivery method in which the county enters a single contract for design and construction of an infrastructure facility
 - Giving Ralph the latitude to use all four methods – Design build, design bid build, IDC and construction manage at risk

No second reading took place. Council would like to have another work session to discuss this Ordinance.

PRESENTATION AND DISCUSSION: ESTABLISHING A PICKENS COUNTY RESILIENCE COMMISSION – COUNCILOR CLAIBORNE LINVILL AND MR. DAVID VAUGHN, CLEMSON UNIVERSITY

David Vaughn, Clemson University, gave a presentation to Council on a proposed Pickens County Resilience Commission. Council discussed a proposal to create a Pickens County Resilience Commission. Councilor Linvill explained that the commission would focus on land use and economic resilience and would serve in an advisory role only. She stated that the goal is to improve coordination, data sharing, and long-term planning related to infrastructure and development. Mr. David Vaughn gave an overview of resilience planning efforts already underway and explained how better data and mapping could help the County prepare for future disasters and reduce long-term costs. He emphasized that the commission would not have regulatory authority or its own budget.

Council and Staff had detailed discussion that included, but was not limited to:

- Discussion of Bylaws
- Discussion of potential benefits of proactive planning

- Discussion of adding another board or commission
- County Administrator is willing to oversee the commission if Council chooses to move forward
- Discussion of number of members to serve on board
- Councilor Claiborne Linvill made a motion for first reading in title only of the Pickens County Resilience Commission ordinance. Motion was seconded by Councilman Chris Bowers and carried (5-1), with Chairman Alex Saitta opposed.

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.

Legal: Section 30-4-70 (a)(2)

- Legal Advice regarding Board and Commissions
- 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:

Legal: Section 30-4-70 (a)(2)

- Legal Advice regarding Board and Commissions – **No Action Taken**

ADJOURN:

Hearing no further Council business, Chairman Alex Saitta made a motion to adjourn. The motion was seconded by Councilman Chris Bowers and carried unanimously (5-0). Pickens County Council stood adjourned at 8:49 p.m.

Respectively Submitted:

Approved:

Meagan Nations, Clerk to Council

Alex Saitta, Chairman of County Council