



Voter Guide 2025 Municipal Elections November 4

Realtors are encouraged to study the candidates before voting. Equally important, Realtors are encouraged to...

VOTE





Table of Contents

How to Vote	3	Central Town Council	16
Our Process	4	Norris Town Council	17
RPAC Recommendations	5	Six Mile Town Council	18
REALTOR® Party Agenda	6	Seneca City Council	19
Recommendation (Sale Tax)	7	Salem Town Council	20
Guidance (Zoning)	8	Walhalla City Council	21
Pendleton City Council	9	Westminster City Council	22
Pelzer Town Council	10	West Union Town Council	23
West Pelzer Town Council	11	Determining Winners	24
Belton Town Council	12	REALTOR® Party Agenda	25
Iva Town Council	13		
Honea Path City Council	14		
Easley City Council	15		



Voting—What You Need to Know

In Person Voting: November 4

Polls Open: 7 a.m. – 7 p.m.

[Click here to find your polling place](#)

Early Voting: October 20—October 31

(Monday—Friday)

Polls Open: 8:30 a.m. – 6 p.m.

Early Voting Locations (click link):

[Anderson County](#)

[Oconee County](#)

[Pickens County](#)





REALTOR® Party Recommendations: Our Process

Step 1: Realtor Candidate Screening Teams interview the candidates, review their questionnaires, and make recommendations.

Step 2: The Board of Directors review Candidate Screening Team recommendations.

Step 3: The RPAC Trustees review recommendations for financial support from RPAC.

Recommendations are based on an evaluation of the candidate's position on REALTOR® Party issues and their voting record, if applicable. The Candidate Screening Team is aware of each candidate's party affiliation, but party is not a consideration in their recommendation.





REALTOR® Party Recommendation:

RPAC Recommended: The candidate understands and supports the REALTOR® Party Agenda and is qualified for the office they seek. ***RPAC***

Recommended candidates also received, or were offered but did not accept, a campaign contribution from RPAC.

In addition, your association's Board of Directors may recommend that you support a ballot question or provide guidance on how to vote on a question on the ballot.





REALTOR® Party Agenda:

1. Protect Private Property Rights.
2. Ensure Fair Housing Opportunities for all.
3. Advocate for housing affordability and attainability for families in our community.
4. Maintain a vibrant and open market for real estate.





Recommended

Anderson County Capital Projects Sales Tax Referendum

Your Western Upstate Association of REALTORS® Board of Directors recommends that you vote in favor of a referendum to approve an additional 1% sales tax in Anderson County. If approved, the additional tax will fund the repaving of more than 200 miles of roads, replace 16 failing bridges, and make safety improvements to 20 intersections around the county over the 7 years that the sales tax will be in effect.

Failure to address the condition of our roads is having a negative impact on the real estate market in Anderson County



Guidance

Anderson County Zoning Referendums

Voters in these precincts in Anderson County will vote on whether to impose zoning in their area of the county:

- [Rock Spring Precinct](#)
- [Neal's Creek Precinct](#)
- [Shirley's Store Precinct](#)

Your Western Upstate Association of REALTORS® Board of Directors adopted [this policy paper on zoning](#) that you may want to read before voting if you live in one of those precincts.

If the referendum passes in one or more of the precincts, Anderson County Council will enact an ordinance imposing zoning in that precinct.



Policy Paper and Position on Zoning

Zoning is a tool used by local government to regulate land uses and protect neighboring property owners from nuisances. Zoning is both overused and underused in the Western Upstate.

The Comprehensive Planning Act

The South Carolina Comprehensive Planning Act requires local governments to adopt a Comprehensive Land Use Plan if they enforce zoning. Nearly all do, but many don't follow these plans once adopted, nor keep them up-to-date. And some use their comprehensive plan in place of zoning. That is unfortunate because ignoring the Comp Plan, or improperly enforcing it, causes confusion and uncertainty not only for property owners, but their neighbors, both of whom are intended to be protected by zoning.

What Zoning?

Surprisingly, while most cities are zoned, large portions of unincorporated areas are not zoned. Most of Anderson County is not zoned. It is the same for Pickens and Oconee counties. Surprisingly, the most populous county in South Carolina, Greenville County, is only 40% zoned.

What do We do About It?

We are neutral on zoning. We simply ask for clarity on the rules for development and land use. However, if local government desires to regulate density and intensity of land uses, it should zone the areas they want to regulate.

The Comprehensive Planning Act also requires local governments that enforce zoning to adopt regulations for the development and subdivision of property. It is our position that LDRs apply across the jurisdiction and should be uniform. Most importantly, LDRs should not be used to regulate density and intensity of land uses; that is the role of zoning.

Finally, if local governments adopt zoning and a Comprehensive Land Use Plan, it should follow their Comp Plan even when it is politically inconvenient. That means if the Comp Plan calls for an area to be high-density residential, or commercial, or industrial, or a dump, the local government should rezone those areas for that purpose and not wait until the landowner is ready to use their property. Rezoning at the time of a land use application often creates a hostile political environment not only for the landowner, but also the neighbors and government officials, and should be avoided.

Adopted:
Grassroots Government Affairs Team, October 27, 2022
Board of Directors, January 25, 2023



Candidates for...

Pendleton City Council

Nonpartisan plurality method. City Council is divided into wards. Each voter elects a candidate to represent their ward. All vote for mayor.

Mayor

Mayor Frank Crenshaw

[Sarah Stokowski](#)

Ward 1

[Councilwoman Lyn Merchant](#)

[Abigail B. Clark](#)

Ward 3

Nancy Von Meyer *

* Some cities may cancel elections, where the number of candidates match the number of seats available, and declare those candidates the winners.



Candidates for...

Pelzer Town Council

Nonpartisan plurality method. All seats, including mayor, are at-large. 2 seats available, plus a special election for a third unexpired term. Voters will select 1 candidate for mayor and 3 candidates for town council.

Mayor

[Chase Smithwick](#)

[Harold Tennihill](#)

2 At-Large Seats

[Councilman Mike Matthews](#)

[Councilwoman Donna Ide](#)

[Jason McElhannon](#)

Deb Seller

[Michael W. Shirley](#)

1 Unexpired At-Large Seat

Greg Pullum*

* Some cities may cancel elections, where the number of candidates match the number of seats available, and declare those candidates the winners.



Candidates for...

West Pelzer Town Council

Nonpartisan plurality method. All seats are at-large. 2 seats available. Voters will select 2 candidates for town council.

2 At-Large Seats

Councilman Jeff Lee

Councilman Johnny C. Rogers, Sr.

Rick Sanders

Jeff Turner



Candidates for...

Belton Town Council

Nonpartisan plurality method. Town Council is divided into wards. Each voter elects a candidate to represent their ward.

Ward 1

Councilman Mark Spence *

Ward 3

Councilman Russ Tysl *

Ward 5

Councilman Joshua Hawkins *

- Some cities may cancel elections, where the number of candidates match the number of seats available, and declare those candidates the winners.



Candidates for...

Iva Town Council

Nonpartisan plurality method. Town Council is divided into wards. Each voter elects a candidate to represent their ward. All vote for mayor. Iva conducts their own elections and does not report their elections to the SC Elections Commission. Listed below are the current members of town council.

Mayor

Mayor Bobby Gentry

Ward 1

Councilman Elmer Powell

Ward 2

Councilman Dwayne Kelley

Ward 3

Councilman Dallas Botts

Ward 4

Councilman Paul Hart



Candidates for...

Honea Path City Council

Nonpartisan plurality method. City Council is divided into wards. Each voter elects a candidate to represent their ward.

Ward 1

Councilman A. Earle Ashley *

Ward 3

Jason A. Peterson *

Ward 5

Molly Fisher *

- Some cities may cancel elections, where the number of candidates match the number of seats available, and declare those candidates the winners.



Candidates for...

Easley City Council

Nonpartisan majority-runoff method. City Council is divided into districts. Each voter elects a candidate to represent their district.

District 2

[Councilwoman Denise Gasque Davidson](#)

[April Searcy](#)

District 4

[Councilman David Jones](#)

[Chris Clark](#)

Ward 6

[Bob Fedder](#) (Realtor)

[Hilary Koster](#)

Easley Combined Utilities

Commissioner Eric Goodwin *

- Some cities may cancel elections, where the number of candidates match the number of seats available, and declare those candidates the winners.



Candidates for...

Central Town Council

Nonpartisan majority-runoff method. All seats, including mayor, are at-large. 2 seats available. Voters will select one candidate for mayor and 2 candidates for town council.

Mayor

Ken Dill *

1 At-Large Seats

Councilwoman Sara Paige Hudson Bowers

Councilman Robert C. Griffin

Doug Barry

Daniel Evatt

- Some cities may cancel elections, where the number of candidates match the number of seats available, and declare those candidates the winners.



Candidates for...

Norris Town Council

Nonpartisan plurality method. All seats are at-large. 2 seats available. Voters will select 2 candidates for town council.

2 At-Large Seats

Councilman Brian Cook

Danielle M. Harris

Jean M. Shankweiler



Candidates for...

Six Mile Town Council

Nonpartisan plurality method. All seats are at-large. 2 seats available. Voters will select 2 candidates for town council.

2 At-Large Seats

Councilwoman Judy Shaw (Realtor) *

Councilman Christopher King *

- Some cities may cancel elections, where the number of candidates match the number of seats available, and declare those candidates the winners.



Candidates for...

Seneca City Council

Nonpartisan plurality method. All seats are at-large. 4 seats available. All vote for mayor. Voters will select 1 candidate for mayor and 4 candidates for city council.

Mayor

[S. Ronnie O'Kelley](#) (current Mayor Pro Tem) *

4 At-Large Seats

[Daniel Alexander](#) (current Mayor)

[Councilwoman Lakesha Benson](#)

[Councilman Ernest Riley](#)

[Councilwoman Dana Moore](#)

[Kathy St. John](#)

* Some cities may cancel elections, where the number of candidates match the number of seats available, and declare those candidates the winners.



Candidates for...

Salem Town Council

Nonpartisan plurality method. All seats are at-large. 2 seats available. Voters will select 2 candidates for town council.

2 At-Large Seats

Councilman James W. Barker *

Councilman Russell J. Patterson *

- Some cities may cancel elections, where the number of candidates match the number of seats available, and declare those candidates the winners.



Candidates for...

Walhalla City Council

Nonpartisan plurality method. All seats are at-large. 3 seats available. Voters will select 3 candidates for city council.

3 At-Large Seats

[Councilman Kenny Johns](#)

[Councilwoman Jessie Bunning](#)

[Councilman Grant Keehn](#)

[Clint Burton](#)

[Gesela Cromer](#)

[Chris Grant](#)

[Hayden Laye](#)

[David Underwood](#)

[Ron Winchester](#)



Candidates for...

Westminster City Council

Nonpartisan plurality method. All seats are at-large. 3 seats available plus one vacant at-large seat. Voters will select 4 candidates for city council.

3 At-Large Seats

1 Vacant At-Large Seat

Councilman Dale M. Glymph

Councilwoman Ruth May

Councilman Jimmy M. Powell (Realtor)

Adrea Ann Harbin

Jamie Jones

Juni Lynch

Charles Morgan (Realtor)

Susan Alexander Ramey



Candidates for...

West Union Town Council

Nonpartisan plurality method. All seats are at-large. 2 seats available plus one vacant at-large seat. Voters will select 3 candidates for town council.

2 At-Large Seats

1 Vacant At-Large Seat

Councilman Boyd Nicholson *

Councilman Carol Mendoza *

Ann Winkler Aubert

- Some cities may cancel elections, where the number of candidates match the number of seats available, and declare those candidates the winners.



How Winners are Determined:

Plurality Method: Generally, the top vote getters win no matter how many votes they get.

Run-Off Method: Divide the number of votes cast by the number of seats available, multiply that result by 50%, add 1 vote. Each candidate must get at least that number to avoid a runoff. Example:

100 votes, 2 seats available:

$$((100/2) \times 50\%) + 1 = 26 \text{ votes}$$





REALTOR® Party Agenda:

1. Protect Private Property Rights.
2. Ensure Fair Housing Opportunities for all.
3. Advocate for housing affordability and attainability for families in our community.
4. Maintain a vibrant and open market for real estate.

