

COMMITTEE OF COUNCIL AS A WHOLE REPORT

Council Members:

Chris Bowers, Chairman
Roy Costner, Vice Chairman
Chris Lollis
Alex Saitta
Henry Wilson
C. Claiborne Linvill

Staff in Attendance:

Ken Roper, County Administrator
Meagan Nations, Clerk to Council
Les Hendricks, Attorney

The Committee of the Whole met in Council Chambers, at the Pickens County Administration Facility, on Monday, August 21, 2023. All members of the committee were in attendance with Chairman Chris Bowers presiding. Vice Chairman Roy Costner led the Invocation and Pledge of Allegiance.

WELCOME AND CALL TO ORDER:

Vice Chairman Roy Costner called the Committee of the Whole meeting to order.

COMMITTEE OF THE WHOLE:

UDSO – Log No. 141

- Mr. Roper gave a brief overview of the timeline regarding Council discussion of the UDSO. Council and staff had very detailed discussion that included, but was not limited to:
 - **OVERVIEW**
 - ❖ Online Citizen Input Option on the Pickens County Website
 - ❖ Public Meeting Notices for proposed updates to UDSO
 - **IMPACT**
 - ❖ Pickens County has selected Finance DTA as a partner to undergo the Impact Fee Study
 - ❖ Discussion on cost of Impact Fee Study
 - **INFRASTRUCTURE**
 - ❖ **TRAFFIC**
 - Discussion on perimeters
 - Discussion on purpose and standards applying to County roads only
 - Discussion on Roadway Paving Analysis by the County Engineer
 - Discussion on adding bike lanes to the traffic study
 - ❖ **ROADS**
 - Discussion on proposals for Council to consider, which include updating the existing Road Ordinance (managed by the County Engineer) and remove the road standards from the UDSO, to only reference roads when necessary **OR** update the UDSO to incorporate standards from Roads

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Ordinance to have all information in one document.

❖ **COMMON DRIVE**

- Discussion on proposals for Council to consider, which include remove common drives as a development standard in the UDSO **OR** leave common drives in the UDSO as an option for development.
- Council requested more discussion at a later meeting to discuss the Common Drive in the UDSO.

❖ **QUALITY**

- The County has adopted the International Building Code and it is what our staff is applying every day.
- Another consideration is for the County to adopt the International Property Maintenance Code. It establishes minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions.
 - Discussion on International Property Maintenance Code
 - City of Clemson uses the IPMC

❖ **WATERWAYS/TREES**

- Discussion on Riparian Buffer Zones
- Discussion on the four amendment options presented by Storm Water Staff

- Councilman Henry Wilson made a motion to hire a study to give technical details for storm water to compliment supplementing the existing team. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).

❖ **DENSITY**

- Discussion on open space subdivisions
- Discussion on conventional subdivisions
- Discussion on the four considerations presented by County Staff
- Discussion on possibility of maximum number of houses in a subdivision

❖ **HOUSING**

- Council will be having another Committee of the Whole meeting in the next few weeks to continue discussion on Housing.

- ❖ Councilman Henry Wilson made a motion to hire a study to give technical details for storm water to compliment supplementing the existing team. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).

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ADJOURN:

Hearing no further Committee business, Chairman Chris Bowers called for a motion to adjourn. Motion was made by Councilman Henry Wilson, seconded by Vice Chairman Roy Costner and carried unanimously (6-0). Meeting was adjourned at 8:07 p.m.