

## COMMITTEE OF COUNCIL AS A WHOLE REPORT

### **Council Members:**

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

### **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, October 16, 2023. All members of the committee were present with Chairman Chris Bowers presiding. Chairman Chris Bowers led the Invocation and Pledge of Allegiance.**

### **WELCOME AND CALL TO ORDER:**

Chairman Chris Bowers called the Committee of the Whole meeting to order.

### **COMMITTEE OF THE WHOLE:**

#### **ANIMAL CONTROL ORDINANCE – Log No. 222**

- Council and staff had a very detailed discussion that included, but was not limited to:
  - Discussion on public forum speaker at the October Council meeting and her addressing Council regarding malnourished cows passing away due to small fencing in the pasture.
  - Discussion with Animal Control Officers on the situation
  - Discussion on Section 4.7, animal care, in Pickens County Ordinance 533
  
- ❖ No Action Taken from the Committee.

#### **UDSO – Log No. 141**

- Council and staff had very detailed discussion that included, but was not limited to:
  - Overview of Council and Staff Discussion on the UDSO from previous Committee Meeting
  - Discussion on Ordinance Proposals (*the following list outlines modifications to the existing UDSO, distinct from the weighted matrix*):
    - Conventional Subdivisions
    - Open Space Subdivisions
    - Impact Fees
    - RV as a Dwelling Unit
    - RV Parks
    - Parking Lots
    - General Grammatical/Title Updates
    - Tiny Home Development
    - Townhomes
    - Traffic Study Policy

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- Land Use Application
- Updates to the Storm Water Ordinance
- Discussion of Land Use Decision Matrix
- Discussion of Adjacent Land Use to Matrix Score Map, Comp Plan Matrix Score Map, Parcel Density Matrix Score Map, Proximity Major Hwy, Municipality Borders Map, Wastewater Matrix Score Map, Topography Map, and Land Use Decision Matrix Scores by Census Block Groups without Parcels size (all nine maps together)
- Discussion on current Conventional Subdivision Standard and Open Space Subdivision Standard
- Discussion on Areas: Appalachian Heritage, Agricultural Heritage, Natural Heritage, Community Center, and Gateway Corridor

### **The following motions were made regarding second reading of the UDSO Ordinance:**

- ❖ Vice Chairman Roy Costner made a motion to limit conventional subdivisions to 10 lots county-wide. The motion was seconded by Councilwoman Linvill and carried unanimously (6-0).
- ❖ Chairman Chris Bowers made a motion to include an impact fee chart in the UDSO once the study is completed and Council approves. Motion was seconded by Councilman Henry Wilson and carried (5-1), with Councilman Alex Saitta opposed.
- ❖ Chairman Chris Bowers made a motion to update the open space subdivision with the density dictated by the Land Use Map Area. Motion was seconded by Councilman Henry Wilson.
  - Chairman Chris Bowers amended the motion, stating it will be tied to areas subject to setbacks and specific limitations of the property. Motion was seconded by Councilman Henry Wilson.
- ❖ The motion carried (5-1), with Councilman Alex Saitta opposed.
- ❖ Councilwoman Claiborne Linvill made a motion to update the UDSO with RV as a dwelling unit. The motion was seconded by Chairman Chris Bowers. The motion carried (4-2), with Councilman Alex Saitta and Councilman Chris Lollis opposed.
- ❖ Councilwoman Claiborne Linvill made a motion that the minimum acreage of an RV park or campground be changed from a minimum of 2 acres to a minimum of 5 acres. Motion was seconded by Councilman Henry Wilson.
  - Councilman Henry Wilson made an amended motion, stating subject to the approval of the zone areas, he would like to limit RV Parks to a minimum of five acres in all the zones, and a maximum of ten acres in the three heritage zones, pending approval of the map. Motion was seconded by Councilman Roy Costner. The motion was carried (6-0).
- ❖ Councilman Henry Wilson made a motion to approve the developmental area map and apply it as a guideline for all the discussions Council will be having about the locations of development activities. Motion was seconded by Councilwoman Claiborne Linvill and carried (5-1), with Councilman Alex Saitta opposed.
- ❖ Councilwoman Claiborne Linvill made a motion to approve all parking spaces in excess of 110% of

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the minimum required parking shall be installed as a pervious surface with a material or technique approved by the Pickens County Stormwater Department. The motion was seconded by Chairman Chris Bowers. The motion carried (5-1), with Councilman Alex Saitta opposed.

- ❖ Chairman Chris Bowers made a motion to fix the general grammatical and title updates. The motion was seconded by Vice-Chairman Roy Costner and carried unanimously (6-0).
- ❖ Vice Chairman Roy Costner made a motion to move forward with the definition of a Tiny Home. Motion was seconded by Councilman Henry Wilson and carried (5-1), with Councilman Alex Saitta opposed.
- ❖ Chairman Chris Bowers made a motion to adopt the townhouse definition to update the UDSO to match IBC standards in an attempt to provide more direction in the development of townhomes. Motion was seconded by Councilwoman Claiborne Linvill and carried (5-1), with Councilman Alex Saitta opposed.
- ❖ Chairman Chris Bowers made a motion to adopt the traffic study policy. The motion was seconded by Vice-Chairman Roy Costner and carried unanimously (6-0).
- ❖ Vice Chairman Roy Costner made a motion to adopt the amendment of the land use application, to include developer responsibilities. The motion was seconded by Chairman Chris Bowers and carried unanimously (6-0).
- ❖ Chairman Chris Bowers made a motion to make updates to the Stormwater Ordinance. The motion was seconded by Councilman Henry Wilson and carried (5-1), with Councilman Alex Saitta opposed.

### **ADJOURN:**

Hearing no further Committee business, Vice Chairman Roy Costner called for a motion to adjourn. Motion was made by Councilman Henry Wilson, seconded by Councilwoman Claiborne Linvill and carried unanimously (5-0). Meeting was adjourned at 8:17 p.m.