

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 Tuesday, November 28, 2023. All members of the committee were present with Chairman Chris Bowers presiding. Councilman Alex Saitta 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:

UDSO – Log No. 141

- Council and staff had a very detailed discussion that included, but was not limited to:
 - Chairman Chris Bowers thanked staff for all their hard work thus far on working on this Ordinance.
- Vice Chairman Roy Costner made a motion to move back to the 5-zone area map. The motion was seconded by Councilman Chris Lollis. Discussion included:
 - Discussion on the map with four zones and the map with five zones
 - Councilman Alex Saitta made an amended motion to change the three-finger area in Pickens from Agricultural Heritage Area to Appalachian Heritage Area. Motion was seconded by Councilman Chris Lollis. The motion carried (4-1-1), with Councilwoman Claiborne Linvill opposed and Councilman Henry Wilson abstained.
- The original motion carried (5-1), with Councilwoman Claiborne Linvill opposed.
- Councilman Henry Wilson made a motion to amend the Planning Commission authority and responsibilities regarding public input and reports to Council on an annual basis as approved by legal counsel. Vice Chairman Roy Costner seconded the motion. Discussion included:
 - Discussion on Planning Commission Policy
- Councilman Henry Wilson made a motion for a 5-minute recess. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).

Chairman Chris Bowers called the meeting back to order.

COMMITTEE OF COUNCIL AS A WHOLE REPORT

- Councilman Henry Wilson made a motion to adopt the Appalachian Heritage and Agricultural Heritage of matrix as is. Motion was seconded by Councilman Alex Saitta. Discussion included:
 - Councilman Henry Wilson made an amended motion to adopt the Appalachian Heritage and Agricultural Heritage of matrix, not including the storm water and impact fee columns. Motion was seconded by Councilman Alex Saitta. The motion carried (6-0).
- Chairman Chris Bowers made a motion to adopt the Natural Heritage Area, Community Center Area and Gateway Corridor Area on the matrix. Motion was seconded by Councilwoman Claiborne Linvill. Discussion included:
 - Councilman Henry Wilson made a substitute motion to adopt the Natural Heritage Area, Community Center Area and Gateway Corridor Area on the matrix with the document received in this evening's packet. Councilwoman Claiborne Linvill seconded the motion.
 - Chairman Chris Bowers made an amended motion to change the Gateway Corridor Area multifamily and mixed use buildings height from 5 stories to 3 stories. Motion was seconded by Councilman Chris Lollis.
 - After more discussion, Chairman Chris Bowers withdrew his amendment.
- The motion carried (4-2), with Councilman Alex Saitta and Councilman Chris Lollis opposed.
- Councilman Henry Wilson made a motion to change the Gateway Corridor Area in Easley near Burdine Springs to Community Center Area. Motion was seconded by Chairman Chris Bowers. Motion carried unanimously (6-0).
- Vice Chairman Roy Costner made a motion to ask staff to show us the protection layer on Highway 8 based on the information received. Chairman Chris Bowers seconded the motion.
 - Vice Chairman Roy Costner withdrew his motion.
- Vice Chairman Roy Costner made a motion to designate 1 mile on both sides of Hwy 8, south of Hwy 135, as Natural Heritage Area. Motion was seconded by Chairman Chris Bowers.
 - Councilman Henry Wilson made an amended motion to change this area to the Agricultural Heritage area. Councilman Alex Saitta seconded the motion.
 - Councilman Henry Wilson retracted his amended motion.
- Seeing no other discussion, the motion carried unanimously (6-0).
- Councilwoman Claiborne Linvill made a motion to move Grange Subdivision Area in Clemson/Central on Hwy 123 from Natural Heritage Area to Community Center Area. Motion was seconded by Chairman Chris Bowers.
 - Councilman Henry Wilson made a motion to table the motion until Councilman Lollis and Councilwoman Linvill meet with constituents and agree on the best possibility. The motion was seconded by Vice Chairman Roy Costner. Motion carried (5-1), with Councilwoman Claiborne Linvill opposed.

COMMITTEE OF COUNCIL AS A WHOLE REPORT

- Councilman Henry Wilson made a motion to eliminate the setback motion made at the previous meeting. Motion was seconded by Chairman Chris Bowers.
 - Councilman Henry Wilson made an amended motion to take the 40ft away from everything except residential homes with less than ½ acre lot size. Motion was seconded by Chairman Chris Bowers.
 - Councilman Henry Wilson made an amended motion to change the front setback to 20, 20, 40 in Section 505, Open Space Subdivisions, and change the arterial street, collector street and all other streets on residential to 20 feet. Motion was seconded by Chairman Chris Bowers. The motion carried (4-2), with Councilman Alex Saitta and Councilman Chris Lollis opposed.
- Councilman Alex Saitta made a motion to strike out this sentence in the Traffic Study section, which states, “The county reserves the right to waive or require traffic studies based on unique factors specific to a particular project or location.” Motion was seconded Chairman Chris Bowers.
 - Chairman Chris Bowers made a substitute motion to just strike the words waive and or in the sentence above. Motion was seconded by Councilwoman Claiborne Linvill.
- The motion carried unanimously (6-0).
- Councilwoman Claiborne Linvill made a motion to pass the proposed language changes in Article 3 Standards for Certain Uses. Motion was seconded by Chairman Chris Bowers. The motion carried (5-1), with Councilman Alex Saitta opposed.
- Vice Chairman Roy Costner made a motion to change language to say Motorized race tracks. Motion was seconded by Councilman Henry Wilson.
 - Vice Chairman Roy Costner amended the motion to add the word “race” and for staff to look into this to give clarification on dirt race track. Motion was seconded by Councilman Henry Wilson. The motion carried (6-0).
- Vice Chairman Roy Costner made a motion to move forward for third reading. The motion was seconded by Chairman Chris Bowers.
 - Vice Chairman Roy Costner withdrew his motion.
- Chairman Chris Bowers made a motion to call on municipalities to do a 180-day moratorium on Annexation and come out as a resolution at next council meeting. He also would like for staff to research and come back with recommendations on a joint county wide planning commission. Councilman Henry Wilson seconded the motion. The motion carried unanimously (6-0).

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Council had more discussion on:

- RV Parks
- Motorized Vehicle Tracks
- Commercial and Industrial use recommendations in different areas on map
- Developmental Standards Ordinance vs. Zoning
- Unchecked annexation discussion

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 Councilman Chris Lollis and carried unanimously (6-0). Meeting was adjourned at 9:30 p.m.