

PICKENS COUNTY

SOUTH CAROLINA

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COUNTY ADMINISTRATOR

KEN ROPER

CLERK TO COUNCIL

MEAGAN NATIONS

PICKENS COUNTY COMMITTEE OF THE WHOLE MEETING

Monday, January 22, 2024

6:00 PM

Main Conference Room, County Administration Facility
222 McDaniel Avenue, Pickens SC 29671

All meetings of Pickens County Council are held in accordance with the South Carolina Freedom of Information Act, Section 30-4-70, *et seq.* of the Code of Laws of South Carolina, 1976, as amended, as well as the Organizational Rules for Pickens County Council.

1. WELCOME AND CALL TO ORDER: Chairman Chris Bowers
INVOCATION AND PLEDGE OF ALLEGIANCE: Chairman Chris Bowers

2. COMMITTEE OF THE WHOLE:
 - a. **Log No. 80** – County Radio System
 - b. **Log No. 220** – Emergency Services
 - c. **Log No. 208** – Employee Handbook
 - i. **Log No. 225** – Review of County Holidays
 - d. **Log No. 141** – UDSO

3. ADJOURN

Log No. 225 –
Review of County Holidays

Holiday Observance

Table 5
Paid Holidays Observed by Counties in FY 2022

County	New Years	MLK	Presidents	Good Friday	Confederate Memorial	Memorial Day	4 th July	Labor Day	Veterans	Thanksgiving	Before/After Thanksgiving	December 24	Christmas	December 26	Other*	Total
Abbeville	1	1		1		1	1	1	1	1		1	1	1		11
Aiken	1	1		1		1	1	1		1	1		1	1		10
Allendale	1	1	1	1	1	1	1	1	1	1		1	1	1	1	14
Anderson	1	1	1		1	1	1	1	1	1		1	1	1	**	12
Bamberg	1	1	1	1		1	1	1	1	1	1	1	1	1	2	15
Barnwell	1	1	1	1		1	1	1	1	1	1	1	1	1		13
Beaufort	1	1			1	1	1	1	1	1	1	1	1			10
Berkeley	1	1	1	1		1	1	1	1	1	1	1	1	1		12
Calhoun	1	1	1	1		1	1	1	1	1		1	1	1		12
Charleston	1	1	1			1	1	1	1	1		1	1	1	1	12
Cherokee	1	1	1	1		1	1	1	1	1		1	1			11
Chester	1	1	1			1	1	1	1	1		1	1	1	3	14
Chesterfield	1	1	1	1		1	1	1	1	1		1	1	1		12
Clarendon	1	1	1	1		1	1	1	1	1		1	1			12
Colleton	1	1	1		1	1	1	1	1	1		1	1	1		12
Darlington	1	1	1	1		1	1	1	1	1	1	1	1	1		12
Dillon	1	1	1	1	1	1	1	1	1	1		1	1	1	1	14
Dorchester	1	1	1	1		1	1	1	1	1		1	1	1		13
Edgefield	1	1		1		1	1	1	1	1	1	1	1	1	1	13
Fairfield	1	1		1		1	1	1		1	1	1	1	1		11
Florence	1	1		1		1	1	1	1	1		1	1	1	**	11
Georgetown	1	1	1	1		1	1	1	1	1		1	1	1		12
Greenville	1	1		1		1	1	1	1	1	1		1	1		11
Greenwood	1	1	1	1		1	1	1		1			1	1	1	10
Hampton	1	1	1	1		1	1	1	1	1		1	1	1	1	13
Horry	1	1				1	1	1	1	1		1	1	1		11
Jasper	1	1	1			1	1	1	1	1	1	1	1	1		12
Kershaw	1	1	1	1		1	1	1	1	1		1	1	1	1	13
Lancaster	1	1				1	1	1	1	1		1	1	1	1	11
Laurens	1	1		1		1	1	1		1	1	1	1	1		11
Lee	1	1	1	1		1	1	1	1	1	1	1	1	1		13

* Other includes optional/floating holidays; employee's Birthday and Easter Monday.

** County observes any paid holiday proclaimed by South Carolina Governor for state employees.

Table 5 (continued)
Paid Holidays Observed by Counties in FY 2022

County	New Years	MLK	Presidents	Good Friday	Confederate Memorial	Memorial Day	4 th July	Labor Day	Veterans	Thanksgiving	Before/After Thanksgiving	December 24	Christmas	December 26	Other*	Total
Lexington	1	1	1		1	1	1	1	1	1	1	1	1	1		13
Marion	1	1		1		1	1	1	1	1		1	1		1	11
Marlboro	1	1	1	1		1	1	1	1	1		1	1	1	1	13
McCormick	1	1	1	1	1	1	1	1	1	1	1	1	1	1		14
Newberry	1	1	1	1		1	1	1		1		1	1	1	**	11
Oconee	1	1	1		1	1	1	1	1	1	1	1	1	1		13
Orangeburg	1	1	1	1		1	1	1	1	1		1	1	1		12
Pickens	1	1	1	1		1	1	1		1	1	1	1			12
Richland	1	1	1			1	1	1	1	1	1	1	1	1	1	13
Saltuda	1	1	1	1		1	1	1	1	1	1	1	1	1		13
Spartanburg	1	1				1	1	1	1	1		1	1	1	2	13
Sumter	1	1	1	1		1	1	1	1	1	1	1	1	1		13
Union	1	1	1	1		1	1	1	1	1	1	1	1	1		13
Williamsburg	1	1	1	1		1	1	1	1	1		1	1	1		12
York	1	1				1	1	1		1	1	1	1		3	12
Summary	46 100%	46 100%	31 67%	33 71%	7 15%	46 100%	46 100%	46 100%	39 85%	46 100%	21 46%	43 93%	46 100%	40 87%	22 48%	Avg 12.1

* Other includes optional/floating holidays, employee's Birthday and Easter Monday.

** County provides employees any paid holiday proclaimed by South Carolina Governor for state employees.



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Mission: To support the recovery of people with mental illnesses.

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SC State Holidays

2024 Holiday Schedule

- New Year's Day — Monday, January 1
- Martin Luther King, Jr. Day — Monday, January 15
- George Washington's Birthday / President's Day — Monday, February 19
- Confederate Memorial Day — Friday, May 10
- National Memorial Day — Monday, May 27
- Independence Day — Thursday, July 4
- Labor Day — Monday, September 2
- Veterans Day — Monday, November 11
- Thanksgiving Day — Thursday, November 28
- Day after Thanksgiving Day — Friday, November 29
- Christmas Eve — Tuesday, December 24
- Christmas Day — Wednesday, December 25
- Day after Christmas — Thursday, December 26

2023 Holiday Schedule

- New Year's Day — Monday, January 2
- Martin Luther King, Jr. Day — Monday, January 16
- George Washington's Birthday / President's Day — Monday, February 20
- Confederate Memorial Day — Wednesday, May 10
- National Memorial Day — Monday, May 29
- Independence Day — Tuesday, July 4

 English

Log No. 141 –
UDSO

TOWNHOMES

Per the existing UDSO language and the proposed updates, the density for townhomes is 2-units per acre on septic and 8-units per acre when a lot has access to sewer. This density applies to the proposed updates in the Appalachian Heritage Area, Agricultural Heritage Area and Natural Heritage Area. The vast majority of these areas do NOT have public sewer and would be limited to 2-units per acre.

The Gateway and Community Center Areas do allow for a higher townhome density. These areas were proposed to balance the low density in the other areas. Within the proposed Gateway and Community Center Areas – which should already have (or have access to) public sewer, the density increases to 20-units per acre with 40% open space required. It is important to note that this density allowance is only for sites that have access to public sewer and water and for which all required traffic studies have been completed and roadway modifications agreed to and for which Emergency Services and for which the School District approves.

Also, just to clarify, the City of Clemson allows a townhome density of 21-29 units per acre depending on the zoning district with 25% open space. This is shown in Table 19-304 of their ordinance. The proposal before Council is that for this one small area in Pickens County the density be increased to 20-units per acre with 40% open space. This is noticeably less dense than Clemson.

Easley allows 14-units per acre and has no open space requirements (that staff could locate) which would result in a higher density than the current proposal. This is shown on Table 2.5 and Table 2.6 of their ordinance describing the GR-2 and NCD zones which allow townhomes.

Staff is also not aware of any townhomes development that is 100-acres in size. 10-acres is considered a very large townhome development.

TREE PROTECTION

The following areas of the proposed updates to the UDSO cover tree protection/remediation:

PARKING LOT CANOPY STANDARDS

Section 606 (f) Landscaping

Vehicular use areas are defined as any area used for movement, circulation, parking, and/or display of any type of vehicle, including but not limited to parking lots, loading and unloading areas and sales service areas. Vehicular use areas under the jurisdiction of this Ordinance shall be located screened with a ten (10) foot Class 1 buffer and shall comply with the following standards:

- A. When a parking lot contains twenty-five (25) or more spaces, an area equal to twenty (20) percent of the total interior square footage of the vehicular use area shall be dedicated to landscaping. The twenty (20) percent landscape requirement is in addition to any required buffers as outlined in this Ordinance and in Article 8 of the Pickens County Unified Development Standards Ordinance.
- B. Landscaped areas shall contain a mixture of native canopy trees, understory trees, evergreens/conifers, and shrubs. Article 8 of the Pickens County Unified Development Standards Ordinance details the minimum standards for plant sizes, substitutions, installation, and maintenance of landscaped areas.
- C. All paved area planting plans must demonstrate the likelihood of achieving ninety percent (90%) canopy coverage from hardwood trees after fifteen (15) years of growth. The objective is to prove reasonable likelihood of achieving this coverage at the time of planting/final approval.
- D. The minimum landscape area for each tree shall be no less than one hundred seventy (170) square feet with four (4) foot minimum distance between all trees and any paving at the time of planting, measured at the base of the tree.

OPEN SPACE SUBDIVISIONS

Section 505 (c) Open Space must be contiguous to the Open Space of a neighboring parcel or development. This standard can be waived or negotiated by the Planning Department with adequate demonstration of why this requirement cannot be met.

Section 505 (f) Trees Open Space Subdivisions shall plant a minimum of two (2) 2.5" caliper trees per building lot. These trees are to be planted in the right-of-way or other protected area approved by staff.

RIPARIAN SETBACKS (Stormwater Ordinance)

Section 15 Riparian Setbacks

15 (a) Findings. Pickens County finds that setbacks adjacent to waterbodies provide numerous benefits including:

- (1) Protecting, restoring, and maintaining the chemical, physical, and biological integrity of streams and their water resources
- (2) Removing pollutants delivered in urban stormwater
- (3) Reducing erosion and controlling sedimentation
- (4) Protecting and stabilizing banks
- (5) Providing for infiltration of stormwater runoff
- (6) Reducing flood impacts by absorbing peak flows, slowing the velocity of floodwaters, and regulating base flow
- (7) Contributing organic matter that is a source of food and energy for the aquatic ecosystem
- (8) Providing tree canopy to shade waters and promote desirable aquatic habitat
- (9) Providing riparian wildlife habitat
- (10) Furnishing scenic value and recreational opportunity
- (11) Minimizing encroachment on stream channels and reducing the need for costly engineering solutions such as dams and riprap, to protect structures and reduce property damage and threats to the safety of watershed residents
- (12) Providing opportunities for the protection and restoration of greenspace

15 (b) Purpose. It is the purpose of this section to protect the public health, safety, environment, and general welfare; to minimize public and private losses due to erosion, siltation, and water pollution; and to maintain stream water quality by provisions designed to:

- (1) Create riparian setbacks along Waters of the State of Pickens County for the protection of water resources; and,
- (2) Minimize land disturbing activities within such setbacks by establishing riparian setback requirements.

PICKENS COUNTY ATTAINABLE HOUSING PROGRAM

What Does this Policy Hope to Accomplish?

- The Pickens County Council has publicly recognized the deficit of attainable housing options within the County and the ongoing need for new affordable housing units.
- The Pickens County Council creates a Policy to guide Projects to be eligible for an abatement/reduction in property taxes as an incentive for the building of affordable housing within the County.
- In order for a housing unit to be considered attainable its cost (rent, mortgage, taxes, insurance, and utilities) must not exceed 30% of a person's annual income of a resident who earns between 40% and 80% of Pickens County's average median household income, which was \$53,188 in 2020 according to the Census Bureau.

What Affordable Housing Developments are Eligible?

- Any Project with 50 or more units or lots.
- Appropriate affordable/workforce unit “set aside” – more on this below.
- Affordable/workforce units must be substantially undifferentiated from the market rate units in form, finish and placement within the overall project
- Project must comply with all requirements of the UDSO.
- Project Sponsor must enter into an Incentive Agreement with the County for a reduction in taxes.

General Process

- An eligible Project presents to the Planning Commission to demonstrate that it qualifies for this offering.
- Upon approval by the Planning Commission, the Sponsor will then apply to the County Council for a reduction in their taxes per the chart shown below.
- The Project Sponsor will then enter into an Agreement with the County for a reduction of taxes for a period of time not to exceed 25 years.

What Type of Affordable Production Is Possible Through This Policy?

- The Policy contains different levels of tax abatement levels. The greater % of affordable/workforce units that are introduced into the Project, the greater % abatement the Project Sponsor Receives
- The County's Policy requires the affordable/workforce units be split across income levels with the requirement of: at least 20% of the total affordable/workforce units must be affordable to those earning 40% of Area Median Income (“AMI”) (*deeply* affordable), at least 60% of the total affordable/workforce units must be affordable to those earning 60% of AMI, at least 20% of the total affordable/workforce units must be affordable to those earning 80% of AMI (“*workforce*”)

Affordable Housing Units as a % of Total Project Units	% Tax Abated
20%	50%
30%	53%
40%	55%
50%	60%
70%	63%
80%	65%
90%	68%
100%	70%