

COMMITTEE OF COUNCIL AS A WHOLE REPORT

Council Members:

Chris Bowers, Chairman
Roy Costner, Vice Chairman
Alex Saitta
Ensley Feemster
Henry Wilson
Trey Whitehurst, Vice Chairman Pro-Tem (absent)

Staff in Attendance:

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

The Committee of the Whole met in Main Conference Room, at the Pickens County Administration Facility, on Tuesday, February 16, 2021. All members of the committee were in attendance, with the exception of Councilman Trey Whitehurst, 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:

AN ORDINANCE No. 596 TO PROVIDE FOR THE LEASE OF THE PICKENS COUNTY PERFORMING ARTS CENTER TO JWPR HOLDINGS, LLC, A SOUTH CAROLINA LIMITED LIABILITY CORPORATION, SO AS TO PROVIDE FOR THE CONTINUED OPERATION OF THE SAID FACILITY, AND FOR MATTERS RELATED THERETO. – Log No. 165

- Chairman Chris Bowers stated he did speak with Councilman Whitehurst before the meeting and he wanted to make it clear that his biggest concerns were not necessarily about the group who has the proposal and not about the Performing Arts Center being successful. He stated Councilman Whitehurst's concern is the physical structure that is in place and the viability of that structure.
- Mr. Roper stated we had second reading at the February council meeting and Council brought this log item back to the Committee for further discussion. He stated we invited the production company to come to this meeting but Mr. Williams has a family member who is having a medical procedure done and could not make it this evening. He stated Ms. Woods, who is a PCPAC Board member, is present. He stated his perspective is he believes we will never have a good functioning board at the PAC if we don't have a good, steady and functioning presence. He stated from staff perspective, we tried the volunteer board as the main driver and it did not work. Mr. Roper asked if Council had any other questions.
- Vice Chairman Costner stated we have an issue to figure out where we are based on our ordinance with the existing board. For example, are they following the guidelines, are the bylaws in place and are the filings up to date. He stated that is separate from what they are supposed to be talking about tonight. He stated tonight we are supposed to be talking about the management company managing that facility. Vice Chairman Costner stated the other issue that seems to be a part of the conversation is that this is not the only company that qualified, it's the only company that responded. He stated he feels confident that based on what they presented, and he is in support of JWPR Holdings moving forward for third reading. He stated he feels there needs to be a separate discussion on if we are in line on ordinances with our boards and commissions.
- Councilman Henry Wilson stated he met with the Dacusville Community Center. He stated this center was purchased from the School District around 8 years ago. He stated they have a 501-C3 board that acts as the Administration. He stated they have taken a fairly distressed building and raised money from

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various sources, grants, etc. Councilman Wilson went into discussion on the Dacusville Community Center board. He stated they have had more shows put on there, by a volunteer group, than we have had at the PAC. He stated an earnest and strong interest of the community is why they are where they are at today. After more discussion on the Dacusville Community Center board start-up, Councilman Wilson stated the PAC has a much larger capacity to be a community anchor in the arts. He stated let's help this group out and show that we have a backbone to move forward on some things, even though we may not have all the details worked out in advance.

- Chairman Bowers stated one of the things that himself and Councilman Whitehurst talked about, regarding the structure, was the structure behind the proposals. He stated he is shocked that there was only one request out there. He stated he feels that is a separate topic. He stated he agrees with Councilman Wilson in the fact that Dacusville Community Center can do it. He stated the big difference is that the government stepped out of the way in Dacusville.
- After much more discussion, Chairman Bowers asked if there was any other discussion.
 - Seeing none, Vice Chairman Costner made a motion recommending this Log item to come out of Committee for Third Reading. Motion was seconded by Councilman Henry Wilson and carried (4-1), with Councilman Alex Saitta opposed.
- ❖ **Vice Chairman Costner made a motion recommending this Log item to come out of Committee for Third Reading. Motion was seconded by Councilman Henry Wilson and carried (4-1), with Councilman Alex Saitta opposed.**

UDSO – Log No. 141

- Mr. Roper stated he has asked Chris Brink, the Pickens County Director of Community Development, to come brief Council on the Comprehensive Planning Process and where Pickens County stands in that process. He stated Council has a copy in their agenda packet of the state law on why we have to do this.
- Mr. Chris Brink presented the following presentation to Council. Discussion included, but was not limited to:
 - **Why a Comprehensive Plan?**
 - Updating our understanding of the County's current conditions
 - Take an opportunity to better understand what the County's residents, businesses, and leaders want to see in the future
 - Create a tool to ensure that future changes are guided by the community's vision
 - Coordinate plans with the cities and counties within and adjacent to Pickens County
 - The last Comprehensive plan was written to plan for the period 2010-2030 (with an update in 2016).
 - In South Carolina, Comprehensive Plans must be reviewed at least one every five years, and updated every ten years (South Carolina Local Government Comprehensive Planning Enabling Act of 1994)
 - Pickens County population growth has outpaced expectations
 - Population estimates show Pickens has grown approximately 1,140 people per year, 2015-2018
 - The previous plan projected growth of approximately 440 people per year, 2015-2020
 - **Components of One Pickens County Comprehensive Plan**
 - Elements include the following topics:
 - Population
 - Economic Development
 - Natural Resources
 - Cultural Resources
 - Community Facilities

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- Housing
- Land Use
- Transportation
- Priority Investment

ONEPICKENS COUNTY PLANNING PROCESS



- **Next Steps**
 - Prepare draft plan elements
 - Refine Future Development Map as appropriate
 - Develop Investment Priority Element
- **After the Plan**
 - Comprehensive Plans are not meant to be static documents or “Coffee Table” books
 - Comprehensive Plans are mandated by South Carolina Law to include achievable goals and objectives with attainable timelines
 - May propose ordinance changes or amendments, certain community projects, location of community facilities, other measures for protection of resources, etc.
- **Possible Recommended Objectives**
 - Review of all development ordinances for consistency with the Comprehensive Plan Document
 - Study of measures for the preservation and protection of the SC Highway 11 Scenic Corridor (SC Highway 11 Scenic Byway)

- Council had questions regarding the following:
 - Marketing on the Comprehensive Plan survey completed by citizens
 - Evaluating 10-year-old plan

❖ **No action taken by the committee.**

SCENIC HIGHWAY OVERLAY – Log No. 157

- Mr. Roper stated Chip Bentley, Appalachian Council of Government Deputy Director, is here with us to talk to Council about what they would propose to do on studying the corridor and making future recommendations to Council on what we should do about maintaining Highway 11.
- Mr. Brink gave Council an overview on adopting a scenic overlay ordinance for Highway 11. He went into detail discussion on design guidelines, signage standards, density guidelines and illumination standards. He stated Pickens County is unique in the 112 miles of the Corridor. He stated 29 miles of the Corridor are in Pickens County. Mr. Brink stated we do not have any development Ordinance in place to help maintain Highway 11.

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- Mr. Bentley, Mr. Roper and Council went into detailed discussion that included, but was not limited to:
 - Looking into inventory on Highway 11
 - Cheat sheet on standards for Highway 11 // planner's toolbox
 - Presentation of photos of Highway 11 in Greenville County, Oconee County and Pickens County
 - Infrastructure problems
 - Beautification problem and maintaining beauty on Highway 11
 - Thoughts on the Planning Commission temporarily reviewing new development/construction on Highway 11
 - Looking into no restrictions, minimal restrictions, etc.
 - Staff look into developing proposal for Council
 - Thoughts on heightened review in the interim
- Seeing no other discussion, Chairman Bowers moved to the next Committee log item.
- ❖ **No Action Taken by the Committee.**

COMMITTEE OF 99 – Log No. 163

- Mr. Roper gave Council information on the South Carolina American Revolution Sestercentennial Commission. He stated in 2026, it will be the 250th Anniversary of the Nation. He stated the general assembly performed the SC American Revolution Sestercentennial Commission two years ago. He presented the budget request to Council, and stated they are asking the state to give them a budget of \$1.46 million dollars. He stated this number includes Education and Promotion, Product Development and Administration costs.
- Mr. Roper stated we were the first County to form our Committee of 99 on December 7, 2020. He stated on January 22, 2021, the South Carolina American Revolution Sestercentennial Commission adopted Pickens County resolution and approved Pickens County Committee of 99 as the first county committee formed in the state. Mr. Roper stated tonight, he wanted to talk to council about how to determine a method of appointment for members to the local Committee of 99. He stated that options include:
 - Formal application and appointment by County Council
 - Nominations from public
 - Volunteer / ad hoc
 - Council appoints chairperson, committee is volunteer / ad hoc
- He stated the next meeting of the state commission is April 23, 2021 and he would like to go ahead and have a chair person appointed to this board who can attend the meeting and report.
- Vice Chairman Costner stated we met with the Historical Society a year ago about Fort Prince George and we haven't heard any updates from them since. He stated his thought is we create a foundation board of citizens.
- After more discussion, Chairman Bowers stated someone passionate about Fort Prince George should be on the Committee.
- Councilman Wilson stated you have to find the right people for this board. He stated in politics, you expand the leadership so the more people we can give a role and some accountability, he feels it will work out better.
- Mr. Roper stated we have received several names of citizens who will be a great fit for this board, but it is up to Council to determine the method of appointment.
- After much more discussion between Council, Mr. Roper stated he could bring council a core group of 6-8 people who are interested in this committee.
- Chairman Bowers stated it sounds to him like Council would like to get a core group of people who are interested and let's see if we can get a committee started. He stated he likes the idea of having young people on this board.
- Mr. Roper stated if anyone has anyone specific who is interested, please send them to himself or Meagan.
- ❖ **No Action Taken by the Committee.**

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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 (5-0), with Councilman Alex Saitta abstained due to being absent from the room.