

PICKENS COUNTY

SOUTH CAROLINA

COUNCIL MEMBERS

CHRIS BOWERS, CHAIRMAN
ROY COSTNER, VICE CHAIRMAN
ALEX SAITTA, VICE CHAIR PRO-TEM
C. CLAIBORNE LINVILL
CHRIS LOLLIS
HENRY WILSON



COUNTY ADMINISTRATOR

KEN ROPER

CLERK TO COUNCIL

MEAGAN NATIONS

PICKENS COUNTY COMMITTEE OF THE WHOLE MEETING

Monday, September 18, 2023

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. 221** – REASSESSMENT
 - b. **Log No. 141** – UDSO
3. ADJOURN

Committee of the Whole Log
Updated 09/14/2023

Log Number	Description	Date Referred	Meeting Date(s)	Action
80	County Radio System	11/6/2017	2/22/2022	■ No action taken by Committee.
			10/17/2022	■ Chairman Chris Bowers made a motion to put out an RFP for either/or the Project 25 UHF Standalone System and the Project 25 800 MHz Standalone System. Motion was seconded by Councilman Ensley Feemster and carried unanimously (6-0).
			5/15/2023	■ Vice Chairman Roy Costner made a motion to allocate \$10,366,737 of ARPA Funding towards the County Radio System. Motion was seconded by Councilman Alex Saitta. Motion carried unanimously (6-0).
109	Fort Prince George	10/1/2018	10/15/2018	■ Committee recommends staff working with the Historical Society to explore the logistics of the location and report back to Committee. No action taken by Committee.
			8/19/2019	■ No action taken by Committee.
123	AN ORDINANCE No. 572 AMENDING ARTICLE I OF CHAPTER 34 OF THE PICKENS COUNTY CODE OF ORDINANCES SO AS TO PROVIDE REMEDIES AND PENALTIES FOR ILLEGAL LITTER AND DUMPING IN THE UNINCORPORATED AREAS OF PICKENS COUNTY, AND MATTERS RELATED THERETO.	5/13/2019	3/21/2022	.
133	Solid Waste Needs	10/7/2019	12/16/2019	■ No Action Taken by the Committee.

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			3/15/2021	<ul style="list-style-type: none"> ■ Councilman Trey Whitehurst made a motion to approve moving an allocation of \$358,400 from fund balance, for this capital project, forward into this year's budget for Solid Waste. Motion was seconded by Councilman Ensley Feemster and carried unanimously (6-0).
			7/19/2021	<ul style="list-style-type: none"> ■ No Action Taken by the Committee.
			2/21/2023	<ul style="list-style-type: none"> ■ Chairman Chris Bowers made a motion to move forward with expanding the piggyback at the landfill and the purchase of an excavator for \$142,000. Motion was seconded by Councilman Henry Wilson and carried (4-2), with Councilman Alex Saitta and Councilman Chris Lollis opposed.
134	Mental Health	10/7/2019	1/21/2020	<ul style="list-style-type: none"> ■ No Action Taken by the Committee.
			1/25/2021	<ul style="list-style-type: none"> ■ No Action Taken by the Committee.
141	UDSO	2/3/2020	3/16/2020	<ul style="list-style-type: none"> ■ <i>Meeting cancelled due to COVID-19 Special Called Meeting.</i>
			2/16/2021	<ul style="list-style-type: none"> ■ No Action Taken by the Committee.
			11/19/2022	<ul style="list-style-type: none"> ■ No Action Taken by the Committee.
			1/17/2023	<ul style="list-style-type: none"> ■ Vice Chairman Roy Costner made a motion for a 6-month Moratorium, with an option to be extended out 90 days, to be moved out of Committee and for staff to provide recommendation on development size. Motion was seconded by Henry Wilson and carried unanimously (6-0).

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				<p>■ After more discussion, Chairman Chris Bowers made a motion for First Reading in Title Only to amend the UDSO and return to Committee for further discussion. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).</p>
			2/21/2023	■ No Action Taken by the Committee.
			4/17/2023	■ No Action Taken by the Committee.
			7/17/2023	■ No Action Taken by the Committee.
			8/21/2023	■ No Action Taken by the Committee.
			8/31/2023	■ No Action Taken by the Committee.
			9/18/2023	
142	Discussion on Old Jail	2/3/2020	2/10/2020	■ No Action Taken by the Committee.
			8/17/2020	■ Vice Chairman Chris Bowers made a motion to implement a Memorandum of Understanding, laying out a plan on how Reverend Moss will implement the facility. Motion was seconded Councilman Whitehurst and carried unanimously (6-0).
			3/21/2022	■ Chairman Chris Bowers made a motion to allocate funding, totaling \$98,000 towards this project at the Old Stockade. Councilman Trey Whitehurst seconded the motion. The motion carried (5-1), with Councilman Alex Saitta opposed.
177	American Rescue Act Funding	6/7/2021	8/30/2021	■ No Action Taken by the Committee.
			9/20/2021	■ Chairman Chris Bowers made a motion to use American Rescue Act Funding towards the first bill from the Broadband Project and towards twenty (20) Solid Waste Containers for the Solid Waste Department. Motion was seconded by Councilman Alex Saitta and carried (5-0).

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			10/18/2021	<p>■ Chairman Chris Bowers made a motion to go into executive session to discuss one-time funding for county employees out of American Rescue Act Funding. Motion was seconded by Vice Chairman Roy Costner and carried (6-0).</p> <p>■ <i>(second motion)</i> Chairman Chris Bowers made a motion to recommend to move forward to council meeting American Rescue Act Funding compensation 5/25/2/1 plan and to exempt county council from the plan. Motion was seconded by Vice Chairman Roy Costner and carried (6-0).</p>
			11/15/2021	<p>■ Vice Chairman Roy Costner made a motion to use the lost revenue to purchase a bailer for \$750,000. Motion was seconded by Councilman Alex Saitta and carried unanimously (6-0).</p> <p>■ Councilman Alex Saitta made a motion to amend to add a refund of \$75,000 for the Clean Up Pickens Program. Motion was seconded by Roy Costner and carried unanimously (6-0).</p> <p>■ Councilman Henry Wilson made a motion for staff to create a process for Non-Profits to apply for ARPA funding based on the principles set forth. Motion was seconded by Chairman Chris Bowers. The motion carried (4-2), with Councilman Alex Saitta and Councilman Trey Whitehurst opposed.</p>
			5/15/2023	<p>■ No Action Taken by the Committee.</p>
178	Hagood Mill MOU	6/14/2021		

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182	Unified Dispatch Plan from Staff	9/13/2021	9/20/2021	<p>■ Chairman Chris Bowers made a motion to bring in Liberty City Dispatch for the reasons Chief Gibson explained, for Emergency Services to continue to give updates to Council, and to include the updates in Administrator Roper's report each month. The motion was seconded by Councilman Henry Wilson and carried unanimously (5-0).</p>
			10/18/2020	<p>■ No Action taken by the Committee.</p>
			2/22/2022	<p>■ No Action taken by the Committee.</p>
196	Arial Mill Rehab Project	2/7/2022		
203	Updating County Tire Policy Per DHEC Requirement	5/3/2022		
208	County Employee Handbook	8/8/2022		
209	County Constables and Certification Process	10/3/2022	10/17/2022	<p>■ Councilman Henry Wilson made a motion to table for future consideration. Motion was seconded by Councilman Ensley Feemster and carried (5-1), with Councilman Alex Saitta opposed.</p>
210	2023 Recreation Funding Applications	4/3/2023		
211	2023 ATAX Funding Applications	4/3/2023		<p>■ Please see minutes for motions.</p>

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212	AMENDMENTS TO CHAPTER 6 OF THE PICKENS COUNTY CODE OF ORDINANCES SPECIFIC TO THE OPERATIONS OF THE PICKENS COUNTY AIRPORT AND MATTERS RELATED THERETO.	4/3/2023		<p>■ Chairman Chris Bowers made a motion to move out of Committee. Motion was seconded by Councilman Alex Saitta and carried unanimously (5-0).</p>
213	Pickens County Water Authority	5/1/2023	5/15/2023	<p>■ No Action taken by the Committee.</p>
214	Sewer Capacity	5/1/2023	7/17/2023	<p>■ Chairman Chris Bowers made a motion allow the City of Clemson into the sewer capacity study. Motion was seconded by Councilman Henry Wilson and carried unanimously (6-0).</p>
215	Council Rules	5/1/2023	5/15/2023	<p>■ Councilman Henry Wilson made a motion to remove Section 7:2 (a)(8) in Council Organization Rules, which states, "Board or commission members should resign their appointment prior to announcing or filing for candidacy for an elective office." Councilman Alex Saitta seconded the motion and the motion carried unanimously (6-0).</p>
			7/17/2023	<p>■ See minutes for motions.</p>
216	American Flood Coalition	7/10/2023		
217	Workforce/Childcare Task Force	7/10/2023		
218	Proposed Changes to the Pickens County Solid Waste Management Plan to adhoc SW Committee	7/10/2023		

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219	Administration Roof Replacement	8/7/2023		
220	Emergency Services	8/7/2023		
221	Reassessment	9/5/2023	9/18/2023	

From: Ken Roper
Sent: Thursday, September 14, 2023 9:43 AM
To: Meagan Nations <meaganb@co.pickens.sc.us>
Cc: Jessica Varney <jessicav@co.pickens.sc.us>
Subject: for Monday's COW

Meagan,

For #1 UDSO, see attached, which is Staff's progress on a decision matrix related to growth decisions. We will need Council to weigh in on our general direction, and also on the weight of the various factors. Additionally, we would like to discuss the granularity of the use of the matrix. Put another way, would this decision matrix be used parcel by parcel as applications for development are made, or would council prefer that it be a broader area analysis such as is in the existing comprehensive plan? Related, would this be a once every comp plan analysis, or a constantly evolving analysis? All of these questions are fruitful avenues for discussion Monday night from staff's point of view.

Thanks,

Ken



KEN ROPER
ADMINISTRATOR
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PICKENS COUNTY

SOUTH CAROLINA

LAND USE DECISION MATRIX

							Multiplier	Final Score
Current Land Use	Residential with less than 2 units per acre	Residential with more than 2 units per acre	Park/Public Land	Agriculture	Commercial	Industrial	Score	
	1	2	3	4	5	6		
Adjacent Land Use	Residential with less than 2 units per acre	Residential with more than 2 units per acre	Park/Public Land	Agriculture	Commercial	Industrial	Score	
	1	2	3	4	5	6		
Parcel Density*	1 DU on parcels greater than 20-acres	1 DU + 5 acres to 20-acres	1 DU +1 Acre to 5 acres	1 Unit per 1/2 acre to 1-acre	More than 1 DU per 1/2 acre		Score	
	1	2	3	4	5			
Parcel Size	Less than 1/2 acre	1/2 to 1 acres	1 - 5 acres	5 - 20 acres	20-acres or greater		Score	
	1	2	3	4	5			
Agreement with Comp Plan	Completely Disagrees	Somewhat Disagrees	Neutral	Somewhat Agrees	Completely Agrees		Score	
	1	2	3	4	5			
Topography	Greater than 15% Slope	10%-15% Slope	0%-9% Slope				Score	
	1	2	3					
Proximity to Sewer	Greater than 2600'	Within 1301' - 2600'	Within 651' - 1300'	Within 650'	Adjacent		Score	
	1	2	3	4	5			
Proximity to Major Roadway	Greater than 2600'	Within 1301' - 2600'	Within 651' - 1300'	Within 650'	Adjacent		Score	
	1	2	3	4	5			

TOTAL SCORE

TOTAL SCORE

0

20 or lower = not suited
 20-30 = somewhat suited
 30-40 = well suited

DU = Dwelling Unit

* do not currently have this data from GIS

SC Code § 12-43-217 (2022)

(A) Notwithstanding any other provision of law, once every fifth year each county or the State shall appraise and equalize those properties under its jurisdiction. Property valuation must be complete at the end of December of the fourth year and the county or State shall notify every taxpayer of any change in value or classification if the change is one thousand dollars or more. In the fifth year, the county or State shall implement the program and assess all property on the newly appraised values.

(B) A county by ordinance may postpone for not more than one property tax year the implementation of revised values resulting from the equalization program provided pursuant to subsection (A). The postponement ordinance applies to all revised values, including values for state-appraised property. The postponement allowed pursuant to this subsection does not affect the schedule of the appraisal and equalization program required pursuant to subsection (A) of this section.

(C) Postponement of the implementation of revised values pursuant to subsection (B) shall also postpone any requirement for submission of a reassessment program for approval by the Department of Revenue.

HISTORY: 1995 Act No. 145, Part II, Section 119C; 1996 Act No. 431, Section 23; 1999 Act No. 93, Section 12; 1999 Act No. 100, Part II, Section 68B; 2000 Act No. 399, Section 3(W)(2), eff August 17, 2000.

FROM THE COUNTY WEBSITE:

PICKENS COUNTY ASSESSOR

222 McDaniel Avenue, B8.

Pickens, SC 29671

864-898-5872

Office Hours: M-F 8:00 AM - 5:00 PM

REASSESSMENT FAQS

What do I need to do when I receive my Assessment Notice?

The assessment notice is an informational notice.

It is not a tax bill.

In most cases, no action is required.

If you do not agree with your property valuation notice, or if you think that the value of your property is incorrect or it is misclassified, you may appeal; however to secure all of your appeal options you must file the appeal within 90 days of the notice date. Instructions on how to file an appeal are located on the back of your valuation notice and on the Assessor's website.

Why is Pickens County reassessing my property?

[Title 12-43-217](#)

(A) Once every fifth year each county or the State shall appraise and equalize those properties under its jurisdiction. Property valuation must be complete at the end of December of the fourth year and the county or State shall notify every taxpayer of any change in value or classification if the change is one thousand dollars or more.

In the fifth year, the county or State shall implement the program and assess all property on the newly appraised values.

The goal of reassessment is to distribute the overall tax burden throughout the County in a way that is fair to each taxpayer.

Is the Assessment Notice a tax bill?

No! The Assessment Notice (aka-Notice of Valuation & Classification) is not a tax bill.

Why does my notice display an improvement assessed value, but I didn't make any improvements?

Improvement is the terminology used to identify everything located on the land or considered as real property, such as buildings, inground pools, boat docks, etc. If you have made no changes to an existing structure but you still have an increase, this would reflect the market showing an increase in value.

What is the effective appraisal date of the 2019 countywide reassessment program?

December 31, 2018. The taxable value reported on the 2019 assessment notice will remain the same for the next four years (year 2023), unless there is an "ATI" conveyance, an addition/renovation to the property which increases the value, an addition or removal of an

exemption, a value change due to a property appeal, an omitted improvement added to the tax roll, or a change in use of the property.

Do all assessments or appraisal values change at the same rate?

The market value for each property is established using sales from a specific time frame; in the case of the 2019 reappraisal, this was normally performed from January 1, 2017 through December 31, 2018. Often percentage increases or decreases in property value are reported in the media, which is confusing to property owners because these figures are generalizations, not representative of a specific neighborhood. What is important is whether the current value is correct and aligned with sales of comparable properties in the market area.

How can my property value increase when I haven't done anything to my property?

While a property may not have been updated and characteristics remain the same, the property value is based on what it would sell for as of the prescribed appraisal date. Real estate values are influenced by numerous external economic, social, governmental, and physical factors. For example, general economic conditions such as interest rates, inflation rates, supply and demand, changes in tax laws, new highways, and a number of other factors can change and affect the value of property. As property values change in the market place, those changes must be reflected on the assessment roll.

How are residential properties assessed?

Residential Properties are valued based on what comparable properties are selling for in the community. The valuation methodology used is known as the "Mass Appraisal" approach, a process by which large groups of properties are valued for ad valorem tax purposes, using statistical models of arms-length sales to arrive at a value as of a given point in time.

How is the actual square footage or gross living area square footage determined?

The Assessor's Office uses exterior measurements of homes and buildings, which is an appraisal industry standard. This may cause the Assessor's calculation of square footage to differ from that estimated by a builder or realtor since they frequently use interior measurements. This measuring technique is applied consistently to all improvements, which results in uniform data collection.

How does the assessor estimate market value?

To estimate the market value of your property, the Assessor generally considers three approaches.

Market Approach

The first approach is to find properties that are comparable to yours which have sold recently. Local conditions peculiar to your property are taken into consideration. The assessor also uses sales ratio studies to determine the general level of assessment in a community, in order to adjust for local conditions. This method is generally referred to as the

Cost Approach

The second approach is the COST APPROACH and is an estimate of how many dollars at current labor and material prices it would take to replace your property with one similar to it. In the event improvement is not new, appropriate amounts for depreciation and obsolescence would

be deducted from replacement value. Value of the land then would be added to arrive at the total estimate of value.

Income Approach

The INCOME APPROACH is the third method used if your property produces income such as an apartment or office building. In that case, your property could be valued according to its ability to produce income under prudent management; in other words, what another investor would give for a property in order to gain its income. The income approach is the most complex of the three approaches because of the research, information and analysis necessary for an accurate estimate of value. This method requires thorough knowledge of local and national financial conditions, as well as any developmental trends in the area of the subject property being appraised since errors or inaccurate information can seriously affect the final estimate of value. MARKET APPROACH and usually considered the most important in determining the value of residential property.

Who appraises my real property for the county?

The Assessor employs SC certified appraisers. Each appraiser is responsible for a specific area of the county or a specific type of property (i.e. Residential Property; Commercial Property). For normal onsite inspections, the appraiser does not go into the home unless invited by the owner.

The appraisers travel in county vehicles identified with a Pickens County Seal. Each appraiser must have a photo identification card and be wearing a Pickens County shirt.

If individuals come to your door identifying themselves as someone from the Assessor's Office, they must be wearing a county shirt and have their county photo identification card available for you to view. Ask to see their identification and check for the County Seal on the county vehicle.

If they have neither of these types of identification, close the door and do what you feel is necessary for your safety. We would appreciate a call to the Assessor's Office telling us what has happened, call 864-898-5872.