

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, August 21, 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: Vice Chairman Roy Costner
2. COMMITTEE OF THE WHOLE:
 - a. **Log No. 141** – UDSO
 - i. Overview
 - ii. Impact
 - iii. Infrastructure
 - iv. Quality
 - v. Waterways/Trees
 - vi. Housing
 - vii. Density
3. ADJOURN

Committee of the Whole Log

Updated 08/14/2023

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	<p>■ 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).</p>
			7/19/2021	<p>■ No Action Taken by the Committee.</p>
			2/21/2023	<p>■ 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.</p>
134	Mental Health	10/7/2019	1/21/2020	<p>■ No Action Taken by the Committee.</p>
			1/25/2021	<p>■ No Action Taken by the Committee.</p>
141	UDSO	2/3/2020	3/16/2020	<p>■ <i>Meeting cancelled due to COVID-19 Special Called Meeting.</i></p>
			2/16/2021	<p>■ No Action Taken by the Committee.</p>
			11/19/2022	<p>■ No Action Taken by the Committee.</p>
			1/17/2023	<p>■ 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).</p>

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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.
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		

PROPOSED AGENDA

- Overview (6:05pm - 6:15pm)
- Impact (6:15pm - 6:20pm)
- Infrastructure (6:20pm - 6:30pm)
- Quality (6:30pm - 6:40pm)
- Waterways/Trees (6:40pm - 6:55pm)
- Housing (6:55pm - 7:15pm)
- Density (7:15pm - 8:00pm)

OVERVIEW

The following pages include a breakdown of options and/or updates on those topics that were cited most often as being priorities in the discussion of growth in Pickens County. Through this process there have been multiple public meetings to gain insight and input from citizens, as well as discussions between staff and County Council. Our goal this evening is to come away with a direction that County Council wishes to go toward managing the wave of growth we're experiencing here in Pickens County. Once consensus is reached, the next step will be for staff to draft the language that supports County Council's direction.

IMPACT

STATUS:

The Impact Fee Study kicked off in July and will be a guiding source on how the county can offset some of the impacts created by development and push those costs on the developer. Pickens County has selected DTA as a partner to undergo the Impact Fee Study.

To date, staff has fathered the studies and data requested by DTA and held meetings with several county departments and the consultant. We are currently working with additional departments to gather data for DTA to use in their analysis.

As the DTA consultant explained in the July Committee of the Whole meeting, they will bring back options for Council to consider in deciding what the cost associated with impact should be in Pickens County.

INFRASTRUCTURE

TRAFFIC:

Option 1: The current staff proposal uses a formula to require any development of significant size to complete a traffic study prior to them being permitted to build and for the County Engineer and Roads and Bridges Department to evaluate that study and determine what, if any, improvements need to be made. The developer will then need to agree to make those improvements in order to move forward. The Traffic Study Policy defines the terms and automatically triggers the appropriate traffic research on a case by case basis.

**See the following page for the proposed Traffic Study Policy*

Option 2: Allow the Planning Commission to determine if a traffic study is required and the perimeter of impact associated with the project.

ROADS:

Option 1: The current staff proposal is to update the existing Road Ordinance (managed by the County Engineer) and remove road standards from the UDSO. The UDSO would reference the Roads Ordinance where necessary. This eliminates redundancy and the chance for contradictions within the two documents.

Option 2: Update the UDSO to incorporate standards from the Roads Ordinance to have all information in one document.

Common Drive:

Option 1: Remove common drives as a development standard in the UDSO.

Option 2: Leave common drives in the UDSO as an option for development.

TRAFFIC STUDY POLICY

Purpose

The purpose of the Pickens County Traffic Study Policy is to standardize the requirements for various development-related traffic studies in Pickens County. By establishing a set of metrics tied to best practices and commonly accepted data, the decision to require or not require a traffic study shall be made based on empirical data. These standards apply to County roads only with the SCDOT determining the studies required for state or federal roads.

Triggers for A Traffic Study Being Required:

The following chart shows the type and scope of traffic studies required for various projects:

Development trips/day generated	Traffic Impact Analysis	Traffic Circulation Analysis	Traffic Volume Study	Speed Study	Origin & Destination Study	Traffic Capacity Study
0-500	None ¹	None ¹	None ¹	None ¹	None ¹	None ¹
501-1000	Required	None ¹	None ¹	None ¹	None ¹	Required
1001-1250	Required	Required	None ¹	None ¹	None ¹	Required
Greater 1250	Required	Required	Required	Required	Required	Required

¹ Unless a development has a single entrance on an existing road that has previously had a traffic volume study that stated that the road was at capacity after previous development and would require structural changes to accommodate additional traffic flow.

Required Actions and Range of Study Based on Triggers:

Development trips/day generated	Peak Hour Calculation	Un-signalized intersection range	Signalized Intersection range	Future Time Horizon	Traffic Capacity Study
0-500	Yes				
501-1000	Yes	¼ mile	¼ mile	10 years	1 mile
1001-1250	Yes	½ mile	½ mile	15 years	1.5 miles
Greater 1250	Yes	2 miles	2 miles	20 years	2 miles

Trip Generation - Trip Generation calculations shall follow the most current Edition of the ITE (Institute of Transportation Engineers). At the time of adoption of this policy the most current edition is the Eleventh (11th).

Roadway/Paving Impact Analysis:

Based on the outcome of the studies outlined above, the County Engineer shall review the data and make a recommendation regarding, but not limited to:

- Roadway widening
- Addition of travel lanes
- Acceleration, deceleration, turning, or queuing lanes
- The addition or removal of sidewalks
- The addition or removal of bus stops
- Curb/stormwater management work
- Intersection signage including full signalization
- Other signage as necessary
- Parking study

QUALITY

Option 1: No change from current policy. The county must follow the state standards of the International Building Code and cannot require anything above the IBC.

Option 2: Adopt the International Property Maintenance Code. The IPMC establishes minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions. Thanks to County Council, the Environmental Enforcement department recently added a Code Enforcement position and is well-equipped to enforce the IPMC with adequate training.

WATERWAYS/TREES

Option 1:

The current proposal includes a detailed update to the Stormwater ordinance and strengthens the standards for protecting waterways within the County by including Riparian Setbacks.

- The Stormwater Ordinance was reviewed for ways to strengthen the standards for protecting our waterways per County Council directive. As such, staff has drafted an additional section of the Stormwater Ordinance introducing Riparian Setbacks of 50' along Waters of the State and 100' along a subset of "sensitive waters". It is also proposed that the Riparian Setback will extend to the outer edge of the 100-year floodplain in areas where the width of the floodplain exceeds the width of the setback. Additionally, the Stormwater Ordinance was reviewed for internal consistency, consistency with other regulations, and overall clarity.

Option 2: Lessening land disturbance threshold for permitting. The amount of land disturbance allowed before requiring a stormwater permit could be decreased. More development would be required to design and implement stormwater pollution and prevention plans during construction.

Option 3: Propose peak attenuation for more severe storm events. The design requirements could incorporate more infrequent, but more severe storms to increase resilience. Stormwater detention and infrastructure would be designed to handle more runoff.

Option 4: Data driven detention waiver requirements. A clear and detailed quantitative standard could be established for reviewing waivers and assessing adverse impacts to downstream, upstream, or adjacent properties.

HOUSING

ATTAINABLE HOUSING:

Option 1: The current proposal outlines a policy for Council to consider attainable housing projects on a case by case basis.

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 Attainable Housing Developments are Eligible?

- Any Project with 50 or more units or lots.
- Appropriate attainable unit “set aside” – more on this below.
- Attainable 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 attainable 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 attainable units must be affordable to those earning 40% of Area Median Income (“AMI”) (*deeply* attainable), at least 60% of the total attainable units must be affordable to those earning 60% of AMI, at least 20% of the total attainable units must be attainable to those earning 80% of AMI (*workforce*)

Option 2: Tax incentives for developers providing attainable housing. Development and utilization of a dedicated account to procure land for the sole purpose of attainable housing. (Similar to Greenville County)

RV'S AS PERMANENT DWELLINGS:

There has been a high incident of people asking to live in a recreational vehicle or camper year-round as a permanent residence. As a way to safely allow this use, it was determined that standards need to be established to keep the dwellings safe and to protect neighboring properties.

Option 1: Adopt standards for the parking and utilization of RV's as a residential unit on private property.

Option 2: Prohibit RV's as permanent dwellings and therefore displace some of the County residents in a homeless population category.

RV PARKS:

Option 1: In the process of making general updates to the UDSO, Council requested that the minimum acreage of an RV park or campground be changed from a minimum of 2-acres to a minimum of 5-acres. This was determined to be a more reasonable size for a legitimate RV park or campground.

Option 2: No change to the current minimum acreage (2 acres)

TINY HOME DEVELOPMENTS:

In an effort to provide citizens of Pickens County with a wide range of housing opportunities an ordinance to allow tiny home developments have been drafted. Anyone who wishes to build a single tiny home on their property already has that right.

Option 1: Provide standards for tiny home developments to be properly sited with adequate vehicular access and adequate access to other public services while protecting the public health, safety, and welfare, of the citizens of Pickens County.

Option 2: Have tiny home developments meet the same standards as mobile home parks.

TOWN HOMES:

The current standards on townhomes are minimal. Staff is attempting to provide more direction in the development of townhomes.

Option 1: Create standards to govern the development of townhouse developments.

Option 2: Keep townhomes standards minimal as it currently is in the UDSO.

DENSITY

OPEN SPACE:

Common Open Space: Land or water areas within a development project that are available to or benefit all occupants of the development on a continuing and permanent basis, such as walking trails, community centers or clubhouses, golf courses and other recreation areas, protected flood plains or wetlands, and fishing or boating lakes. Common open space does not include any streets or public rights-of-way, storm water retention areas, or yard areas or landscape areas located on private property.

Consideration 1: The current proposal is to increase the requirement for an Open Space subdivision from 20% to 40% county-wide with 75% of the open space being undisturbed. The current proposal also limits conventional subdivisions to 10 lots or less and includes an overlay district along the Highway 93/123 corridors.

Consideration 2: Increase open space from 20% to 50% county-wide for Open Space subdivisions.

Consideration 3: Create overlays and/or tiers of density across the county based on a historic and data-driven density score of surrounding land use. Allow developers to purchase land for the Conservation Bank to fulfill Open Space requirements.

Consideration 4: Require all single-family lots to have 50% open space.