

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 the Council Chambers, at the Pickens County Administration Facility, on Monday, October 21, 2024. Councilman Chris Lollis 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:

2024 ATAX Applications, 30% ATAX Groups – Log No. 231

Les McCall, Lake Hartwell Country, and Tim Todd, Upcountry South Carolina, presented to Council their Accommodations tax proposals for the 30% ATAX money. Discussion between Council and staff included, but was not limited to:

- Presentation from Lake Hartwell Country and their request
- Presentation from Upcountry South Carolina and their request
- The application process for 30% Accommodations Tax money
- Remaining funds for the 65% Accommodations Tax money

After no other discussion, Chairman Chris Bowers made a motion to approve the Accommodations Tax Proposals as presented. Councilwoman Claiborne Linvill seconded the motion and carried unanimously (6-0).

- Councilman Henry Wilson amended the motion to approve the proposals and open the application process for the 30% ATAX for the remaining funds. Motion was seconded by Vice Chairman Roy Costner. The motion carried unanimously (6-0).
 - The original motion carried (6-0).

UDSO – Log No. 141

Some members of the Planning Commission were present to discuss the UDSO with Council.

- Chairman Chris Bowers motion to move impact fees to beginning of discussion. The motion was seconded by Councilman Alex Saitta. Motion carried unanimously (6-0).
- Councilman Henry Wilson made a motion to limit conversation for impact fees to 30 minutes. Motion was seconded by Councilman Alex Saitta and carried unanimously (6-0).

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Impact Fees

Council and staff had detailed discussion that included, but was not limited to:

- Discussion on the DTA Impact Fees Study
- Councilman Henry Wilson made a motion to fund library and parks at half of what is there, and equally distribute that half that is taking out across fire and EMS. Councilman Alex Saitta seconded the motion for discussion.
 - After much more discussion on this motion, Councilman Henry Wilson made a substitute motion to table indefinitely. Motion was seconded by Councilman Alex Saitta. After some discussion, the motion carried (5-1), with Councilwoman Claiborne Linvill opposed.
- Councilwoman Claiborne Linvill made a motion to ask DTA, who provided the impact fee study, for more information on the study based on what we have already paid for. Motion was seconded by Vice Chairman Roy Costner. Motion carried unanimously (6-0).

RV Parks

- Discussion in difference in definition of RV Parks and Campgrounds
- Discussion in Tiny Home Update on surrounding counties
- Discussion on definition of RV
- Chairman Chris Bowers made a motion to adopt the language in the Greenville County Ordinance, in section 5.6.7 Design Standards, for (a), (b), (c) and (d). Motion was seconded by Councilman Henry Wilson.
 - Chairman Chris Bowers amended the motion to include a minimum of 5 acres and include the maximum of 10 acres in those areas. Motion was seconded by Councilman Henry Wilson. Motion carried unanimously (6-0).
 - Councilman Alex Saitta made a substitute motion to the amendment, to strike out “graded and/or” in Section 302 (b), 1a, in the Pickens County UDSO. Councilman Chris Lollis seconded the motion and carried unanimously (6-0).
- Chairman Chris Bowers made a motion to move out for third reading at the next council meeting. Motion was seconded by Councilman Henry Wilson and carried unanimously (6-0).

TOWNHOMES

- Councilman Henry Wilso made a motion to limit the townhomes discussion to 20 minutes. Motion was seconded by Chairman Chris Bowers and the vote was (3-3), which means the motion dies. Councilman Chris Lollis, Councilwoman Claiborne Linvill and Councilman Alex Saitta were opposed.
- Discussion on the staff recommendations for Townhomes around density
- Councilman Henry Wilson made a motion to accept staff recommendation on densities for townhomes as presented. Councilwoman Claiborne Linvill seconded the motion.

COMMITTEE OF COUNCIL AS A WHOLE REPORT

- Councilman Alex Saitta made an amended motion to drop that on sewer to the current DSO standard, which is 4 units per acre for sewer and 2 units for septic in the Appalachian, Agricultural and Natural Heritage areas. Chairman Chris Bowers seconded the amended motion.
- Chairman Chris Bowers made a substitute motion, to adopt the equivalent of staff recommendation but change Appalachian & Agricultural areas to 4 units per acre on sewer, natural heritage and community center areas to mirror what the current municipalities standards are, and gateway areas would be 20 units per acre on sewer. Councilman Henry Wilson seconded the motion. The motion carried (4-2), with Councilman Alex Saitta and Councilwoman Claiborne Linvill opposed.
- The original motion as amended carried (4-2), with Councilman Alex Saitta and Councilwoman Claiborne Linvill opposed.

- Councilman Henry Wilson made a motion to accept the apartments recommendations from staff. Motion was seconded by Councilwoman Claiborne Linvill.
 - Chairman Chris Bowers made a motion to amend to change the Community Center areas to mirror what the current municipalities ordinances are. Motion was seconded by Vice Chairman Roy Costner and carried (5-1), with Councilwoman Claiborne Linvill opposed.
 - The original motion as amended carried (5-1), with Councilwoman Claiborne Linvill opposed.

- Councilman Henry Wilson made a motion to adopt the staff recommendations on the Duplexes as written. Motion was seconded by Vice Chairman Roy Costner.
 - Councilman Henry Wilson amended the motion to adopt the staff recommendations as written, with the addition of 8 units per acre on public water. Motion was seconded by Vice Chairman Roy Costner.
 - Chairman Chris Bowers made a substitute motion for the density for duplexes to match the townhomes on sewer. Motion was seconded by Councilman Henry Wilson. The motion carried (5-1), with Councilman Alex Saitta opposed.
 - The motion as amended carried (5-1), with Councilman Alex Saitta opposed.

- Chairman Chris Bowers made a motion to move the following motions out for third reading at the next Council meeting. Motion was seconded by Vice Chairman Roy Costner and carried unanimously (6-0).

ADJOURN:

Hearing no further Committee business, Chairman Chris Bowers called for a motion to adjourn. The motion was made by Councilman Henry Wilson, seconded by Councilman Chris Lollis, and carried unanimously (6-0). The meeting was adjourned at 9:06 p.m.