

**FAIRFIELD COUNTY COUNCIL  
REGULAR MEETING AGENDA  
FAIRFIELD COUNTY GOVERNMENT COMPLEX  
COUNCIL CHAMBERS - SECOND FLOOR - 350 COLUMBIA ROAD  
WINNSBORO, SOUTH CAROLINA  
MONDAY, FEBRUARY 14, 2022  
6:00 P.M.**

- 1. CALL TO ORDER** Chairman Bell
- 2. APPROVAL OF AGENDA**
- 3. INVOCATION** Vice-Chair Greene
- 4. APPROVAL OF MINUTES** Regular Meeting January 24, 2022

**5. PUBLIC PRESENTATIONS**

Black History Month Proclamation

- 6. 1<sup>st</sup> PUBLIC COMMENT SESSION:** All public comments made during this session must pertain to items on the agenda for which no Public Hearing is scheduled. Each speaker is allocated three (3) minutes for comment. The total time allocated for the public comment portion of the meeting is thirty (30) minutes. Those wishing to make public comment must sign to do so prior to the Council Chair calling the meeting to order. The Clerk to Council will make a public comment sign-up sheet available at least fifteen (15) minutes prior to the scheduled start time of the meeting.

**7. PUBLIC HEARINGS**

- A.** An Ordinance to Approve the Sale of Certain Parcels Shown as Parcels 10 & 11 (TM# 184-00-00-196) on the Master Plan for the Fairfield Commerce Center.
- B.** An Ordinance to Approve the Termination of the Declaration of Covenants, Conditions, and Restrictions for the Fairfield Commerce Center as to Certain Parcels Shown as Parcels 10 & 11 on the Master Development Plan Subject to the Approval of the Other Occupant of Fairfield Commerce Center.
- C.** An Ordinance to Amend the Appropriation of Funds Received by Fairfield County from the American Rescue Plan to Account for an Excess Appropriation Shown by a Reconciliation Following a Third Reading Amendment to Ordinance 778.
- D.** An Ordinance to Appropriate \$500,000 to the Economic Development Department to Construct a Speculative Building for Future Economic Development Needs, From the Proceeds Received from the Sale of Fairfield County Property to Oldcastle APG South, Inc. in 2021, which was approved by the Fairfield County Council in Ordinance 754 as Part of the Project Windsor Agreement.
- E.** An Ordinance To Grant a Right of First Refusal on the Sale of a Certain Parcel Shown as Parcel 3 on the Master Development Plan for the Fairfield Commerce Center.

**8. ORDINANCES, RESOLUTIONS AND ORDERS**

- A.** First Reading (By Title Only) Ordinance No. 789: An Ordinance to Appropriate an Amount Not to Exceed \$1,000,000 from the General Fund, to be Used to Pay the Expenses Relating to the Relocation of County Government Offices Into the New County Administration Building and Relating to the Relocation of the Sheriff's Department into the New County Administration Building, to Include Furnishings, Fixtures, Equipment and Moving Costs.

- B.** Third and Final Reading Ordinance No. 782: An Ordinance to Amend the Fairfield County Land Management Ordinance (No. 599) to Provide for the Zoning Reclassification from R-1 Single Family Residential District to RD-1 Rural Residential District. The reclassification would rezone the 5.68 acres of wooded undeveloped property indicated as TM# 119-00-02-021-000 to match the owners adjoining 59.89 of RD-1 (TM# 120-00-01-042-000) and combine the two properties. The property is owned by Christian H. and Amber J. Wallace.
- C.** Third and Final Reading Ordinance No. 786: An Ordinance to Approve the Sale of Certain Parcels Shown as Parcels 10 & 11 (TM# 184-00-00-196) on the Master Plan for the Fairfield Commerce Center.
- D.** Third and Final Reading Ordinance No. 785: An Ordinance to Approve the Termination of the Declaration of Covenants, Conditions, and Restrictions for the Fairfield Commerce Center as to Certain Parcels Shown as Parcels 10 & 11 on the Master Development Plan Subject to the Approval of the Other Occupant of Fairfield Commerce Center.
- E.** Third and Final Reading Ordinance No. 787: An Ordinance to Amend the Appropriation of Funds Received by Fairfield County from the American Rescue Plan to Account for an Excess Appropriation Shown by a Reconciliation Following a Third Reading Amendment to Ordinance 778.
- F.** Third and Final Reading Ordinance 788: An Ordinance to Appropriate \$500,000 to the Economic Development Department to Construct a Speculative Building for Future Economic Development Needs, From the Proceeds Received from the Sale of Fairfield County Property to Oldcastle APG South, Inc. in 2021, which was approved by the Fairfield County Council in Ordinance 754 as Part of the Project Windsor Agreement.
- G.** Third and Final Reading Ordinance No. 784: An Ordinance To Grant a Right of First Refusal on the Sale of a Certain Parcel Shown as Parcel 3 on the Master Development Plan for the Fairfield Commerce Center.
- H.** Resolution No. 2022-01: A Resolution Approving and Authorizing the Execution of the Second Amendment to the Hospital Transformation Agreement, Which is Proposed as a Condition of the Sale of the Former Hospital Property Now Owned by Fairfield County, for the Purpose of Modifying the Property Restrictions Placed on the Use of the Hospital Property as an Exchange for the Location of a Freestanding Emergency Department in Fairfield County Originally by Providence Hospital, LLC, now Succeeded by the Medical University Hospital Authority.

**9. BOARD AND COMMISSION MINUTES**

Planning Commission 12/16/21  
 Disabilities & Special Needs 12/17/21

**10. BOARD AND COMMISSION APPOINTMENTS**

- A.** Planning Commission – Jenifer Barnes, District 4
- B.** Planning Commission – John D. Rogers, District 4
- C.** Board of Zoning Appeals – Julie Brendell, District 4
- D.** Board of Zoning Appeals – Mike Watson, District 2

**11. OLD BUSINESS**

**None**

**12. NEW BUSINESS**

**None**

**13. COUNTY ADMINISTRATOR’S REPORT**

- A.** Introduction of Assistant County Administrator
- B.** Comprehensive Plan Update

**14. CLERK TO COUNCIL’S REPORT**

**None**

**15. COUNTY COUNCIL TIME**

**16. EXECUTIVE SESSION: (The following statement is provided in compliance with the South Carolina Freedom of Information Act: Subsequent to Executive Session, Council may take action on matters discussed in Executive Session.)**

- A.** Receipt of Legal Advice – Regarding Utility Payment Issue Pursuant to S.C. Code Ann. §30-4-70(a)(2).
- B.** Receipt of Legal Advice – Discussion of Proposed Contract Negotiations Pursuant to S.C. Code Ann. §30-4-70(a)(2).
- C.** Receipt of Legal Advice – Discussion of Proposed Contract Negotiations Pursuant to S.C. Code Ann. §30-4-70(a)(2).

## **17.ADJOURN**

**Fairfield County Council is now open to a certain number of citizens abiding by social distancing rules in order to mitigate the spread of COVID-19 in our community. We will follow advice from federal and state leaders and implement guidance issued by the CDC and DHEC. We also strongly recommend that masks be worn while in the Administration Building. Fairfield County Council will continue to live stream its meetings via the County YouTube page in order to provide information to our citizens and in the interest of transparency.**