

**FAIRFIELD COUNTY PLANNING COMMISSION  
MINUTES  
February 24, 2022**

**I. Call to Order at 6:05 p.m.**

Members Present:

Chris Knight (Chair)  
Randy Kelley (Vice Chair)  
William Gray  
Dr. Gaddy  
Jennifer Barnes

Members Absent:

Ben Gause  
Neil Robinson (Council Liaison)  
Vacancy (District 7)

Staff & Others Present:

Daniel Stines (Community Planner/Interim Director)  
Gregory Sprouse (Central Midlands Council of Government)

**II. Approval of Minutes:**

Mr. Knight opened the meeting with roll call and motion to review minutes from December, 16 2021 Commission Meeting. Minutes were not approved at January 2022 meeting due to lack of quorum. Mr. Gray motioned to approve the minutes, a 2<sup>nd</sup> by Dr. Gaddy. Motion passed 5-0.

**III. New Business:**

**a. Election of Officers:** Tabled to March 24, 2022 meeting.

Discussion was had about posting the meeting notices under Public Notices and minutes are posted to the website. Staff responded that work was a continued effort to bring many aspects of the Department up to date, including Boards and Commissions. The meetings are advertised on the County Website however:

<https://www.fairfieldsc.com/departments/county-council/boards-commissions>. Staff will work to ensure agendas and minutes are posted for Commission meetings when formal business is conducted.

**b. Comprehensive Plan Presentation – Gregory Sprouse w/ Council of Government.**

Mr. Sprouse attended the meeting to provide an update and work-session with the Planning Commission centered on the Fairfield County Comprehensive Plan. This was the second work-session conducted and marked the halfway point for the Comprehensive Plan update timeline. Mr. Sprouse opened with an explanation that per the South Carolina State Law Act of 1994, the Planning Commission is tasked with updating its Comprehensive Plan Comprehensively every 10 years and a review update every 5 years. The purpose of the Comp plan is to ensure a community can implement a proper Land Use Plan. Overall the Plan must identify and is required to meet 10 elements: Population, Natural Resources, Cultural Resources, Housing, Economic Development, Community Facilities, Land Use, Priority Investment and Resiliency Element. The plan is currently at the Meta Data phase where we're updating census data, maps and new element requirements. Other parts of the update will consist of incorporating key elements of a Strategic Plan that was conducted but never adopted. Gregory noted that currently the County ranks #43 of the 46 Counties in population and endured a 12.5% population decrease since the 2010 census. Mr. Sprouse also noted that the Comprehensive Plan is the Vision but the Zoning Ordinance and Land Use Plan is the implementation tool. Opened the discussion to the Planning Commission to discuss strengths and weakness of the County currently. Dr. Gaddy brought up the strong supply of water for the County but a weakness would be the lack of sewer. Mention of the 801 plan was brought up as to whether it had been reviewed. Longer discussion was had about solutions or possibilities for wastewater upgrades between the Jackson Creek plant and expansions of new. Additional discussion was had regarding industry and that if infrastructure isn't in place, industry want be able to sustain or attract. Same goes for housing and the expansion of schools. Some other discussion evolved around the involvement with the COG and the intentions of the organization as well the importance of the organization both regionally and locally. Gregory wrapped up in stating one of the focuses of the COG and these plans is to identify a recruitment strategy for small businesses and business growth within surrounding

business districts regionally. Data and broad band was a topic and the needs throughout the county by the group. Dr. Gaddy briefed the group on the current medical facilities and capacities for the county and neighboring counties which overall ended the group discussion.

**IV. Public Comments: None**

**V. Old Business: None**

**VI. Subdivisions: None**

**VII. Public Comments:**

**VIII. Open Time: None**

**Adjourn at 7:58 PM by motion of Dr. Gaddy and second by Mr. Kelley.  
Motion carried 5-0.**