



**MINUTES
WORKSESSION
JOINT MEETING OF
FAIRFIELD COUNTY COUNCIL
AND FAIRFIELD COUNTY PLANNING COMMISSION
JANUARY 20, 2011**

Present:

County Council: David L. Ferguson, Sr., Mary Lynn Kinley, Carolyn B. Robinson, Mikel R. Trapp, Council Members; Philip L. Hinely, County Administrator; Shryll M. Brown, Clerk to Council

Staff: Ron Stowers

Planning Commission: Jim Simmonds, Harold Ross, Jerry Nealy, Wanda Carnes, Chris Knight, John Daily

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80 (e), as amended, the following persons and/or organizations have been notified of the time, date, and location of this meeting: The Herald-Independent, The State, and Winnsboro Cablevision, and fifty other individuals.

1. CALL TO ORDER

At 7:00 P.M., Chairman Ferguson called the County Council meeting to order. Mr. Jim Simmonds called the Planning Commission meeting to order.

2. INVOCATION

Council Member Kinley led in the invocation.

3. ITEMS FOR DISCUSSION**A. Review Of Comprehensive Plan Update – Mr. Dan Vismor****Assessment Of Process**

- Where are we now? Have done a complete community profile of a built environment. Where are we going? Have done projections: Population, Housing, Established trend data that is more thoroughly explained in the plan. Where do we want to be: Goals and Actions

9 Elements Of Comprehensive Plan

- Reviewed them a couple of weeks ago. Will be presented at the public hearing.

Population Trends

- Population from 1950-2020. Population dipped in the 70's and 80's and started a slow recovery in the 90's. Used projections by the S. C. Budget and Control Board for projecting county populations. Used census estimated in 2010. The state projects the county population will reach 26,300 by the year 2020. Figures may need to be adjusted when the 2010 census data is released.

Racial Trends

- Have been fairly level since 1980. The African-American population composes almost 60% of the resident population. It has increased slightly, it is still a fairly good balance between 40% And 60%. Not a lot of changes in the racial composition of the county. Age group composition: broken down into three group categories (Under 18, 18-64 and 65 and older). The under 18 population is declining. 65 and over age group has increased from 12% to 13%.

Population Goals

- Took each of the 9 elements and established goals desired to be accomplished.
- Grow the population through job development. These goals are amplified with policy recommendations and action statements throughout the plan.
- Grow the population through quality of life enhancements and resident recruitment. Discussed revising and improving the website to make it a recruitment tool. Website does not project that recruiting message that is needed to help grow the population.
- Create an "age sensitive" environment to meet and accommodate changes in age and gender composition of county residents.
- Raise the educational attainment level.
- Improve the county's educational system.

Housing Profile And Trends

• **Charts.** One chart shows 63% of the housing is in single family; 8% in multi-family and 30% of the housing is in manufactured housing. That trend has been upward in the direction of multi-family housing and manufactured housing. Rehabilitation Needs By Age of Housing Chart: HUD uses a formula to evaluate housing conditions based on the age of housing. This formula is applied to the numbers of housing in Fairfield County. 5,800 housing units are sound; 3,100 are in need of minor rehabilitation; 1,000 are in need of moderate rehabilitation; almost 10% are in need of major renovation.

Housing Goals

- Protect "built residential environments" while accommodating a changing housing market. Housing market is changing and have established that there is a substantial amount of quality housing within the county. That quality housing needs to be protected through zoning as a tool. There is a need to accommodate the changing housing market by making the rules and regulations such that it is easier to provide for alternative housing, so long as it is complimentary with the environment within which it is to be located.
- Increase the supply of affordable, structurally sound low to moderate incoming housing.
- Rehabilitate the county's deteriorating neighborhoods and substandard housing.
- "Green" the county's housing stock by encouraging the homeowners to retrofit their homes for energy efficiency and promote in future housing energy and conservation design techniques.

Natural Resource Goals

- Conserve, responsibly utilize and integrate into an evolving environment the county's natural resources.
- Maintain and enhance natural wildlife areas in the county.
- Protect water quality.
- Capitalize on the county's natural resources. County's open space needs to be set forth on webpage to be attractive to people.
- Maintain proper functioning of wetlands and floodplains.

Cultural Resource Goals

- Fully integrate the county's heritage into the economic development process.
- Enhance and protect the county's historical resources.
- Continue to survey, list and record the county's historical and archaeological sites and buildings.
- Become a "certified local government" (eligible for additional funding to carry out some of these tasks).

Transportation Goals

- Coordinate transportation and land use planning in new developments. Make sure the county is coordinating what is going on the ground with the caring capacity of the streets that will be serving that development.
- Improve circulation, condition, and safety of existing street and road system.
- Provide a safe, efficient and accessible transportation system to all residents which allows them to walk and bicycle alongside other modes with independence and comfort. This has not reached Fairfield County yet. Bicycling and walking are big in a lot of communities. In time, it will be more important in Fairfield County.
- Foster bicycle and pedestrian access and mobility in all transportation and development projects. Took the Bicycle Plan that was developed by the CMCOG and extracted their recommendation as the applied to Fairfield County. Those recommendations are contained on a map within this study.

Community Facility Goals

- Coordinate the provision of community facilities to coincide with the projected needs of development.
- Maintain quality utility services at lowest possible prices. This is something that is out of the county's control unless and until the county gets into the water and sewer business.
- Protect and maintain adequate water supply to meet future development needs.
- Maintain optimum response to public safety calls.
- Ensure citizen readiness to respond to emergency situations.
- Make Fairfield County a safer place to live.
- Provide the most efficient and effective fire protection throughout the county.
- Maintain and further develop quality recreational facilities.
- Health service and educational goals. (Numerous, but none of which are within the purview of the Council).

Economic Goals

- Develop and maintain a balanced economy of sufficient size and strength to ensure sustainable quality of life.
- Attract new business and industry to Fairfield County with emphasis on manufacturing jobs.
- Create new economic markets to cash in on South Carolina's emerging recreation and retirement image. State puts a lot of money into recruiting retirees.

Land Use Goals

- Articulate an arrangement of land uses which will promote land use compatibility, protect property value and environmental resources and accommodate future development in an orderly manner.
- Enhance the quality and appearance of development and physical settings.
- Conserve and effectively use natural resources.

Map

- Shows most of the county is in farming and forestry. Discussed the need to create from this farming and forestry area a second rural zoning which will accommodate concentrated feeding operations (CAFO).
- Discussed creating that district somewhere west of I-77; north of Winnsboro and east of Lake Monticello. Has not been nailed down yet in the Plan or on the map. Included as a general description. Will try to tie that district down in the next phase and come back to the Planning Commission and Council for feedback.

Priority Investment Element

- Final element of the Plan. The Plan includes 93 action recommendations and about 45 policy statements.
- Priority list included in the capital improvement budget. Because of the gravity of this Plan, there is a need to bring it down to: what do we do next? That will be done in the Priority Investment Element.
- Focused on three elements: Proposed additional funding to move forward on the implementation of these elements. Housing (Targeted code enforcement in the Winnsboro fringe areas; Economic Development (Industrial Park development, Park entrance protection and enhancement, Industrial zone protection and website redevelopment); Land Use (Revise Zoning And Land Development Regulations to implement recommendations contained in the Comprehensive Plan).

Questions and Comments:

- Several years ago, agencies were targeting retirement age people, but it was typically affluent retirement age. With the recent economic situation, a lot of places have recruited some people and their fortunes have dwindled. Do you see any places rethinking that as to whether it was a good idea or not?
- A lot of seniors are scaling down, selling their big homes throughout the country for the protection of health care. It is very lucrative for the hospitals.
- On the CAFO, what kind of timeframe are we looking at as far as establishing that development district? Would it be feasible to get input, recommendations or suggestions from the farmers?
- For simplicity, recommend that rural district just the way it is and then create a rural, R2 district. The R2 district would exclude CAFOs, and instead of creating a new district above and

suggest these CAFOs can now go in that district, create an R2 district and suggest that CAFOs cannot go in this district. Carve out everything south of Winnsboro and east of I-77 and suggest this is a new R2 zone and within this zone, leave CAFOs off. Would have to be listed in the criteria that is permitted. Not creating a zone that would allow; but creating a zone that would not allow.

- Have had several citizens comment about burning household trash in their yard (in cans and plastic containers). Is this going to be addressed (with the environmental part connected to it)?
- Plan B. A public hearing is scheduled Monday. After that public hearing, depending on what type of input is received from the public and the mood of the Council, if the Council is reasonably satisfied to move forward, this document can be adopted. Mr. Vismor will make the necessary final productions to be distributed. This phase can be put to rest temporarily. On the heels of this, can negotiate the Land Use and Subdivision regulations. This document would be the basis for the changes to be made as part of the overall process. Want to have a good thorough discussion with the Planning Commission. When addressing the CAFOs, might want to have some of the farmers meet with the Planning Commission to provide input.
- Best Approach. Schedule a work session to further discuss the Plan on February 2, 2011 and give the other three members of Council an opportunity for input. On February 14, 2011, suggest move to adopt the update to the Comprehensive Plan as written. Extend consultant's contract and move into Phase II.
- How will these goals be implemented into the Plan? If it is not defined who will be responsible for implementing certain goals, it is just a recommendation. What is the next step? How does the recommendation get implemented if it is not defined, step by step, how it gets implemented?

4. **ADJOURN**

The meeting was adjourned at 8:12 P.M., upon unanimous approval of County Council, and adjourned upon unanimous approval of the Planning Commission.

SHRYLL M. BROWN
CLERK TO COUNCIL

DAVID L. FERGUSON, SR.
CHAIRMAN