



**MINUTES
FAIRFIELD COUNTY COUNCIL
SPECIAL MEETING
FEBRUARY 2, 2011**

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

Absent: Mikel R. Trapp; Dwayne Perry

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

Chairman Ferguson called the meeting to order at 6:03 P.M.

2. INVOCATION

Council Member Kinley led in the invocation.

3. ITEMS FOR DISCUSSION

A. Public Hearing: Authorizing Fairfield County, South Carolina, To Purchase And Develop One Or More Parcels Of Real Property, To Be Used For Economic Development Projects; And Other Related Matters. *Chairman Ferguson opened public hearing at 6:07 P.M. No one signed to speak; the Chairman closed public hearing at 6:08 P.M.*

B. Third and Final Reading (Ordinance No. 581): Authorizing Fairfield County, South Carolina, To Purchase And Develop One Or More Parcels Of Real Property, To Be Used For Economic Development Projects; And Other Related Matters. *It was moved by Council Member Brown; seconded by Council Member Robinson to approve Third and Final Reading of Ordinance No. 581. The motion carried unanimously.*

C. Discussion Of Fairfield County Comprehensive Plan (2021)

- A picture land use plan, which was advisory, was in the 2005 regulations. Rezones could be done in that area that were not strictly in compliances.
- Under the new land use map regulations, if a rezone comes in and if it is not in conformance, the county will have the option of denying it or amending the Comprehensive Plan first. Everything else is advisory.
- Zoning maps would have to be in conformance with future land use map.

Questions and Comments:

- Let's look at existing businesses (grandfathered in). Where there is enough land and enough for someone to add on, instead of redoing the whole thing, write something to cover that without amending the entire ordinance.
- When the ordinance side is put together, need to look at cutting down on the time limit given to clean up property and cutting grass.
- Get input from the farmers and other people who live in different areas of the county before this is finalized.
- Put "meat" into the Ordinance so that the Sheriff's Department can enforce it.
- County should have precedence if the town does not have "teeth" in certain ordinances.

- Problems locating out-of-town owners of abandoned homes.
- Rules and regulations for landlords to comply with as far as rental property.
- Poor housing stock in the county. People are still using kerosene heat and other means of heating their homes. Are breathing bad air and getting poison into their lungs.
- Christ Central pulled out. When the zoning was changed to B-2, people are saying they can put anything on that land that will be worst than a nuclear plant. How does the county deal with this kind of concern?
- Cultural Resource Goals CR-3. List and record the county's archaeological and historical sites: Many cemeteries are or will be historical sites in the future. Most of these cemeteries are not owned by anyone. Suggest using inmate labor to keep the cemeteries maintained. *Mr. Anderson set forth that a crew could go out and take care of the cemeteries.*
- Status of Litter Control Officer. Will bring up this position during the budgetary process. *Suggestion to contact the School District to recommend the Litter Control Officer go in the schools and make presentations about litter.*
- Suggest supporting Keep Fairfield Beautiful more for recruiting of additional volunteers.
- Housing Goals HG-1. Protect "built residential environments" while accommodating a changing housing market. Need to have a meeting with the Sheriff's Department regarding the drug dealing problem in the county. Would like to know what to say to citizens when they inquire about the problem. *Recommend the Sheriff be invited to an executive session on February 28, 2011.*
- Cultural Resource Goals CR-1. Fully integrate the county's heritage into the economic development process: Encourage the Chamber of Commerce to sponsor tours on a larger scale.
- The county is working on putting in a receptacle for glass.
- Housing Goals. Are there any incentives that can be given to developers for housing or rehabilitation?
- Community Facility Goals CF-2. Maintain quality utility services at lowest possible rates: Have received phone calls about escalated utility bills. Citizens called to inquire about the Woodyard Fund; however, they did not receive any answer on the line that was published. *Administration was asked to research the phone number to this agency.*
- Community Facility Goals CF-3. Protect and maintain adequate water supply to meet future development needs: Fight across the nation is going to be about water. Met with Congressman Mulvaney's manager, Mr. Sligh. Wanted him to know about the Broad River project and wanted Mr. Mulvaney to be made aware of this concern prior to the Council coming in March.
- Transportation Goals TG-3. To foster bicycle and pedestrian access and mobility in all transportation and development projects at local, regional and state levels of government and in all project phases, including planning, design, construction and maintenance: Is there anything in the zoning ordinance that addresses this?
- Need to do more advertisement and promotion of the Transit System.
- Received an inquiry from a citizen as it relates to the signage near the Triangle. Opined that the signs needs to be further up near the turn.
- Mr. Gaither is working on a grant for transportation to the QuickJobs Center; particularly for people from the Jenkinsville area.
- Been a couple of accidents at the new entrance to the V. C. Summer plant. Will discuss signaling that intersection with Mr. Johnston and with McGraw.
- QuickJobs Center. *Mr. Hinely was asked to get a report from Bonnie Ammons, detailing the following information: (a) how many people have actually been placed in the programs; (b) what the cost of it was and (c) where the programs are located.*
- Train children about proper disposal of trash and use of the recycling program.
- Tone out first responders.
- What is the criteria for the county to be a Certified Local Government (that may make the county eligible for funding)?
- *At the February 14, 2011 meeting, Council will be prepared to vote on the updates to the Comprehensive Plan and the consideration of phase II of the Plan.*

D. Discussion of Agenda Items For March 9, 2011 Capitol Hill Visit

- The Consensus of Council was that Broad River Water Line Project is the number one priority.
- Mr. Sligh conveyed to Mr. Ferguson that the issue of Fairfield County losing a project of that magnitude because of water would have some impact on assistance.
- Council was initially asked Council to take the seven (7) items listed on last year's agenda, and any others, and bring them back at the next meeting.
- Opined that the list be streamlined down to one or two of the most important items. Significant progress has been made with the airport project; therefore, recommend leaving the airport project off this list.
- Airport engineers will be available at the February 14th Council meeting to give an update on the procurement of the right-of-way at the airport.
- *Mr. Hinely was asked to find out the status of the additional financing that was scheduled to be sent to the Corps of Engineers for the Winnsboro Water System Water Supply Study.*
- Some contacts have to be made before the county officials arrive in Washington. Mr. Ferguson will make some contacts to see if there are any pots of money for assistance with development of the Industrial Park.
- *Suggest the article about the loss of the project in Jenkinsville because of water be prepared to send to Washington.*
 - Commented on the incident that occurred in Jenkinsville about people being able to come in meetings with concealed weapons, name calling and the use of profanity.
 - What are the plans for the new health center in Jenkinsville? Mr. Marcharia set forth that the building was scheduled to be up and running by December; no later than January. *Mr. Hinely and/or Mr. Marcharia were asked to come up with information that was tied to the federal funding.*

4. ADJOURN

The meeting was adjourned at 7:56 P.M., upon the unanimous approval of Council.

SHRYLL M. BROWN
CLERK TO COUNCIL

DAVID L. FERGUSON, SR.
CHAIRMAN