

**MINUTES
SPECIAL MEETING
JOINT MEETING OF
FAIRFIELD COUNTY COUNCIL
AND FAIRFIELD COUNTY PLANNING COMMISSION
May 3, 2010**

Present:

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

Staff: Davis Anderson, Ron Stowers, Jack James, Tiffany Harrison, Adam Swearingen, Laura Johnson, Sheila Pickett

Planning Commission: Jim Simmonds, Wanda Carnes, John Daily, Harold Ross

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 forty-nine other individuals.

1. CALL TO ORDER

At 6:05 P.M., Chairman Brown 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.

At this time, Chairman Brown submitted a letter to the Council, informing them of his decision to abstain from voting on any matters pertaining to the economic development presentation and stepped down from the dais. He turned the meeting over to Vice Chairman Trapp at this time.

3. ITEMS FOR DISCUSSION**A. Economic Development Presentation**

Mrs. Tiffany Harrison was called to the podium to introduce the presenters. Pastor Jimmy Jones, CEO of Christ Central Ministries, gave an overview of the institute which focuses on mission, education and community helps. He presented the Parr Shoals development proposal for the western side of Fairfield County.

- Two sites: 8 acres and 32 acres. 8-acre site is directly across from the main entrance. A block away is the 32-acre site.
- How can employee potential at the VC Summer nuclear site for Fairfield County residents be improved?
- How can opportunities for residual jobs by serving employees and management at the VC Summer nuclear site be increased?
- Proposed development: housing and rentals, laundry and dry cleaner services, upscale camp sites, barber shop, buffet restaurant, bank, hotels, fast food, convenience store, gas station, etc.

Questions:

- You referred to underemployed and unemployed. How many people will this project actually hire?
- You mentioned something about a laundry or cleaning of clothes. Is that for regular employee clothes or is that the nuclear-contaminated clothes?
- In terms of the rate for skilled and unskilled labor, do you have a rate of what that salary range would be?
- Infrastructure: Currently, you are talking about anywhere from 4,000 – 7,000 people working there—10-hour shifts. The roads are grossly inadequate for that capacity. Even now, school buses and people are traveling on 213 and 215 and backed up for a considerable amount of time. I see no plans with DOT or from Shaw as it relates to construction or widening of roads or safety in terms of speed, etc. I don't know what the contingency plan is for that. The other question would be water and sewer. We don't have anything on that side. Is that their plan to actually have a sewer system?
- Elaborate more on the paychecks "going west" and what was the solution to possibly helping the people cash those checks and spend money in Fairfield County?
- One of the things in the package was a picture of a marquee or sign. Is this an example of what the sign will look like? Do you have examples of where these signs are already up?
- On the list of considerations, I have heard about wholesale and restaurants, etc., I also see transportation, including gasoline. I understand that you are a 501 3 c, non-profit. How do gas stations fall under that umbrella since you are a 501 3 c, non-profit? So, you would be partnering with other agencies that could make that type of thing happen?
- I am looking at the data for the 29180 zip code that was gathered from 2008, that showed 22,435 residents. Owner-occupied housing shows 6,799 and rental-occupied apartment data shows 1,975. There is a line that shows 29% would fall into the renters category. I am curious where that number came from.
- You made a comment about people driving down and staying at the Hiltons and the Hyatts. Who might those folk be that you were talking about?
- What is expected of the county? What part does the county play in this?
- The rezoning would be the first requirement from the Council. The second thing would be for the Council to be afforded those cost analyses to see exactly what is being discussed.
- Have you already purchased the land or received a promise to buy the land? Would you define what your ministry goals are and what benefits you are looking for?
- Simmonds: After the completion of this project, do you know how many employees will be at VC Summer after they complete construction? In what timeframe do you think it will take you to get DHEC approval for your wastewater, etc.?
- Carnes: Normally you work a construction site off a ten percent dealing with white hats and ninety percent of construction workers. That ninety percent normally lives off a
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per diem. They send their checks home to their wife and children. Has anyone considered just the amount of per diem that is going to be run through. These guys are going to be wanting somewhere to live; somewhere to wash their clothes and basically want somewhere to sleep and eat and that is it. They are going to want a beverage at the end of the shift. I don't think that is a good scenario. Have you all considered that?

- Have you had any interest already from hotels or restaurants?
- In terms of investment in the area for the whole project, are we talking about ten million, thirty million dollars? I am still concerned about safety and traffic issues. I am also concerned about what law enforcement plans are when 6,000 to 7,000 people are being incorporated. Were any community people ever invited to any meetings?
- How many acres are R1 and how many are B2?

At 7:22 P.M., Chairman Jim Simmonds recommended that the Planning Commission revise its agenda in order to make a recommendation to the Council on the matter to rezone from RD to B2. The recommendation was seconded by Mr. Daily and unanimously approved by the Planning Commission.

It was moved by Mr. Ross; seconded by Mr. Daily to recommend the zoning change as set forth above to the County Council. The motion carried unanimously by the Planning Commission.

Council Member Ferguson asked Mr. Stowers to elaborate on the acreage of the properties. Mr. Stowers set forth that the rezoning request is for two parcels: one parcel is for a total of 9 acres and the other parcel, which is directly across from the entrance, is for a total 31.43 acres. The property is currently zoned as RD and the recommendation is to rezone it to B2, which will allow for all the activities discussed as well as for single family housing.

It was moved by Council Member Robinson; seconded by Council Member Kinley to receive the recommendation coming from the Planning Commission. The motion carried unanimously.

B. Extension Of Deadline For Applying For Agricultural Land Use Property For 2009 Tax Year. Must Apply On Or Before Close Of Business July 9, 2010. *It was moved by Council Member Robinson; seconded by Council Member Perry to approve the Extension Of Deadline For Applying For Agricultural Land Use Property For 2009 Tax Year. The motion carried unanimously.*

4. ADJOURN

The meeting was adjourned at 7:25 P.M., upon motion by Council Member Ferguson; second by Council Member Kinley and unanimous approval of County Council, and adjourned upon motion by Planning Commission Chairman Jim Simmonds; second by John Daily and unanimous approval of the Planning Commission.

SHRYLL M. BROWN
CLERK TO COUNCIL

RUSSELL DAVID BROWN
CHAIRMAN