Comprehensive Plan, 2021

Fairfield County, South Carolina

Ordinance # 582

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INTRODUCTION

This document updates and supersedes the 1997 Fairfield County Comprehensive Plan. It has been prepared in accord with the requirements of the Comprehensive Planning Enabling Act of 1994, amended through 2007, Sections 6-29-310 through 6-29-960, and is intended to promote within the county public health, safety, morals, convenience, prosperity, efficiency, the general welfare, and the economy. Additionally, the Plan identifies challenges and issues facing the county, and prescribes a response. It is further intended to guide development and change to meet existing and anticipated needs and conditions; to contribute to a healthy and pleasant environment; to balance growth and stability; to reflect economic potentialities and limitations; to protect investments to the extent reasonable and feasible; and to serve as a basis for regulating land use and the development process.

This Plan represents not only a blueprint for future development, but the continuation of a process to guide the orderly development of the county to the year 2021, at which time it again will be comprehensively reviewed as per the requirements of the State Act.

The framework for reevaluating and reestablishing the Comprehensive Plan is outlined in the ***South Carolina Local Government Comprehensive Planning Enabling Act of 1994***. Amendments to the Act in 2007 redefine the Plan to include the following nine elements (seven previously required), which comprise the body of this Plan:

(1) Population
(2) Housing
(3) Natural Resources
(4) Cultural Resources
(5) Economic
(6) Community Facilities
(7) Transportation
(8) Land Use
(9) Priority Investment

Each of the above elements is addressed in detail as a separate part (chapter) in this document.

PART I. POPULATION ELEMENT

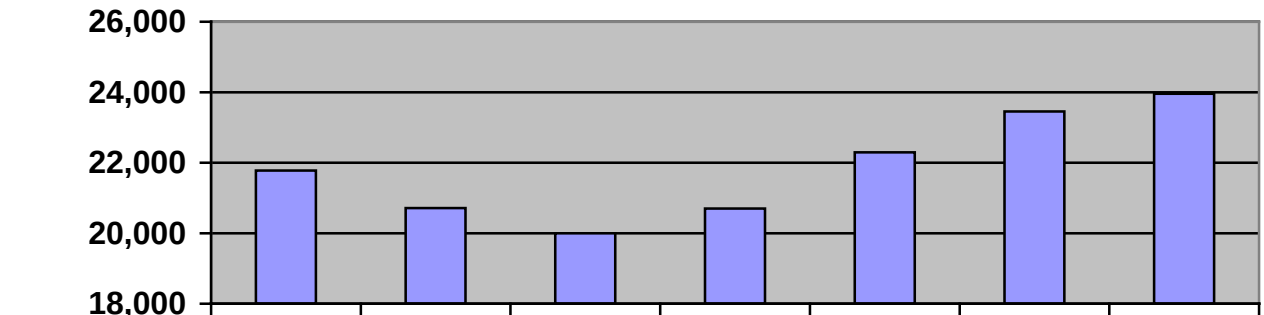
This initial element of the Comprehensive Plan profiles the County's population. Here, population trends are established and forecast to the year 2021. Age, race and gender data are compiled and analyzed to determine characteristics unique to Fairfield. And income distribution and educational attainment levels are studied from an environmental and land use planning perspective. Social characteristics are assessed to determine lifestyle and conditions responsible for the way of life in the County.

POIPULATION TRENDS

Planning is for people. It follows therefore that an understanding of the population is essential to the planning process. How many people are we planning for? What are the characteristics of the population and how should they be addressed? What might we expect in the way of future population and its characteristics?

Fairfield County has had modest but continuous population growth over the past 40 years, following two decades of declining population. Still, it ranked in 2010 as one of the least populated counties in the State, with a Census recorded population of 23,956 residents.

CHART 1
HISTORICAL POPULATION TRENDS, FAIREFIELD COUNTY



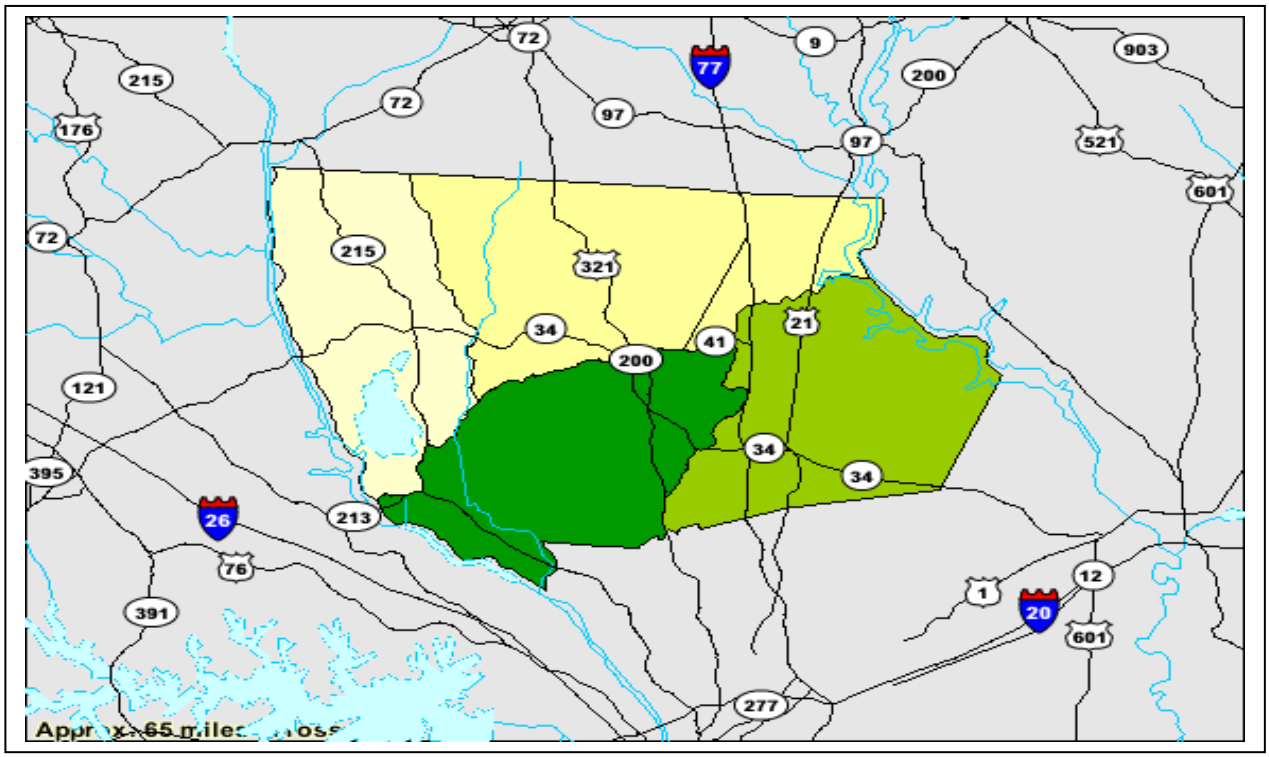
	1950	1960	1970	1980	1990	2000	2010
PERSONS	21,780	20,713	19,999	20,700	22,295	23,454	23,956

Historically, Fairfield County began to decline in population as early as 1940 and continued a slow but steady decline until the 1970's, at which time the pendulum began to swing upward. Population increases were recorded by the U. S. Census in 1980, again in 1990, 2000 and 2010, which bodes well for the future.

POPULATION DISTRIBUTION

While a current estimate and historical perspective provide the foundation for moving forward, it is also essential to know where within the county the population resides. What are the existing development patterns, densities? To help in this determination, we again look at the most recent Census data. In this case it is the 2000 Census, which established place of residency and housing counts by County Census Divisions or CCDs.

County Census Divisions are subdivisions of a county delineated by the Census Bureau for statistical purposes. Fairfield County has been divided into four such divisions: Monticello-Salem, Ridgeway, Winnsboro North and Winnsboro South. The boundaries follow visual features, as shown on the following Map.



The least populated is the Monticello-Salem District, located in the western part of the County. It has just over 2,000 residents and a density of about 16 persons per square mile. The most notable landmarks in this district are the VC Sumner Nuclear Power Plant and lake Monticello.

The Ridgeway CCD by contrast, located on the opposite side of the county, has nearly twice the density and more than twice the population. It is the primary beneficiary of development spin-off from I-77, and the extension of growth from Richland County, north along the I-77 corridor.

TABLE 1
POPULATION DISTRIBUTION BY COUNTY CENSUS DIVISION (CCD)

Area	Population	Housing Units	Density per Sq. Mile	
			Population	Housing Units
Monticello-Salem CCD	2,217	912	15.9	6.6
Ridgeway CCD	5,289	2,775	31.8	16.7
Blythwood town (part)	0	0	0	0
Ridgeway town	328	175	692.7	331.6
Balance Ridgeway CCD	4,961	2,618	29.9	15.8
Winnsboro North	4,094	1,648	18.9	7.6
Winnsboro town (part)	8	4	341.2	170.6
Balance Winnsboro CCD	4,068	1,644	18.8	7.6
Winnsboro South CCD	11,854	5,048	72.4	30.8
Winnsboro Town (part)	3,591	1,593	1,115.2	494.7
Winnsboro Mills	2,263	1,005	819.9	364.1
Balance Winnsboro CCD	6,000	2,450	38.0	15.5

Source: U.S. Census Bureau, Census 2000 Summary File 1

The two Winnsboro CCDs, located in the middle of the county, share the county seat and contain the bulk of the population, centered principally in and to the south of Winnsboro. Winnsboro North has a population density of about 19 persons per square mile, while Winnsboro South, has a much higher density of about 72 persons per square mile. The Town of Winnsboro has 1,115, persons per square mile. Winnsboro South, like Ridgeway, has the benefit of proximity and direct access to the I-77 corridor.

A look back at changes within the four CCDs shows a big jump in population in the Ridgeway CCD, most likely due to the presence of I-77 and easy accessibility to Richland County. On the other side of the county, in the

Monticello-Salem CCD, there has been a 30 year decline in population. The Winnsboro North CCD has been a slow growth area, while the Winnsboro South CCD experienced modest growth over this period.

TABLE 2
HISTORICAL POPULATION TRENDS BY CCDs

	1970	1980	1990	2000	% Change
Monticello-Salem	2,508	2,366	2,267	2,217	-11%
Ridgeway	3,465	3,928	4,403	5,289	53%
Winnsboro North	3,394	3,908	4,114	4,094	03%
Winnsboro South	10,632	10.498	11,506	11,854	12%
Co. Total	19,997	20,700	22,295	23,454	17%

Source. S.S Bureau of Census, Number of Inhabitants

The population distribution pattern displayed in the four CCDs establishes a backdrop for planning – indicating rural issues are the primary concern in the north central and western parts of the county, while emerging urban and development issues are the primary concerns in the south central and eastern parts of the County.

POPULATION PROJECTIONS

Following population declines through 1970, the County found itself in a 40-year growth mode to 2010. The economic downtown in 2008/2010 likely slowed growth of the County, but 2010 Census show a two percent gain of 502 residents between 2000 and 2010. While the economy temporarily disrupted the growth of the county, indications of a recovery and resumption of growth are positive, based on 2020 Census data.

TABLE 3
POPULATION PROJECTIONS

	2010	**2015**	**2021**
Fairfield County	**24,950**	**25,500**	**26,300**
Monticello-Salem CCD	2,100	2,100	2,000
Ridgeway CCD	5,650	6,000	6,400
Winnsboro North CCD	4,400	4,500	4,700
Winnsboro South CCD	12,800	12,900	13,200

Source: SC Office of Research and Statistical Services: adjusted by Vismor and Associates, 2010 to reflect 08 estimates by US Census.

Population projections to the year 2021 establish a new high in the county. Growth is expected to be relatively slow in all

areas of the County except the Monticello-Salem CCD, where additional loss is projected. The Ridgeway CCD is projected to grow at the highest rate, but the numerical gain should be about the same as the Winnsboro South CCD. North of Winnsboro growth is projected to be slow.

POPULATION COMPOSITION

In addition to numbers, it is essential to know the make-up of the population from a planning perspective. The principal components are race, age and gender. A discussion of each follows.

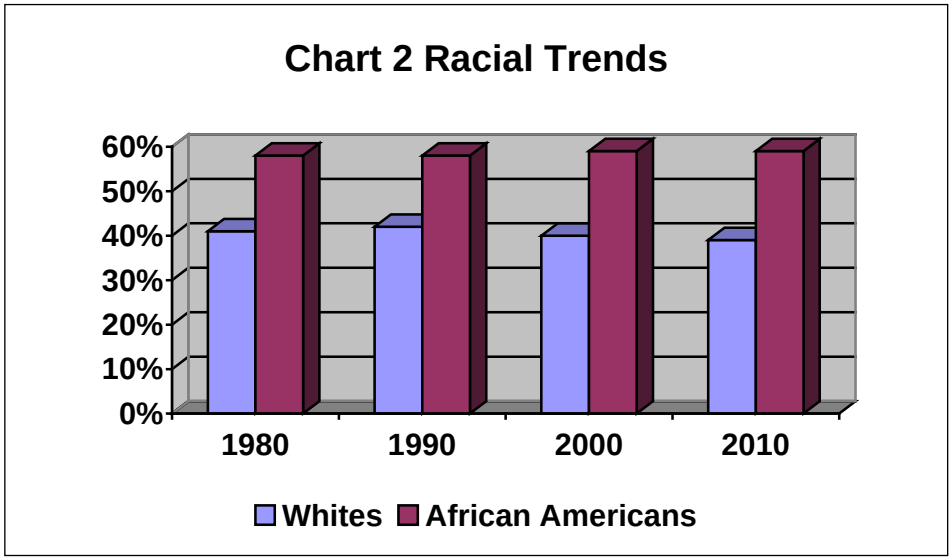
Racial Composition

There has been a modest change in the racial composition of the County over the last 30 years, but all racial groups have increased numerically. The all white population grew by eight percent, adding just 656 residents. The African-American population, by contrast, increased at twice the rate of whites. Other racial groups grew by an even larger rate, though the number of other minorities is still relatively small by comparison, comprising only two percent of the total.

TABLE 4
RACIAL CHARACTERISTICS/TRENDS

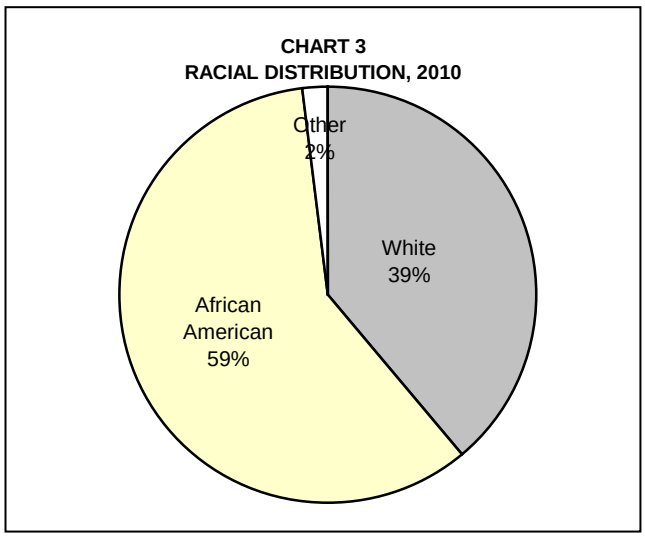
	1980	1990	2000	2010	Change
# Whites	8,580	9,244	9,282	9,236	656
% Whites	41%	42%	40%	39%	8%
# African American	12,083	12,994	13,859	14,167	2,084
% African American	58%	58%	59%	59%	17%
# All Other Races	37	57	313	553	516
% Other Races	<01%	<01%	01%	02%	1400%

Source: U. S. Census, Selected years.



Changing population characteristics have resulted in the African-American population and other minorities

steadily composing an even larger segment of the total population. Of significance is the relatively large increase in other minority groups, particularly Hispanics, who make-up the majority of persons classified by the Census as "other" minorities. Significance is placed in the fact that cultural and language differences often are obstacles to the assimilation of these groups into the community.



Changing racial characteristics point to a more diversified population in the future. And each racial group is projected to increase numerically.

From a general planning perspective these changes should have little impact on the future landscape of the County, but educational and social institutions may have to adjust to better accommodate an enlarging more diversified population.

Age Composition

The most noteworthy trends taking place in the age of County residents are (1) a declining number of young people under the age of 18, (2) an increasing number of elderly 65 and older, and (3) substantial growth in the median age of the population, by 14.2 years .

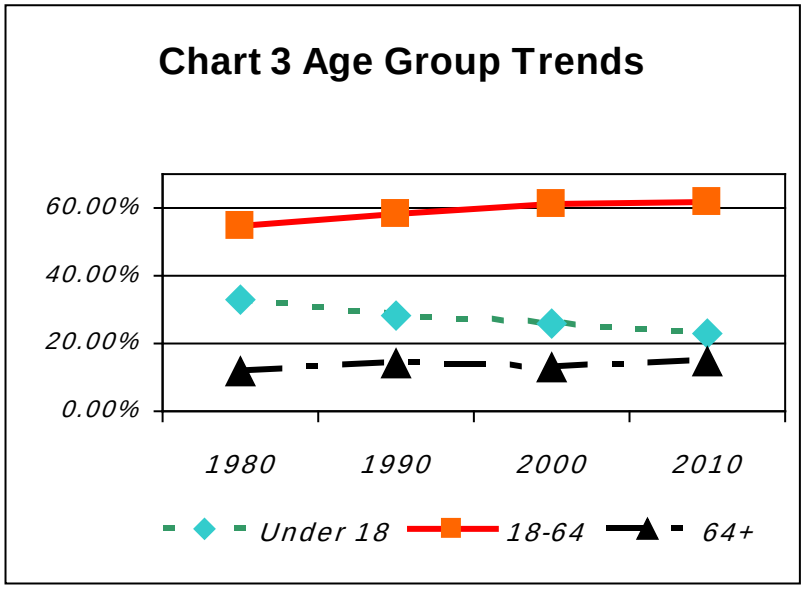
TABLE 3
AGE GROUP TRENDS

	1980	1990	2000	2010	Change
# Under 18	6,764	6,343	6,128	5,431	-1,333
% Under 18	33%	28%	26%	23%	-20%
# 18-64	11,495	12,911	14,232	14,960	3,465
% 18-64	55%	58%	61%	62%	30%
# 65 & over	2,441	3,041	3,094	3,565	1,124
% 65 & over	12%	14%	13%	15%	46%
Median Age	28.2	32.4	36.9	42.4	14.2

Source. U.S. Census, Selected Years

From 6,746 persons or nearly 33 percent of the total population in 1980, the under 18 age group dropped to 5,431 or 23 percent of the total by 2010 – a twenty percent decline. This contrast to a 46 percent increase in the elderly population (65 and older) and a 30 percent increase in the most productive segment of the population, between 19 and 64 years.

The contrasts in population shifts among the three major age groups is of considerable concern because of the obvious planning ramifications. The reasons are both social and economic.



The decline in the less than 18 age group is attributed in large part by changes in child-bearing patterns. In 1957 the number of births per woman was 3.7. It fell to 1.8 by the mid-1970s, and with minor fluctuations has hovered around two per woman over the last 20 years, according to the U.S Census. This rate is slightly below the long-term replacement level. If not reversed, the decline of the young surely will show up in future population counts, unless off-set by job development and in-migration.

That the County's elderly population is increasing is not surprising. This is a national and state-wide trend. People are living longer because of healthier lifestyles and enhanced medical care, and many are apparently staying in place as opposed to out-migrating to retirement and resort communities.

The Country's elderly population grew rapidly for most of the 20th century, from 3.1 million in 1900 to 35.0 million in 2000. Except for the 1990s, growth of the elderly has outpaced that of the total population. Moreover, the older population is on the threshold of a boom. According to U.S. Census projections in 2003, a substantial increase in the number of older people will occur during the 2010 to 2030 period, after the first Baby Boomers turn 65 in 2011. The elderly population is projected in 2030 to be twice as large as in 2000, growing from 35 million to 72 million, and representing nearly 20 percent of the total U.S. population. In the next 22 years, the State's elderly population will grow 200 percent faster than the total population, according to Census projections.

The U.S. population continues to age. The median age (which divides the population into two groups, half younger and half older) rose from 22.9 in 1900 to 35.3 in 2000, and is projected to increase to 39.0 by 2030. The median age in

Fairfield was 36.9 years in 2000. The oldest-old population (those 85 and older) was 34 times as large as in 1900, compared with the population aged 65 to 84 that was only 10 times as large. The oldest-old population is projected to grow rapidly after 2030, when the Baby Boomers begin to move into this age group. There is every reason to believe Fairfield's elderly population will mirror or exceed national trends and projections, based on 2000 Census data.

Contrary to the notion that most elderly retired people migrate to places like Florida and the coast, 85 percent of elder Americans prefer to stay in their homes and never move, according to a survey by AARP. **Aging in place** is a trend that is here to stay says AARP. Only 13 percent of older people wish to move and the reason generally is to be closer to family as opposed to preference for a resort retirement community.

With most older people electing to age in place, Fairfield may expect its older population to stay home as well, which apparently has been the case. But staying home does not mean business as usual.

A lifestyle change accompanies growing older. And the County should be responsive to the changing needs of its aging population.

Three of the principal concerns of the elderly are (1) the environment, and (2) housing. In response to these concerns the County should consider and this plan addresses the following issues as they relate to the County's enlarging elderly population.

Environmental Issues

- **Transportation** - Make getting places easier. Focus on alternatives to private vehicular transportation, i.e. sidewalks, bikeways, and public transit. Require installation of easy to read directional signs, ramps and hand rails in all public buildings.

- **Social** - Increase the variety, accessibility and attractiveness of places where people meet, whether by accident or appointment, including passive parks.

- **Safety** - Focus on different ways to increase safety and crime prevention.

Housing Issues

Few issues are more fundamental to the quality of life than where and how people live. Housing, one's most immediate physical environment, should be responsive to one's changing social, economic, and physiological characteristics. Housing can and should be made to do this by offering a broad range of options to address the full spectrum of shelter and service needs and the preferences of people throughout their lives.

Unfortunately, most residential areas are devoted exclusively to single-family detached housing on fairly large lots. Alternatives to this lifestyle are needed to more fully address the changing needs and preferences of an aging population. Such alternatives should include the following, among others:

- Continuing Care Retirement Communities (CCRCs)
- Accessory Apartments
- Shared Housing
- Assisted Housing
- Congregate Housing
- Retirement Housing Projects, Subdivisions
- Smaller Housing Units

Also critical to the planning of environments and housing more suitable to the elderly population is proximity of housing alternatives to health care facilities and commercial services.

Gender Composition

As a general rule, the female population is larger than its male counterpart. In 2010, the female population in South Carolina accounted for 51.4 percent of the total. The County of Fairfield by comparison had an even higher ratio of females. The County's female population increased gradually from 51.7 percent in 1980 to 52.1 percent of the total by 2010, down slightly from 2000.

Nationally, the sexes are about evenly distributed in the pre-teen and teenage years, but with age the ratio generally becomes imbalanced on the female side. While the process is gradual, females at age 65 and over are in a definite

majority position. This pattern is also prevalent in Fairfield County where in 2010, females 65 and over comprised 57 percent of the elderly population.

This trend has few physical planning implications, except for housing. More people, particularly elderly, of any one sex generally produce more one-person households, favoring smaller units and/or aggregate housing and care facilities. There are obvious social and financial ramifications however with gender imbalance, particularly for females.

AARP conducted in 2008 a study entitled Poverty & Aging in America. The study concludes that:

1. "Six in 10 older persons in poverty are women.
2. Forty-three percent of persons age 50+ living in poverty live alone.
3. Older women are less likely to be in the work force than men of the same age.
4. Total median financial assets of women over 50 in all income groups is approximately half that of men."

These conditions generally are mirrored in housing conditions and living standards, but also show up in health conditions, as persons in poverty or subsisting on low incomes are more likely to have poor health because of inadequate doctor care due to cost.

SOCIAL CHARACTERISTICS

Suffice to say, there is a positive correlation between land use and the quality of housing, income and education. Higher educated people generally command higher incomes and subsequently reside in higher quality homes and neighborhoods. And these neighborhoods generally reflect positively on the use of land.

In South Carolina, as elsewhere, higher education generally equates to increased earnings with each level of attainment, as illustrated in Table 4.

Persons with a high school diploma earn on average 33 percent more than those who do not finish high school. Going to college will increase average incomes by 22 percent over those who do not attend. And each step above some college also will result in higher incomes, on average.

TABLE 4 MEDIAN ANNUAL EARNINGS IN SOUTH CAROLINA BY EDUCATIONAL ATTAINMENT, 2005		
Education Attainment Level	**Income**	**% Increase By Education Level**
< High School Graduate	$17,510	--
High School Graduate	23,315	33
Some College/Associates Degree	28,527	22
Bachelor's Degree	39,635	39
Graduate or professional degree	49,581	25
Source: U. S. Census, 2005 American Community Survey.		

Recent studies also establish a correlation between education, income and health. The government report, Health, United States, 1998, found that each increase in income and education has a perceptible impact on health.
The near poor are, on average, healthier than those living in poverty; middle-income people are healthier than the near poor; and people with high incomes tend to be the healthiest. People with less education and less money are more likely to have jobs that do not offer health insurance, and that means less access to health care.

Education lengthens life and enhances health. Less-educated adults have higher death rates for all major causes of death, including chronic diseases, infectious diseases and injuries. Education also governs smoking habits. The least educated are twice as likely to smoke as the more educated.

Educational Profile

Clearly educational attainment levels in Fairfield have improved over time, according to Table 5. But are they where they should be in this global economy, dependant on an educated and skilled labor market?

From about four-in-ten persons 25 years and older without a high school diploma in 1990, the number dropped to less than three-in-ten by 2008. Noteworthy gains also were recorded in the number of persons having attained at least a high school diploma, and the number of persons with bachelor and graduate degrees.

TABLE 5 FAIRFIELD COUNTY EDUCATIONAL ATTAINMENT LEVELS (Persons 25 Years and Older)							
	1990		2000		2008		Change
	No.	%	No.	%	No.	%	
>Less than 9th grade	2,725	20%	1,767	12%	1,536	10%	-44%
9th – 12th, No Diploma	2,993	22%	3,260	21%	2,597	17%	-13%
H.S. diploma, Some college	6,022	44%	7,798	51%	8,449	54%	+40%
Associate degree	598	04%	641	04%	854	05%	+43%
Bachelor/Graduate degree(s)	1,304	10%	1,778	12%	2,162	14%	+66%
Source: U.S. Census Bureau, Census Tape STF3A, Selected Years.							

With the improvement of educational attainment we may conclude from Table 4, incomes have risen accordingly. All of this translates into higher standards of living and improved quality environs.

Income Profile

As indicated previously, higher education generally produces higher incomes. And while both have improved since 1990, incomes in Fairfield County lag behind averages for the State. Median household, family and per capita incomes range between 26 and 30 percent lower than averages for the State.

TABLE 6 INCOME COMPARISONS, 2008			
	Fairfield County	**South Carolina**	**% State**
Median Household	$32,818	$44,625	74%
Median Family	$39,087	$55,664	70%
Per Capita	$18,011	$23,701	76%
Source. Ibid			

A closer look at incomes in Fairfield County reveals that over four in 10 households and nearly one-third of all families had in 2008 incomes less than $25,000 a year. Another twenty-five percent had incomes less than $50,000 a year.

TABLE 7
FAIRFIELD COUNTY
HOUSEHOLD AND FAMILY INCOME, 2008

Annual Income	# Households	% Households	# Families	% Families
< $25,000	3,380	41%	1,506	30%
$25,000 – 49,999	2,214	27%	1,370	27%
$50,000-99,999	1,905	23%	1,545	31%
$100,000 plus	722	09%	588	12%

Source. U. S. Census Bureau, Census 2000, SF3, Table P52.

Of the lower income families, 18 percent were determined to have incomes below poverty status. For families with children under 18 the rate jumped to 27 percent. This represents one-fourth of all families with children under 18 in Fairfield County. The poverty rate for individuals and elderly persons also represent about one-fourth of county residents in these categories.

These data tell us a lot about living conditions in Fairfield County. While incomes have improved over time, due in part to increased educational attainment levels, they have not kept pace with the State, and much of the population remains burdened by poverty.

CONCLUSIONS

From the preceding, we may conclude:

1. that the County has enjoyed sustained, albeit slow, population growth since the mid 70s;

Table 8
COUNTY OF FAIRFIELD
POVERTY INCOME STATUS, 2008

Families	18%
With Children under 18	27%
Individuals	25%
Elderly (65 & older)	24%
Related children under 18	33%

Source. Ibid.

2. that all indications and forecast foretell continued but slow growth over the next 10 years;

3. that the racial composition of the County is becoming more diversified, with greater African-American, Asian, Hispanic and other minorities comprising an ever enlarging segment of the population;

4. that age composition is changing, with a rapidly growing elderly population and a declining number of young people;

5. that the gender composition is changing, with an enlarging female population, particularly elderly;

6. that educational attainment levels have improved over time, but further improvements are needed, as one in four adults 25 or older still has not finished high school;

7. that median family, household and per capita incomes in the County are well below State averages, but have increased over time; and

8. that improved income and education attainment aside, poverty still exist for 18 percent of all families and 25 percent of individuals in the County.

To address these conditions, the following goals, policies and actions are recommended.

POPULATION GOALS (PG) AND POLICIES

PG-1: Grow the population through job development.

Action: Accelerate economic development activity to expand job opportunities within the county (Refer to Economic Element).

PG-2: Grow the population through quality of life enhancements and resident recruitment.

Studies have shown that, in addition to jobs, quality of life issues loom large in the decision making process of prospective new residents, e.g. good schools, good and affordable housing, safe neighborhoods, health care, green communities, cultural and recreational opportunities, etc. These and other quality of life issues are assessed in various parts of this Plan. Their enhancement and promotion are essential to the growth of the County.

Action: Move comprehensively to address and enhance quality of life issues, as recommended throughout this Plan and summarized in the Priority Investment Element.

Action: Develop a resident recruitment program, targeting younger families, college graduates and business entrepreneurs.

Action: Expand the County's Web site to include a strong resident recruitment element profiling the advantages of living in Fairfield County and quality of life inducements.

PG-3: Create an "Age Sensitive" Environment to meet and accommodate changes in age and gender composition of County residents.

The focus here is on developing more facilities and programs, and providing more housing alternatives and opportunities for an enlarging elderly population. With the vast majority of the elderly staying put as opposed to migrating to retirement communities, retrofitting the County to better address the needs of the elderly is critical. In light of this situation, the following action is recommended to make the County more age sensitive. Implementation of such programs is recommended as an on-going activity, designed to:

Action: **Provide a diversity of housing alternatives.** This should include apartments, townhouses, small and large single-family residences, modular homes, accessory apartments and condominiums, all available at a range of costs. The ready availability of affordable housing alternatives in one's own neighborhood will enable older people to make adjustments without leaving their community and foregoing all the relationships they have established over time.

Action: **Provide pedestrian and/or public transportation linkages.** The environment within which a person operates needs to be viewed as a series of links from one place to another. If this environment is only partially accessible, then it is essentially inaccessible to someone who is age impaired. In the absence of adequate sidewalks, a resident in a well designed assisted care housing project or neighborhood may be unable to reach

a nearby park or other social or commercial outlet without a car.

Action: **Adapt the environment to meet changing needs of the elderly.** Universal design is a significant innovation within the housing sector; the same approach should be applied to the community at large in building design, site planning, and land use. A long-term perspective should take into account the reuse and adaptability of schools to serve the needs of the elderly as senior centers or senior housing. Also, new parks should be designed to accommodate passive recreation opportunities, more attuned to the needs of the elderly.

PG-4 Raise the Educational Attainment of All Adults to or above that of a high school education.

Dedication to improving education and subsequently improving earning power and the environment in which one resides is not the sole responsibility of the school district. It will take the combined efforts and support of the County, both financially and politically. Toward this end, the following action is recommended.

Action: Initiate a campaign to emphasize the importance of education and parental involvement in the process, and

Action: Work with Midlands TEC and the Fairfield School District to increase participation in adult education programs leading to GED diplomas. Provide incentives to encourage greater participation in adult education programs.

PG-5 Improve the county's Educational System.

Action: Work with the Fairfield School District to improve the educational experience and graduation rate.

PART II. HOUSING ELEMENT

The housing element is one of the principal components of a Comprehensive Plan. It is a measure of lifestyle, and an indicator of land use and environmental conditions. The County's housing stock is its habitat. It is therefore essential to study and plan for housing improvements, protection, and expansion to meet future demands as part of the comprehensive planning process.

HOUSING TRENDS

The U. S. Census reported 11,681 housing units in Fairfield County in 2010. This represents an increase of 1,298 units over the number reported in 2000, or an annual average increase of about 129 per year for the decade.

TABLE 9
NEW BUILDING PERMITS, 2000-2009

Year Issued	Single-Family	Mobile Homes	Housing Demolitions	Net Increase	Commercial
2001	75	229	11	293	2
2002	77	155	24	208	2
2003	68	142	12	198	1
2004	85	117	19	183	4
2005	78	140	17	201	0
2006	91	105	17	179	2
2007	89	106	31	164	1
2008	59	100	17	142	1
2009	39	69	18	90	3
Total	661	1,163	166	1,658	16

Source: .County of Fairfield, Planning and Building Department, 05-2010.

Building permit data during the past decade show a slightly higher number of new homes being added to the inventory, at a rate of about 184 units a year, adjusting for demolitions during this period. Mobil or manufactured homes accounted for the largest share of new housing, averaging 129 new permits a year, adding 1,163 units to the inventory. Adjusting for demolitions, abandonments, etc., 1,061 manufactured homes were added to the county housing stock, averaging 118 units a year.

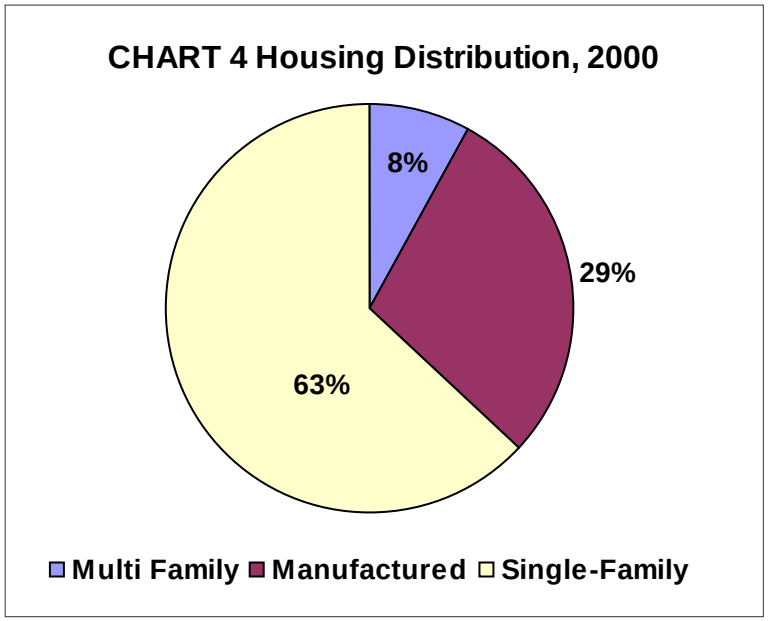
In combination, these permit figures show an annual average net increase of 184 housing units, compared with an annual average net increase, based on housing counts by the U.S. Census from 2000 to 2010, of 129 units per year. Suffice to say, building permit data do not always equate to actual numbers on the ground for a variety of reasons.

HOUSING COMPOSITION

Single-family detached homes account for a majority of the housing in Fairfield County, but not to the extent they once did. The composition of housing is changing, due largely to economics and preference.

In 1970, single-family site-built housing accounted for 92 percent of all housing in Fairfield County. By 1990, single-family housing had declined to 69 percent, and in 2000, it had further declined to 63 percent of all housing, continuing a downward trend. Building permits issued from 2001 through 2009 show a continuing decline with manufactured housing permits accounting for 64 percent of all new housing permits.

The growth of alternative housing in the form of manufactured and multi-family dwellings is driven by economics and changing lifestyles. Both types of housing address the issue of economics. Manufactured housing cost about 70 percent of comparable site-built housing. And multi-family, while also less expensive, better addresses the needs of a more mobile populace and workforce.



While neither housing type---multi-family, mobile or manufactured ---is designed nor intended exclusively for low-income occupancy, such housing frequently is linked to low-income residency because of economics. Multi-family housing often is associated with public or subsidized housing, and mobile or manufactured homes appeal principally to lower income and fixed income households,

particularly in rural areas, where multi-family housing is not available. Both forms are designed to meet the need for lower cost housing. As such, the housing market and, indeed, Fairfield County may expect an even larger inventory of such housing in the future, based on income data and housing permit data presented in this report.

Change rarely occurs without problems, particularly from a land use perspective. Juxtaposition of alternative housing in a predominately single-family housing environment has not always produced favorable results. Alternative housing often is considered incompatible to single-family environs because of density, design and attendant traffic.

That these issues be addressed and resolved is essential to an orderly development process, environmental compatibility, and quality of life. While housing composition and lifestyles are changing, change need not be disruptive to those who have invested in a single-family lifestyle. If properly regulated and planned, change in the housing market may be accommodated without compromising prevailing environmental conditions - single-family residential, rural, and/or natural areas.

Table 10
TRENDS IN HOUSING UNITS

Units in Structure	1990		2000		Change	
	Number	%	Number	%	Number	%
Single-Family						
1, Detached	6,037	69	6,450	62	413	07
1, Attached	93	01	108	01	15	16
Multi-Family						
2 - 4	335	04	580	04	245	73
5 - 9	**255**	03	303	03	48	19
10 +	29	<01	99	01	70	241
Manufactured homes	1,981	23	3,047	29	1066	54
Total	8,730		10383		1653	19

In addressing change, the county must remain cognizant of its impact on the "built environment". It is critical to the future of the county that the impact is tempered to the extent possible to provide growth and affordable housing opportunities, while preserving the history and ambience of the county, its neighborhoods and environs.

Clearly, "compatibility" is the key. Careful land use planning is needed to ensure that these inherent differences between housing types do not have a negative impact, perceived or in reality, on the built environment, if alternative housing projects are to play a more significant role in meeting future housing needs and preferences in Fairfield.

HOUSING AFFORDABILITY AND ASSISTANCE NEEDS

The goal of the National Affordable Housing Act is that "every American family be able to afford a decent home in a suitable environment". But what constitutes affordability?

According to 2008 Census Estimates, housing values or the cost of owner-occupied housing in Fairfield County is modest by comparison with values across the State, or State averages (Table 11). Fifty-four percent of owner-occupied housing in Fairfield was valued in 2008, at less than $100,000 compared with only 37 percent statewide.

Table 11
Housing Costs and Values, Fairfield County, 2008
Owner-Occupied Units

	Fairfield Co.		South Carolina	State
Unit Value	**# Units**	**Ratio**	**# Units**	**Ratio**
Less than $50,000	1,364	.23	165,756	.14
$50,000 - 99,999	1,870	.31	274,420	.23
100,000 - 149,999	1,156	.19	235,969	.20
150,000 - 199,999	697	.12	176,553	.15
200,000 plus	919	.15	332,423	.28
Median value Fairfield County: $93,400				
Median Value State of South Carolina: $131,000				
Source. U.S. Department of Commerce, Bureau of Census, 2006-2008 Estimates.				

Only fifteen percent of the County's owner-occupied dwellings were valued above $200,000, compared with nearly twice the rate statewide (28 percent). The median value of housing in the County is 71 percent of that of the State median. On the surface, this would appear to put most of the housing in Fairfield County in the affordable category, making it a preferred location in terms of housing values. But does it?

Rental housing rates in Fairfield, like owner-occupied housing values, generally are lower than those statewide by about 20 percent. Census estimates for 2008 show the median monthly rental rate to be $562.00 in Fairfield County compared with statewide rate of $676.00, but are they affordable rates?

Calculating Affordability

Affordability is perhaps the most important factor driving the housing market. The market must be in tune with the marketplace if it is to meet the demand for housing in Fairfield. This means matching housing costs with household incomes of existing and perspective householders.

As a general rule, affordability is calculated by lending institutions on the basis of the "two and a half" rule. That is, affordability is based generally on housing costs not exceeding two and a half times gross household income, or using the HUD formula, a homeowner pays no more than 30% of monthly household income for mortgage payments, insurance, taxes and utilities (housing costs) and a renter pays no more than 30% of monthly household income for rent and utilities (rental costs). A household is considered cost-burdened when it spends more than 30% of monthly household income on either housing costs or rental costs. When costs exceed 50%, a household is considered severely cost-burdened.

As with most rules, there are exceptions. Some householders pay more than the rule by choice. But the vast majority of households paying more than 30 percent generally meet the definition of cost-burdened.

Each year The National Low Income Housing Coalition surveys the rental market and asks two basic questions:

1. Could someone in your community who gets a full-time job at minimum wage today reasonably expect to find a modest rental unit he or she could afford?

2. What would a family in your community have to earn to be reasonably assured of quickly finding an affordable rental unit (one costing no more than 30% of annual income)?

In South Carolina, the Fair Market Rent (FMR, 2008) for a two-bedroom unit is $676. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn $2,249 monthly or $26,992

annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a housing wage of $12.98 an hour.

In Fairfield County, a worker must earn $21,590 annually to participate in the open housing market without becoming cost-burdened. In 2008 household costs exceeded the 30 percent threshold for 31 percent of all owner households, and 50 percent of all rental households.

Table 12
Cost Burdened Households In Fairfield County, 2008

Costs As Percent Household Income	Owner Households		Rental Households	
	Number	Percent	Number	Percent
30 -34.9 percent	541	.09	135	.08
35.0 percent or more	1,296	.22	737	.42
Total	1,837	.31	872	.50
Total Number Householders	5,791		1,742	

Source. U. S. Census Estimates, Selected Housing Characteristics, 2008.

Low to moderate income housing needs may best be summarized by assessing the status of subsidized housing programs and projects in the county.

Two agencies are primarily responsible for assisting low to moderate income households in Fairfield County: the State Housing Authority and the Rural Development Division of the U.S. Department of Agriculture.

As of May, 2010, the State Housing Authority had issued 148 rental vouchers. It maintains a waiting list for assistance of three to five years, but the list is currently closed to new applicants. The Authority also maintains two subsidized projects in Winnsboro containing in combination 126 units: Winfield West and Winnsboro Arms.

The Rural Development Division of USDA operates six subsidized multi-family projects, all but one of which are located in Winnsboro. The lone exception – Dogwood Apartments – is located in Ridgeway. The five located in Winnsboro are Castlewood, Evans Knoll, Laurelwood, Laurelwood II, and Winnsboro Arms Apartments. Together they contain 274 units, of which 197 are subsidized. The other 77 units rent at market rates. The demand for admittance to the subsidized units is backlogged.

HOUSEHOLD COMPOSITION

Nationally, over the last several decades the number of households has increased at a higher rate than the population. The reason for this has been a sustained reduction in the size of households. In 2010, the U.S. Census reported the lowest ever average number of persons per households in South Carolina at 2.49.

From 1980 to 2000, the average size of households in Fairfield declined 16 percent, continuing a downward trend over the last several decades and producing the smallest ever number of persons per household at 2.63 in 2000. Household size further declined between 2000 and 2010 to 2.50 persons per household, essentially mirroring the state-wide average.

Nationally, the average household size is projected to continue to decline, but indications are it may have leveled off in Fairfield County. In fact, earlier (2008) projections by the U. S. Census indicated a reversal of the decline in the County. Changes in household size in the County generally track National and State trend lines.

Households include all persons who occupy a housing unit, but not all households are composed of families. A family by definition consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage or adoption. A household can also contain only one person.

In 2010, there were 6,578 family households comprising 70 percent of all households in Fairfield County, according to U.S. Census. The remaining 30 percent were non-family households, of which 88 percent or 2,498 are one-person households, and 38 percent or 938 are comprised of householders 65 years and older.

Shrinking household size would normally equate to a preference for smaller housing units. This seems not to be the case in Fairfield County however, where 65 percent of all homes have three or more bedrooms. With the development of more alternative housing such as manufactured homes and multi-family dwellings, this will likely change over time.

Future households, as well as families, are projected to further decline in size nationally, but may have leveled off in Fairfield County. This should produce over the next decade (the span of this plan) an average of 2.50 persons per household.

TABLE 13
HOUSEHOLD CHARACTERISTICS, FAIRFIELD COUNTY 1980-2010

	1980	1990	2000	2010
Persons Per Family	3.73	3.45	3.12	3.01
Persons Per Household	3.21	2.93	2.63	2.50

Source. US Bureau Census, Selected Social Characteristics.

Household downsizing is the product of a combination of things, including declining birth rates, an aging population and more one person households, increased divorces and separations, and delayed marriages.

Future household composition is projected nationally to increase among four basic groups, as follows:

	Percent
Elderly family households	25%
Non-family households	30
Husband-wife family households	25
Single-parent family households	20

If we assume that national household projections offer reasonable estimates of probable trends in the County of Fairfield, changes in the number of households by type may be extrapolated in the form of "internally generated" households i.e. households formed from the existing population base via marriage, divorce, separation, children leaving home, etc. Also, household growth will result from net in-migration i.e. households moving into the area. The composition of those moving into the County should differ significantly from internally generated households, as indicated by the following distribution pattern.

	Percent
Elderly family households	05%
Non-family households	23
Husband-wife family households	69
Single-parent family households	03

In summary, the Plan takes into account the projected size and composition of households to more accurately predict future housing needs in the community.

OCCUPANCY CHARACTERISTICS

The majority of housing in Fairfield County is owner-occupied, but declining as a percent of all housing according to 2010 Census. This is due undoubtedly to the state of the economy and fallout-out from the housing market debacle of 2008-2010. Until the situation is corrected and reversed, home-ownership may further decline.

Home mortgage issues aside, home ownership remains high in Fairfield County, at nearly two thirds (60%) of all housing and three fourths (74.2%) of all occupied housing. The rental market has been the recipient of declining ownership, growing by 23 percent from 2000 to 2010.The vacancy rate, already high in 2000, increased by 41 percent in 2010 to a new high of 19 percent of all housing.

Table 14
Fairfield County Occupancy Trends

	2000		2010		Change	
Housing	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	6,794	65%	6,989	60%	195	03%
Renter-Occupied	1,980	19%	2,430	21%	450	23%
Vacant	1,609	16%	2,262	19%	673	41%

Source. U.S. Department of Commerce, Bureau of Census, General Housing Characteristics, Selected Years.

Occupancy trends since the turn of the century seem to be driving the housing market to more affordable alternatives found in multi-family and manufactured homes, and less binding alternatives, found in rental housing.

HOUSING CONDITIONS

Housing conditions fall generally into four categories: (1) sound, requiring no repair, (2) sound, needing minor repair, (3) substandard, needing major repair, and (4) dilapidated.

A substandard house is one with structural deficiencies and/or one without complete plumbing and/or kitchen facilities. Something as basic as plumbing and complete kitchen facilities are viewed in this day and time as standard components in all homes. The extent to which these conditions exist in Fairfield County is relatively small and declining. The 2000 U.S. Census recorded 152

homes without complete plumbing facilities and 128 houses without complete kitchen facilities. These numbers declined by 2008 to 100 and 67, respectively. The U.S Census does not evaluate or statistically record the extent of substandard structures.

In the absence of individual housing inspections, it is not possible to assess with any degree of accuracy structural conditions of the County's housing stock. However, there are some indices, in addition to the absence of complete plumbing and kitchen facilities, housing values, and exterior visual inspection and assessment, which may be used to evaluate and quantify housing conditions in the county.

The U.S. Department of Housing and Urban Development (HUD) conducted a study and produced a publication May 2001, entitled: Barriers to the Rehabilitation of Affordable Housing, Volume I. This publication investigates and estimates the extent of substandard housing conditions nationally**.** The publication profiles and estimates the need for rehabilitation intervention by race of occupants, tenure, and age of housing. By applying the findings of this study to Fairfield County, using 2000 Census data, we are able to estimate the number of substandard housing units in the County at that time, the severity of housing conditions and the need for rehabilitation, e.g.. Minor, Moderate, or Major.

While definitions of what constitutes needed repairs may vary, minor repairs include such things as painting, repairing shutters, replacing screens, etc.; moderate repairs may include replacing roof shingles, repairing or installing complete kitchen and/or bathroom facilities, etc.; and major improvements extend to structural improvements.

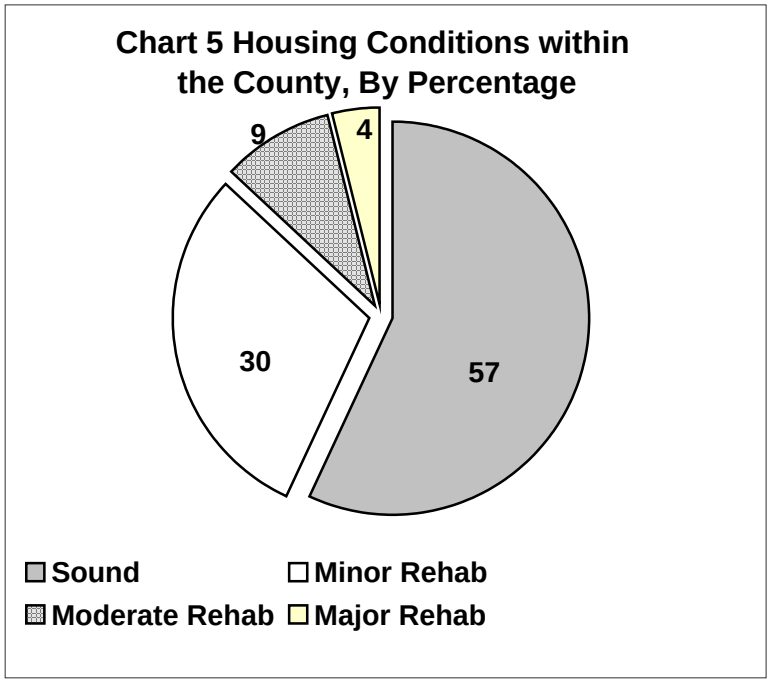
One of the key indicators used for determining housing conditions was "age of housing". Older homes are more likely to pose fire hazards, have dangerous code violations, have lead paint, or be structurally deficient in some way.

Nine percent of the County's housing stock, or 949 units were built prior to 1940. While this is not a condemnation of all older homes, it is an indicator of possible substandard conditions based on age. Where such housing exists, the potential for becoming substandard and the cost of maintenance generally are greater.

Of the 11,681 housing units counted by the U.S. Census in 2010, 9,419 were occupied. Of this number we estimate 414 or 04.4 percent of all occupied housing require major rehabilitation; 848 housing units or 09.0 percent need moderate rehabilitation; and 2,825 or about 30 percent can make do with only minor rehabilitation, based on age of housing (Table 15).

Somewhat greater need for rehabilitation or degree of substandard conditions exist in renter occupied housing, as opposed to owner occupied housing, 48.3 percent compared to 43.6 percent. Substandard housing conditions are among the highest for units occupied by African-Americans and other minorities than for units occupied by Whites.

An estimated 54 percent of all housing built before 1940 (512 units) require some type of rehabilitation, about 10 percent more than the figure cited for all housing. Over seven percent of the pre-1940 housing stock is in need of major repair, compared with only 2.6 percent of all housing built after 1980.



Additionally, most existing housing and buildings in the county were constructed without regard to "green building design" – incorporating efficiency and conservation of energy and water in the design, construction and operation. As such, they too, may be considered substandard by today's standards. Green building design is intended to reduce environmental impact through energy-efficient materials, solar systems, and water conservation technique, including storm water management techniques. With emphasis on green building design, the County is challenged to encourage and/or assist in retrofitting its housing stock and ensuring green building design in new homes and subdivisions, as well as commercial and institutional buildings.

Table 15
Estimated Rehabilitation Need, Occupied Housing, By Property Profile, 2010

Property Profile	Minor Rehab.		Moderate Rehab.		Major Rehab.		Total Rehab.	
	%	No.	%	No.	%	No.	%	No.
Tenure (2010)								
Renter Occupied	**30.4**	**739**	**12.3**	**299**	**5.6**	**136**	**48.3**	**1,174**
Owner Occupied	**30.6**	**2,139**	**8.7**	**608**	**4.3**	**300**	**43.6**	**3,047**
Race (2000)								
White	**30.5**	**1,212**	**8.7**	**346**	**4.1**	**162**	**43.3**	**1,720**
Black & Other	**30.0**	**1,430**	**19.1**	**910**	**7.9**	**377**	**57.0**	**2,717**
Age of Unit								
1980-2000	**29.0**	**1,315**	**5.4**	**245**	**2.6**	**118**	**37.0**	**1,678**
1970-1979	**30.6**	**681**	**7.6**	**169**	**3.9**	**87**	**42.0**	**937**
1940-1969	**30.4**	**812**	**10.8**	**288**	**5.0**	**134**	**46.2**	**1,234**
Before 1940	**32.0**	**303**	**14.8**	**140**	**7.3**	**69**	**54.0**	**512**
All (2010)	30.0	2,825	9.0	848	4.4	414	43.4	4,087

Source: HUD, Barriers to The Rehabilitation Of Affordable Housing, Volume I, Exhibit 2.2, May, 2001.
Fairfield Census data, 2000 and 2010. Calculations by Vismor and Assoc.

In summary, housing conditions have improved over the last several Census surveys, based on plumbing and kitchen facility indicators, but there is still work to be done. The County has yet to meet the goal of the "National Affordable Housing Act", that every American family be able to afford a decent home in a suitable environment.

HOUSING PROJECTIONS

What does the housing industry hold in store for Fairfield County? Based on the population forecast (Table 3) and leveling of the size of households, the future looks positive, but not dynamic.

Forecasts through the year 2020 show an increase of 681 housing units. The increase should continue to outdistance population growth, based not only on smaller household size, and construction of replacement housing lost from inventory over time (between ½ and one percent per decade).

TABLE 16
HOUSING FORECAST
FAIRFIELD COUNTY

	2015	2020	Total
Additional Population	700	800	1,500
Household Size	2.50	2.50	
Additional Housing Units	280	320	575
15% Vacancy	38	43	81
Total New Units	318	363	681

Source: Vismor & Associates, Inc.

CONCLUSIONS

From the preceding we may conclude that:

(1) new housing construction has been relatively slow but stable over the last 10 years, growing the housing stock by 129 units per year;

(2) the housing market is changing, with a surge in the development of multi-family housing and manufactured homes, and the County is challenged to adjust to these changes while protecting both its environmental resources and single-family communities;

(3) the size of households has leveled off to 2.50 persons per household, after decades of decline, in contrast to National trends which are still trending down;

(4) owner-occupancy has declined in response to the housing market debacle and the slumping economy over the past few years;

(5) vacancy rates reached an all time high in 2010 of 19 percent;

(6) housing values in the County generally are lower than averages across the State;

(7) housing affordability is a problem for 31 to 50 percent of all householders in Fairfield County;

(8) over 40 percent of all housing in the County requires some degree of repair, 4.4 percent of which requires major rehabilitation; and

(9) new housing starts are projected to be slower until such time as the market catches up with the supply, and the vacancy rate is substantially lowered.

HOUSING GOALS (HG) AND POLICIES

HG-1: Protect "built residential environments" while accommodating a changing housing market.

The changing housing market will bring into the County a greater mix of housing, particularly manufactured homes. This, in turn, will heighten the need for more comprehensive development regulations and a full complement of development options (tools) to meet ever changing housing market forces.

Action: Monitor all rezoning requests for change in established residential areas for compliance with the protective goals and objectives of the Land Use Plan Element, Part VIII.

Action: Amend the Zoning Ordinance to include bufferyard provisions for dissimilar uses abutting established residential uses.

HG-2: Increase the Supply of Affordable, Structurally Sound Low to Moderate Income Housing.

Household poverty and substandard housing conditions in parts of the county indicate that more financial assistance will be needed to meet the goal of the National Affordable Housing Act, that "every American family be able to afford a decent home in a suitable environment".

Without getting into the need for and economic aspects of generating additional higher paying jobs and improving job skills and educational levels, the objectives of this goal are:

(1) To increase the supply of new affordable housing, including subsidized housing, and

(2) To renovate and make affordable existing housing in need of repair.

Policy: There are several strategies for expanding the supply and quality of affordable housing that can be applied within the County. Given the scope of affordable housing needs, the policy is to apply a combination of strategies for maximum effectiveness.

Action: Encourage and assist affordable housing providers to expand use of current subsidized housing programs to Include comprehensive package of all available programs.

Following is a recap of programs currently being used to meet the housing needs of low to moderate households in the county together with an expanded list of available programs.

Community Development Block Grant Program

The Federal Community Development Block Grant (CDBG) program is specifically designed to assist low to moderate income persons and households. Grants are not restricted to housing, but at least 70 percent of the grant must be devoted to housing. This program is currently being utilized in the county.

HOME Investment Partnerships Program (HOME)

The HUD HOME program provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes HOME Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows States and local governments to use HOME funds for

grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

Section 8 Housing Vouchers

Section 8 housing refers to the Housing Choice Voucher Program, making available subsidized funding to individuals and families to rent a home in the open market. Voucher applicants may apply for assistance from the State Housing Authority. One hundred forty eight vouchers have been approved for use in Fairfield County.

Section 8 initially applied only to low-income renters and the vouchers would provide for assistance in paying the rent for various eligible properties. However, it has since been modified to provide assistance to first-time homebuyers as well. Homeownership vouchers generally provide assistance in making mortgage payments.

Public Housing

Public housing is intended to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single family houses to high rise apartments for elderly families. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. There are no public housing projects in Fairfield County.

Assisted Ownership Programs

The State Housing Authority offers up to $4,000 to assist eligible borrowers with down payments and closing cost. Habitat for Humanity builds new homes for low-to-moderate income persons with an investment of “sweat equity”. There are many other resources as well, all of which should be investigated and made available to low-to-moderate income families in Fairfield.

Housing Trust Fund

Housing Trust Funds are distinct funds established by legislation, ordinance, or resolution that dedicate sources of public revenue to support affordable

housing. Housing Trust Fund programs are designed locally to address specific housing needs within the community. The Trust Fund program is administered in South Carolina by the State Housing Finance, and Development Authority.

HUD Section 202 and 811 Programs

These programs are designed to assist low income seniors and persons with disabilities. They offer interest-free capital advances to nonprofit organizations that will produce accessible housing, subsidize rents, and provide supportive services, which, in turn, will enable qualifying participants to live independently.

These funds are available for funding construction, acquisition, and rehabilitation of multifamily developments. The program subsidizes the rents of senior citizens in a way that limits residents' housing costs to 30 percent of their incomes. The funds will be invested primarily in smaller, newly constructed residences, typically group homes or condominium units.

USDA Multi-Family Family Housing Loans and Grants

Multi-Family Housing Programs offer Rural Rental Housing Loans to provide affordable multi-family rental housing for very low-, low-, and moderate-income families; the elderly; and persons with disabilities. This is primarily a direct mortgage program, but funds may also be used to buy and improve land and to provide necessary facilities such as water and waste disposal systems. In addition, deep subsidy rental assistance is available to eligible families.

Rural Rental Housing

This program is adaptable for participation by a wide variety of owners. Loans can be made to individuals, trusts, associations, partnerships, limited partnerships, State or local public agencies, consumer cooperatives, and profit or nonprofit corporations.

Guaranteed Rental Housing

The Rural Housing Programs guarantees loans under the Rural Rental Housing Guaranteed loan program for development of multi-family

housing facilities in rural areas of the United States. Loan guarantees are provided for the construction, acquisition, or rehabilitation of rural multi-family housing.

Housing Preservation Grants

The Housing Preservation Grant (HPG) program provides grants to sponsoring organizations for the repair or rehabilitation of low- and very low-income housing.

Rental Assistance Program

The Rural Rental Assistance (RA) program provides an additional source of support for households with incomes too low to pay the HCFP subsidized (basic) rent from their own resources.

Rural Housing Guaranteed Loan

Applicants for loans may have an income of up to 115% of the median income for the area. Area income limits for this program are here. Families must be without adequate housing, but be able to afford the mortgage payments, including taxes and insurance. In addition, applicants must have reasonable credit histories.

Mutual Self-Help Loans

The Section 502 Mutual Self-Help Housing Loan program is used primarily to help very low- and low-income households construct their own homes.

Rural Housing Site Loans

Rural Housing Site Loans are made to provide financing for the purchase and development of housing sites for low- and moderate-income families.

Housing Application Packaging Grants

Housing Application Packaging Grants provide government funds to tax-exempt public agencies and private non-profit organizations to package applications for Housing and Community Facilities Programs.

Self-Help Technical Assistance Grants

To provide Self-Help Technical Assistance Grants to provide financial assistance to qualified nonprofit organizations and public bodies that will aid needy very low and low-income individuals and their families to build homes in rural areas by the self help method.

HG-3: Rehabilitate the county's deteriorating neighborhoods and substandard housing.

Most of the County's housing is structurally sound, secured in stable residential and community environs, and protected by zoning regulations. But an estimated 43 percent of all housing, 48 percent of all rental housing, and 57 percent of minority occupied housing are in need or structural repairs.

Action: Adopt and staff-up to implement the SC Existing Building Code. This code will allow the county to mandate housing improvements where needed to bring existing buildings in disrepair up to safe and habitable standards. The code contains requirements intended to encourage the use and reuse of existing buildings. The scope covers repair, alteration, addition and change of occupancy for existing buildings, while achieving appropriate levels of safety by offering options to new construction requirements.

Action: While substandard housing is a county-wide problem, the fix has to be more focused to realize results. The problem appears to be most acute in some of the more densely concentrated neighborhoods around Winnsboro. And this is where the focus of attention should begin, by first targeting substandard vacant and rental structures within these neighborhoods.

Action: Provide technical and financial assistance to homeowners and landlords to help upgrade substandard dwellings through use of the following programs as well as some of the programs previously listed.

USDA Single-Family Family Housing Loans and Grants

Single Family Housing Programs provide homeownership opportunities to low- and moderate-income rural Americans through several loan, grant, and loan guarantee programs. The programs also make funding available to individuals

to finance vital improvements necessary to make their homes decent, safe, and sanitary.

Rural Housing Direct Loan

Section 502 loans are primarily used to help low-income individuals or households purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

Rural Repair and Rehabilitation Loan and Grant

The Very Low-Income Housing Repair program provides loans and grants to very low-income homeowners to repair, improve, or modernize their dwellings or to remove health and safety hazards. Rural Housing Repair and Rehabilitation Grants are funded directly by the Government. A grant is available to dwelling owner/occupant who is 62 years of age or older. Funds may only be used for repairs or improvements to remove health and safety hazards, or to complete repairs to make the dwelling accessible for household members with disabilities.

HG-4: "Green" the county's housing stock, by encouraging homeowners to retrofit their homes for energy efficiency, and promote in future housing, energy and conservation design techniques.

Action: Amend Land Development and Zoning Regulations to include conservation and green building design provisions.

Action: Provide assistance for installation of "green" techniques, by making property owners and developers aware of the following incentive programs.

Corporate Tax Credit

Biomass Energy Tax Credit

Solar Energy Tax Credit (Corporate)

Personal Tax Credit

Energy Efficient Manufactured Homes Incentive Tax Credit

Solar Energy Tax Credit (Personal)

Production Incentive

Biomass Energy Production Incentive

Palmetto Clean Energy (PaCE) Program

Sales Tax Exemption

Sales Tax Cap on Energy Efficient Manufactured Homes

Sales Tax Exemption for Hydrogen Fuel Cells

State Rebate Program

Residential Solar Initiative for Earth Craft Homes Rebate

PART III. NATURAL RESOURCES ELEMENT

This element of the Comprehensive Plan consists of an inventory and assessment of the county's natural resources and consideration of their role in relation to future development and environmental sustainability. These resources make-up the county's DNA. The extent to which development is allowed to alter the DNA will determine the issue of environmental sustainability.

Not all local resources are at risk of alternation, ie. soils, geologic formations, and geography or location. But others, including climate, wetlands, floodways, forestation and water resources may be altered to the detriment of long term sustainability. Each impacts to some degree the development process and is directly responsible for existing land use patterns throughout the county. Some pose inherent obstacles to development, severely limiting potential because of engineering, safety or economic concerns. Others accommodate and complement development at minimal cost, both financially and environmentally.

Following is an inventory and assessment of the county's natural resources as they relate to future development and environmentally sustainability.

GEOGRAPHIC PROFILE

Fairfield County is positioned on the divide between the Piedmont and the Sand Hills, in the central midlands region of South Carolina. The majority of the county is in the Southern Piedmont Land Resource Area, but about 2,000 acres in the southeast corner lie within the Sand Hills Area.

The elevation of the county ranges from slightly less than 200 feet at the confluence of the Broad and Little Rivers to about 625 feet in the upper part of the county. The county is situated between Columbia and Charlotte, NC, connected by I-77, which passes through the eastern part of the county.

CLIMATE

Climatic conditions are largely responsible for the physical, chemical and biological relationships of the soils, and their present state. They have also contributed to population and industrial movement from less hospitable temperatures in the northeast (Frost-belt region) to the more hospitable Sunbelt

region, where they are more conducive to outdoor recreational and economic pursuits. And managing climate change, as well as reduction or dependency on fossil fuels, are among the foremost challenges to creating and maintaining sustainable environments.

Fairfield County, like the rest of South Carolina, has a temperate climate. This is typified by ample rainfall in all seasons, short and usually mild winters, and long, warm summers. There are daily weather variations between specific locations, but the annual average in all parts of the county is similar.

Rainfall is mostly associated with frontal weather and summer rainfall, with tropical air masses. Winter rains are lighter and steadier than summer storms which are often violent cloud-bursts of short duration. Annual average precipitation is about 47 inches, sufficient for most crops.

Temperatures range from a winter average of 44 degrees F. with an average daily minimum of 31 degrees, to a summer average of 78 degrees F. and an average daily maximum of 90 degrees. (1)

GEOLOGIC FORMATIONS(1)

The various soils found throughout the county are derived from the underlying geologic formations. There are nine formations in Fairfield County.

Slates, argillites and metavolcanic rock are found principally in the southern part of the County. The slates and argillites weather rapidly, but the rock weathers at a much slower rate. Coastal Plain sediment, consisting of sands and clays deposited during changes in sea level, is found in the southeastern part of the county.

TOPOGRAPHY(1)

Topographic conditions or slope characteristics can have a profound influence on development, both in terms of land use and development costs. Fortunately, the great majority of Fairfield County is not encumbered by extreme topographic conditions. There are virtually no poorly drained “table top” flat lands, and few areas so extensively sloped as to preclude development because of development cost.

MINERALS

Minerals actively mined in Fairfield County include crushed stone, construction sand and gravel, and granite. Gold has been mined in the past.

WATER

Fairfield County is located in the Piedmont physiographic province of the state, where the primary source of water is from reservoirs, lakes and major river systems. As a result, this province depends on abundant rainfall to continually recharge these surface water bodies. Additionally, the county has access to good quality ground water from the underlying fractures of bedrock and overlying soil and saprolite. Both resources are used to meet the county's water demands.

The county's two largest surface water bodies – Lake Monticello and Lake Wateree -- are the source of power generation by the SCE&G's VC Sumner nuclear Power Plant and the Duke Power Wateree Hydroelectric Station. Water use by the VC Sumner Plant in 2006 for generating nuclear power was 271,236.322 (millions) gallons. Water use from Lake Wateree to operate the hydroelectric plant was 2,518,500.12 (millions) gallons, according to the SC Water use Report published by SCDHEC.

A third reservoir located west of Winnsboro in the Jackson Mill Creek Water Shed is the water source for the Town of Winnsboro and its larger service area extending all the way to Blythwood. It is the primary source in Fairfield County for public supply, commerce and industry The amount of water drawn from this lake was 722.306 (millions) gallons in 2006.

Ground water in 2006 was the source of 71.9 million gallons of water for local consumption. While providing only about 10 percent of the water supply, the availability of ground water in most areas of the county has perpetuated and sustained a rural lifestyle in areas outside the reach of the Winnsboro service area.

The value of the county's rivers and lakes and reservoirs, mandates carefully planning and regulation of development impacting these resources.

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(1) US Dept Agriculture, SCS, Soil Survey for Chester and Fairfield Counties.

Also, ground water, though not as essential in meeting the county's water needs, warrants similar planning and regulatory consideration. Aquifers are an important source of supplemental domestic water supplies. Improper management of this resource could lead to decreased well yields, contamination of wells, and land subsidence.

FLOOD PLAINS

Flood plains are relatively narrow in Fairfield County. They parallel most of the county's rivers and tributaries, receiving flood waters or overflow during periods of heavy rain. Principal among these areas are lands paralleling:

Broad River
Wateree River
Big Wateree Creek
Little Wateree Creek
Beaver Dam Fork
Rocky Creek
Little River

That these areas remain undeveloped in order to function naturally to drain the county of flood water and minimize property damage and destruction is critical to environmental sustainability. To date, developers have for the most part avoided such areas in Fairfield County, but the potential for encroachment and subsequent property damage and disaster have led to the promulgation of federal and local legislation regulating their use and development.

Except for lake front property, these areas remain essentially undeveloped, and likely will remain so in view of their location relative to urban development patterns and applicable governmental regulations.

Due to the inherent danger from flooding, the continued reservation of these areas is strongly recommended. Such a recommendation is reinforced in light of the utility of these areas in replenishing the supply of ground water and helping protect water quality, and their contribution as wildlife habitats and linear open space.

Additionally, the intent of these regulations, as stated in model FEMA Codes, is to "*protect human life and health, minimize property damage, encourage*

appropriate construction practices, and minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction. They are further intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditure of public money for costly flood control projects and rescue and relief efforts associated with flooding".

To this end, the county should:

(1) Expand its review of proposed development in flood plains to ensure that buildings are located on flood-free sites and that other structures do not encroach on the flood plain so as to increase potential flooding on nearby properties.

(2) Develop a flood plain management program to include incentives and conservation agreements to preserve or limit the use of such areas to natural greenways, agricultural or outdoor recreation.

WETLANDS

The term wetlands means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. The principal criteria for determining wetlands are (1) hydrology, (2) soils, and (3) vegetation.

Wetlands in Fairfield County, like flood lands, are found generally paralleling and extending for short distances along the County's creeks and rivers.

Wetlands are considered by the state and federal governments to be important to the public welfare and interest. As such, they are protected by state and federal laws. Prerequisite to the development of such lands is a "jurisdictional determination" by the U.S. Corps of Engineers.

The Corps has developed a wetlands map for general reference, but for specific sites, a wetlands determination by the Corps should be secured. Based on the determination, a permit from the Corps may or may not be required to develop the property.

Wetlands requiring a permit from the Corps are characterized as follows:

(1) Wetlands which serve significant natural biological functions, including food chain production, general habitat and nesting, spawning, rearing and resting sites for aquatic or land species;

(2) Wetlands set aside for study of the aquatic environment or as sanctuaries or refuges;

(3) Wetlands the destruction or alteration of which would affect detrimentally natural drainage characteristics, sedimentation patterns, salinity distribution, flushing characteristics, current patterns, or other environmental characteristics.

(4) Wetlands which are significant in shielding other areas from erosion or storm damage.

(5) Wetlands which serve as valuable storage areas for storm and flood waters;

(6) Wetlands which are ground water discharge areas that maintain minimum base flows important to aquatic resources and those which are prime natural recharge areas;

(7) Wetlands which serve significant water purification functions; and

(8) Wetlands which are unique in nature or scarce in quantity to the region or local area.

Where such conditions are found to exist, the Corps will evaluate each request for development on the basis of projected benefits to be derived from the proposed development in relation to the damage to the wetlands resource. Suffice it to say, wetlands restrictions by the federal government make development of wetlands tenuous at best. Where, in the past, development has been constrained principally by the simple presence of wetlands. It is further constrained by the need to plan around or mitigate the use and circumstances

of development proposed for such areas. Clearly, the presence of wetlands should alert the County and the developer to the need for a "wetlands determination" before proceeding. Failure to secure a wetlands determination and permit, if required, could result in work stoppage, restoration of the project site to its original state, fines, or other compensatory action. As a factor responsible for influencing development, wetlands, perceived as a natural resource, pose a greater deterrent to development than ever before.

FOREST

Forestry in South Carolina is #1 among manufacturing industries in jobs and payroll. The state exports about $1 billion in forest products each year.
Timber is the state's #1 agricultural commodity at $870 million annually.

Eighty-eight percent of South Carolina's forests are privately owned. In 2006, forest industries owned 1.4 million acres, down 29% since 2001 and continuing to decrease. Public agencies control 12% of South Carolina's forests.

Fairfield County has 438,425 acres, of which approximately 86 percent or 381,156 acres are in woodlands, not including urban forest contained in the county's two municipalities.

Table 17
Fairfield County Forest Inventory

Classification	Acres	% County
National Forest	11,560	.03
Forest Industries	130,622	.30
Farms	27,054	.06
Corporations/Individuals	211,920	.48
Total	381,156	.86

USDA, Soil Conservation Service, Forest Statistics for SC: US Census of Agriculture, 2007.

The value of the county's forest and forest products cannot be overstated. In the county's urban environs, canopy trees serve to protect and enhance property values, control erosion, moderate climate extremes, provide screens and buffers, promote traffic safety and contribute to community ambience and beautification. In urban and urbanizing areas, regulating and monitoring the care and cutting of trees on public rights-of-way as well as private property are recommended as means of protecting and enhancing the environment.

In rural areas of the county, forest are essential to clean air, water, wildlife,

many natural cycles, and outdoor recreation, among other things. And forest products contribute substantially to the local economy

Two primary forces of change work directly to influence the extent and condition of forest lands. They are: (1) change in forest land ownership and (2) change in land use. Change in ownership often brings with it a change in the reasons for owning the land. Having knowledge about forest landowner intent is essential to assessing the impact the landowner might have on the management and availability of the forests. Traditional timber harvesting or other forest product-based uses may be replaced by desires to develop and manage habitat for wildlife or provide new recreational opportunity.

Change in ownership also can lead to a change in land use, and it is in this area that the county may exercise a degree of control and management through comprehensive planning, zoning and development regulations.

SOILS

Soils and soil conditions have a significant affect on land use, often limiting its development. Such is the case with soils in many areas of Fairfield County. In fact, about 21 percent of all soils in the county pose severe constraints to urban development. The principal constraints fall into two categories: (1) foundations for dwellings, and (2) use for septic tanks.

Foundation limitations are the result of very low load bearing capacity, erodibility and steep slopes in some areas. Constraints in the use of septic tanks for on-site sewage disposal have to do with slow percolation rates, slopes, high water table, flooding, and hard rock at shallow depths.

While it is not impossible to develop these soils, they are more costly to develop and often contribute to lingering problems. As a result, they are studiously avoided for the most part, at least for high intensity development. Unfortunately, lands with the fewest constraints for urban development also have the fewest constraints for agricultural and forestry use. And since development generally follows the path of least resistance, other factors being equal, there is the potential for conflict wherever productive agricultural and forest lands stand in the path of urbanizing development.

Four of 11 different types (series) of soils found in Fairfield County pose severe constraints to development. Table 18 lists these soils, establishing their extent in the county, and identifies the type of constraint each poses.

Inherent constraints to urban development have kept most of these soils in a rural or undeveloped state, but with the expansion of public sewer service into these areas, one of the major obstacles will be no more, thus opening them to the prospects of more intensified development.

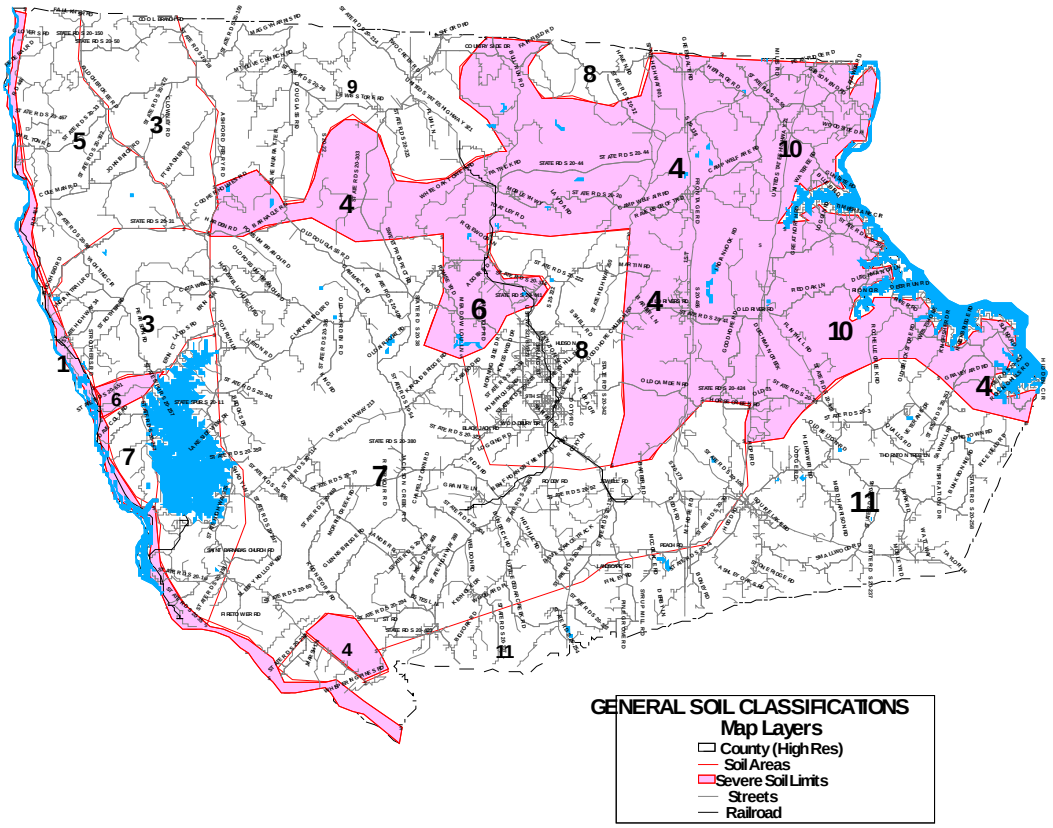
Table 18
Soils Posing Severe Constraints to Development
Fairfield County

Soil Classification	Map ID	Percent Land Area	Type of Constraint		
			Building Foundation	Use of Septic Tanks	Both
Chewacla-Toccoa	1	.01	YES	YES	YES
Vaucluse-Blanton	2	<.01	NO	NO	NO
Wilkes-Cataula-Winnsboro	3	.12	NO	NO	NO
Wilkes-Winnsboro-Mecklenburg	4	.23	YES	NO	NO
Wilkes-Hiwassee-Madison	5	.02	YES	NO	NO
Appling-Rion-Wateree	6	.03	YES	YES	YES
Cecil-Pacolet-Appling	7	.19	NO	NO	NO
Madison-Cecil -Hiwassee	8	.10	NO	NO	NO
Pacolet-Cataula-Madison	9	.05	YES	YES	YES
Wateree-Rion-Helena	10	.10	YES	YES	YES
Georgeville-Herndon	11	.15	NO	NO	NO

Source. USDA, Soil Survey of Chester and Fairfield Counties, 1982

Ignoring land use suitability and limitations can cost not only money, but even lives when soils that cannot support roads or structures are used improperly. Improper land use can also damage the resource and reduce its value for more suitable uses.

Unfortunately, most of the county's soils suitable to development also are suitable to farming and classified by the Department of Agriculture as prime


GENERAL SOIL CLASSIFICATIONS
Map Layers
County (High Res)
Soil Areas
Severe Soil Limits
Streets
Railroad

farmlands. They are located south of Winnsboro, in the area of greatest growth potential.

As a result, greater use of soils information is recommended as a prerequisite to development, including:

(1) Considering soil survey information as one of the criteria for making land use plans and decisions.

(2) Consulting a soil survey before commencing any earth-moving or construction activities.

(3) Requiring the use of soil surveys in any large scale land development or management projects.

LAKE WATEREE AND LAKE MONTICELLO

These lakes represent two of the county's greatest resources.

Lake Monticello is located in the western part of Fairfield County, near Jenkinsville. The Lake was created in 1978, with the completion of a dam impounding a creek and receives water from the Broad River from Parr Reservoir. It is owned and managed by the South Carolina Electric and Gas Company. The Lake covers about 7,000 acres, has a 51 mile shoreline, and includes a 300 acre sub-impoundment area that was designed for fishing, boating and swimming. The lake is notable for catfishing and crappie.

Lake Wateree is a 13,700 acre reservoir located in the eastern part of the county where it shares its shoreline with Kershaw and Lancaster Countys. It is a very old lake built in 1920 on the Wateree River. The lake is owned and

managed by Duke Energy Corporation. It has 242 miles of shoreline in mostly covered woodland, and is one of the shallowest in the state with a mean depth of 6.9 feet and maximum depth of 64 feet. Like Lake Monticello, it provides recreational opportunities for fishing, boating and swimming.

SOLAR ENERGY

The sun is a natural resource of untapped energy potential in Fairfield County. More solar energy falls on roof tops than is required to meet the U.S. demand for electricity. About 40 percent of the country's energy demand and over two-thirds of electricity demand is for buildings. A significant portion of that demand can be met using the sun if new buildings are designed and existing buildings are renovated to take advantage of access to solar energy. It is therefore essential to consider energy production and use as an integral part of building design for new construction and renovations.

CONCLUSIONS

A summary review of the County's natural resources reveals:

(1) That climatic conditions contributed to the early development of the county and remain an asset to development in contrast to climatic conditions in the frostbelt.

(2) That the location of wetlands---paralleling rivers and creeks --- has had little influence on development.

(3) That flood plains exist along most rivers and major creeks in the county, warranting special consideration of proposed development impacting such areas in light of their contribution as drainage ways, wildlife habitats, open space qualities, and potential to flood.

(4) That 21 percent of the county's soils pose physical constraints to development, warranting special consideration regarding their use and development.

(5) That the county is blessed with plentiful supplies of both surface

and ground water, the protection and responsible use of which are critical to future growth and development, and community sustainability.

(6) That the county's large forest area (86 percent of total land area) is both an economic and ecosystem resource.

(7) That multi-use role Lakes Monticello and Wateree add significantly to the economic and recreational draw of the County.

(7) That the sun is an essentially untapped natural clean energy resource.

NATURAL RESOURCE GOALS (NR) AND POLICIES

NR-1: Conserve, responsibly utilize and integrate into an evolving environment the county's natural resources.

The keys to this goal are:

- **Conservation** - for future generations to enjoy.
- **Responsible Utilization** - by the present generation.
- **Integration** - into an evolving environment for purposes of conservation and utilization.

Both regulatory and non-regulatory measures will be required to fully implement this goal, including:

Action: Create a natural resource information repository. Set up a GIS System to help property owners and developers identify site specific resources and development limitations, to include:

- Wetlands
- Soil conditions and limitations
- Flood plains
- Forest resources

- Rare and endangered plants and wildlife habitats
- River utilization classification
- Historical and cultural resources
- Slope

Action: Prepare and distribute educational and information material relating to the need for and value of incorporating site present natural resources into proposed projects and developments.

Natural resources sell. The public appreciates natural areas. And developers taking advantage of available resources, through conservation and integration into their projects, stand to benefit monetarily. Such things as preserving, and integrating into development projects mature trees, natural visual amenities, water resources, endangered floral species, historical cemeteries and grounds and other unique natural features where present, greatly enhance project ambience, acceptance and sales potential.

Action: Review the county's Subdivision Regulations in an effort to promote resource conservation and integration of natural resource areas and amenities into new subdivisions.

The county's subdivision regulations are rigid in terms of development requirements. They provide insufficient flexibility, and no compensating incentives for development which is sensitive to resource conservation.

Action: Establish a review procedure at the planning stage to mitigate conservation efforts where natural and historical resources are involved or threatened.

Action: Pursue the use of conservation easements as a means of perpetual protection for certain unique and/or natural resources, including riparian buffer zones.

Action: Investigate the use of financial incentives for developers and land owners who contribute to resource conservation.

Action: Amend building codes and subdivision regulations to incorporate solar building design techniques.

NR - 2: Maintain and enhance natural wildlife areas in the County.

Policy: Protect native plant and animal species in Fairfield.

Action: Amend the County's Land Development Ordinance to include provisions requiring assessment of plant and wildlife presence prior to development.

NR-3: Protect Water Quality

Inasmuch as environmental sustainability is dependant on water, It behooves the County to take all necessary measures to ensure that the development of land and water resources proceeds in a manner consistent with Best Management Practices (BMPs), and permitting requirements designed to control run-off and protect water quality.

The county's water sources represent complex interactive systems providing not only water supply but multiple-use resources. As such, special consideration should be given to the planning and development of the riparian zone (area where land and water interface) of water-way corridors, including a requirement for buffer strips to retain adjacent land in an undisturbed or minimal use state.

Policy: Improve drainage and reduce storm water runoff.

Action: Encourage residents in medium to high density areas to use rain gardens on their property to help reduce runoff.

Policy: Coordinate with other local jurisdictions to ensure consistent water quality throughout the water shed.

NR-4: Capitalize on the County's natural resources.

Fairfield's peripheral position in the larger Columbia Metro area, and its abundance of natural resources in the midst of an evolving suburban environment make it an attractive place in which to live, work and visit. But not everyone knows that. The County needs to do a better job of promoting and marketing its unique attributes. Emphasize in promotional materials the natural aspects of the County as a means of capitalizing on its potential and enhancing growth and development opportunities.

Action: Market the county through the Internet. Technology has made it easy and inexpensive to market any and everything. The county should do a better job of using this technology to market its natural and environmental assets, and its peripheral location in the Columbia metro area.

NR-5: Maintain Proper Functioning of Wetlands and Flood Plains

This may be accompanied by prudent enforcement of the County's Flood hazard Ordinance, and careful review and mitigation of all projects impacting wetlands and floodways.

Policy: Prevent the fill and development of wetlands and floodplain areas where possible.

Policy: Disallow development and impervious surfaces within 50 feet of creeks, rivers and wetlands.

Action: Amend the Zoning Ordinance to require riparian buffer setbacks to protect all rivers, creeks and wetlands.

Action: Where practical and feasible, the following recommendations, contained in a study of South Carolina Wetlands by the SC Department of Parks, Recreation and Tourism, should be implemented:

1. Public education efforts focusing on wetland values, potential losses due to various types of development, and how wetlands protection relates to overall water and land use goals.

2. Encouragement and support for private protection efforts by individual landowners or conservation groups.

3. Adoption of local wetland protection plans and policies which guide land use development and management including implementation of Best Management Practices.

4. Adoption of environmental impact statement (EIS) requirements for both public and private projects.

5. Close monitoring and enforcement of existing federal, state and local land and water regulations which directly or indirectly affect the use of wetlands.

6. Acquisition of specific wetlands.

7. Rehabilitation or restoration of damaged wetlands.

PART IV. CULTURAL RESOURCES ELEMENT

This element of the Comprehensive Plan focuses on cultural resources, which abound within and in proximity to Fairfield County. But what constitutes cultural resources and why are they considered an integral part of the Comprehensive planning process?

Webster's Dictionary defines culture as "*the act of developing the intellectual and moral facilities esp. education; acquaintance with and taste in fine arts, humanities and aspects of science; the customary beliefs, social forms, and material traits of a racial, religious or social group*." In sum, this element is all about the local social order, and why it is what it is. And it starts with the history of the area.

HISTORY

Fairfield County was created in 1785, with the division of the Camden District into five counties. Prior to the establishment of the county, it was a hunting ground for the Catawba Indians, and was subsequently settled by the English and Scotch-Irish, beginning in 1740.

Early English settlements were made around rivers and creeks. Eventually these settlements led to a cotton plantation culture which gave way to "share cropping" following the war between the States. Share cropping, in turn, led to soil depletion and massive soil erosion of most of the county. The arrival of the boll weevil in about 1920 finished off the cotton industry.

In addition to cotton farming and other agricultural pursuits, granite deposits led to the early development of quarrying in the County. Winnsboro blue granite, "The Silk of the Trade," is used worldwide in buildings and monuments.

"Winnsborough" was chartered in the same year as Fairfield District, and made the Seat of Justice. The name of the District seat was changed to "Winnsboro" and incorporated as a town in 1832. The first settler to come to the area was Thomas Nightingale. Other settlers came in the middle of the 18th century. These were primarily Scotch-Irish, a proud, religious people with a strong belief in education, but also included Germans, English and Huguenots.

"Winnsborough" was settled on land owned by the Winn family. It was occupied during the Revolutionary War by British soldiers under Lord Cornwallis. The British camped in the town from October, 1780 to January, 1781.

Mount Zion Institute, in Winnsboro, was the first school to be established in the South Carolina Upcountry. Begun in 1777, it operated uninterrupted, except for the relocation of classes during War between the States, until 1991. it was the forerunner of other upstate schools until public schools were mandated by law in 1878. A granite marker on the campus is a reminder of the British encampment.

The second largest town in the County, Ridgeway, was originally know as "New Town". The name was changed when the owners of Charlotte and South Carolina Railway decided not to build the railroad on the Camden route but to use the "ridge way".

Hunting and fishing enjoyed by early Indian inhabitants are still enjoyed by residents and visitors today, due to the county's abundant wildlife, particularly deer.

HISTORIC PLACES AND BUILDINGS

Fairfield County has over 100 historical buildings, churches and homes. Also scattered throughout the county are numerous monuments and memories that speak of the unique traditions and culture of the area and the Upcountry.

Foremost among its historical buildings and places are the old market house and Town Clock in Winnsboro. The market house is modeled after Independence Hall in Philadelphia. State legislation authorizing construction specified that it "shall not be of greater width than

30 feet" to allow 30 feet of wagon travel on either side. A clock was added in 1837, and the building has since been known as the Town Clock. Residents boast the clock is the longest continuously running clock in the United States.

The County Courthouse, across from the Town Clock, was constructed in 1823. Designed by South Carolina architect Robert Mills, the courthouse houses records dating as far back as the middle 1700s. Additionally, Fairfield County has numerous churches, some dating back over 200 years. Perhaps the most famous church, built in 1788, is the Old Brick Church, where the Synod of the Carolina for the Associate Reformed Presbyterian Church was organized in 1803. A note penciled on the wall of the Old Brick Church is testimony to a Union soldier's regret at the church's floor boards being taken up to build a crossing over the nearby river for General Sherman's troops.

ARTS AND ARCHIVES

The location of Fairfield within the larger Columbia metropolitan area puts at the fingertips of its citizens the greatly expanded collection of fine arts and higher education facilities within the area. Among them are the following.

Fairfield County Museum

The Fairfield County Museum was established in 1976. The mission of the museum was and still is to (1) stimulate interest in the role of Fairfield

County in the development of South Carolina and the nation. (2) preserve the history of the county through the collection of significant artifacts and interpretation of the personal stories of its citizens, (3) identify and document historic properties and sites within the county, and (4) educate citizens and visitors about the heritage of Fairfield.

The building in which the museum is housed was built in 1848 as a boarding school (Winnsboro Female School) for young girls. The school closed just as the rumblings of war preceded South Carolina's secession from the Union in January of 1861, when it was converted into a soldier's aid facility. Thereafter, it was converted to house many decades of habitation and commercial operations. It emerged again as an educational establishment in 1976 when it was restored and converted to the Fairfield County Museum.

This three-story 1830 townhouse is listed on the National Historic Registry as a late example of Federal style architecture. The 18 inch walls are made of locally fired bricks laid in Flemish bond and the large square building is three stories high. The ornate wood and plaster work of the interior were beautifully restored in the 1970s through the efforts of local reservationists.

Fairfield County Museum

The museum features artifacts and furnishings relating to Fairfield County's history and prehistory.

South Carolina Railroad Museum

The South Carolina Railroad Museum, Inc. was established in 1973. It operates on 5 miles of the 11.5 mile line of the former Rockton and Rion Railroad. The eastern terminal of the line is at the junction with the Norfolk Southern Railroad at the Rockton Station. The line runs generally westward through the Rion community to Anderson Quarry, home of the world famous blue granite. The Museum exhibits many pieces of rolling stock, including various types of freight and passenger

cars as well as a steam locomotive. It also has on display cabooses, freight cars, and diesel engines from CSX, Norfolk Southern, the Lancaster and Chester, and other railroads.

Plans call for the construction of a locomotive shop and equipment maintenance area as well as display tracks. Ultimately the Museum plans to have educational train excursions over the entire 11.5 mile route, exhibitions of freight and passenger train operations, static displays of railroad related artifacts, and a library of railroad related publications.

The South Carolina Railroad Museum's mission is the preservation and interpretation of railroading in South Carolina.

South Carolina State Museum

In addition to local museums in Fairfield County, the South Carolina State Museum is easily accessible in neighboring Richland County. It includes a "hands-on" museum for children, including four large floors devoted to the disciplines of art, history, natural history and science/technology. It houses both long-term exhibits and five changing exhibit galleries.

The Museum opened October, 1988, bringing to the citizens of the State the newest, and one of the finest, state museums in America. The State Museum has more than 70,000 artifacts in its collection, and it is still a very young institution. It is housed in its largest artifact, the former Columbia Mill. This former textile mill also is a world-first. When it opened in 1894, manufacturing cotton duck cloth (a canvas-like material), it was the first totally-electric textile mill in the world. It was also the first major industrial installation for the General Electric corporation. It is listed on the National Register of Historic Places.

The State Museum was voted one of the three top museums by Southeastern readers of Southern Living magazine, along with the High Museum in Atlanta and the Smithsonian Institution.

Columbia Museum of Art

The Columbia Museum of Art, also easily accessible to the Fairfield County community, is an adaptive re-use facility with over 20,000 square feet of gallery space. The Museum is designed to bring a wide range of traveling exhibitions to South Carolina, as well as to provide the necessary space for the proper presentation of its collection, which numbers over 7,000 objects. The building has well-designed workspaces, storage for collections, art studios, 150-seat public auditorium, art library, Museum shop and public reception spaces.

The Columbia Museum of Art has exhibition galleries worthy of any of this country's great museums. Temporary exhibitions are presented in a flexible space that contains a minimum of 4,000-sq. ft. with the capability of expanding to nearly 7,000 sq. ft. When a smaller space is required, the balance is installed with contemporary art from the Museum's collection. The Museum has 14 galleries offering to its visitors not only the display of its collection, but art related programs. From Art School classes for teens and adults, to programs specially designed for preschool children, people of all ages can find classes and workshops that inspire and enrich.

The Museum supports almost 160 jobs in the Columbia area and generates local hospitality and tourism tax revenues of at least $80,000 per year. More than 6,250 people visit the Museum each month. These visitors spend almost $1.7 million on lodging and $1.6 million on food and beverages.

LIBRARY

The Fairfield County Library is a public library. It includes the Main Library in Winnsboro, a branch facility in Ridgeway and Bookmobile service. The library contains approximately 84,000 volumes; it circulates 82,000 items per year.

The main library, measuring 6,000 square feet, was opened in 1977. Plans, contingent on a USDA grant, are pending for expansion to 22,000 sq. ft..

Projected project cost is 3.57 million, of which up to 55 percent is eligible for grant assistance. Failing that, the library plans a more modest approach to improving the facility, including new carpeting.

The Ridgeway Branch is housed in a rented building, but plans for a more permanent facility of about 3,000 square feet are being considered. The Library operates two bookmobiles. One is assigned to servicing day care and nursing home populations, and the other is assigned to door-to-door patrons. Both vehicles are well traveled, and in need of scheduled replacement.

In the Annual Statistical Summary of South Carolina Public Libraries for Fiscal year 2007, the Fairfield County Public Library appears in the top 10 in registered borrowers (those with library cards), operating income per capita, volumes per capita and video items and print subscriptions per capita. In most other statistical categories, the County Library ranks relatively high for its size. The one notable exception is the number of internet computers per library outlet, where it ranks 40th. This seems to speak to the need for enlarged space at the Main Library to accommodate the growing need for pubic library internet computers.

Table 19
Key Statistical Library and State Ranking, FY07

	Number	State Ranking
Registered Borrowers	14,495	32
Registered Borrowers,% Residents	60.88	8
Annual Physical Visits	53,100	35
Total circulation	460,699	33
Circulation per capita	3.05	23
Operating Income Per Capita	$24.94	9
Volumes Per Capita	3.37	2
Library Visits per capita	2.23	26
Audio Items per 1,000 residents	108.19	11
Video Items per 1,000 residents	245.19	2
Current print subscriptions per 1,000 residents	7.27	6
Public Internet computers per library outlet	7	40

UNIVERSITY OF SOUTH CAROLINA

Located in neighboring Richland County, and easily accessible to Fairfield County residents, is the State's largest and most diversified University. The Columbia Campus of the University of South Carolina is home to more than 200 years of history and tradition, rising from a single building in 1805 on what would become the heart of the campus, the Horseshoe. The 11

buildings that now make up the Horseshoe frame a lush lawn that is an irresistible gathering place.

The Columbia campus has more than 350 degree programs through its 14 degree-granting colleges and schools. Students have been awarded more than $11.4 million for national scholarships and fellowships since 1994; and faculty generated $206 million in funding for research, outreach, and training programs in fiscal year 2008.

RIVERBANK ZOO AND GARDENS

Also located in neighboring Richland County, and easily accessible to Fairfield County residents, is South Carolina's largest gated attraction – Riverbanks Zoo and Gardens. This cultural attraction, situated on 170 acres, averages 850,000 visitors each year. It is also a four-time winner of the Southeastern Tourism Society's Shining Example Award as the southeast's top tourist attraction and a two-time winner of the SC Parks Recreation and Tourism Governor's Cup Award as South Carolina's Leading Attraction. Riverbanks is an accredited member of the Association of Zoos and Aquariums (AZA).

The Zoo is home to over 3,000 animals, with extensive collections of mammals, birds, reptiles and fish. Recent additions to the Zoo include exhibits for African elephants, gorillas and koalas. The Birdhouse at Riverbanks (opened 2002) was given a Significant Achievement Award by the AZA as one of the best new zoo exhibits in the United States and features an incredible display of king, rockhopper and gentoo penguins.

Riverbanks also has a large botanical garden (70 acres) with more than 4,200 species of native and exotic plants. A trail system is available to visitors which allow them to explore several kilometers of bottomland and upland mixed hardwood forests and a myriad of native wildlife that call the Zoo and Garden home.

HUNTING AND FISHING

Rural lifestyles, easy access to abundant forest and open areas, and the presence of two large lakes --Lake Wateree and Lake Monticello -- numerous ponds, rivers and creeks has shaped an outdoor culture of hunting and fishing for much of the resident population. Hunting and fishing

opportunities also account for substantial visitations to the county and economic benefits there from.

CONCLUSIONS

We may conclude from the preceding that Fairfield County is well endowed with historical resources due to its rich history, and equally endowed with cultural resources due to its location within the larger Columbia Metropolitan Area. We may also conclude that without proper stewardship, marketing and continuous exploration and preservation efforts, many of the county's cultural resources will be compromised over time, under developed or under utilized, remain dormant, or lost altogether.

CULTURAL RESOURCE GOALS (CR)

It is paramount for the County to determine how to optimize the use of these resources as a development tool without compromising their value to the health and general welfare of the public and future generations. Toward a course of optimal use and development of these resources, the following goals and recommended actions are recommended.

CR-1: Fully integrate the county's heritage into the economic development process.

Promote the history of one of the state's oldest inland counties and the attributes that contributed to its settlement. Stress them as part of the economic development process.

Action: Provide up-to-date cultural data to economic development agencies for inclusion in their community resource information packets.

Action: Pursue the use of grants to improve visitor attractions.

CR-2: Enhance and protect the county's historical resources.

It is not enough to research, identify and restore historical artifacts, buildings, places and structures, or even protect them in place through acquisition, trust, ownership commitment or regulation (zoning) although these actions are recommended. Surrounding areas also should be

enhanced and regulated to the extent necessary to ensure compatibility and a proper setting for such uses.

Action: Monitor all rezoning and development proposals to ensure compatibility with existing historical sites and structures, utilizing plan review and the public hearing process.

Action: Develop policies and incentives that encourage preservation of cultural resource opportunities.

Action: Solicit the cooperation of local and regional conservation organizations in the use of conservation easements and comparable preservation programs.

CR-3: Continue to survey, list and record the county's archaeological and historical sites and buildings, including nomination of historic properties to the National Registry.

Much has been done and much more must be done to preserve and study these sites, if the County is to reap the potential economic benefits of the tourism industry in South Carolina.

Action: Inform citizens of the process of having a structure nominated for the National Register of Historic Places. County officials should assist with and participate in this process.

Action: Pursue grants and volunteers to continue research and identification of archeological and historic sites and buildings.

CR-4: Become a "Certified Local Government".

Becoming a certified local government (CLG) or participating in the CLG program will qualify the county for additional funding for local preservation. This federally funded program is administered by the S.C. State Historic Preservation Office (SHPO). It is designed to integrate federal, state and local preservation efforts in partnership.

Participating local governments are eligible for federal grant funds amounting to 10 percent of the state's federal allocation for preservation. Certified local governments also receive technical help and training for their

design review committees, participate in statewide preservation planning programs, and can comment on National Register nominations from their community before the nominations are considered by the State.

Action: Apply to become a “certified local government”.

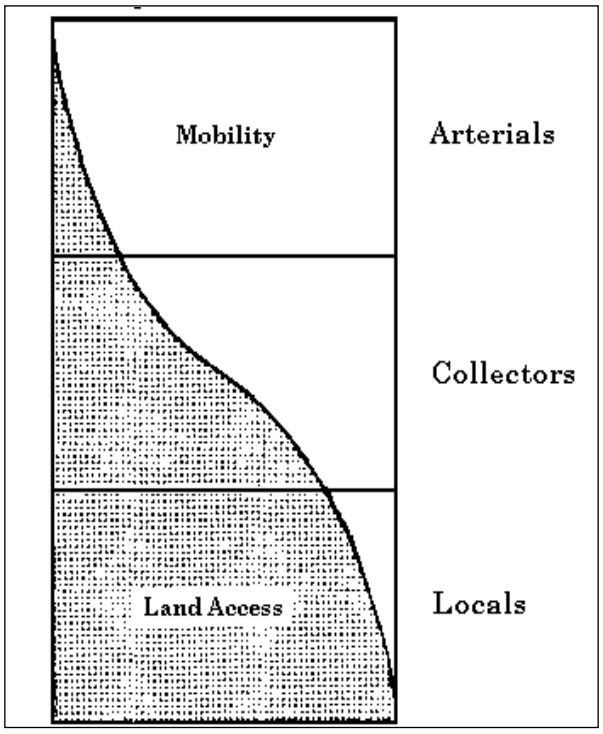
PART V. TRANSPORTATION ELEMENT

Urban development in general and economic development in particular are influenced perhaps more by transportation facilities than any other single element.

The primary mode of transportation in Fairfield County, like all other counties in South Carolina, is the automobile. Public transportation is provided by the Fairfield County Transit System, providing flexible route service and subscription service for human service agencies and community organizations; and cab service is available from C&C Taxi company in Winnsboro.

AUTOMOBILE TRANSIT

Transportation by automobile is sustained principally by the county and State road system. Responsibility for road and highway maintenance is shared by the County and State (DOT). The development and opening of new streets and roads are regulated by the County.



Streets and roads are categorized by SCDOT and the Federal Department of Transportation into a hierarchy of "functional classification." This system allows for evaluation and analysis of specific street segments within the overall functioning of the street network. Functional classification systems organize roadways based on accessibility and mobility. There is an inverse relationship between accessibility and mobility in transportation planning. At the top of the spectrum, Arterials provide the highest level of mobility due to their high travel speeds. However, these high travel speeds necessitate a restricted system of access points. At the other end of the spectrum, local streets provide the highest level of access to land, with numerous curb cuts

and driveways. However, local streets must necessarily limit speed and mobility as a result of increased access.

The capacity of State and County roads to serve existing and projected development is critical to the planning process. In evaluating that capacity, the South Carolina Department of Transportation (SCDOT) categorizes all roadways on the basis of level of service (LOS). This defines streets and roads in terms of their service characteristics, ranging in levels from A to F. An "A" level of service roadway has free flow conditions with relatively low volumes and little or no delays. The other end of the spectrum is an "F" LOS with stop and go operation and average signal delays greater than one minute.

Table 19
Class "C" Average Daily Traffic Volume Limits

Street Classification	Number Lanes				
	Two	Three	Four	Five	Six
Principal Arterial					
Divided	16,800	19,300	33,600	38,600	50,400
Undivided	14,600	16,800	29,200	33,600	43,800
Minor Arterial					
Divided	12,400	14,300	24,800	28,600	37,200
Undivided	10,800	12,400	21,600	24,800	32,400
Collector					
Divided	9,800	11,300	19,600	22,600	29,400
Undivided	8,600	9,800	17,200	19,600	25,800
For Level "D" Service multiply "C" level limits by 1.15					
For Level "F" Service multiply "C" level limits by 1.35.					
Source. SCDOT, 2006.					

All streets and roads in Fairfield County are designed to provide not less than a "C" level of service. Where traffic volumes exceed this designed service level, improvements are generally scheduled by the State. Typically, streets with an LOS of D, E or F are given top priority for improvements.

Among the County's major streets, roads and highways listed on Table 20, only two sections, excluding I-77, meet the description of "four-lane undivided major arterial": SC 34, from I-77 toward Winnsboro for a few miles, and U.S. 321 By-Pass. Traffic volumes on these sections and other major routes listed on Table 20 do not exceed the Class "C" average daily traffic volume limits established by SCDOT and shown on Table 19.

Table 20
Traffic Volume Counts, Selected Streets
Fairfield County, 1990-2008

Highway/Road	Average Daily Traffic Volumes		Change (percent)
	1990	2008	
SC 34, between			
I-77 & Winnsboro	4,965	7,200	.45
Ridgeway and Kershaw Co. line	2,233	3,150	.41
Winnsboro & Little River	1,829	2,400	.31
U.S. 321			
South of Winnsboro	3,694	5,400	.46
North of Winnsboro	2,606	1,800	-.31
By-Pass	6,258	5,950	-.05
U.S. 21, Ridgeway to Chester Co.	1,085	2,200	1.03
SC 215			
Monticello Res .to Chester Co	1080	1,300	.20
Monticello Res. to Richland Co.	1.120	1,600	.43

Source. SC Department of Transportation, Selected Years.

As additional development occurs and the use of land intensifies, continuous monitoring will be required to remain alert to the need for improvements. But much of the need may be anticipated through the local land use planning process, which is an integral part of any street planning exercise.

While traffic volumes are relatively low and road capacity adequate at this time, there are other transportation issues facing the county. The Central Midlands Transportation Improvement Program (TIP) 2006-2012, with local input, identified three major issues -- road maintenance, congestion, and safety.

Road maintenance is the responsibility of the Public Works Department in Fairfield County. But because of insufficient funding, road maintenance has been identified in the Rural Transportation Plan as an issue. Through truck

traffic on SC 34 and U.S. 321 also is a concern. I-77 through the county, while operating within the parameters of Table 19, is projected by the year 2025 to operate at a LOS D or E. Congestion is also anticipated around Lake Monticello, with projected new development. Safety is a concern due to narrow pavement widths on SC 269 corridor from Richland County to Winnsboro. Safety is also an issue at the intersections of SC 269 and Peach Road, and SC 215 and SC 34.

The TIP plan identifies three road improvement projects. They are (1) SC 34, through the county, (2) SC 269 from 321 to Richland County line, and (3) SC 200 from I-77 to U.S. 321.

PEDESTERIAN AND BICYCLE TRANSIT

The emphasis on transportation is gradually shifting from sole reliance on the automobile to a more balanced combination of travel modes, including greater use in the future of mass transit (discussed later in this Plan), bicycles, and pedestrian walkways.

Biking and walking, as complements to the local vehicular transit system, provide numerous personal and social benefits, both in terms of a necessary means of travel, and for recreational opportunities. The personal benefits include healthy exercise and savings in transportation costs. Increased walking and biking also reduces vehicle miles traveled for personal automobiles, which reduces traffic congestion and the need for widening roads; this additionally creates less pollution.

For some residents, biking or walking is a primary means of transportation, whether out of desire or necessity. And for others, having facilities present for walking, biking, or both adds a quality of life factor that may determine where a person chooses to live and work. The presence of a network of accessible and well-maintained sidewalks and biking facilities has shown to help communities attract new residents.

Safety for pedestrians and cyclists represents a key challenge, especially along the County’s major roads and highways. If facilities in the form of sidewalks, trails or bike lanes are not provided, then pedestrians and cyclists are forced to try and share these roads with automobile traffic, which can often be dangerous. It is particularly important to ensure that

safe routes to schools and parks are provided with sidewalks, crosswalks, and bicycle lanes.

Renewed interest in pedestrian and bicycle transit stresses the need for transportation enhancements as a means to improve, expand and enhance such facilities. Transportation Enhancements (TEs) are innovative, community-based projects that provide opportunities to expand transportation choices beyond traditional street and highway programs. Such projects enhance one's travel experience by walking, bicycling, taking transit, or simply riding in a car. TE funds are available from SCDOT for retrofitting local streets and roads to accommodate bicycles and pedestrians, and to protect scenic vistas and the environment. Use of these funds could assist the County in expanding and improving sidewalks and bikeways.

The Rural Transportation Plan for the Central Midlands COG recommends retrofitting several corridors in Fairfield County to better accommodate bicycle and pedestrian traffic as a means of providing a safe and efficient alternative mode of transportation. The recommendation is for the addition of a four foot shoulder along the routes identified in Table 21.

Table 21
Proposed Bicycle Routes

Route	Length (miles)	From	To
U.S. 21	6.9	Chester Co. line	SC 34
Old River Road	6.6	SC 200	U.S.21
SC 200	3.0	Winnsboro	Old River Rd.
River Road	12.9	U.S. 21	Park road
Park Road	9.3	SC 34	River Road
SC 34	40.5	Kershaw Co.	Newberry Co.
SC 213/215 State Bike Corridor	25.7	Chester Co.	Newberry Co.

Additionally, the County should adopt the following criteria for adding to the system over time.

1. **Identify quantifiable need as determined by**: obvious dirt foot paths, existing sidewalk not compliant with Americans with Disabilities Act, or evidence of pedestrian fatalities or injuries.

2. **Near Schools**. Not every school-aged child rides a bus to school. For kids that live near their school and walk to school, they must have a safe place to travel. Areas within ¼ mile of schools should be the

highest priority for sidewalk improvements – ¼ mile is generally estimate as a 5-minute walk, a distance that people will usually choose to walk.

3. **Bus Stops**. For those who do not own cars or choose to use public transportation, sidewalks leading to bus stops are necessary for safe pedestrian travel.

4. **Near Parks**. People are likely to walk to parks if they are located within a short walking distance (5-minute walk from a park).

5. **Commercial Corridors**. Those who do not own cars will walk to commercial areas for their service needs, as well as some who enjoy walking from their home to retail or restaurants, if sidewalks are available. Areas with a lot of foot traffic and inadequate pedestrian walkways should be a high priority for sidewalks.

MASS TRANSIT

Mass transit is provided in Fairfield County by the Fairfield County Transit System. It is a county operated system eligible for and receiving federal grant funds, administered by the SC Department of Transportation, from Section 5311 of the Rural Transportation Program and the SMTF program. These programs provide the bulk of the operating cost of the system.

The Fairfield County Transit System (FCTS) is Fairfield County's predominant source of public conveyance. The transit system is a department of Fairfield County Government operating under the authority of the County Administrator. The Fairfield County Transit System operates a general public flexible route (route deviation) transportation service and subscription transportation services for human service agencies and community organizations. The route deviation service is available to all

individuals. Some of the subscription transportation services are provided exclusively for the agency's clients while others are shared with the general public.

Transportation services are offered in varying frequencies, Monday through Friday from early morning through late afternoon. Fares vary from route to route. Routes are designated to allow for deviations along the way to accommodate specific pick-up or drop-off requests within a two-mile radius. The deviation services are available to all passengers for an extra charge in addition to the normal route fare. Services are generally provided within Fairfield County and between Fairfield County, Richland, Kershaw, Newberry and, Chester counties.

While mass transit service is critical to those persons utilizing the system, ridership has been in decline over the past two years because of the economic downturn and loss of jobs. This has meant a loss of fee revenue compounded by dwindling state and federal assistance.

The System's vehicle fleet is scheduled for replacement based on "use for life", and currently no vehicles are scheduled for replacement by DOT.

More intensive use of mass transit is conditioned on careful coordination of bus services and land use policies designed to reduce vehicular traffic. Public transit is most feasible in areas of dense development that create enough ridership demand. Strategic land use planning can create a pattern of high density residential, commercial and mixed-use nodes along major transportation corridors that will better support transit service. As currently configured, the route deviation alignment and subscription transit service are designed to make the system as user friendly as possible for its riders.

RAIL TRANSIT

Rail service in the Metropolitan Area includes both passenger and freight. Amtrak has a station in downtown Columbia, (30 -40 minutes from Fairfield County) with daily stops between New York and Florida. CSX Corporation and Norfolk Southern own and operate an extensive rail network through and within the Metropolitan Region, with approximately 308 route miles of railroad lines in the four counties. The lines are predominately single track, with no extended sections of double track. This limits rail line capacity, since trains must wait on sidings to pass each other. The capacity of single

track depends on a number of factors including the number of sidings, the mix of trains using a segment, the track grade, curvature, speed limits in effect, and the method of dispatch control.

AIR TRANSIT

Fairfield County is easily accessible to two major airports. The Columbia Metropolitan Airport (CAE), located about 30-40 miles from the County via I-77, and the Charlotte-Douglas International Airport (CLT) located about 60 miles from the county via I-77. Air passenger and cargo service are provided at both airports by scheduled airlines, jet freight carriers, and various charter flights. Direct overseas flights are available from Charlotte.

Fairfield County also owns and S&S Aviation operates a public airport - Fairfield County Airport (FWD) - located about three miles southwest of Winnsboro. The airport covers an area of 159 acres which contains one asphalt paved runway measuring 5,003 x 100 feet and 30 T-Hangers. For the 12-month period ending May 1, 2007, the airport had 17,000 aircraft operations, an average of 46 per day: 95% general aviation, 3% air taxi and 2% military. There are 30 aircraft based at the airport: 80% single engine and 20% multi-engine.

The Airport also dispenses jet and 100/LL fuel, provides rental airplanes, flight instruction, pilot's shop, stocks supplies and provides maintenance service.

CONCLUSIONS

From the preceding we may conclude:

1. That the County’s street and road network is functioning properly, with no recorded traffic volumes in excess of what the system is designed to handle, through truck traffic and safety at certain intersections and road segments have been identified locally as transportation issues;

2. That road maintenance is an issue due to insufficient DOT funds;

3. That unpaved roads continue to be a problem because of inadequate funds, and the absence of road construction standards at the time they were installed to require paving as a condition to opening the road;

4. That the county's mass transit system, is in a holding pattern, unable to expand current service, baring additional funding and increased ridership; and

5. That sections of the County's street and road network need enhancing and retrofitting to provide a more balanced transportation system, with sidewalks and bicycle lanes.

TRANSPORTATION GOALS (TG) AND POLICIES

New Development

TG-1: Coordinate transportation and land use planning in new developments.

Action: Monitor new development for its impact on the level of service (LOS) of existing streets and roads.

Action: Require Traffic Impact Analysis (TIA) reports for new developments exceeding 175,000 sq. ft.(commercial) or 125 units (residential).

Action: Provide for flexible, negotiated traffic mitigation measures for large new developments that facilitate pedestrian, bicycle and mass transit access.

Action: Encourage street connectivity to enhance traffic flow.

Action: Encourage the use of "neo-traditional" design standards, featuring grid-like street patterns and sidewalks. Discourage use of one-way-in and one-way-out cul-de-sac development, except where dictated by geographic conditions or safety concerns.

Action: Require large new residential subdivisions to provide multiple entrances and exit points.

Action: Limit the number of curb cuts and driveways allowed for development along major roadways.

Existing Streets and Roads

TG-2: Improve circulation, condition and safety of existing street and road system.

Action: Continually monitor street and road system to ensure that it is functioning properly.

Action: Tap all possible resources in an effort to maintain and/or improve the existing street and road system.

Action: Apply for STIP and CTC funds to implement improvements on SC 34 as recommended in the CMCOG Rural Transportation Plan , and shown on the Transportation Plan Map contained in this document.

Walking and Bicycling

The Central Midlands Regional Vision Statement and Goals contained in the Columbia Area Transportation Study are herein restated and included as part of this Plan, as follows.

Vision Statement. *The Central Midlands region, including Fairfield County will be a place where people choose to make walking and/or bicycling a part of their everyday lives. Residents and visitors will walk and ride with confidence, safety, and security, as bicycling and walking become a routine part of our transportation system.*

TG-3: Goals of the plan include the following.

1. To provide a safe, efficient, and accessible transportation system to all residents and visitors, which allows them to walk and bicycle alongside other modes with independence and comfort.

2. 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.

3. To support and encourage the integration of transportation and land use decisions that result in the promotion of development patterns that allow bicycling and walking to be viable, everyday modes of travel.

4. To support and enhance healthy lifestyles and good stewardship of the environment by providing safe and convenient opportunities for bicycle and pedestrian travel, thereby increasing active living, while reducing auto emissions and fuel usage.

5. To identify opportunities and funding sources.

Policy. Expand the County's system of sidewalks and bike lanes.

Action: Apply for Transportation Enhancement Program funds through SCDOT and the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU).

Action: Provide annual budgeting to go towards sidewalk and trail development and local matches for regional, state and federal trail grants.

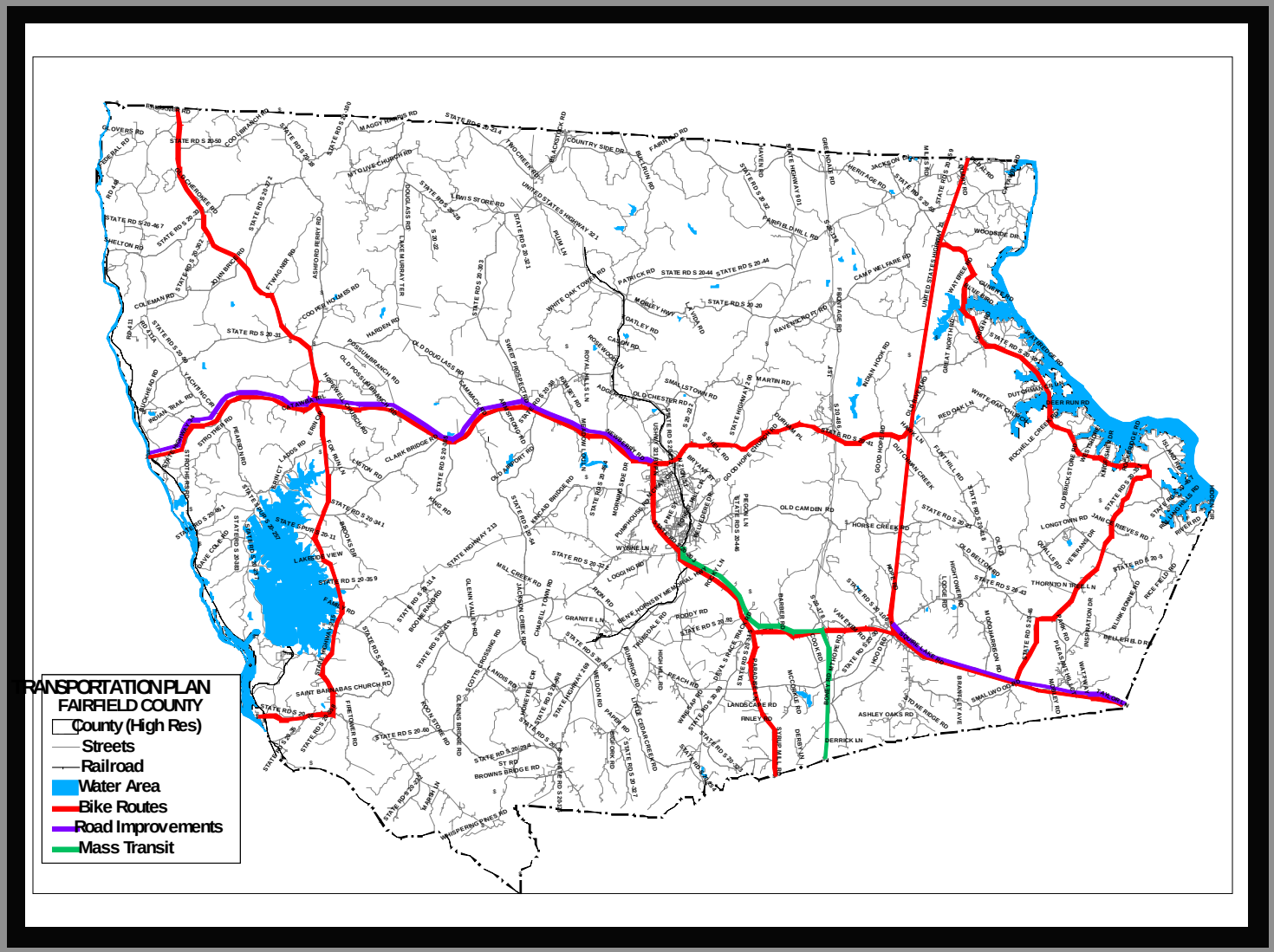
Action: Prioritize proposed construction of Bike Lanes along the roads identified in the CMCOG Rural Transportation Plan, and shown on the Transportation Plan Map.

SC 215
SC 34
Old River Road
US 21
River and Park Road
US 321

Mass Transit

TG-4: Maintain and Expand the system To Better serve county residents.

Action: Continually monitor ridership and service to ensure the system is providing the highest level of service to the largest number of potential riders.


TRANSPORTATION PLAN
FAIRFIELD COUNTY
County (High Res)
Streets
Railroad
Water Area
Bike Routes
Road Improvements
Mass Transit

PART VI. COMMUNITY FACILITIES ELEMENT

The purpose of this element of the Comprehensive Plan is to inventory and evaluate the presence of community facilities and the level of public services rendered in relation to current and projected needs of the County.

COMMUNITY FACILITIES DEFINED

Community facilities relate generally to infrastructure, which is defined as facilities that are necessary to support development and redevelopment, are publicly owned and/or serve the public health, safety and welfare. Infrastructure systems include transportation, energy, telecommunications, water supply, wastewater disposal, storm water management, open space and recreation, solid waste management, public health care, public education, higher education, arts, historic resources, public safety, justice, public administration, and public housing.

For purposes of this study, community facilities are divided into the following categories and sub-categories.

- Public Water Systems
- Fire Protection
- Law Enforcement
- Electric Power
- Emergency Medical Services
- Public Sanitary Sewer Systems
- Natural Gas
- Recreation
- Solid Waste Collection and Disposal
- Medical Facilities and Services
- Educational Facilities

From the above list it is obvious that not all community facilities are provided by or under direct control of the County governing authority (County Council). As a result, inter-agency cooperation and coordination are essential to the orderly extension and development of such facilities. The status and plans of each follows.

PUBLIC WATER SYSTEMS

There are six public water systems in the county – Town of Winnsboro, Town of Ridgeway, Jenkinsville Water Company, Midcounty Water District #1, Midcounty Water District #2, and the Midford Water District. Also, the Elgin Lugoff Water Authority provides water to about 150 customers around Lake Wateree close to the Kershaw County line. In combination, these operators provide public water to the great majority of households, businesses and industrial uses in the county. The county is not in the water supply business.

The Town of Winnsboro is by far the largest supplier in the county, and the only operator drawing from a surface water supply. All other system operators rely on ground water, except Midcounty which, in addition to using ground water, supplements its supply by purchasing water from the Town of Winnsboro for distribution within its system.

The Town of Winnsboro serves its resident population, surrounding developed areas , and extends water as far as the Walter Brown Industrial Park, I-77 and beyond to Blythwood. The Town is permitted to draw up to 3.1 million gallons per day (total capacity), but on average is using about 1.9 million GPD, or 60 percent of its permitted capacity. It appears to have ample supply to meet future needs of its current service area and beyond.

Table 22
Fairfield County Water System Inventory, 2010

Operators	Water Source		Average Use (MGD)	Total Capacity	Maximum Capacity
	Wells	Surface			
Town Winnsboro	0	4	1.8990	3.1000	3.3500
Town Ridgeway	6	0	0.0867	0.9000	1.4640
Jenkinsville Water Co.	14	0	0.1214	0.2223	0.2060
Midcounty Water Dist 1	5	0	0.0731	0.2685	0.0000
Midcounty Water Dist 2	0	0	0.2232	0.1644	0.000
Mitford Water District	1	0	0.1553	0.4000	0.000
Miscellaneous Systems (1)	30	0	0.0491	0.1803	0.000
Lugoff Elgin Water	NA	NA	NA	NA	NA

(1) Miscellaneous systems include two mobile home parks, camp sites, SCE&G Parr Steam Plant, Health Care Center and other isolated uses and locations.

Source. SCDHEC, Water Supply Inventory Source Report, 2010.

The two Midcounty Water districts serve a large area west of Winnsboro, extending all the way to the Jenkinsville service area. Capacity of the two

districts to service their areas far exceed average usage, given its purchase arrangement with the Town of Winnsboro. As a result, the districts are well positioned to capitalize on and accommodate future growth opportunities.
The Town of Ridgeway has six wells with capacity to produce 1.46 million gallons per day. It is currently using less than one million GPD, and operating at 10 percent of total capacity. This built in capacity gives the community and its larger service area ample water infrastructure to accommodate new and expanded development.

The Jenkinsville Water Company also has ample water capacity to accommodate and capitalize on future growth opportunities. It is currently operating at 55 percent total capacity, with a reserve of over one million GPD.

The Mitford Rural Water District serves the Mitford community and the upper northeast corner of the county, extending along SC 200 to I-77. It, too, has ample reserves to accommodate future growth and development opportunities, operation at only 39 percent total capacity.

There are also 30 miscellaneous private wells in the county serving a variety of uses, including two mobile home parks, boat ramps, rest stops, camps, health care center and other relatively isolated uses.

That the future need for water has apparently been addressed by the various providers does not minimize the need to protect and sustain water resources and the quality of water through and beyond the life of this Plan.

FIRE PROTECTION

The county has a comprehensive system of volunteer community fire departments, with a central, full-time Fire Marshall and Assistant Administrator. The system is supported by the county through an annual tax millage assessment for operations and capital improvements. Some departments also engage in separate fund raising activities.

The level of fire protection provided by each department is not uniform however. It ranges from Class 5 to Class 9, depending principally on the availability of a recognized water and hydrant system – one capable of fighting fires. Those departments with a recognized water and hydrant system generally have been rated 5 by the Insurance Service Office (IOS).

Those with a recognized fire department, but without a recognized water supply, have been rated 9. Anything in between is an indication of a department deficiency. Rural areas located outside the boundaries of a recognized service area of one of the county's 13 stations (5-mile radius) are technically without fire protection as far as ISO is concerned, but response coverage is provided by the closest station. Moreover, the County has mutual aid agreements with all surrounding counties – Richland, Kershaw, Chester, Union, Lancaster and Newberry.

The Insurance Service Office (ISO) inspects, grades, and ranks fire departments and defense areas from 1 to 10 on the basis of protection offered. One represents the best possible, with 10 signaling the absence of any protection. Insurance rates are then established to reflect the prevailing classification: the lower the classification, the lower the rates, theoretically. But there is a vast difference between theory and practice in today's insurance market. Premium differences once observed between classes no longer exist. The differences now generally are between groups of classes, grouped along the following lines:

Major Class	Groupings Characteristics
Class 10	No recognized fire department or defense
Class 9	Recognized fire department, but no recognized community water system
Classes 4-8	Recognized fire department and community water system
Classes 1-3	More complete and sophisticated systems, based on individual grading of suppression

The significance of a class rating is found in the ability of a department to respond to a fire. This, in turn, has a direct bearing on the security of life and property, and the cost of insurance premiums. As such it is a matter of considerable concern where development is contemplated, especially multi-million industrial and/or commercial investments.

Five of the county's 13 fire departments are without recognized water systems. They are located in the more rural sparsely populated areas of the county, as expected. The other eight departments generally provide maximum protection under a volunteer system.

Table 23
Fairfield County Volunteer Fire Departments and ISO Rating, 2010

Department	#	ISO
Community	1	5
Greenbrier/Bethel	2	5
Mitford	3	5
Blair	4	9
Southeastern	5	9
Jenkinsville	6	9
Ridgeway	7	6
Dutchman Creek	8	5
Feasterville	9	9
Lebanon	16	5
Blackstock/Woodard	17	9
Community Sub-Station	18	5
Greenbrier Sub-Station	20	5

Source: Fairfield County, Fire Marshall's Office, 2010

Operation of the fire protection system is under the direction of a County Fire Board, consisting of one representative from each department, two at-large members and a county council representative. The Board oversees the expenditure of funds, establishes priorities for capital expenditures, and allocates funds to the various departments. The Board is also responsible for planning improvements and expansions to the current system. To this end, an additional Sub-Station is being planned for the Dutchman Creek area.

As presently configured and funded, the current system of fire defenses appears to provide the highest affordable level of fire protection for a predominately rural county, limited principally by the absence of recognized water and hydrant systems in some of the more sparsely developed and remote areas of the county.

LAW ENFORCEMENT

Crime Statistics and Manpower

The rate of crime in the U. S. has been down the last couple of years. That is no less true in Fairfield County, where the number of violent crimes decreased by 16 percent from 2001 to 2008, and the number of property crimes declined by 10 percent.

Violent crimes are described as personal confrontation between victim and offender, and include murder, rape, robbery and aggravated assault. Property crimes include breaking and entry, larceny and motor vehicle theft.

Table 24
Criminal Activity, Fairfield County, 2001-2008

Category	Offenses 2001	Offenses 2008	Change 2001-2008	Rate per 10,000 population 2008	State Ranking 2008
Property Crime	979	877	-102	374.2	26th.
Violent Crime	316	266	-50	113.5	3rd.

Source. SCLED, Uniform Crime Report, Crime by County and Agency. Selected years.

There are a number of variables affecting crime, including manpower to enforce the law. Looking at manpower alone, it appears Fairfield County's Sheriff's Department is sufficiently staffed, based on comparisons with similarly sized jurisdictions nationally and in the South East Region of the country. But given the Sheriff's Department performs many functions within the Towns of Winnsboro and Ridgeway, whose populations are not included on Table 25, the comparisons are a bit misleading. Moreover, manpower alone is not an accurate gauge of the level or quality of law enforcement provided or the emphasis a jurisdiction places on enforcing the law.

Table 25
Average Number Employees/Officers per 1,000 Population for Jurisdictions Between 10,000 and 24,999

Area	Number Officers	Number Employees
U.S (Average)	1.9	2.4
South Atlantic Region	2.6	3.3
Unincorporated Area Fairfield County	2.3	2.6

Source. FBI, Uniform Crime Reports, 2008

To better assess criminality and law enforcement's response from jurisdiction to jurisdiction, many variables must be taken into account, some of which, while having significant impact on crime, are not readily measurable or applicable pervasively among all jurisdictions. Geographic and demographic factors specific to each jurisdiction must be considered and applied if one is going to make an accurate and complete assessment of crime in the county or any jurisdiction.

Some factors that are known to affect the volume and type of crime occurring from place to place, according to FBI Crime in the United States report, are:

- Population density and degree of urbanization.
- Variations in composition of the population, particularly youth.
- Stability of the population with respect to mobility, commuting patterns, and transient factors.
- Modes of transportation and highway system.
- Economic conditions, including median income, poverty level, and job availability.
- Cultural factors and educational, recreational, and religious characteristics.
- Family conditions with respect to divorce and family cohesiveness.
- Effective strength of law enforcement agencies.
- Administrative and investigative emphases of law enforcement.
- Policies of other components of the criminal justice system judicial, correction, and probation).
- Citizens' attitudes toward crime.
- Crime reporting practices of the citizenry.

The Sheriff's Department has 51 employees, of whom 45 are sworn officers. The composition of the Department is as follows.

1 Sheriff
1 Chief Deputy
3 Captains
4 Narcotics Investigators
I K-9 Animal Control Officer
5 Civil processors
5 Criminal Investigators
1 Training Officer
1 Warrant server
3 Community police officers
20 Road Deputies
6 civilian administrative employees

The 20 road deputies are responsible for patrolling the entire county, (except the Towns of Winnsboro and Ridgeway), an area of approximately 706 square miles, with 218 miles of dirt and 734 miles of paved roads. To this end, the Department has divided the county into three patrol zones –

East, Middle and West. The deputies work 12 hour shifts, five deputies per shift.

Mission

The Sheriff's Department has articulated a mission statement to focus on the direction of its activities, which are to:

- Enforce laws and ordinances
- Preserve peace and tranquility
- Promote crime prevention
- Investigate criminal activity
- Identify and arrest persons suspected of crime
- Assist victims of crime
- Serve warrants and judicial mandates
- Control traffic and enforce traffic laws
- Promote humanitarian aid and assistance in times of crisis
- Maintain highest standards of ethics and training

Facilities

The Sheriff's Department is located in one-half of the first floor of the County Administration Building. It also has three patrol sub-stations, one in each patrol zone.

One word best describes working conditions at Department Headquarters: crowded. Files are stored in unfinished utility rooms. Victim and suspect questioning is often conducted in halls or in the 5-desk investigators room, void of privacy. The facility is without a squad room for briefings and meetings. Space is insufficient to accommodate the Narcotics Division, which has been relocated in the National Guard Armory. Interior conditions, while appearing adequate, are less than optimal.

The three sub-stations are shared with EMS and the Fire Department. They are unmanned stations used principally as operation bases for road deputies. Department officials consider them adequate for this purpose.

Vehicles

The Department operates a fleet of 57 vehicles, including a command vehicle (bus), blood hound truck, SRT truck, three 4-wheel vehicles for rough terrain and weather, 25 marked deputy vehicles, 10 unmarked cars, and four spare vehicles.

Currently, the Department is on a five car replacement schedule per year. This allows for high mileage and worn vehicles to be rotated out of use, ensuring the availability of an adequate response fleet.

ELECTRIC POWER

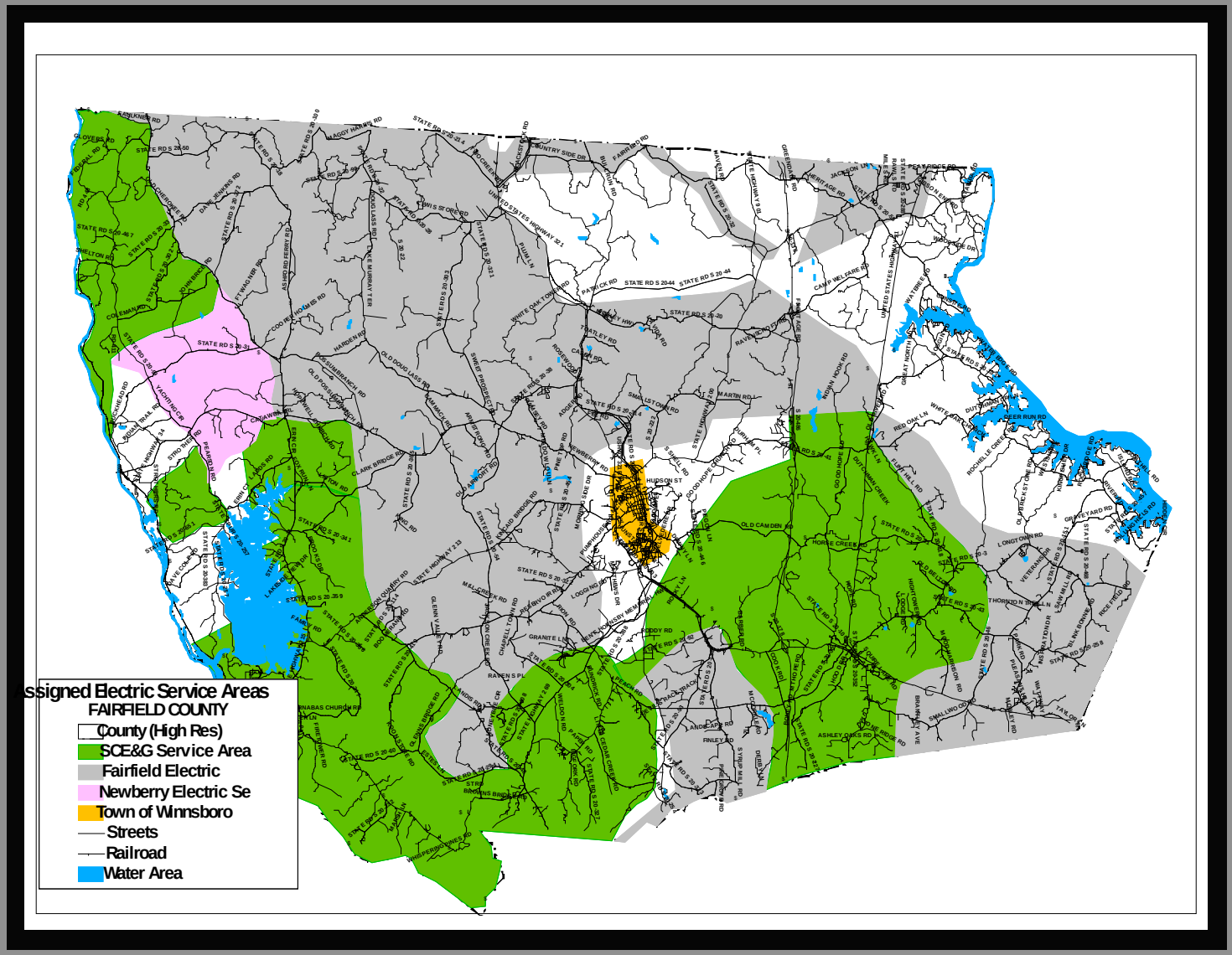
The availability of electrical power sufficient to meet the needs of development, particularly industrial development, is a given in the site selection process. And electrical power in adequate supply for future development appears assured with SCE&G's nuclear power plant location in the county. But not all of the county is served by SCE&G. In fact, there are four electrical providers or distributers in the county, some of whom, including the Town of Winnsboro, buy wholesale from SCE&G, and retail it through their Utility Systems. They are:

SCE&G
Fairfield County Electric Cooperative
Town of Winnsboro, and
Newberry Electric Cooperative

The service area of each distributer is shown on the accompanying Assigned Electric Distribution Map. However, not all of the county is within an assigned service area, as illustrated by Map. This brings into play competition for customers, and often confusion and service duplicity or inefficiency in the unassigned areas. Nonetheless, two of the primary growth areas of the county - around Winnsboro and Lake Wateree – are unassigned.

EMERGENCY MEDICAL SERVICE

Fairfield County Emergency Medical Service provides 911 emergency medical response throughout Fairfield County. It responds annually to 4,400 to 4,500 calls. The Department operates six stations, strategically


Assigned Electric Service Areas
FAIRFIELD COUNTY
County (High Res)
SCE&G Service Area
Fairfield Electric
Newberry Electric Se
Town of Winnsboro
Streets
Railroad
Water Area

located to minimize call-response time. Headquarters station is located on US 321 By-pass, two stations are located in the Ridgeway-Lake Wateree area, one in Jenkinsville, another in the Blair community, and the sixth between Winnsboro and Great Falls.

All but two stations are housed in mobile homes. Except for the main (headquarters) station all stations are in adequate condition. Headquarters is housed in an older building needing renovation or replacement. All but one station is located on land owned by the county.

EMS has 10 ambulances and 44 full-time certified personnel. It also has 25 certified "as needed" personnel, and an administrative assistant. Currently ambulances are on a one-year, two vehicle replacement schedule, subject to change depending on available funding and vehicle condition.

To enhance its ability to transfer injured, immobile and other persons needing assistance, the Department purchased in 2005 ten Stryker Power-PRO powered ambulance cots and nine Stryker Stair-PRO stair chairs. These additions have enabled the Department to reduce employee and patient injuries.

PUBLIC SANITARY SEWER SYSTEMS

Sanitary sewer service and systems are few and far between in the unincorporated area of the county. Service is confined to three areas – the Towns of Winnsboro and Ridgeway with only limited extensions into the unincorporated areas, and in the upper part of the county, extending from the Town of Great Falls in neighboring Chester County out SC 200 to I-77.

The Town of Winnsboro, in cooperation with Fairfield County, has made accommodating industrial development a priority, and has extended service all the way to the Walter Brown Industrial park and beyond, and south along Us 321 to the Mack Truck plant. It also considers all requests for service within reasonable proximity of existing lines – financial feasibility being the major concern. This response by the Town has put its outside service area in a positive position to recruit and accommodate higher density residential, commercial and industrial development.

Service expansion by the other two systems operating in the county is limited by the ability of the systems to accommodate additional development. As a result, much of the future growth of the county may be expected to locate within the Winnsboro service, particularly higher density residential and industrial development.

NATURAL GAS

Natural gas is an essential resource for many industrial uses. In fact, industry in South Carolina accounts for just over 50 percent of all consumption in the State, followed by residential (16.9%), utilities (18.2%) and commercial (14.2%).

Natural gas is supplied to the county by SCE&G. The utility in turn wholesales gas to the Town of Winnsboro, which retails and distributes it throughout the Town and to customers along US 321 south and west of Winnsboro and in surrounding areas. The Town is also responsive to request for natural gas beyond its current service area.

While not essential to all industrial operations, the availability of natural gas is a definite plus when recruiting industrial prospects and promoting economic development.

RECREATION

The term recreation includes both active and passive activity. An inventory of all public parks and recreation facilities located in the County are shown on Table 25.

Recreational Preferences

There have been significant changes in recreation patterns and trends over the last several years due principally to societal changes, i.e. increased average income, more women in the work force, increased commuting time, increased average age, early retirement, greater health consciousness, more indoor recreation opportunities, higher education levels, delayed marriages and child bearing, change from industrial to high technology service and communications society, etc.

Active recreation is more popular than passive recreation. Among the national trends of local interest are preferences for walking, swimming, visiting historic sites, and jogging. By 2040 the most popular activities nationally are expected to be sightseeing, walking, pleasure driving, picnicking, hiking, family gatherings, bicycling, photography, wildlife observation, visiting historic sites, and camping.

A survey conducted in 1990 and updated through 2005 by the South Carolina Department of Parks, Recreation and Tourism establishes the following trends in preferred outdoor activities. South Carolinians' participation in recreational activities has been relatively stable over the past 15 years. During this period, there have been only minor variations in the percentage of population 12 and older who participate in various recreational activities.

Table 24
Top 20 Preferred Outdoor Activities
Age 12 and older, South Carolina, 2005

	% Participating
1. Walking for pleasure or exercise	83.2
2. Attending outdoor sporting events	63.4
3. Beach swimming/sunbathing	62.5
4. Driving for pleasure	58.2
5. Weights or exercise machines	57.1
6. Picnicking	53.4
7. Pool swimming	53.2
8. Visiting historical sites	52.1
9. Bicycling	42.8
10. Visiting a museum	38.4
11. Fresh water fishing	37.2
12. Visiting unusual natural feature	34.7
13. Playing basketball	34.5
14. Visiting a Zoo	34.1
15. Motor boating	34.1
16. Jogging/running	33.9
17. Watching wildlife	33.4
18. Lake/river swimming	28.0
19. Playing football/soccer	26.1
20. Playing baseball or softball	23.4

Source: S.C. Department of Parks, Recreation and Tourism, State Comprehensive Recreation Plan, 2005.

Walking for pleasure or exercise remains the activity in which the largest percentage of people participate. Following walking, recreational activities participated in by the largest number of people include attending outdoor sporting events, beach swimming or sunbathing, driving for pleasure (though not so much in the current economy), working out with weights, picnicking and pool swimming.

While the general pattern of recreational participation has been relatively stable, several activities have either increased or decreased in popularity. Respondents working out with weights increased from 43.2 percent in 1990 to 57.1 percent in 2005.Historical visitors climbed from 47 percent in 1990 to 52 in 2005. The largest decline was in volleyball, followed by baseball, softball, tennis, waterskiing, and picnicking.

Existing Recreation Facilities and Program Opportunities

In reviewing the above list of preferred recreational activities, all but beach swimming are readily available in Fairfield county or the larger Metropolitan area.

In combination, the County, Town of Winnsboro, State and Federal governments, and power companies offer a wide variety of recreation programs and facilities for all ages, as shown on Table 25. Many of the preferred recreational outlets and activities identified on Table 24, including walking trails, ball fields, picnicking opportunities, lake swimming, watching wildlife, motor boating, jogging trails, and fresh water fishing are readily available in the County. Visiting historical sites is high on the list of favored recreational activities, and Fairfield County has historical sites in abundance. Attending outdoor sporting events, and visiting museums and zoos, also popular recreational activities, are available within the larger Metro area in which the county is included. Many of these facilities are concentrated in the central part of the county, in and around Winnsboro, but they are also distributed throughout to better serve the more rural populated areas.

The Fairfield County School District also makes its facilities available to the County for sporting events and programs.

These public recreational facilities and opportunities are complemented by numerous nearby private and commercial recreation resources, but are they sufficient to meet the needs of Fairfield County?

Assessment

The adequacy of parks and recreation facilities generally is determined by how abundant and accessible they are and how much they are used.

As part of this Plan update, the adequacy of the current inventory of parks and recreation is revisited using one of the most effective and accepted methods of assessment: that of relating park space to population, and comparing the results to "universal standards of adequacy". Unfortunately however, universal standards do not always reflect local situations alike, and must be modified accordingly. They may however be used as a general gauge for evaluating a system.

The South Carolina Comprehensive Outdoor Recreation Plan (SCORP) includes "universal" space requirements for all types of parks. Of the four basic types generally provided at the local level, the aggregate area per 1,000 population is 13 acres (13:1). Application of this standard ratio to Fairfield County will produce a park needs assessment.

Based on the current inventory of parks and facilities (Table 25), Fairfield County has a deficit of 129 acres, based on the amount recommended by the National Recreation and Park Association (Table 26). But this deficit is misleading when school facilities, trails, National forest, and private and commercial resources are computed in the equation. Additionally, the number of recreation opportunities available next door in Richland County would likely combine to meet or exceed National Recreation and Park Association standards.

This is not to conclude that the County's park inventory is completely satisfactory. There is a general need, according to the County Parks Director, for more football/soccer fields, strategically located around the County.

Table 25 Fairfield County Park and Recreation Facility Inventory, 2010			
Name	**Size (Acreage)**	**Major Facilities present at Park**	**Assessment/Planned Improvements**
County Parks			
Lake Monticello	25	Tennis cts., Ballfield, Basketball ct., Picnic Facilities, fishing pier, walking trail, restroom	Adequate – No planned improvements
Feasterville Mini Park	1	Playground, basketball ct. shelter, picnic tbs	Adequate – No planned improvements
Mitford Mini Park	2	Playground, basketball ct. shelter, picnic tbs	Adequate – Add playground equipment
Sheldon Mini Park	2	Playground, basketball ct. shelter, picnic tbs	Adequate – No planned improvements
Eunice Shelton Trail	NA	Playground, basketball ct. shelter, picnic tbs Walking trail	Adequate – No planned improvements
Adger Park	16	Playground, basketball ct. shelter, picnic tbs	Adequate – Add soccer/football field
Blair Park/Willie Lee	4	Playground, Baseball field, bathrooms	Adequate – No planned improvements
Recreation Center	3.5	Playground, 4 tennis cts., recreation facility	Needs expanding, Renovation
Garden St. Park	4	Baseball field, concessions, bathrooms	Adequate – No planned improvements
Drawdy Park	12.8	3 Baseball fields, concessions, bathrooms	Needs improvements
Middle Six Mini Park	**1**	Playground, basketball ct. shelter, picnic tbs	Adequate – No planned improvements
Rufus Belton Park	**5.5**	Baseball, basketball, playground, shelter, bathrooms, concessions	Adequate – Add soccer/football field
Chappelltown Mini Park	1	Playground, basketball ct. shelter, picnic tbs	Adequate – No planned improvements
Centerville Mini Park	14.5	Tennis Ct., Basketball Ct., Shelter	Adequate – No planned improvements
Horeb Glenn Park	1	Playground, Basketball Ct. shelter, picnic tbs	
Alston Trail	NA	Hiking, Biking, Walking	Adequate – No planned improvements
State and Federal Parks			
Lake Wateree	72	Outdoor & water oriented facilities-campground, picnic areas, boat ramp	State and Federal responsibility
Sumter National Forest	11,560	Walking, Riding, Outdoor experience	State and Federal responsibility
Municipal Parks			
Fortunes Spring	**9**	Swimming pool, playground, jogging, pic tbs.	Municipal Responsibility
City Park	**2**	Basketball Ct. Playground	Municipal Responsibility
Other			
SCANNA Recreation Lake	NA	Skiing, swimming, fishing	SCANNA Responsibility
Grand total	175.3 (excluding Sumter National Forest, Eunice Shelton and Alston Trail)		
Source. Fairfield County recreation Department, 2010, and Fairfield County 1997 Comp Plan.			

Additionally, there is the matter of “condition”. Most, but not all parks are up to standard.

Table 26
Application of National Park Standards To
Fairfield County Park Inventory

NATIONAL PARK STANDARDS: 13 acres* per 1,000 population		
Application of National Standards to Fairfield County:	23.4 (pop. 000)	
	X	13.0 (acres)
Acreage Recommended for Fairfield Area	=	304
EXISTING PARK ACREAGE FAIRFIELD COUNTY		175
EXISTING PARK ACREAGE DEFICIT		**129**

* Note: Includes acreage for all community parks, i.e. Neighborhood 3 to 1, Playfields 3 to 1, Community 2 to 1, and Major Community 5 to 1.
Source: National Recreation and Park Association, Recreation Park and Open Space Standards;

SOLID WASTE COLLECTION AND DISPOSAL

The Fairfield County Public Works Department is comprised of three divisions, two of which deal with waste management: solid waste disposal and recycling.

The county has 10 recycling centers, geographically distributed around the county to minimize driving distance to and maximize use of the centers. There is no curb-side pick-up in the unincorporated area. The centers receive both solid waste and recyclable materials, including cardboard, newspaper, aluminum, tins, scrap metal, plastics and appliances. The sites are about two acres in size. They are owned and operated by the county.

Solid waste and recyclable material, once collected, are then transferred to Waste Management transfer station for disposal.

The Public Works Department has a rolling stock inventory of three Roll-on trucks, two trailer pulling trucks, and a grappler truck for loading tree limbs and outdoor waste. Tree limbs are then transferred to a grinder for reuse as ground cover and in plant beds. These trucks have yet to be scheduled for replacement due to their age and condition.

MEDICAL FACILITIES AND SERVICES

There is one hospital in the county – Fairfield Memorial Hospital, located in Winnsboro. It is a full service, 50-bed, nationally accredited facility, providing:

- Acute Inpatient Care
- 24 Hour Emergency Department
- Full Service Clinical Lab
- Modern Surgery Department
- Diabetic Education and Counseling
- Full Service Clinical Lab

Additionally, the county is only 30 to 40 minutes away from the three-hospital medical complex in Columbia with its vast capabilities.

EDUCATIONAL FACILITIES

Fairfield County School district operates seven schools – one high school, one Middle School, a Magnet School for Math and Science and four Elementary Schools. The county also has three private schools – Christian Liberty Classical School (K-8), Richard Winn Academy (K-12) and the

TABLE 27
Fairfield County School Profiles, Trends

School	Grades	02 Enrollment	09 Enrollment	Change	
				#	%
Fairfield Central High	9-12	1,181	982	-199	-.17
Fairfield Middle	7-8	674	458	-216	-.32
Fairfield Magnet for Math and Science	K-6	608	450	-158	-.26
Fairfield Elementary	PK-6	689	715	26	.04
Geiger Elementary	PK-6	352	316	-36	-.10
Kelly Miller Elementary	PK-6	290	270	-20	-.07
McCrorey-Liston Ele.	PK-6	276	191	-85	-.31
		4,070	3,382	-688	-.17

Source. SC Department of Education, selected years..

Children's Center (K). The combined enrollment at the seven public schools in 2009 was 3,382 students. Combined student enrollment at the three private schools for the same period was 346 or 11 percent of total school enrollment.

Public school enrollment over the last seven years has been in free fall, declining by 17 percent. Private school enrollment for the same period increased slightly, by two percent or seven students.

Enrollment data presented for the various schools on Table 21 are not comparable for a couple of schools due to realignment in 2008 and elimination of the Intermediate School, which contained 4th through 6th grades. High School and Middle School enrollments were unaffected by the realignment.

Unfortunately, realignment has not improved the quality of education at the various public schools to the extent necessary to meet the SC Performance Vision for public schools, which is "*to graduate all students by 2020 with the knowledge and skills necessary to compete successfully in the global economy, participate in a democratic society and contribute positively as members of families and communities*."

To this end, the State Department of Education inspects, evaluates and ranks the performance of public schools. Ratings range from Excellent to At-Risk. An excellent rating is assigned to those schools whose performance substantially exceeds the standards for progress toward the 2020 Performance Vision. Excellent is followed by Good, which exceeds the standards for progress. This rating is followed by Average, which meets the standards for progress toward the 2020 Vision. Below Average rating is given to those schools in jeopardy of not meeting the standards for progress. And, finally those schools failing to meet the standards for progress toward the Performance Vision are given an At-Risk rating.

Of the county's seven public schools, the State Department of Education issued in 2009 "Below Average" rating for four schools, an "At-Risk" rating for one school and two schools received "Average" ratings. None received a "Good" or "Excellent" rating. The growth rating at these schools, while somewhat improved, is still less than encouraging and below what is necessary for the School District to meet the State's performance vision.

With declining enrollment, and only modest population increases projected for the county over the next 10 years, expansion of the system with additional facilities does not appear to be an issue at this time. The issue is the quality of education delivered by the existing system.

Table 28
Public School Report Cards, 2009

School	Absolute Rating	Growth Rating
Fairfield High	Below Average	At-Risk
Fairfield Middle	Below Average	Average
Fairfield Magnet	Average	Average
Geiger Elementary	Below Average	Below Average
Kelly Miller Ele.	Average	Average
Mc-Crorey-Liston Ele.	Below Average	Average
Fairfield Elementary	At-Risk	At-Risk

CONCLUSIONS

From the preceding, it is obvious that the County is not the only community facility provider. It is just as obvious that the County has little if any control over the level or quality of many local services and facilities. It is also obvious that the County is not in a position to plan comprehensively for community facilities and services. Cooperation and coordination of and among the various facility providers are essential to an effective planning and orderly development process. Project concurrency also is an essential ingredient to an effective planning and development process.

COMMUNITY FACILITIES GOALS (CF) AND POLICIES

Community Facility Goals

CF-1: Coordinate the provision of community facilities to coincide with the projected needs of development.

Policy: Toward this end a policy of concurrency is recommended – providing essential infrastructure concurrently with the needs of development.

Utility Goals

CF-2: Maintain Quality Utility Services at Lowest Possible Rates.

Action: Work with local water and sewer service providers to continually monitor rates and cost of service to ensure efficiency of operations and competitive scales for attracting new and expanding development.

CF-3: Protect and maintain adequate water supply to meet future development needs.

Action: Protect through zoning all surface water sources by amending the County's Zoning Ordinance to require 50' riparian buffer setback along the banks of all surface water resources from which water supply is drawn.

Public Safety Goals

CF-4: Maintain Optimum Response to Public Safety Calls.

Action: Maintain full complement of qualified, trained staff, and vehicle and equipment readiness to continue practice of optimum response.

Action: Improve working conditions at the Sheriff's department by increasing storage and operational work space. The feasibility of completely relocating the Sheriff's Department to an existing, larger, more user friendly facility or constructing new headquarters, specifically designed to accommodate the Sheriff's department should be studied.

CF-5: Ensure citizen readiness to respond to emergency situations.

Action: Continue to educate public on proper response to distress situations and assist in securing individual homes and apartments with fire extinguishers, smoke detectors and ready access to emergency assistance.

CF-6: Make Fairfield County a Safer Place to Live ---in the Minds of the People, in the rural areas, in the Neighborhoods, During the Day and During the Night.

Action: Reduce the crime rate and fear of crime with increased presence of police deputies, budget constraints permitting.

Action: Maintain a highly visible law enforcement presence on school grounds. This will help secure a safe environment conducive to an educational atmosphere and serve as a means of preventing criminal activity.

CF-7: Provide the most efficient and effective fire protection throughout the County.

Fire protection throughout the county is uneven, but it may be the most efficient system possible, because of the absence of recognized ISO water systems in the more rural areas. Fire protection and ISO ratings generally are lower where no such system exist. Also, a few districts are rated lower because of department deficiencies.

Action: Work with existing water districts to upgrade water systems in those Fire Districts without a recognized water system.

Action: Maintain funding source to systematically upgrade and improve departmental equipment and personnel training.

Parks and Recreation Goals

CF-8: Maintain and Further Develop Quality Recreational Facilities and Promote their use.

Action: Continue to pursue governmental grants for recreational programs and facilities.

Action: Continually monitor and improve existing facilities as needed.

Action: Add to the community's park inventory by encouraging or requiring land development practices that reserve park space within or close to newly developed sites.

This will ensure that park development keeps pace with residential development. The basis for requiring park and recreation space set asides is found in the following provision of Section 6-29-1120 of the South Carolina Code: "development regulations may provide for the dedication or reservation of land for recreation areas and other public services and facilities".

Action: Budget for additional football/soccer fields at existing park sites, space permitting, or new sites.

Action: Promote through better signage use of the County's parks.

Health Services and Educational Goals

CF-9: Provide Comprehensive Quality Healthcare Services which meet Community and Individual Needs and Expectations.

CF-10: Empower all students to be problem solvers, users of technology, effective communicators, and life long learners in a rapidly changing global community, by providing challenging experiences in a safe, caring, supportive and cooperative environment.

CF-11: Prepare students to contribute as productive and responsible citizens in a global society by ensuring innovative and challenging learning experiences.

CF-12: Provide affordable, quality development child care to ensure that every child is ready to enter the first grade.

CF-13: Provide a state-of-the-art safe and well maintained public school system, and ensure quality and equity in instructional programs.

CF-14: Provide alternative training programs and opportunities for under-skilled persons outside the school system---to provide them with skills to participate in the work force.

CF-15: Assist school district by providing volunteer county programs to aid in the education process, such as a pool of readers, tutors.

CF-16: Provide work related job opportunities to supplement educational programs via way of the new Quick Jobs Center.

PART VII. ECONOMIC ELEMENT

This element of the Plan focuses on internal as well as external forces and conditions that shape the County's economy, and are responsible for the standard of living of its inhabitants.

The local economy is not confined to the County. It is shaped to a large extent by what is happening in the Metro region, the State, and internationally. Therefore, this element looks beyond the County when assessing economic conditions, constraints and capabilities.

EMPLOYMENT AND LABOR FORCE

Fairfield County's civilian labor force (not seasonally adjusted), grew from 10,350 in 2000 to 11,223 by 2009. Unfortunately, this eight percent increase did not translate into more jobs, as the labor market was unable to fully absorb the increase. Unemployment grew during this period by 84 percent, from 7.3 to 13.4 percent.

Table 29
Annual Labor Force Trends
Fairfield County

Year	Labor Force	Unemployed	Unemployment Rate
2009	11,223	1,501	13.4
2007	11,584	998	8.6
2005	11,577	915	7.9
2000	10,350	760	7.3

Source. SC Employment Security Commission. Not seasonally adjusted.

The larger Columbia metro labor market, of which Fairfield County is a part, increased to 374,454 in December, 2008. This increase was accompanied by an increase in the unemployment rate to 7.6 percent (seasonally adjusted).

Failure of the local economy to absorb growth of the labor market coupled with job loses, and the subsequent increase in unemployment has led in part to the enactment of the American Recovery and Reinvestment Act of 2009 (Stimulus Plan), which is designed among other things to create more jobs and lower the unemployment rate.

Major employment sectors in the Fairfield labor market include Manufacturing (26.5%), followed by Education/Health/Social Services (17%), Retail Trade (8.8%), and Construction (7.8%). Interestingly, manufacturing has maintained a significant role in Fairfield County, compared to other areas of the State, providing one in every four jobs. When viewed as a whole however, the Service Industry, consisting of NAICS numbers 51 through 92 on Table 30, remains the largest employer in the county at 42.7 percent. That the Service industry is the largest supplier of jobs is no surprise. It has been dubbed by the Employment Security Commission as the major growth industry in the State and appears to be no less significant in Fairfield County.

Table 30
Employment By Industry Sector
County of Fairfield, 2000

NAICS Code	Industry Description	Number Employed	Percent		
			Total	Male	Female
11	Agriculture	306	3.0	5.5	0.5
23	Construction	787	7.8	14.8	0.7
31-33	Manufacturing	2,670	26.5	30.8	22.1
42	Wholesale Trade	418	4.1	3.9	4.4
44-45	Retail Trade	883	8.8	9.0	8.5
48-49	Transportation/warehousing	610	6.1	9.0	3.1
51	Information	96	1.0	0.6	1.3
52	Finance/Insurance	415	4.1	2.1	6.1
54	Professional/Scientific etc.	513	5.1	5.6	4.6
61	Education/Health/Social Service	1,716	17.0	4.8	29.5
71-72	Art/Entertainment/Accommodation/Food Service/Recreation	597	5.9	4.0	7.9
81	Other Services (except public administration)	468	4.6	5.3	5.0
92	Public Administration	595	5.0	5.6	6.2

Source. U.S. Census Bureau, American Fact Finder, 2000.

As to the preference or suitability of certain jobs for men and women, Table 30 makes clear, males are more heavily employed in Manufacturing, Construction, Agriculture, Transportation/Warehousing, and Professional jobs, while females tend to gravitate in greater numbers to Education/Health/Social Service, Finance, Art /Accommodation, Food Service and Recreation. Other industry occupations are more evenly staffed by men and women.

Females comprise the majority of persons (53 percent) 16 years and over in the County's labor force. Over one half of all women (56.2 percent) are actually in the labor force.

EMPLOYMENT CHARACTERISTICS

Statistically, and for analytical purposes, economic data are divided into two sectors: manufacturing and non-manufacturing.

Manufacturing Sector

Since the industrialization of the South, manufacturing has driven the local economy, previously in the form of textiles. Neither textiles in particular nor manufacturing in general dominate the local economy as they once did. However, manufacturing remains important to the economic well being of the county.

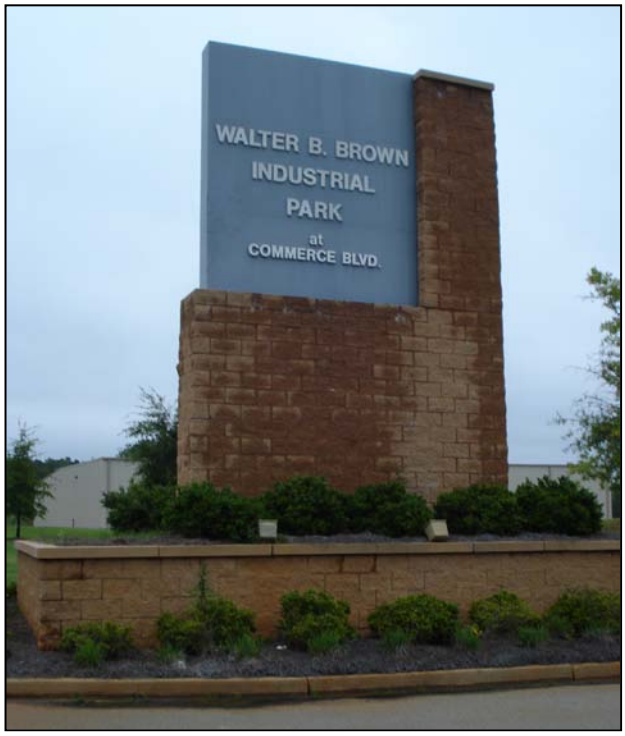
Manufacturing jobs have declined statewide despite intensive recruitment efforts by the state. From 27 percent of all non-farm jobs in 1986, manufacturing jobs dropped to just 12 percent across the State in 2008. For the same period, manufacturing jobs made up 8.4 of all non-farm jobs in the Columbia MSA labor market but remain relatively high in Fairfield County at 21 percent (2010).

Due to restrictions on disclosure it is not possible to gauge exactly how much the manufacturing sector has changed over the last 10 years (1997-2007), based on Census data. Table 32 shows a loss of four plants and a reduction in annual payroll of $37,452,000, unadjusted for inflation. However, based on the range of employees shown for 2007 by the Table, the actual number of manufacturing employees in 2007 could be close to the number reported in 1997. But payroll data do no support such an assumption. In fact, First Quarter report for 2010 by the Employment Security Commission show average manufacturing employment in Fairfield County to be 1,367. Assuming this is representative of employment figures for the year, the County suffered a loss of 39 percent or 872 manufacturing jobs between 1997 and 2010.

Table 31 Profile Fairfield Industrial Plants and Top Employees				
Name	**NAICS**	**Established**	**Employees**	**Location**
ISOLA USA Corp.	3339		138	100 Tillessen Blvd.
Ben Arnold – Sunbelt Beverage Co.	4224		284	101 Beverage Blvd.
D & D Foundary	3315		3	PO Box 468 great Falls
Lang-Merka North America	3272	1994	289	101 Tillessen Blvd.
MC2 Finishing Solutions	3399	2003	25	30 Commerce Blvd.
Saint-Gorbain Technical Fabrics	3132		53	200 Tillessen Blv.
Cresent Media Group	5111	1856	6	127 N Congress St.
Fairfield Fabrics, Inc.	3212	1989	9	1121 Kincaid Bridge Rd.
Fairfield Industrial Services	3323	1977	6	183 Ibis Lane
Performance Fabrics	3149	2008	223	199 Mapel St.
Lifetec Inc	3342	2005	7	315 S Congress St.
Palmetto Imaging Technology	3369	2002	25	1214 SC 34
Palmetto Printing	3231	1993	2	126 N Congress St.
Phillips Granite Co.	3279	1933	13	1057 Columbia Rd.
Plastech Interior Systems	3329	1978	220	386 SC 34
Quality Logging	3219	2000	6	635 Forest Hills Dr.
Vinson Industries Inc.	3328	1985	7	202 Industrial Park Rd.
Wilkes Towing	3362	1964	5	350 Vanderhorst St.
Winnsboro concrete Co.	3273	1989	5	SC 321 By-pass
Volcan Materials			14	Blair, SC
VC Sunner Station	2211		630	Jenkinsville
Source. 2007 Harris South Carolina Manufacturers Directory, SC Chamber of Commerce; Fairfield Co. Chamber.				

Table 31 lists the major manufacturing plants in Fairfield County. Not surprising, the largest employer is the VC Sumner Power Station, followed by Llang-Merka, Ben Arnold, Performance Fabrics, and Plastech Interior Systems.

Most industries are located south of Winnsboro, on U.S.321 and in the County's two industrial parks: Walter Brown Industrial park #1 and #2. The county also is in the process of developing a third park, over 600 acres, in the same general area as the two existing parks, off Peach Road, near the intersections of Cook and I-77. The site will be fully facilitated with water, sewer, and direct access to the Interstate. Still lacking in the inventory of available industrial sites is rail access, somewhat limiting industrial development prospects.



Seventy-five percent of the county's manufacturing plants were established before 2000, indicating satisfaction with the location and operational environment, plant and employment loses notwithstanding.

Non-manufacturing Sector

Evolution of the national and state economies has been dominated by growth in the non-manufacturing sector. Growth in this sector has accounted for most new jobs. But in Fairfield County they have not been the driving force. To the contrary, they have been somewhat stagnant over the last 10 years, between 1997 to 2007.

Employment was up in the HealthCare and Social Service Sector, Real Estate and Information, but down in Retail Trade, Accommodation and Food Service, Administration and Remediation, and other services. As a result, the Non-manufacturing Sector has yet to establish itself as a "growth" sector in Fairfield County, contrary to National and State trends. The one sector in which growth has excelled is Public Administration

(Sector 92), increasing by 58 percent, from 595 employees in 2000 to 940 in 2008, according to Census Estimates. This sector consists of federal, state and local government agencies that administer, oversee and manage public programs and have executive, legislative or judicial authority over other institutions.

This is not to conclude that the service sector will not play a stronger role in the future of Fairfield County. According to the S.C. Employment Security Commission, the service industry has become the driving force of South Carolina's economy. In fact, the service industry is projected by the

Table 32
Economic Sector Trends
Fairfield County, 1997-2007

		1997			2007		
NAICS Code	**Industry Description**	**Number Establishments**	**Number Employees**	**Annual Payroll ($1,000)**	**Number Establishments**	**Number Employees**	**Annual Payroll $1,000**
31-33	Manufacturing	20	2,239	79,833	16	1,000-2,499	42,381
42	Wholesale Trade	8	94	2,550	0	0	0
44-45	Retail Trade	70	764	7,140	65	652	12,578
51	Information	0	0	0	5	20-99	D
53	Real Estate/leasing	7	24	270	15	32	848
54	Professional/Technical	21	69	1,215	25	70	2,056
56	Admin./Remediation	11	273	4,863	10	100-249	D
62	Health Care/Social Ser.	16	292	4,483	38	679	16,608
71	Arts/Ent./ Recreation	3	D	D	3	20-99	D
72	Accommodation/Food Ser.	21	297	1,803	22	261	2,440
81	Other Services (except public administration)	14	50	829	13	47	991
	Total						

Source. U.S. Census Bureau, American Fact Finder, Selected years. (D) Not disclosed.

Commission to provide one of every two new jobs in the state. This projection likely will apply to Fairfield county as well, as the service sector is

involved in one way or another in all aspects of business, including legal services, lodging, childcare services, education, health care and most business services in support of other industries in one way or another.

WORKER COMMUTING PATTERNS

Sixty-two percent of the county's resident workforce have jobs outside the county. The majority, as expected, commute to neighboring Richland County. Lexington County also is a strong supplier of jobs for Fairfield County workers. The remaining 31 percent of the local workforce has jobs scattered in more remote counties and locations, including neighboring North Carolina and Georgia.

Table 33
Worker Commuting Patterns, Fairfield County Residents

Work Place	Number workers	Percent Workforce
Fairfield County	2,113	41.8
Richland County	1,004	19.9
Lexington County	395	7.8
Chester County	181	3.6
Newberry County	159	3.1
Kershaw County	157	3.1
All other locations	1,047	20.7

Source. US Census Bureau, LED Orgin-destination Database, 2nd quarter, 2008

Such a large out migration for employment would seem to establish Fairfield as a "Bedroom County" in the larger Columbia Metropolitan Area. And it will likely remain so until such time as it can provide employment to a majority of its resident workforce.

EMPLOYMENT OPPORTUNITIES/PROJECTIONS

According to the Employment Security Commission, future job creation will come principally from the service sector, including professional and related jobs (26.2%), followed by Construction and Extraction occupations (20.7%), and Management, Business and financial occupations (20.3%). Goods producing industries are projected Statewide to grow by 11.1%, while Service-providing industries are expected to increase by 17.8%

Goods producing industries are expected to decline from 22% of the total statewide employment in 2004 to 21% in 2014, while service-providing industries are projected to increase from 78% to 79%.

Table 34 Projected Job Growth, By Occupation, 2007-2016		
Occupation	**Fairfield County (%)**	**South Carolina (%)**
Management occupations	19	17
Business and financial operations occupations	30	22
Computer and mathematical science occupations	35	23
Architecture and engineering occupations	24	15
Life, physical and social science occupations	29	15
Community and social services occupations	33	15
Legal occupations	25	21
Education, training and library occupations	25	16
Arts, design, entertainment, sports and media occupations	34	17
Healthcare practitioners and technical occupations	38	24
Healthcare support occupations	47	25
Protective service occupations	50	18
Food preparation and serving related occupations	18	13
Building and grounds cleaning and maintenance occupations	41	23
Personal care and service occupations	35	7
Sales and related occupations	26	19
Office and administrative support occupations	20	13
Farming, fishing and forestry occupations	-17	16
Construction and extraction occupations	25	19
Installation, maintenance and repair occupations	25	17
Production occupations	45	10
Transportation and material moving occupations	24	11
Source. .SC Department of Commerce, Fairfield County Base Labor Market Analysis, October 2008		

The County is projected by the South Carolina Department of Commerce to create a higher percentage of jobs in the future than the state as a whole in all but a handful of occupations, as shown by Table 34. This is an encouraging economic forecast.

On an even more positive note, the County is projected to grow Construction, Production and Extraction occupations at a considerably higher rate than the statewide average, as these are considered base industries. The significance of a base industry is that it generates wealth from outside the county. And this translates generally into the creation of new service and retail jobs and sales, bank deposits, and related economic activity.

CONCLUSIONS

From the preceding, we know that:

(1) The local economic base is stagnating, with manufacturing jobs declining, and service jobs generally flat;

(2) Job creation since 2000 has not kept pace with growth of the local labor market, resulting in higher unemployment and job loses, accelerated by the economic downturn of 2008-10;

(3) Wholesale and retail trade have suffered substantial loses, both in terms of number of establishments and employees, with wholesale trade having completely vacated the county;

(4) The local job market is insufficient to support the local (resident) workforce, resulting in major worker out-migration and "bedroom county" status; and

(5) The economy is in retreat and needs stimulating.

ECONOMIC GOALS (EG)AND POLICIES

EG-1: Develop and maintain a balanced economy of sufficient size and strength to ensure a sustainable quality of life.

Realization of this goal starts with retaining the county's existing industries and businesses.

Policy: Provide technical and financial assistance to existing industries and businesses, where needed, to help survive present economic conditions and adapt to a changing world economy.

Policy: Encourage the provision of quality child care service for low-to-moderate income workers. Promote provision of on-site child care by employers to aid employers.

EG-2: Attract new business and industry to Fairfield County, with emphasis on manufacturing jobs.

The significance of manufacturing jobs is in the multiplier effect on non-manufacturing jobs, retail sales and establishments, bank deposits, and higher wages.

It is undeniable that like uses (manufacturing) attract like uses (manufacturing). The County's existing manufacturing base located primarily south of Winnsboro and in the County's two industrial parks (Walter Brown 1 and 2) are magnets for new industrial uses.

Policy: Coordinate economic development activities with infrastructure and service providers, and community plans.

Policy: Foster an entrepreneurial environment that encourages economic development.

Action: 1. Create new marketing tools, including CD presentations, showing the movement of better paying jobs and higher quality life conditions within the community.

2. Provide business incentives to attract desired industries.

3. Craft and maintain zoning regulations designed to sustain and enhance existing business and industrial uses and identify and protect areas suitable for new and expanded business and industry from encroachment by interim land uses which would

detract from, would be incompatible with, or would preclude their future industrial or business utility.

4. Certify available and ready sites for industrial development.

5. Continue to research and make available rail sites for industrial development.

6. Continue planning and development of the third proposed Industrial Park off Peach Road.

Policy: Continue to support and cooperate with the Greater Columbia Chamber of Commerce, the South Carolina Chamber of Commerce, the South Carolina Department of Commerce, and other regional business organizations engaged in economic development and recruitment.

Action: Assist Economic Development Agencies by Prioritizing Community Industrial Recruitment Objectives.

Setting priorities locally is critical to succeeding in the recruitment of preferred and compatible industry. The South Carolina Department of Commerce is the lead state agency for industrial recruitment, development and maintenance. The Central South Carolina Alliance is the regional conduit and Fairfield County is the local point agency for these duties.

In their combined approach to economic development in general and the above goal in particular, it is recommended that their focus be on recruitment of industries for Fairfield County that are (1) environmentally sound, and (2) pay high wages.

Industry meeting this criteria would be a welcome addition to almost any community. Higher paying industries equate to higher standards of living. Environmentally sound industry generally is compatible with its surroundings and therefore unopposed by environmental groups. But what kinds of industries meet these criteria?

High Paying Industries

Technology industries, emphasizing research and development (R&D), generally meet this criteria. In fact, the South Carolina Department of

Commerce has assembled a list of technology industries based on their growth potential and above average wage scales. Included in this list are the following:

SIC	INDUSTRIAL CLASSIFICATION
281	Industrial Inorganic Chemicals
282	Plastics materials and synthetic resins, synthetic rubber, cellulosic and other manmade fibers, except glass
283	Drugs
284	Soap, Detergents and Cleaning Preparations, Perfumes, Cosmetics, and other Toilet Preparations
285	Paints, Varnishes, Lacquers, Enamels and Allied Products
286	Industrial Organic Chemicals
287	Agricultural Chemicals
289	Miscellaneous Chemical Products
348	Ordinance and Accessories, except Vehicles and Guided Missiles
351	Engines and Turbines
353	Construction, Mining and Materials Handling Machinery
355	Special Industry Machinery, except Metalworking Machinery
356	General Industrial Machinery and Equipment
357	Computer and Office Equipment
359	Miscellaneous Industrial and Commercial Machinery & Equipment
361	Electric Transmission and Distribution Equipment
362	Electrical Industrial Apparatus
365	Household Audio and Video Equipment and Audio Recordings
366	Communication Equipment
367	Electronic Components and Accessories
369	Miscellaneous Electrical Machinery, Equipment & Supplies
371	Motor Vehicles and Motor Vehicle Equipment
372	Aircraft and Parts
376	Guided Missiles and Space Vehicles and Parts
379	Miscellaneous Transportation Equipment
381	Search, Detection, Navigation, Guidance, Aeronautical and Nautical Systems
382	Laboratory Apparatus and Analytical, Optical, Measuring and Controlling Instruments
384	Surgical, Medical and Dental Instruments and Supplies

385 Ophthalmic Goods
386 Photographic Equipment and Supplies
387 Watches, Clocks, Clockwork Operated Devices and Parts
737 Computer Programming and Related
739 Commercial research and laboratories
891 Engineering services

That these industries are relatively high paying, job security and income are rarely employment issues. As a result, union membership is low to nonexistent in most workplaces.

Environmentally Sound Industries

This is an area in which the county must be very careful. Air quality standards enacted in 1999 limit ozone, an ingredient of smog, to 0.08 parts per million compared with the current standard of 0.12 parts per million. States and counties that do not meet the standards will have to implement rules to improve air quality or face losing federal funds.

In addition to being mindful of industries impacting the state's guidelines for air emissions, industrial recruiters should closely scrutinize chemical industries-SIC 28-and primary metal industries-SIC 33. While it is unfair to categorically define industries on the basis of their environmental relationships, the inherent production process of many of these industries is such that the potential exist for environmental conflict. However, the real gauge here should not be industrial classification, but the track record and history of a given industry, particularly small chemical mixing plants and industries impacting air quality.

Action: Assist with Development of Local Marketing Plans and Strategies. Following is a two point program designed to aid in the recruitment and/or expansion of industry and business in Fairfield County.

Product Development: Direct economic efforts to improving the County's weaknesses and maintaining its strengths.

Marketing Materials: Create or modify specific marketing collateral pieces such as proposal presentations, brochures, CDs, multi-media presentations, advertising copy, etc.

EG-3: Create New Economic Markets to Cash in on South Carolina's Emerging Recreation-Retirement Image.

Action: Expand local economic development efforts to include tourist and retiree markets. The state has placed great emphasis on promoting South Carolina as a tourist destination and retirement place. With so much free advertising by the state, it should be relatively economical for the County to cash in on these initiatives and enjoy the benefits of an even broader based economy.

Action: Develop a more aggressive tourism and retirement promotion program, together with educational programs for individuals involved in tourism, and the integration of infrastructure development in support of tourism including historic lodging facilities, specialty restaurants, etc.

PART VIII. LAND USE ELEMENT UPDATE

In many respects, the Land Use Element of the Comprehensive Plan is the cumulative product of the preceding seven elements, as it is based in part on information developed in each. For organizational purposes this Element is divided into five components:

An Existing Land Use Component,
An Issues Component,
A Goals, Policies and Strategies Component,
A Plan Map Component, and
A Compliance Index Component.

The **Existing Land Use Component** provides the background and physical base upon which the Plan is predicated. After all, we are not starting from scratch. We are starting with a "built environment". It is critical to the planning process to survey, inventory and evaluate the existing use of land as a starting point. From the survey and analysis of existing land use, the land use **Issues Component** is developed. It identifies problems and issues which should be addressed by the Plan. The **Goals, Policies and Strategies Component** provides direction and articulates a guide to future development. The **Plan Map Component** establishes and illustrates geographic goals and objectives designed to accomplish a planned physical order of the community. And the **Compliance Index Component** provides instructions on the use of the Plan as it relates to zoning, proposed zoning amendments and development proposals. It is designed to ensure plan compliance as a condition to proposed zoning and development changes.

EXISTING LAND USE COMPONENT

In order to plan for the future, we need to understand the past and the existing use of land produced by it. This will help determine future expectations and the degree of departure, if any, from established patterns of growth and intensity which may be applied in planning future development.

1997 Assessment of Existing Land Use

The 1997 Comprehensive Plan described the status of Existing Land Use at that time as follows.

"The largest single use of land is forest, accounting for 87 percent of the total. About three percent of the forested land is in public ownership. The largest is the Sumter National Forest in the northwestern part of the county. Private ownership of forested land in dominated by corporations, individuals and the forest industry. Only six percent of the county's forested land is owned and managed by farmer."

"Developed or urban land use comprises only two percent of the county. It is centered in and just beyond the Town of Winnsboro. Urban concentrations are also found along the shores of Wateree Lake, around Ridgeway, in the Mitford community, and to a lesser extent around parts of Monticello Lake and Jenkinsville."

The following general observations were revealed about urban and/or developed land in the county.

- "*Relatively intense development along the Winnsboro By-pass.*
- *General mixing of development in the unincorporated and unregulated municipal fringe, south of Winnsboro.*
- *Weak design and construction of most county maintained and farm-to-market roads.*
- *An influx of alternative low-cost housing in the form of mobile homes.*
- *Scattered pockets of substandard housing and living conditions.*
- *An historical presence.*
- *Undeveloped resources.*
- *Concentrated development along the shores of Lake Wateree.*
- *Resource and unfilled development potential of the Monticello Reservoir.*
- *Vital linkage and enhanced accessibility provided by I-77.*
- *A bustling industrial complex south of Winnsboro."*

2010 Existing Land Use

These same general observations are applicable in 2010. Not much has changed. The forces that influenced the use of land in 1997 are still at play in 2010 - lifestyle preferences, size and configuration of households, personal income, land values, infrastructure - including educational and industrial, transportation network, and the composition of the economic base are a few of the variables responsible for the current geographic distribution and condition of land use.

Land in Fairfield County is used for a multitude of activities, and includes everything from farms to golf courses, houses to fast food establishments, and hospitals to graveyards, all of which are interconnected. The location of any given use impacts in some way the larger environ in which it is a part.

The vast majority of the county is in forest (woodlands) and farms. Forest woodlands comprise over 80 percent of the land area, and farmland comprise 12 percent of the land area. Urban and other land uses comprise the remainder.

Farmland has been in decline since the depression of 1929. More recently, between 1982 and 2007, it has further declined by 17 percent with a loss of 10,565 acres of farmland. The number of farms also has declined as has

Table 35
Trends in Number of Farms, Land In Farms and Croplands
Fairfield County,1982-2007

	1982	1992	2002	2007	Change1982-07	
					#	%
Land In farms (acreage)	62,427	55,712	56,375	51,862	-10,565	-17%
# Farms	212	189	237	187	-25	-12%
Average Farm Size (acreage)	295	295	238	277	-18	-06%
Total Cropland	18,539	17,198	16,750	10,550	-7,989	-43%
Harvested Cropland	5,358	5,848	8,172	7,879	2,521	47%

Source: U.S. Department of Commerce, Census of Agriculture, Selected Years,

the amount of farmland devoted to crops. Unlike many other counties, the loss has not been to expanding urban development, but to idol woodland further increasing the amount of forest land.

That the existing use of land within the county will change over time is undeniable, but in the case of Fairfield County it has been slow, and will likely continue at a low rate, based on population and housing projections presented in Parts I and II of this Plan.

While change is expected to be gradual, it will alter and in most cases expand existing land uses and patterns. How prepared the county is to accommodate and influence change may well depend on its commitment to the comprehensive planning process, not just this Plan.

Comprehensive planning is more than a plan, it is a process, according to the **Local Government Comprehensive Planning Enabling Act of 1994** (6-29-510), which will result in the systematic preparation and continual reevaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of Fairfield County.

Urban/built-up areas are found principally on the shore of Lake Wateree and in and around Ridgeway and Winnsboro. Residential development outside these Towns and their immediate environs generally is lower density, as sanitary sewerage systems – essential to higher density development – are not available. Industrial development, on the other hand has been allowed to locate in areas far removed from these community environs, because Winnsboro has agreed to extend sewer and water service to areas of the county better suited to industrial development, south of Winnsboro on US 321 and SC 34 to the Interstate and the County's two (soon to be three) Industrial Parks.

While the incorporated Towns of Winnsboro and Ridgeland contain most of the concentrated development (combined population of 4,927), the unincorporated area contains most of the population and development, with 79 percent of the population. Most roads support and access some type of development, generally low intensity and rural in nature. Also, there are numerous unincorporated communities and cross-roads throughout the county with relatively low intensity development concentrations.

From a composite of the county, the most prominent residential use outside Winnsboro and Ridgeway appears to be mobile or manufactured homes, which is not surprising in view of the expanding rate of such housing state

wide, especially in rural areas. Their presence is not as significant in municipalities with more rigid zoning restrictions.

Additionally, the rural landscape is characterized by low-density residential development along most roads, and churches and commercial uses at key intersections. While industrial uses are more concentrated south of Winnsboro on US 321, SC 34, Cook Road, in planned industrial parks and in Jenkinsville, where SC&G is in the process of greatly expanding its power plant facilities.

Existing Physical Form

The physical form of the county is a reflection of previous development decisions, land use constraints and capabilities. The extent to which the existing form is altered in the future will depend in large measure on decisions and policies made in 2010, particularly those relating to land use and infrastructure. Withholding infrastructure from agricultural and woodlands, for example, will effectively control and contain the urban form, which will result in rural resource conservation. The urban form also may be shaped by zoning and development regulations.

Containment in this context does not equate to *zero* movement of infrastructure and development into agricultural areas and woodlands, however. It means planned, orderly expansion of urban/built-up areas, cognizant of:

- the impact on natural and historic resources,
- the cost of extending or upgrading infrastructure to serve new areas, as opposed to optimizing the utility of existing infrastructure and urban land resources, and
- the role of agricultural and woodlands in a balanced environment.

Clearly, the county's physical form will change over time, but the extent of change should relate to land needs for urban development within an enlarged urban environment, as opposed to *hop-scotch* intrusion into rural, agricultural and wooded areas.

LAND USE ISSUES COMPONENT

Land use issues are defined as problems or concerns, both real and perceived. From a review and assessment of previously identified issues in the 1997 Comprehensive Plan, assessment of existing land use patterns and conditions in the county, and input from various public officials, including the Fairfield County Planning commission, the following list of issues has been identified.

1 **Future development** of Fairfield County.

2 **Appearance** of land use and development.

3 **Conservation** of quality of life, historic resources, natural resources, residential areas, and a balanced physical environment.

4 **Location** of potentially incompatible land uses – NIMBY's (not in my backyard) uses.

5 **Economic development** and protection of potential industrial sites and existing industrial plants.

Issue 1 : Future Development of the County

Future development and the impact on resources, infrastructure and life styles are perhaps the most critical land use issues facing the county.

That the county will grow and continue to develop, albeit slow, is inevitable. The manner and direction in which it moves will depend in large measure on actions and decisions by planning and governmental officials. Where is the county going? What does it want to look like in the future? How will it get to where it is going? The answers to these questions are essential to planning and managing growth and development in an orderly, positive manner, to ensure it's sustainability for future generations.

Issue 2 : Appearance of land use and development.

There is a saying "you don't get a second chance to make a first

impression." This is true for counties as well. How Fairfield County is perceived to prospective residents, industry, business, and visitors is critical to its future well being. Existing land use projects a visual image of the county and plays a major role in future development by attracting like uses. Quality development generally attracts quality development and blight begets blight. This is not always true, of course, but rarely does quality development take place in a blighted area, unless major resources have been committed to renewal.

The physical image of Fairfield County is tempered by a number of features, both negative and positive. Based on survey observations they include:

Negative Features	**Positive Features**
Signs & Billboards	Cultural & Historical Resources
Abandoned buildings	Attractive industrial parks/industries
Junk Yards	Woodlands, farmlands and open space
Deteriorating Housing	Lake Wateree and Lake Monticello

These and other features combine to form a mosaic of the county. The key to improving the image is to eliminate or reduce negative features and expand and accentuate positive features.

Appearance is identified here as a county issue, but in reality it is an issue confined principally to those areas burdened by negative physical features. Quality developers and responsible land owners routinely address the issue of appearance. It is a matter of individual and community pride. For others, the issue of appearance may need to be regulated or mandated.

Issue 3 : Conservation of quality of life, historic resources, natural resources, residential areas, and a balanced physical environment.

The conservation issue is broad in scope covering most physical resources responsible for quality of life, including historic and natural resources, quality residential areas, and a balanced physical environment.

As development inevitably impacts and changes the physical appearance of Fairfield County, these are the things that need to be monitored and protected to ensure their longevity.

In reality, everything that contributes to quality of life should be preserved and enhanced, not just the resources listed herein, but everything that makes Fairfield County an attractive place to live, work, and recreate.

Issue 4 : Location of potentially incompatible land uses.

Public support for planning generally is based on the premise that not all land uses are compatible and that separation or buffering between incompatible uses is essential to the protection of property values, environments, and resources.

Home owners and land owners, environmentalists and the general public alike are concerned when new development creates an incompatible situation, i.e. lowers property values, heightens traffic congestion, emits pollutants, alters accepted environmental conditions, scars the landscape, or is just plain ugly.

Land use incompatibility is a universal issue. It is no less an issue in Fairfield County, surfacing every time a new use or project impacts an existing residential, scenic area, community entrance, or environmental resource. Depending on the nature of the project, the compatibility issue ranges from non-controversial to NIMBY proportions (not in my back yard).

The introduction of new zoning (buffer) restrictions and zone districts may be required to adequately address potential NIMBYs.

How this Plan responds to the juxtaposition of incompatible land uses may well mirror the future landscape of the county.

Issue 5 : Economic Development

With farming on the decline, the County is pressed as never before to provide alternative job and economic opportunities. The land use issues associated with economic development include:

1. providing and facilitating sites suitable to industrial development,
2. protecting from encroachment by incompatible uses such sites for future industrial use, and
3. protecting from encroachment existing industrial plants from potentially incompatible uses and associated complaints arising from industrial operations.

LAND USE GOALS, POLICIES AND STRATEGIES COMPONENT

As the county continues its move into the 21st century, there needs to be a clear vision of the kind of future county residents want — a growth plan supported by goals and strategies. The essence of which is embodied in this Plan.

The Plan is dedicated to providing a sustainable quality of life in a “green” physical environment characterized by:

- ✔ ***A balanced physical form consisting of urban and community clusters, farmland, woodland, open space, and out door recreational opportunities,***
- ✔ ***Quality housing and residential areas,***
- ✔ ***Attractive building design and land development, and***
- ✔ ***Adequate infrastructure support provided in a timely manner.***

In furtherance of this vision and in response to issues raised in Section 6 of this document, the following goals and strategies are set forth:

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

Goal 1 : Articulate an arrangement of land uses which will promote land use compatibility, protect property values and environmental resources, and accommodate future development in an orderly manner.

This goal is directed at the heart of planning -- deciding what land will be developed and the intensity of that development. It is a matter of directing growth and development in such a manner as to preserve and perpetuate both rural and urban environs, neighborhoods, and natural resources, and creating a land use pattern characterized by:

- ✔ Stable, attractive, and diverse neighborhoods,
- ✔ Attractive employment parks and centers,
- ✔ Points of identity and places where people want to visit or live,
- ✔ Quality public services and facilities which provide an infrastructure support system for new development, and
- ✔ An arrangement of land uses which optimizes investments in existing infrastructure, and minimizes investments in new and expanded infrastructure.

Such an arrangement is proposed by the accompanying Plan Map, which is an integral part of this document. Strategy for implementation calls for:

Action. Adopt the Plan and the Plan Map by ordinance.

Action. Amend the Zoning Ordinance to include Bufferyard provisions.

Action. Amend the Zoning Ordinance to include a "Heavy Agricultural District", to restrain the location of large commercial animal and poultry operations and remove the potential of such uses locating, as currently permitted, throughout the RD District. The recommended location of such a District is generally north of Winnsboro and Jenkinsville and west of I-77.

Action. Create a new "Rural Community" Zone District to encourage clustering mixed uses – limited commercial and residential -- within established community settings (See Land use Plan Map).

Action. Amend the RD District to eliminate some of the commercial uses, channeling them instead to the proposed new Rural Community District.

Goal 2 : Enhance the quality and appearance of development and physical settings.

A positive, pleasing physical appearance contributes not only to a healthy, natural, and culturally rich environment, but is likely to attract economic development as well.

To improve the physical appearance of the County, the following action is recommended:

Action. Adopt "overlay zone districts" on SC 34, between Ridgeway and Winnsboro, and Peach Road establishing minimum design and appearance standards.

Action. SC Existing Building Code (previously recommended in Housing Element).

Goal 3 : Conserve and effectively use natural resources.

Conservation of natural resources, including historical resources, is essential to the retention of quality of life characteristics.

Conservation is not always an easy sell, however, especially in a rural county such as Fairfield, where natural and historic resources do not appear to be threatened by development. But the time to conserve and

protect is prior to development initiatives, not after the fact. This may be accomplished in a number of ways, by:

Action. Educate the public, property owners, and developers on the aesthetic, social, and economic importance of natural resources, and the need for their conservation.

Action. Amend the Land Development Ordinance to encourage developers to incorporate natural and historic resources, where such resources are proposed for development, into development projects to uniquely signature such projects and conserve resources in the process.

Action. Identify and map the the location, nature, and extent of all existing and potential resources to be conserved, so that developers and property owners can mitigate or adjust development plans to avoid or incorporate such resources into the planning and development process, providing for responsible utilization as a means of conserving them for present and future generations to enjoy.

Action. Promote cluster subdivisions with design features such as open space, greenways, wildlife corridors, wetland preserves, farmlands, etc. as a means of enhancing development, conserving resources, and maintaining a balanced environment.

Action. Amend subdivision (development) regulations to require resource conservation as a requisite to site development.

Action. Amend development regulations to require the use of Best Management Practices (BMP's) in dealing with the development of resource areas.

Land Use And Development Policies

In addition to the previous Land Use Goals, the following development policies are hereby established. They form the basis of the planning process by providing criteria for evaluating land use proposals. These policies represent legislative intent on the part of county officials to meet plan goals and objectives.

General Policies:

Encourage planned and orderly growth consistent with:

1. the Land Use Plan Map for the county,

2. the ability to extend or provide public services and facilities in support of development, and

3. Land Use and Development Goals and Strategies contained herein.

Residential Policies:

1. Provide opportunities for an appropriate mix of dwelling types, sites and prices in order to meet current and projected housing needs of county residents in keeping with their financial capabilities and preferences.

2. Encourage new development to strive toward the best principles of site planning and design, including “green infrastructure” and “green building design”.

3. Encourage and promote residential development in subdivisions or parks, as opposed to strip locations fronting on major highways.

5. Deny direct access to major streets and roads by double frontage lots in new residential subdivisions proposed for areas adjacent thereto.

6. Coordinate the expansion of residential development with information regarding potential impacts on schools, water and sewer systems, drainage, transportation systems, and other elements of the Comprehensive Plan.

7. Encourage and assist home owners to retrofit existing dwellings for energy efficiency.

Industrial Policies

1. Continue the development of planned industrial parks and discourage the location of industry other than agro-industry in rural or natural resource areas.

2. Encourage the development and/or expansion of “clean” high-tech industrial uses.

3. Coordinate the location of industrial development with the provision of essential infrastructure.

4. Continue to identify and reserve lands for future industrial development and protect these lands as well as existing industry from encroachment by interim land uses which would detract from, would be incompatible with, or would preclude their future industrial utility.

Natural Resource Utilization and Conservation Policies

1. Protect, maintain and enhance the county’s natural resources for future generations to share and enjoy, but allow for use and development of such resources in an orderly and responsible manor.

2. Ensure that the development of land and water resources proceeds in a manner consistent with resource capabilities.

3. Protect water quality and water sheds.

4. Protect agricultural areas from premature and indiscriminate encroachment of development which would usurp their utility or be incompatible with agricultural operations.

Commercial Policies

1. Insure that commercial establishments are designed to minimize their impact on traffic circulation and adjacent land uses.

2. Encourage the clustering of commercial establishments in nodes convenient to population concentrations.

3. Discourage strip commercial development.

4. Prohibit the encroachment of commercial development into established residential areas.

5. Coordinate commercial development with information regarding the potential impact on the Comprehensive Plan, community facilities, utilities, transportation system, adjacent and nearby land uses and the environment.

PLAN MAP COMPONENT

The Plan Map Component is an expression of geographic objectives, presented in map form. It establishes development objectives for various areas of the county.

Land use and development objectives are identified on the Plan Map by the use of colors and symbols. They are based in part on factors influencing development, i.e. growth projections, existing land use, land use potential, land use constraints, land use issues, and land use goals.

The various categories illustrated on the Plan Map include:

Economic Activity Areas
- **Mixed Use Commercial Areas**
- **Business/Industrial Areas**

Rural Communities
Residential Areas
Farming, Forestry and Natural Resource Areas

Following are **objectives** and **strategies** for guiding development within each of the above map categories.

ECONOMIC ACTIVITY AREAS

Economic activity areas or EAA's designated on the Plan Map contain uses providing employment and commercial opportunities and/or land generally

suited to the development of such uses, i.e. business, commerce, wholesale, industry, government, services, and high density residential uses. These areas are further classified into sub-categories based on their primary function, including Commercial- Business/Retail and Commercial – Business /Industrial.

Mixed Use Commercial Areas

A further refinement of types of uses included in or planned for this area is contained in the companion Zoning Ordinance. This is an inclusive high intensity land use designation. It is applied principally to existing commercial areas, but is intended to accommodate a greater mix of uses – to allow economics a freer hand in determining the highest and best use. The objective is to encourage and promote commerce and economic vitality by allowing the "free market" to respond to demand. However, the objective may be tempered by zoning where restraint of the market is required to mediate local concerns.

Strategy

- Channel higher intensity development to such areas, by prohibiting it elsewhere.
- Provide urban infrastructure in support of such areas.
- Reduce or eliminate the potential NIMBY effect in mixed use areas by adding bufferyard provisions to the Zoning Ordinance.

Where these areas parallel existing commercial corridors such as SC 34 and U.S, 321, the strategy is expanded to include the adoption of development regulations to:

- minimizes the impact of development on traffic movement and the carrying capacity of such corridors,
- promote safety,
- address appearance and alignment of buildings,
- make landscaping an integral part of all future development,
- promote street and highway tree plantings and the greening of such corridors, and
- address signage and the potential proliferation thereof.

For the purpose of this study, high intensive use corridors are defined by

two or more of the following conditions,

1. High traffic volumes,
2. Continuous line of development, with relatively few unbroken stretches,
3. Frequent curb cuts often accessing small lots,
4. Public sewer availability, existing or planned.

Business/Industrial Areas

Objective

The objective of the Business/Industrial designation is twofold, (1) to create industrial and business development opportunities and (2) to protect existing industrial and business interests from incompatible development.

Areas so designated have been determined to be suitable to such development based on soil conditions, access, and infrastructure.

Strategy

- ✔ Identify and map areas with industrial and business potential, and take appropriate action to reserve such areas for future development.

- ✔ Promote the development of industrial and office parks within such areas.

- ✔ Facilitate such areas for industrial and business development.

- ✔ Protect and enhance entrances and gateways to such areas and parks.

Rural Communities

Objective

The objective of this classification is to sustain and support rural community centers as an integral part of the rural environment, serving the

commercial, service, social, and agricultural support needs of the community as well as nearby rural residents in farming and forest areas.

Strategy

- Promote the clustering of development in rural communities or nodes, as opposed to striping rural routes and highways.

- Promote mixed use development (i.e. commercial, institutional and residential) of these areas, thereby strengthening the community concept.

Residential Areas

Existing residential areas represent one of the most important resources in the county. As such, the retention and protection of these areas are paramount, as well as carving out new areas for future residential development.

Objective

The objective of this designation is to identify and protect the character and present use of residential resources (existing neighborhoods and subdivisions) and to prohibit development which would compromise or infringe on the prevailing character or continued use of such resources for residential purposes. Also, this designation is designed to promote in-filling of such areas with like uses and providing for the orderly transition of undeveloped, predominately rural, areas for future residential use.

Strategy

The following strategies are designed to implement the objective of this classification.

- Identify and map such areas.

- Structure and apply zoning and development regulations aimed at protecting the use, integrity and sustainability of such areas.

- ✔ Monitor existing subdivisions for signs of change of use and/or deteriorating conditions, and take appropriate action to stabilize and/or revitalize such areas for continued residential use.

Farming, Forest and Natural Resource Areas

This classification includes farmland and all major natural resources, including rivers, creeks, wetlands, and woodlands.

Most of these areas shown on the Plan Map generally are outside the path of projected development, characteristically rural and predominately undeveloped or in agricultural or woodland use at this time. Moreover, few changes to these areas are anticipated during the life of this Plan, provided the need for more developable land does not spike. Where there is a need, the transition to higher intensity use(s) should proceed in an orderly manor, outward from established communities, and mitigated to the extent necessary to minimize any adverse affects of the transitional process.

The retention of natural resource areas, open lands, woodlands, and wetlands which make up a large part of this area, are essential to clean air, water, wildlife, and many natural cycles, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations contained herein. These areas also provide a very low density rural environment preferred by many people over subdivisions and higher density urban or community settings.

Objective

The objectives of this classification are (1) to preserve and protect natural resource areas from premature development, misuse and development which would unduly compromise their utility and role in the natural scheme of things, (2) to conserve rural characteristics and resources, and (3) to encourage outdoor recreation, and other land-based activities that maintain open space, protect water quality, and enhance quality of life .

Strategy

Strategies designed to implement this objective include:

- ✔ Monitoring and mitigating proposed changes which would alter or compromise the resources and rural character of such areas;

- ✔ Maintaining land development and use regulations which would ensure the retention and function of such areas to the extent practical and feasible; and

- ✔ Promoting use of the PDD Zone district as a tool to mitigate proposed changes involving large scale mixed use or multiple building site projects in such areas,

COMPLIANCE INDEX COMPONENT

Nowhere is a Plan more essential than in decisions involving zoning or rezoning. In fact, 6-29-720 of the South Carolina Code of Laws, 1976 (Comprehensive Planning Enabling Act of 1994) states that **"regulations (zoning) must be made in accordance with the comprehensive plan..."** But unless the plan is clear regarding what constitutes compliance, it may not succeed as a guide to the development and regulatory decision making process.

To clarify the intent of this Plan and what constitutes "accordance" therewith, the use of a Compliance Index is recommended. The Index, establishes criteria and parameters for determining compliance. It summarizes land use objectives, and identifies major use groups which meet plan map objectives. And by omission, it identifies as well those uses at variance with the Plan. In short, it establishes a guide for determining when **development is in accord with plan map objectives**. It directly links the Plan with the zoning ordinance (and map), establishing clear compliance criteria.

Plan-map designations and the accompanying description on the Compliance Index establish the objectives of a given classification and the type of development and zone classification which fulfills those objectives.

Plan map objectives may be met and plan compliance accomplished whenever land uses identified in the "accord column" are permitted by zone district regulations. Uses not listed are considered to be at variance and incompliant with the index and the objectives of the Plan. As such any zoning or rezoning action by the Planning Commission and County Council

should be denied accordingly, for non-compliance. Depending on the objectives of a given plan map designation, land use options range from few to many.

The boundaries of the various plan-map classifications should not be considered exact. They are general by design, permitting flexibility in the administrative determination of zone district compliance with the Plan.

Areas designated Existing Residential, for example, show a limited list of permitted uses. This means that any request to establish a zone district which permits more than single-family dwellings and support uses should be denied as it is not in accord with Plan map objectives. This limited zoning response makes a strong statement for stability and conservation of existing residential areas so classified on the Plan Map.

Whenever the Plan's objectives are brought into question, the matter should be reassessed by the Planning Commission to determine if they are still representative of the areas in question. If they are, any zoning change at variance should be denied on the grounds of "non-compliance." If, however, there is a deficiency in the Plan or conditions or objectives have changed over time, the Plan itself should be amended. In this way, the Commission will continually evaluate the Plan for relevance and applicability.

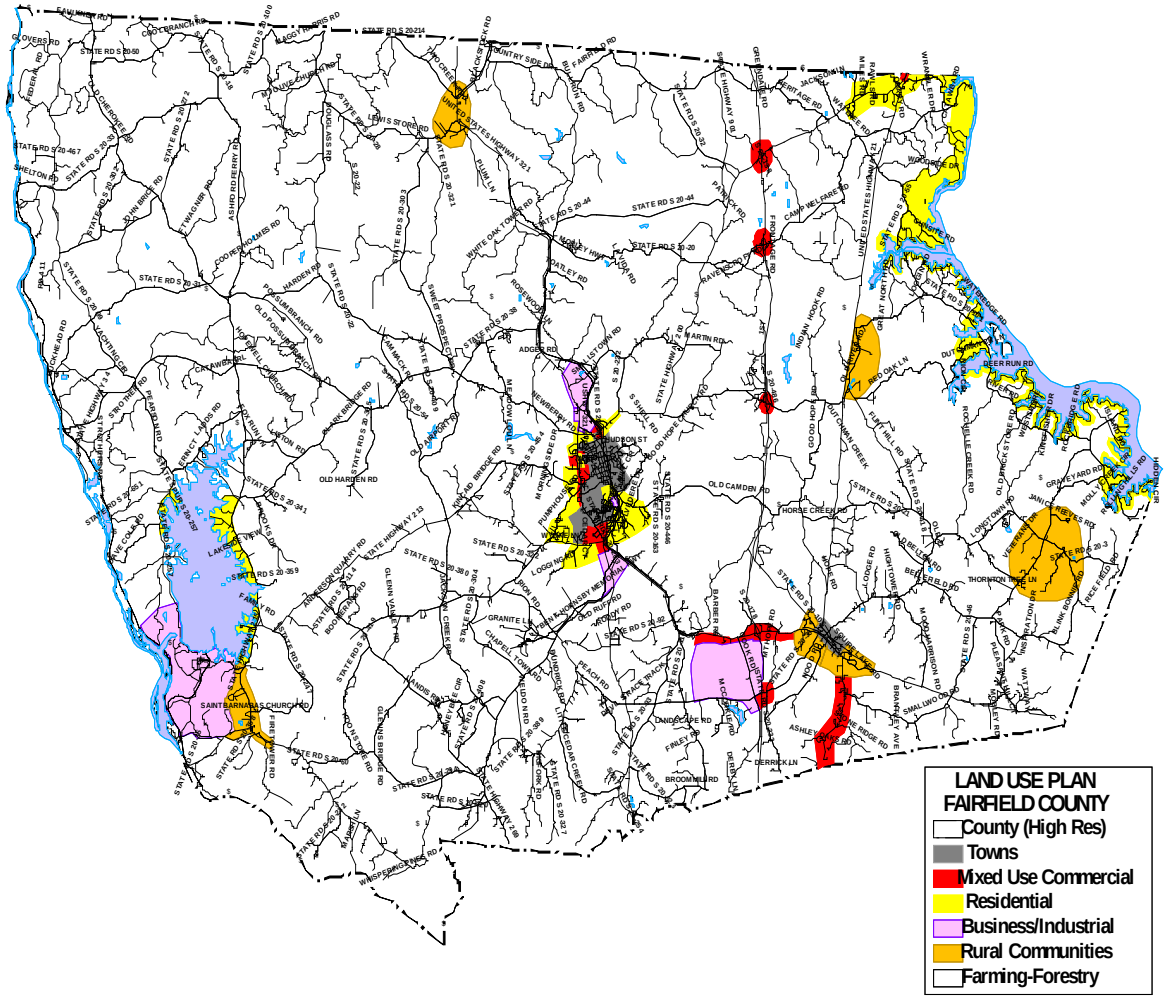
The entire process — evaluating development and zoning proposals on the basis of the Compliance Matrix — is designed to better infuse the Plan and the planning process into the development and zoning process.

TABLE 36
FAIRFIELD COUNTY
COMPLIANCE MATRIX AND LAND USE PLAN LEGEND

MAP DESIGNATION	GEOGRAPHIC OBJECTIVES	MAJOR LAND USES IN ACCORD WITH OBJECTIVES	COMPATIBLE ZONE DISTRICTS
Residential Areas	Protect the character and present use of existing residential uses, subdivisions and neighborhoods, and areas suitable to residential development.	✔ Residential uses ✔ Educational, recreational and religious uses	R-1, R-2, PDD. B-1
Mixed Use Commercial Areas	Promote commerce and economic vitality by allowing the "free market" to respond to demand. However, the objective may be tempered by zoning where restraint of the market is required to mediate local concerns.	✔ Retail and wholesale trade, ✔ Transportation and Warehousing ✔ Information ✔ Finance and Insurance ✔ Real estate ✔ Professional, Scientific and Technical Services ✔ Management of Companies ✔ Administrative support and Waste management services ✔ Educational services ✔ Health Care and social assistance ✔ Arts, Entertainment and Recreation ✔ Accommodation and Food Service	B-1, B-2, R-1, R-2, I-1, PDD

Mixed Use Commercial Areas (continued)		✔ Other services ✔ Public administration ✔ Multi-family dwellings, townhouses, apartments, duplexes, condominiums, etc. ✔ Single-family dwellings ✔ Agricultural, forestry	
Business/Industrial Areas	Promote and accommodate industrial development as a means of improving local economic conditions and "quality of life".	✔ Agricultural, forestry ✔ Mining ✔ Construction ✔ Manufacturing uses ✔ Wholesale trade ✔ Transportation and Warehousing ✔ Information ✔ Finance and Insurance ✔ Real estate ✔ Professional, Scientific and Technical Services ✔ Management of Companies ✔ Administrative support and Waste management services ✔ Health Care and social assistance ✔ Accommodation and Food Service ✔ Other services ✔ Public administration	I-1, B-2, PDD

Farming, Forestry and Natural Resource Areas **Farming, Forestry and Natural Resource Areas**	Preserve and protect natural resource areas, agricultural areas, forest, outdoor recreation, and other land-based activities that maintain open space, protect water quality, and maintain and enhance quality of life.	✔ Agricultural, forestry ✔ Single-family dwellings ✔ Manufactured dwellings ✔ Nature parks and recreation areas ✔ Mining ✔ Convenience Commercial	RD, RD-1, PDD, B-1 Alternative zones deemed appropriate and compatible by Planning commission
Rural Communities	Sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural support needs of the community as well as nearby rural residents in farming and forest areas	✔ Agricultural, forestry ✔ Single-family dwellings ✔ Manufactured dwellings ✔ Retail (limited) ✔ Public administration	B-1, RD-1, R-1


LAND USE PLAN
FAIRFIELD COUNTY
County (High Res)
Towns
Mixed Use Commercial
Residential
Business/Industrial
Rural Communities
Farming-Forestry

PART IX. PRIORITY INVESTMENT ELEMENT

The purpose of the Priority Investment Element is to tie the capital improvement needs identified in preceding elements of the Plan to forecasted revenues for the next five years. It is, in essence, a five-year Capital Improvements Plan that is meant to guide the annual budgeting processes.

In June 2007, the governor signed into law the South Carolina Priority Investment Act (PIA). The PIA consists of amendments to the 1994 Local Government Comprehensive Planning Enabling Act. One of the amendments adds the Priority Investment Element to the list of required elements for local comprehensive plans. The PIA states the following regarding this new element:

> "*A priority investment element [is required] that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, 'adjacent and relevant jurisdictions and agencies' means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, 'coordination' means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action."*

The County's priority investment element includes a compilation of all recommended capital projects and facilities identified in the Comprehensive Plan, as well as those identified by Department Heads as necessary to sustain the present level of governmental operations.

PROCESS

To prepare the list of future capital improvement projects, the County Administrator, with input from the various Department heads, were contacted and asked to identify needed capital improvements to sustain existing service levels and repair/replace obsolete or worn out facilities.

The result of this process is a Short Range (5-year) and a Long Range Plan. The projects listed represent the best efforts of local officials to identify and prioritize community needs to address existing deficiencies and recommended capital improvement projects (CIP) contained in the Comprehensive Plan. For long-range projects, further analysis, prioritization, and review will need to occur, as well as the availability of outside financial assistance.

PRIORITIZING CAPITAL IMPROVEMENTS

Capital facility needs almost always outweigh the resources to meet such needs. As a result, there is continuing pressure on local officials to fund more projects than they have resources to support. In response to this situation the County needs to establish an objective, defensible criteria or priority schedule for weighing one proposed project against another. The elements of such a schedule are outlined in the following recommended priority listing.

Priority 1 – New public facilities and improvements to existing facilities that eliminate public hazards.

Priority 2 – The repair, renovation or replacement of obsolete or worn out facilities that are necessary to achieve or maintain existing levels of service.

Priority 3 – New and expanded facilities that reduce or eliminate deficiencies in levels of service.

Priority 4 – New and expanded facilities necessary to serve new development and redevelopment projected during the next five years.

Also, the priority schedule should take into account both capital costs and the cost to operate and maintain proposed improvements in order to achieve the best use of funds and cost efficiency.

Most scheduled projects and activities listed on Table 37 will require local funding, augmented by grants, where available.

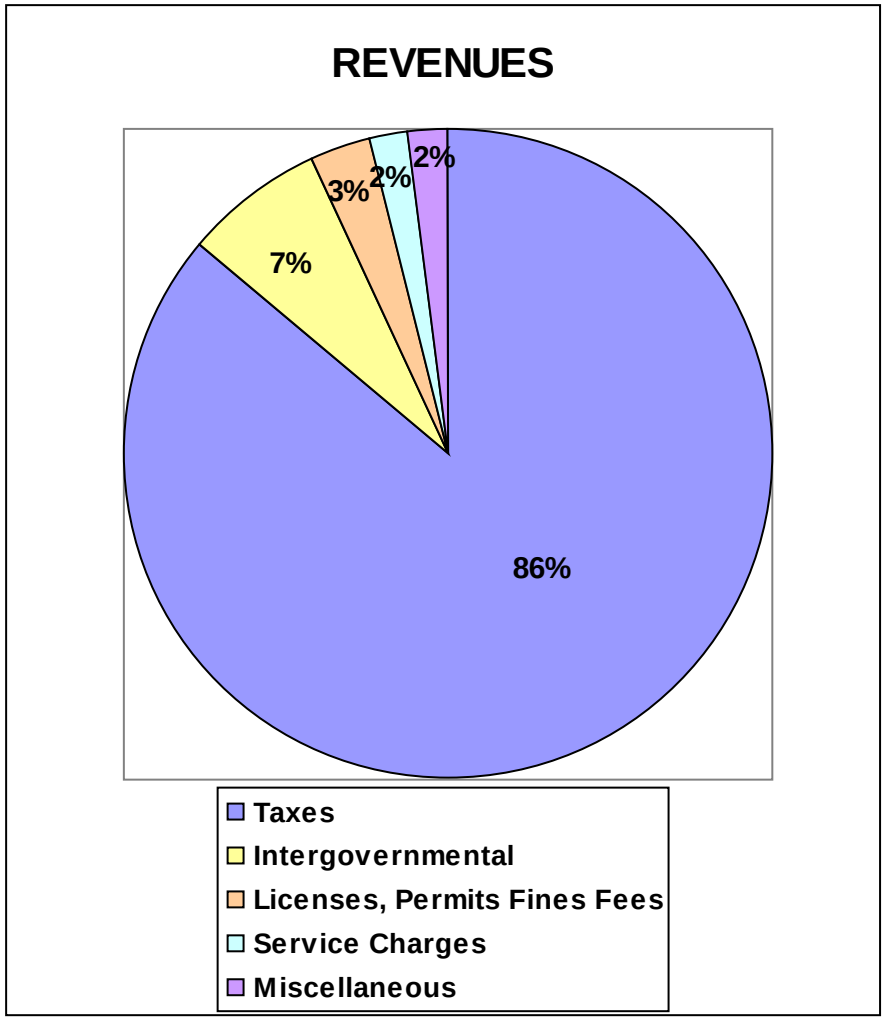
Table 37 PRIORITY INVESTMENT SCHEDULE							
Project Description	**Revenue Sources**	**Estimated Cost ($000) and Implementation Schedule**					
		2011	**2012**	**2013**	**2014**	**2015**	**Long Range**
HOUSING ELEMENT							
Adopt/ implement SC Existing Building Code	General fund	$50.0	$50.0	$50.0	$50.0	$50.0	To be adjusted
NATURAL RESOURCES ELEMENT							
Create Natural Resource (GIS) Information Repository	General fund		$25.0				
Develop wetland protection plan	General fund				$25.0		
CULTURAL RESOURCES ELEMENT							
Continue survey historical sites	volunteers						
Become Certified Local Government	volunteers						
COMMUNITY FACILITIES							
Fire Protection	General fund	$213.0	$213.0	$213.0	$213.0	$213.0	To be adjusted
EMS	General fund	$376.2	$376.3	$376.4	$375.0	$375.0	To be adjusted
Recreation	General fund	$250.0	$250.0	$250.0	$250.0	$250.0	To be adjusted
Water/Sewer Project	General Fund	$1,250.0	$600.0	$600.0	$600.0	$600.0	To be adjusted
Building contingency	General fund	$1,378.5	$875.0	$875.0	$875.0	$875.0	To be adjusted
ECONOMIC ELEMENT							
Redesign Website as marketing tool	General fund	$10.0					
Economic Development	General fund	$200.0	$200.0	$200.0	$200.0	$200.0	To be adjusted
Certify available industrial sites	General fund						
TRANSPORTATION ELEMENT							
County Road program	General fund	$100.0	$100.0	$100.0	$100.0	$100.0	To be adjusted
Initiate Sidewalk & Bike Land Plan	Grants	$50.0	$50.0	$50.0	$50.0	$50.0	To be adjusted
Land Use Element							
Revise Zoning Ordinance to include Plan recommendations	General fund	$25.0					
Revise Land Development Ordinance to include Plan Recommendations	General fund	$15.0					

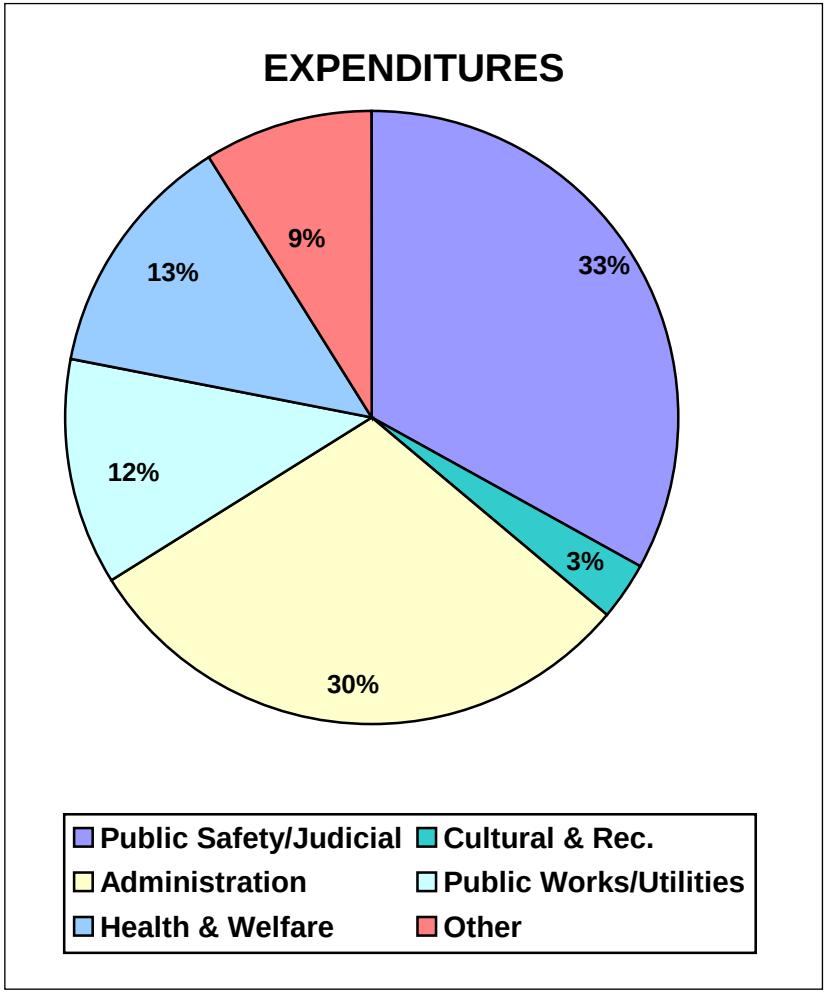
FUNDING SOURCES

The primary source of revenue for capital projects is General Obligation Bonds (G.O. Bonds). G.O. Bonds are secured by the County's projected future property tax revenue stream. The State of South Carolina limits the amount that local governments can borrow through G.O Bonds to 8% of the assessed value of taxable property. To issue bonds in excess of the 8 percent limitation would require the County to hold a referendum. Grants also are a major source of capital improvement project funding.

The County's 09 Audit reveals that the primary source of income for the County is taxes. This includes real property taxes, vehicle property taxes, payments in lieu of taxes, sales taxes, and an assortment of other taxes, accounting for 86 percent of all revenues. Income from taxes is followed by income from intergovernmental sources or state shared revenues, amounting to seven percent of county revenues. Licenses, permits, fines and fees account for two percent of revenues, with the balance coming from a multitude of sources, including investment income.

The County Audit also shows that the primary expenditure for the County is the operation and maintenance of its public safety system, including police, jail, fire and judicial, followed by administrative or general governmental expenses. The county's commitment to health and welfare programs account for 13 percent of expenditures, followed by expenditures for public works and utilities.


REVENUES
86%
7%
3%
2%
2%
Taxes
Intergovernmental
Licenses, Permits Fines Fees
Service Charges
Miscellaneous


EXPENDITURES
33%
3%
30%
12%
13%
9%
Public Safety/Judicial
Cultural & Rec.
Administration
Public Works/Utilities
Health & Welfare
Other

A review of the County's budget reveals that budgeted revenues are essentially maxed out by budged expenditures, which do not include the many projects and recommendations contained in this Plan. The situation is exacerbated by the current economic downturn. As a result, Plan and project implementation may depend on alternative revenue sources, including, but not limited to the following.

1. G.O. Bonds: Seek Additional funding from G.O. bonds by holding a referendum to exceed the State cap of 8% bonding capacity of the County;

2. Capital Projects Sales Tax: Hold a referendum to establish a 1% capital projects sales tax;

3. Grants: Seek additional funding through private, state and federal grants.

4. User Fees: Consider user fees for County services where appropriate or feasible.

5. Accommodations Tax: The accommodations tax is available for tourism related projects; and

6. American Recovery and Reinvestment Act: The American Recovery and Reinvestment Act contains a number of competitive grants to State and local governments that could help fund Town projects. For example, the purchase of wetlands or conservation easements to protect the Mount Pleasant watershed could be funded by the Watershed Infrastructure grant administered by the National Resources Conservation Service; and a variety of grants are available to local governments to promote energy efficiency and reduce fossil fuel emissions, such as the Energy Efficiency and Conservation Block Grant.

Historically, sidewalks have been funded primarily with local sales tax revenue. More recently however communities have been able to use Transportation Enhancement funds available through SAFETEA-LU, and administered by SCDOT. These funds are targeted for bicycle/pedestrian network enhancements. Additional funding sources include:

- Local Government Initiatives
- Capital Programs (bond issues and sales tax)
- Federal and State Enhancement and Recreational Trail Programs
- National and Local Foundations
- Public/Private Partnerships

PRIORITY INVESTMENT POLICY

Coordination of Capital Improvements

The County's policy is to coordinate major capital improvements with nearby governmental jurisdictions, where possible. Coordination may include techniques such as joint funding of capital improvements, shared use agreements, or shared maintenance or operation agreements. Opportunities for co-location of facilities and/or land swaps between governmental entities also will be explored.

All relevant governmental agencies and public service providers will be consulted in the planning stages as the County implements specific capital improvements, and the County will assist other local governmental agencies in the implementation of their Capital Improvements Programs so long as they are consistent with the County's Comprehensive Plan.

Seek Service Efficiencies and Coordination

The County will seek to coordinate the provision of public services with other local government jurisdictions where such coordination will provide cost savings and/or quality improvements. The County will also seek to coordinate the provision of public services and operations amongst its various departments.

Economic development is one area where the County can benefit from increased coordination with State and regional agencies. Businesses look primarily at the regional and County levels in selecting desired business locations, and so the County stands to benefit from the success of regional and county marketing and business development efforts. While the County will continue to develop its own identity and competitive advantages, the County will also coordinate its economic development efforts with regional and state efforts on target industries.

In other cases, such as emergency response, coordination of local government with state agencies is essential to effective action. The County will continue to work with state, municipal, and local partners to enhance emergency preparedness and maximize resiliency in response to all types of disasters, natural, and manmade.

Operation/Maintenance of Capital Expenditures

Essential to scheduling capital improvements is understanding the potential impact and ramifications of the continued operation and maintenance of such improvements. Expansion of capital improvements is often associated with increased annual operation and maintenance costs. In addition, some public facilities need to be staffed on a part-time or full-time basis. The County intends to engage in forward-looking planning efforts to understand the long-term budgetary impacts of all planned capital improvements.

RECOMMENDED ACTIONS, PLANS, PROGRAMS, & STUDIES

The focus of the Priority Investment Element is capital improvements. However, the preponderance of the Comprehensive Plan is found in the many actions, programs, and studies recommended in each of the previous eight plan elements. The importance of these planning initiatives is such that they are recounted in the following summary. Many of the recommendations are related to larger, capital improvement projects.

Population Element

- Develop a resident recruitment program, targeting younger families, college graduates and business entrepreneurs.
- Expand the County's Web site to include a strong resident recruitment element profiling the advantages of living in Fairfield County and quality of life inducements.
- Provide a diversity of housing alternatives.
- Provide pedestrian and/or public transportation linkages.
- Adapt the environment to meet changing needs of the elderly.
- Initiate a campaign to emphasize the importance of education and parental involvement in the process.
- Work with Midlands TEC and Fairfield School district to increase participation in adult education programs leading to GED diplomas. Provide incentives to encourage greater participation in adult education programs.
- Work with the Fairfield School District to improve the educational experience and graduation rate.

Housing Element

- Encourage and assist affordable housing providers to expand use of current subsidized housing programs to include comprehensive package of all available programs.
- Monitor all rezoning requests for change in established residential areas for compliance with the protective goals and objectives of the Land Use Plan Element, Part VIII.
- Amend the Zoning Ordinance to include bufferyard provisions for dissimilar uses abutting established residential uses.
- Adopt and staff-up to implement the SC Existing Building Code. This code will allow the county to mandate housing improvements where needed to bring existing housing in disrepair up to safe and habitable standards.
- Once adopted, initiate Systematic Code Enforcement program targeting densely concentrated neighborhoods around Winnsboro. Begin by focusing on renovation or removal of substandard rental and vacant units within these neighborhoods.
- Provide technical and financial assistance to homeowners and landlords to help upgrade substandard dwellings through use of recommended programs.
- Provide assistance for installation of "green" techniques, by making property owners and developers aware of incentive programs.
- Encourage retrofitting existing homes to more energy efficient "green" homes.
- Amend Land Development and Zoning Ordinance to include conservation and green building design provisions.

Natural Resources Element

- Create a natural resource information repository. Set up a GIS System to help property owners and developers identify site specific resources and development limitations.
- Prepare and distribute educational and information material relating to the need for and value of incorporating site present natural resources into proposed projects and developments.
- Amend the county's Subdivision Regulations to require conservation and integration of natural resource areas and amenities, where present, into new subdivisions.
- Establish a review procedure at the planning stage to mitigate conservation efforts where natural and historical resources are involved or threatened.
- Pursue the use of conservation easements as a means of perpetual protection for certain unique and/or natural resources, including riparian buffer zones.
- Investigate the use of financial incentives for developers and land owners who contribute to resource conservation.
- Amend building codes and subdivision regulations to incorporate solar building design techniques.

- Encourage residents in medium to high density areas to use rain gardens on their property to help reduce runoff.
- Coordinate with other local jurisdictions to ensure consistent water quality throughout the water shed.
- Market the county through the Internet.
- Amend Land Development Ordinance to require assessment of plant & wildlife presence prior to development.
- Amend Zoning ordinance to require riparian buffer setbacks along all water resources.
- Where practical and feasible, the following recommendations, contained in a study of South Carolina Wetlands by the SC Department of Parks, Recreation and Tourism, should be implemented:

1. Public education efforts focusing on wetland values, potential losses due to various types of development, and how wetlands protection relates to overall water and land use goals.
2. Encouragement and support for private protection efforts by individual landowners or conservation groups.
3. Adoption of local wetland protection plans and policies which guide land use development and management including implementation of Best Management Practices.
4. Adoption of environmental impact statement (EIS) requirements for both public and private projects.
5. Close monitoring and enforcement of existing federal, state and local land and water regulations which directly or indirectly affect the use of wetlands.
6. Acquisition of specific wetlands.
7. Rehabilitation or restoration of damaged wetlands.

Cultural Resources Element

- Continue to survey and record County's archaeological and historical resources.
- Pursue grants and volunteers to continue research and identification of archeological and historic sites.
- Become "Certified Local Government."
- Provide up-to-date cultural data to economic development agencies for inclusion in their community resource information packets.
- Pursue the use of grants to improve tourist attractions.
- Monitor all rezoning and development proposals to ensure compatibility with existing historical sites and structures, utilizing plan review and the public hearing process.
- Develop policies and incentives that encourage preservation of cultural resource opportunities.
- Solicit the cooperation of local and regional conservation organizations in the

use of conservation easements and comparable preservation programs.

Transportation Element

New Development

- Coordinate transportation and land use planning in new developments.
- Monitor new development for its impact on the level of service (LOS) of existing streets.
- Require Traffic Impact Analysis (TIA) reports for new developments exceeding 175,000 sq.ft.(commercial) or 125 units (residential).
- Provide for flexible, negotiated traffic mitigation measures for large new developments that facilitate pedestrian, bicycle and mass transit access.
- Support context-sensitive roadway design in order to ensure that transportation facilities are compatible with surrounding neighborhoods and activity centers.
- Encourage street connectivity to enhance traffic flow.
- Encourage the use of "neo-traditional" design standards, featuring grid-like street patterns and sidewalks.
- Discourage cul-de-sac and dead-end streets in new developments where natural features do not prevent street connectivity.
- Amend Subdivision Regulations to require large new residential subdivisions to provide multiple entrances and exit points.
- Amend Subdivision Regulations to limit the number of curb cuts and driveways allowed for development along major roadways.

Existing Streets and Roads

- Improve circulation, condition and safety of existing street system.
- Continually monitor street system to ensure that it is functioning properly.
- Tap all possible resources in an effort to maintain and/or improve the existing street and road system.
- Apply for STIP and CTC funds to implement improvements on SC 34 as recommended in the CMCOG Rural Transportation Plan , and shown on the Transportation Plan Map contained in this document.

Sidewalks and Bike Lanes

- Expand the County's system of sidewalks and bike lanes.
- Apply for Transportation Enhancement Program funds through SCDOT and the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU).
- Provide annual budgeting to go towards sidewalk and trail development and local matches for regional, state and federal trail grants.
- Prioritize proposed construction of Bike Lanes along the roads identified in the CMCOG Rural Transportation Plan, and shown on the Transportation Plan Map

in this document.

SC 215
SC 34
Old River Road
US 21
River and Park Road
US 321

Mass Transit

- Maintain and Expand the system to better serve county residents.
- Continually monitor ridership and service to ensure the system is providing the highest level of service to the largest number of potential riders.

Community Facilities Element

Utilities

- Work with water and sewer service providers to continually monitor rates and cost of service for efficiency.
- Protect through zoning all surface water sources by amending the County's Zoning Ordinance to require 50' riparian buffer setback along the banks of all surface water resources from which water supply is drawn.

Public Safety

- Maintain full complement of qualified trained staff, and vehicle and equipment readiness to continue practice of optimum response.
- Improve working conditions at the Sheriff's department by increasing storage and operational work space. The feasibility of completely relocating the Sheriff's Department to an existing, larger, more user friendly facility or constructing new headquarters, specifically designed to accommodate the Sheriff's department should be studied.
- Continue to educate public on proper response to distress situations and assist in securing individual homes and apartments with fire extinguishers, smoke detectors and ready access to emergency assistance.
- Reduce the crime rate and fear of crime with increased presence of police deputies, budget constraints permitting.
- Maintain a highly visible law enforcement presence on school grounds.
- Work with existing water districts to upgrade water systems in those Fire Districts without a recognized water system.
- Maintain funding source to systematically upgrade and improve Fire departmental equipment and personnel training.

Parks and Recreation Goals

- Continue to pursue governmental grants for recreational programs and facilities.
- Continually monitor and improve existing facilities as needed.
- Add to the community's park inventory by encouraging or requiring land development practices that reserve park space within or close to newly developed sites.
- Budget for additional football/soccer fields at existing park sites, space permitting, or new sites.
- Promote through better signage use of the County's parks.

Health Services and Educational

- Provide Comprehensive Quality Healthcare Services which meet Community and Individual Needs and Expectations.
- Empower all students to be problem solvers, users of technology, effective communicators, and life long learners in a rapidly changing global community, by providing challenging experiences in a safe, caring, supportive and cooperative environment.
- Prepare students to contribute as productive and responsible citizens in a global society by ensuring innovative and challenging learning experiences.
- Provide affordable, quality development child care to ensure that every child is ready to enter the first grade.
- Provide a state-of-the-art safe and well maintained public school system, and ensure quality and equity in instructional programs.
- Provide alternative training programs and opportunities for under-skilled persons outside the school system---to provide them with skills to participate in the work force.
- Assist school district by providing volunteer county programs to aid in the education process, such as a pool of readers, tutors.

Economic Element

- Create new marketing tools, including CD presentations, showing the movement of better paying jobs and higher quality life conditions within the county.
- Provide business incentives to attract desired industries.
- Craft and maintain zoning regulations designed to sustain and enhance existing business and industrial uses and identify and protect areas suitable for new and expanded business and industry from encroachment by interim land uses which would detract from, would be incompatible with, or would preclude their future industrial or business utility.
- Certify available and ready sites for industrial development.
- Continue to research and make available rail sites for industrial development.
- Continue planning and development of the third proposed Industrial Park off

Peach Road.

- Continue to support and cooperate with the Greater Columbia Chamber of Commerce, the South Carolina Chamber of Commerce, the South Carolina Department of Commerce, and other regional business organizations engaged in economic development and recruitment.
- Assist Economic Development Agencies by Prioritizing Community Industrial Recruitment Objectives.
- Create New Economic Markets to Cash in on South Carolina's Emerging Recreation-Retirement Image.
- Expand local economic development efforts to include tourist and retiree markets.
- Develop a more aggressive tourism and retirement promotion program, together with educational programs for individuals involved in tourism, and the integration of infrastructure development in support of tourism including historic lodging facilities, specialty restaurants, etc.

Land Use Element

- Adopt the Plan and the Plan Map by ordinance.
- Maintain the Plan through the annual audit process.
- Amend the Zoning Ordinance to include Bufferyard provisions.
- Amend the Zoning Ordinance to include a “Heavy Agricultural District”, to restrain the location of large commercial animal and poultry operations and remove the potential of such uses locating, as currently permitted, throughout the RD District. The recommended location of such a District is generally north of Winnsboro and Jenkinsville and west of I-77.
- Create a new “Rural Community” Zone District to encourage clustering mixed uses – limited commercial and residential -- within established community settings (See Land use Plan Map).
- Amend the RD District to eliminate some of the commercial uses, channeling them instead to the proposed new Rural Community District.
- Amend the Land Development Ordinance to **e**ncourage developers to incorporate natural and historic resources, where such resources are proposed for development, into development projects to uniquely signature such projects and conserve resources in the process.
- Identify and map the location, nature, and extent of all existing and potential resources to be conserved, so that developers and property owners can mitigate or adjust development plans to avoid or incorporate such resources into the planning and development process, providing for responsible utilization as a means of conserving them for present and future generations to enjoy.
- Promote cluster subdivisions with design features such as open space, greenways, wildlife corridors, wetland preserves, farmlands, etc. as a means of enhancing development, conserving resources, and maintaining a balanced environment.

- Amend development regulations to require the use of Best Management Practices (BMP's) in dealing with the development of resource areas.
- Enact "overlay zone districts" establishing minimum design and appearance standards on SC 34, between Ridgeway and Winnsboro, Peach Road, US 321 north of Winnsboro, US 21 north of Ridgeway and the full length of I-77 (Appendix A).

ANNUAL AUDIT

To ensure implementation of and adherence to the Plan, an annual audit and review are recommended. The annual audit should consist of an item-by-item assessment by the Planning Commission of the scheduled projects on Table 37. The status of each project should be measured in terms of progress: completion or incompletion. All incomplete projects should be either rescheduled or dropped from the schedule, if interest and community objectives have shifted elsewhere. An annual audit will result in keeping the proposed Plan schedule on the Planning Commission's agenda.

In addition to an annual audit, the plan should be reviewed annually to ensure that all goals, policies, and recommended actions remain relevant, on target, and updated to include any new data that may influence the direction of the plan, such as 2010 Census data, available in 2012. The South Carolina Comprehensive Planning Enabling Act of 1994, requires that Comprehensive Plans be reviewed for accountability at not less than 5-year intervals, and updated at not less than 10-year intervals, from the date of adoption. In reality, this is not enough for vibrant, ever-changing communities such as Fairfield.

An annual review from the date of adoption will better infuse comprehensive planning and the Plan into the day-to-day decisions affecting development and redevelopment of the County. it will remain an effective and current blueprint for the future. It is not meant to be a static or rigid document, but an elastic guide to development, accommodating change within its broader confines.

If audited and reviewed annually, as recommended, the Plan should produce for the County an orderly development process, and an enhanced, planned environment. It will happen when local residents and officials get behind the Plan and push for implementing legislation, polices and budgets to move the Plan to the forefront of the decision-making and development process.