



# Fairfield County Planning Commission MINUTES



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**June 23, 2022 Meeting Minutes (there was no July meeting)**

**I. Call to Order at 6:00 p.m.**

Members Present:

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

Members Absent:

Billy Peak  
Dr. Gaddy  
Donna Miller

Staff & Others Present:

Daniel Stines (Community Planner/Interim Director)  
Gregory Sprouse (Director – Central Midlands COG)  
Malik Whitaker (County Administrator)  
Chris Clauson (Winnsboro Town Planner)  
Cal Harrison (Ridgeway Planning Commission)

**II. Approval of Minutes:**

Mr. Kelley opened the meeting with a role call and motion to approve the May 26, 2022 meeting minutes. Motion by Mr. Gray, 2<sup>nd</sup> by Mr. Knight – Motion passed 4-0.

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**FAIRFIELD COUNTY COMMUNITY DEVELOPMENT**

PO Drawer 60 | Winnsboro, SC 29180  
Tel: (803) 712-6596

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### III. **New Business: Rezoning Request – Buckeye Enterprises LLC**

Staff presented a detailed staff report on behalf of an applicant requesting to rezone approximately 4.44 acres from RC (Rural Community District) to B2 (General Business District). Said property is an existing storage unit business. The applicant wished to expand the storage units by adding on additional dry storage bays. As zoned the applicant was restrained by density, not use, whereby limiting the applicant from gaining max use of the business parcel. Staff's recommendation was to approve the rezone request. The Planning Commission made a unanimous recommendation to County Council to approve the rezone request. Motion passed 4-0.

### IV. **Public Comments: None**

### V. **Old Business: Comprehensive Plan Work Session #5**

Gregory Sprouse returned to update the Planning Commission on the Comprehensive Plan and walked them through where he and staff have been to date. Representatives from the Town of Winnsboro and Ridgeway were present to share their views, plans and updates of their specific jurisdictions. Gregory had met with representation from Jenkinsville prior to the meeting, and these discussions will be implemented into the plan document where applicable. Some of those items will be water/sewer plans that the Town of Winnsboro has in place and coordinating the Land Management Plan around those areas with focus on development types and goals. Same goes for Ridgeway where they have a lot of focus on enviro-tourism and the plans set for the Hwy 21 corridor. Discussion there was focused on preserving the natural areas along the Hwy 21 corridor and limiting things like signage etc. Jenkinsville representative Mayor Guinyard has focus on County-Wide housing study and what the market may support. Gregory and Staff discussed with the Planning Commission how they will utilize these new elements for the Comp Plan and how it can help guide growth for Fairfield for the next 10 years. The discussion concluded with questions and clarifications from the Planning Commission and Gregory stated that a draft of the Comp Plan is slated for the first of September.

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## VI. Open Discussion:

Staff and the Commission participated in a dialog regarding the process for Public Hearings and how those have been perceived in the last year. Staff proposed moving the Public Hearing portion of the rezone process to the Council level. The Planning Commission shared some insight in how they viewed the hearings had went and wanted clarification of the process moving forward. Staff shared how they believed the process would evolve moving forward with hearings at the Council level but did not have fact on that new process.

## VII. Adjourn: 8:18 PM. Motion by Mr. Gray, 2<sup>nd</sup> by Ms. Barnes. Motion carried 4-0.

**Thank you**

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