

**FAIRFIELD COUNTY PLANNING COMMISSION**  
**MINUTES**  
**May 23, 2022**

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

Members Present:

Randy Kelley (Chair)  
William Gray (Vice Chair)  
Dr. Gaddy  
Donna Miller  
Chris Knight  
Jennifer Barnes

Members Absent:

Billy Peak

Staff & Others Present:

Daniel Stines (Community Planner/Interim Director)  
Gregory Sprouse (Director – Central Midlands COG)  
Zechariah Willoughby (Interim Economic Director)  
Tim Roseborough (Council Liaison)

**II. Approval of Minutes:**

Mr. Kelley opened the meeting with a role call and motion to approve the April 28 meetings. Motion was made by Chris Knight and a second by Dr. Gaddy. Motion passed 6-0.

**III. New Business: Rezoning Request – Gum Springs LLC**

Public Hearing request to rezone 394 acres on Hwy 34 was held on behalf of owners – Gum Springs LLC. The request was to rezone 394 acres from RD-1 (Rural Residential District) to I1 (Industrial District) to list the property as commercial property for commercial development. Staff presented a detailed staff report noting all the properties characteristics, surroundings, current uses and potential uses as outlines within the Counties Comprehensive Plan and Land Management Plan. Staff also read aloud 13 emailed public comments submitted, all which spoke in opposition of the project. Upon

completion of the staff report, Chairman Kelley then opened the meeting for questions to staff. Staff responded to several of the concerns made within the read public comment letters and responded to questions posed by the Planning Commission. Chairman Kelly then opened the meeting for Public Comment where members of the community were allowed 3 minutes to speak for or against the project. There were 24 citizens who spoke in opposition of the project and 1 citizen who spoke in favor of the project. Public comment last for approximately 1 hour 37 minutes. Chairman Kelley closed the meeting for Public Comment. After additional questions screened by staff, and discussion held by Planning Commission members, the item was put to vote. Mr. Gray made a motion to deny, the motion was 2<sup>nd</sup> by Ms. Barnes. The motion passed 5-0 (Dr. Gaddy left the meeting early and did not cast a vote)

**IV. Public Comments:**

24 citizens signed up for Public Comment

**V. Old Business: Comprehensive Plan Work Session #4**

Gregory Sprouse was in attendance and walked the Planning Commission through the details he's covered to date, work that he and staff have completed and the items remaining. Staff and Mr. Sprouse discussed the next steps we would be taking as a team, and what work session in June would look like and what the Planning Commission should be focusing on. Mapping and Zoning and Land Use are the primary focuses at this point. Work Session 5 will include several stakeholders of the Community as well. There were no items for vote during this plan update.

**VI. Subdivisions: None**

**VII. Open Time: None**

**VIII. Adjourn: 8:55 PM. Motion by Mr. Knight, 2<sup>nd</sup> by Mr. Gray. Motion carried 6-0.**

**Thank you**