



**MINUTES
SPECIAL MEETING
FAIRFIELD COUNTY COUNCIL
OCTOBER 5, 2020**

Present: Moses Bell, Jimmy Ray Douglas, Bertha Goins, Doug Pauley, Cornelius Robinson, Clarence Gilbert, Council Members; Jason Taylor, County Administrator; Laura Johnson, Assistant County Administrator; Tommy Morgan, County Attorney; Patti L. Davis, Clerk to Council.

By Phone: Mikel Trapp

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80 (e), as amended, the following persons and/or organizations have been notified of the time, date and location of this meeting: The Independent Voice of Blythewood and Fairfield, The Country Chronicle and one hundred forty one other individuals.

1. CALL TO ORDER

Chairman Robinson called the Special Meeting to order at 6:00 p.m.

2. APPROVAL OF AGENDA

Motion made by Council Member Douglas, seconded by Council Member Bell, to approve the Agenda. ***The motion carried unanimously 7-0.***

3. ORDINANCES, RESOLUTIONS AND ORDERS

- A.** Second Reading Ordinance No. 754: An Ordinance Authorizing the Execution and Delivery of an Agreement Between Fairfield County and Project Windsor to Provide Certain Incentives, Authorizing the Sale of Certain Real Property in the County, and Other Related Matters. This item will be held until after executive session.
- B.** Second Reading Ordinance No. 755: An Ordinance to Amend the Fairfield County Land Management Ordinance (No. 599) to Provide for the Zoning Reclassification from R-2 (Inclusive Residential District) to B-1 (Limited Business District) of 1.6 Acres Owned by Rockton Baptist Church (Applicant). This is Tax Map No. 145-01-35-002-000. Property is Located Between Crane Street, Winter Street and Sandifer Road, Winnsboro, SC. Motion made by Council Member Bell and Council Member Douglas, seconded by Vice Chair Goins, to approve Second Reading of Ordinance No. 755. Chairman Robinson requested Community Development Director, Mr. Chris Clauson, to give further information on this item. Per Mr. Clauson, the request was made by the church and brought about because of the charter school. The school

wants to bring in a modular and will be on the property near the fire station. The R2 zoning district does not allow for two separate uses, and there can only be a principal use with secondary accessory uses. The B1 will allow for a separate primary use. Council Member Douglas inquired if this will be a modular or a motor home. Per Mr. Clauson, this will be a modular school portable building. Mr. Taylor inquired if these type units are pre-approved by the school. Per Mr. Clauson, this would be OSF with state inspection. Council Member Pauley inquired if this will be located behind the fire department. Per Mr. Clauson, this is correct along with some additional property on the western portion of the tract. **Motion carried unanimously 7-0.**

- C.** Second Reading Ordinance No. 756: An Ordinance to Amend the Fairfield County Land Management Ordinance (No. 599) to Provide for the Zoning Reclassification from R-1 (Single Family Residential District) to RD-1 (Rural Residential District) of 17.61 Acres Owned by Yvan Baquerizo (Applicant). This is Tax Map No. 093-00-00-031-000. Property is Located at 8393 US Highway 21 North, Ridgeway, SC 29130. Motion made by Council Member Bell, seconded by Vice Chair Goins, to approve Second Reading of Ordinance No. 756. Per Mr. Clauson, this rezone was brought about because the applicant desires to place a personal use storage building/work shed on the property. This will not be a business. It was zoned R1 as this is one of the areas contained in the prior comprehensive plan identifying chunks of land close to smaller communities where they wanted to see a different type of development. R1 would allow for more density, but it should be focused on residents primarily. The RD1 would allow for the applicant to have the storage building without a primary dwelling, meaning he would not have to build a house to allow for the storage building. Council Member Douglas inquired if the adjoining land owners have been notified. Per Mr. Clauson, they have been notified. This request went before the Planning Commission and a comment from a citizen was read. The Planning Commission did approve the request. Council Member Pauley stated it is good for Council to know the outcome when these ordinances go through the Planning Commission. **Motion carried unanimously 7-0.**
- D.** Resolution No. 2020-11: Committing to Negotiate a Fee-in-Lieu of Ad Valorem Taxes Agreement Between Fairfield County and Project Windsor, Identifying the Project, and Other Matters Related Thereto. This item will be held until after executive session.

4. EXECUTIVE SESSION: (The following statement is provided in compliance with the South Carolina Freedom of Information Act: Subsequent to Executive Session, Council may take action on matters discussed in Executive Session.)

At 6:12 p.m., motion made by Vice Chair Goins, seconded by Council Member Bell, to enter into executive session for (a) Economic Development – Discussion Regarding a Proposed Fee-in-Lieu of Tax Agreement and Associated Documents Regarding an Economic Development Project Identified as Project Windsor Pursuant to S.C. Code Ann Section 30-4-70(a)(5). **Motion carried unanimously 7-0. Council Member Trapp left the meeting shortly after Council went into executive session.** At 6:34 p.m., motion made by Vice Chair Goins, seconded by Council Member Bell, to come out of executive session and return to open session. **Motion carried 6-0.**

Motion made by Council Member Bell and Vice Chair Goins, seconded by Council Member Douglas, to approve Second Reading Ordinance No. 754. **Motion carried 6-0.**

Motion made by Council Member Bell, seconded by Council Member Gilbert, to approve Resolution 2020-11. **Motion carried 6-0.**

5. ADJOURN

At 6:35 p.m., it was moved by Council Member Bell and seconded by Council Member Douglas, to adjourn. **The motion carried 6-0.**



PATTI L. DAVIS
CLERK TO COUNCIL



CORNELIUS ROBINSON
CHAIRMAN