

SS-0134

COMPREHENSIVE PLAN UPDATE, 1997

FAIRFIELD COUNTY

Prepared By: Vismor & Associates, Inc.

compatibility

**RESOLUTION
RECOMMENDING ADOPTION OF
A COMPREHENSIVE PLAN
FOR
FAIRFIELD COUNTY, SOUTH CAROLINA**

WHEREAS, the General Assembly of South Carolina enacted in 1994 an amendment to the Code of Laws of South Carolina by adding Chapter 29 to Title 6, "South Carolina Local Government Comprehensive Planning Enabling Act of 1994", and repealing all previously enacted planning Acts and Codes; and

WHEREAS, the 1994 Enabling Act requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continued reevaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction; and

WHEREAS, the planning process shall include the development of a Comprehensive Plan which shall consist of a population element, an economic element, natural and cultural resources element, a community facilities element, a housing element, and a land use element; and

WHEREAS, the Fairfield County Planning Commission developed and adopted 11-19-92 such a Plan; and

WHEREAS, the 1994 Planning Enabling Act stipulates that the "Planning Commission shall review the Comprehensive Plan or elements of it as often as necessary, but not less than once every five years; and

WHEREAS, the Fairfield County Planning Commission on this five-year anniversary (1997) has reviewed the Plan to determine the need for change, and has recommended amending the Plan to incorporate such change(s) as included in such document and shown on the Plan Map:

NOW THEREFORE, THE FAIRFIELD COUNTY PLANNING COMMISSION, BY RESOLUTION, HEREBY RECOMMENDS FOR ADOPTION BY FAIRFIELD COUNTY COUNCIL A REVISED AND AMENDED "COMPREHENSIVE PLAN" FOR FAIRFIELD COUNTY, INCLUDING ALL REFERENCED PLAN MAPS, THIS 15 DAY OF APRIL, 1997.


Mike Mills, Chairman
Fairfield County Planning Commission

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INTRODUCTION

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 erosion of most of the county. And finally, the arrival of the boll weevil in about 1920 finished the cotton industry in Fairfield County. From this adversity, the county has rebounded with a more vigorous and diversified economic base, as discussed herein.

Fairfield County is organized under the Council-Administrator form of government, authorized by the Home Rule Act of 1974. The centerpiece of the governmental complex is the historical Fairfield County Courthouse, constructed in 1823.

For all the changes that have taken place over time, Fairfield, with an area of about 686 square miles and a population density of only 26.5 persons per square mile, remains a predominantly rural area. However, it is being impacted as never before by the expansion of the Greater Columbia Area, and improved accessibility via I-77 through the county.

These changes have and will continue to support the suburbanization of employment facilities in the county. They may also lead to the exurbanization of Winnsboro and Ridgeway, and the suburbanization of areas in closer proximity to Richland County.

These development scenarios surely will alter the landscape and the rural character of Fairfield County. And if left unplanned and uncontrolled, these changes could result in a patchwork of subdivisions, commercial strips, and incompatible industrial uses completely lacking in character or traditional values, compromising rather than enhancing "quality of life" in the county. In addition to creating negative fall-out sometimes associated with development, and lending order to the process,

1 Central Midlands Regional Planning Council, Central Midlands Historic Preservation Survey, 1974.

planning, as advanced in this document, is predicated on the following.

Planning makes sense. You would not build a home without a plan. In fact, very few actions are taken without some sort of plan. Without a plan, the county is in the precarious position of having to respond to issues as they arise without regard to possible long-range implications. The problem with this is that it can and often does place pressure on local officials to address issues that were neither anticipated nor budgeted. It also places with such officials the responsibility of resolving land use problems created by unplanned development---problems of land use incompatibility and infringement of property rights, among others.

Planning can save money. The county and other service providers can tie fiscal planning into the land use planning process so that major capital items such as water, sewer, schools, recreation facilities, fire protection, etc. will be provided in a timely efficient manner, to accommodate future development. And this can save money in right-of-way and public site acquisitions, along with other money-saving ventures.

Planning can ensure project coordination. Advance planning can ensure that roads intersect at proper angles, and that traffic movement is not incumbered by poor street design, unlimited curb cuts, and access points.

Finally, Planning is required by the State if land use regulations (zoning) and development controls are to be adopted by the county. According to 6-7-710 of the S.C. Code of Laws, 1976, "Land use regulations shall be made in accordance with a Comprehensive Plan".

More to the point, this Plan is intended to promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the county. 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 investment to the extent reasonable and feasible; and to serve as a basis for regulating land use and the development process.

The following sections dimension the various elements of the Plan and include a strategy for implementation.

SECTION I

DEMOGRAPHIC AND ECONOMIC OVERVIEW

This initial section of the Plan will dimension the influence of demographics and economics on development and land use in Fairfield County.

Characteristics of the population are studied over time to determine trends, composition, distribution and related information essential to the planning process. The economic base also is assessed in terms of its influence on existing and future development.

DEMOGRAPHIC TRENDS

An awareness of the population base and what it is doing is critical to the development of a Plan. How many people are we planning for? What is the trend? What are the characteristics of the population? Where is growth taking place?

The answer to these questions will tell us much about what to expect in the way of future land use and intensity of development.

The official 1990 Census places the number of county residents at 22,295, up 7.7 percent over the 1980 population, which was up 3.5 percent over 1970. This 20-year growth record reverses an earlier out-migration trend recorded in the 1960s, when the county population declined by 3.4 percent.

Overall, growth of the county has not kept pace with that of the State, which recorded gains of 20 percent and 11.7 percent, respectively during the 70s and 80s. However, growth in two areas of the county, Ridgeway and Winnsboro south, closely mirrors the average rate of increase for the State.

The Ridgeway Census County Division (see Map I) increased by 13.4 percent between 1970 and 1980, and by 12.1 percent between 1980 and 1990, above the state average of 11.1 percent. Increased growth in Winnsboro south was even stronger during the 80s, although the rate was slightly less at 9.6 percent.

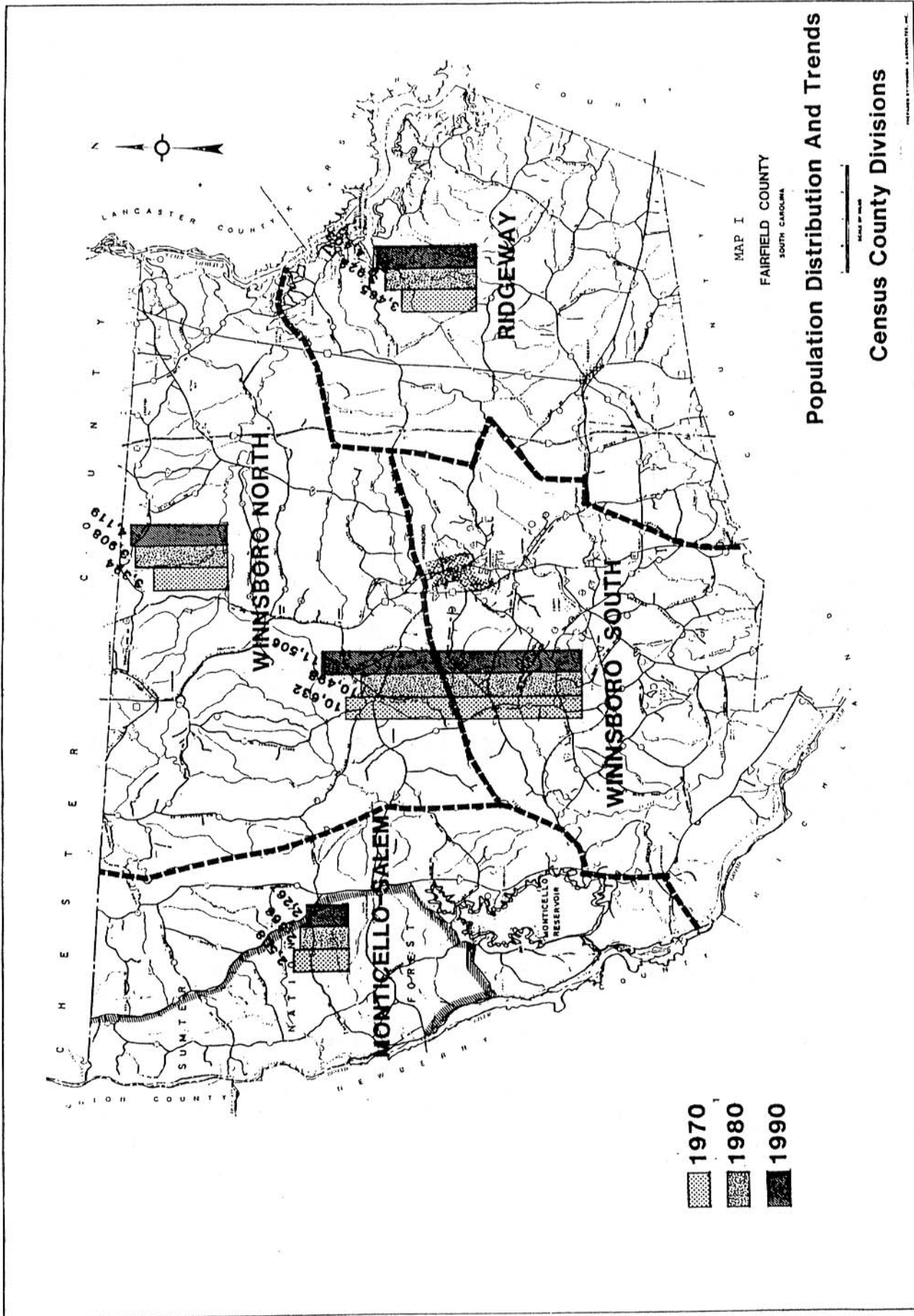
The growth of these areas may be attributed to improved linkage by I-77 to the Columbia MSA (Metropolitan Statistical Area), better accessibility to "outside" market areas, and to opening these areas and their inherent amenities to development.

TABLE I

DEMOGRAPHIC TRENDS
FAIRFIELD COUNTY AND CENSUS COUNTY DIVISIONS

| <u>CENSUS COUNTY DIVISIONS</u> | <u>1970</u> | <u>1980</u> | <u>1990</u> | <u>1970-1980</u> No. % | <u>Change</u> % | <u>1980-1990</u> No. % |
|--------------------------------|-------------|-------------|-------------|------------------------------|--------------------|------------------------------|
| FAIRFIELD COUNTY | 19,999 | 20,700 | 22,295 | 701 | 3.5 | 1,595 7.7 |
| Monticello-Salem | 2,508 | 2,366 | 2,267 | -142 | -5.7 | - 99 -4.2 |
| Ridgeway | 3,465 | 3,928 | 4,403 | 463 | 13.4 | 475 12.1 |
| Winnsboro North | 3,394 | 3,908 | 4,119 | 514 | 15.1 | 211 5.4 |
| Winnsboro South | 10,632 | 10,498 | 11,506 | -137 | -1.3 | 1,008 9.6 |
| South Carolina (000) | 2,591 | 3,122 | 3,487 | 531 | 20.0 | 365 11.7 |
| PERCENT COUNTY | | | | | | |
| Monticello-Salem | 12.5 | 11.4 | 10.2 | | | |
| Ridgeway | 17.3 | 19.0 | 19.7 | | | |
| Winnsboro North | 17.0 | 18.9 | 18.5 | | | |
| Winnsboro South | 53.2 | 50.7 | 51.6 | | | |

Source: U.S. Department of Commerce, Bureau of Census, Census of Population, Number of Inhabitants, Selected Years.



The balance of the county has not fared as well over the last 20 years. Winnsboro North CCD had a modest increase, but population has declined in the more rural and remote Monticello-Salem Area. On the positive side, however, the county's growth rate during the 80s more than doubled the rate of growth in the 70s.

DEMOGRAPHIC COMPOSITION

To more fully understand the population, we need to take stock of its component parts or characteristics, including gender, age and race.

Gender Composition

As a general rule, the female population is larger than its male counterpart. In 1990, the female population in South Carolina accounted for 51.4 percent of the total. Fairfield County by comparison, had an even higher ratio of females, 52.1 percent. On average the county's female population has fluctuated between 51 and 52 percent of the total over the last 20 years. However, the trend is definitely up, as shown by Table II.

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 the majority position. And this pattern is also prevalent in Fairfield County where in 1990, females comprised over eight percent of the total population, while males accounted for only 5 percent.

From a planning standpoint, this trend has little affect on land use planning, except for the obvious housing implications. More people of any one sex, generally produces more one-person households, favoring smaller units and aggregate housing facilities.

Age Composition

Two noteworthy trends are taking place in the age composition of county residents. One, the number of children and adolescents (under the age of 18) is declining sharply. And this decline surely will show up in future population counts, if not off-set by in-migration. Two, the number of elderly persons (65 and older) is increasing significantly.

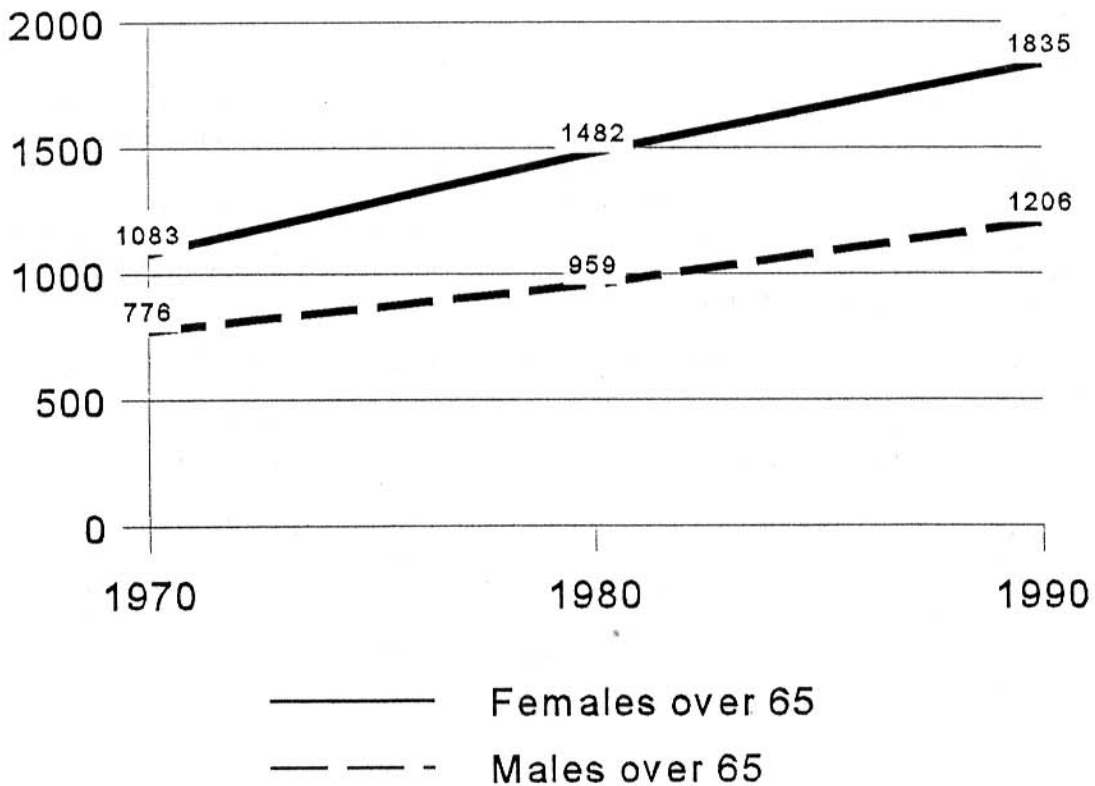
From 41 percent of the total population in 1970, the under 18 population group dropped to 28 percent by 1990, for a 22 percent decline. Conversely, the elderly population grew from nine percent to 14 percent of the total, for a 64 percent

TABLE II

GENDER COMPOSITION AND TRENDS
FAIRFIELD COUNTY, 1970-1990

| | 1970 | | 1980 | | 1990 | |
|---------|------------|----------|------------|----------|------------|----------|
| | <u>No.</u> | <u>%</u> | <u>No.</u> | <u>%</u> | <u>No.</u> | <u>%</u> |
| Males | 9,756 | 48.8 | 9,993 | 48.3 | 10,689 | 47.9 |
| Over 65 | 776 | 03.9 | 959 | 04.6 | 1,206 | 05.4 |
| Females | 10,243 | 51.2 | 10,707 | 51.7 | 11,606 | 52.1 |
| Over 65 | 1,083 | 05.4 | 1,482 | 07.2 | 1,835 | 08.2 |

Elderly Trends By Gender



increase. The more productive age group, between 18 and 64, also increased from 50 to 58 percent during this period, but at a slower rate.

Table III
Comparative Trends In Selected
Age Groups, Fairfield County
and South Carolina, 1970-1990

| | Percent Population | |
|------------------|--------------------|-------------|
| | <u>1970</u> | <u>1990</u> |
| <u>Under 18</u> | | |
| Fairfield County | .41 | .28 |
| South Carolina | .37 | .24 |
| <u>Over 64</u> | | |
| Fairfield County | .09 | .14 |
| South Carolina | .07 | .11 |

Source: U.S. Bureau of Census, General Population Characteristics, South Carolina, Selected Years.

The concern for what is happening in Fairfield County, if there is cause for concern, is the decline in the young. But the situation in Fairfield County is not out of line with the trend in the State, where the under 18 age group declined over the last 20 years from 37 to 24 percent of the population. Actually, the ratio of young people in Fairfield County is higher than the state average.

The ratio of elderly persons also is higher in Fairfield County than in the state. The reason lies logically in increased longevity and stability. Fairfield County's aging population is staying home, as opposed to migrating to retirement areas.

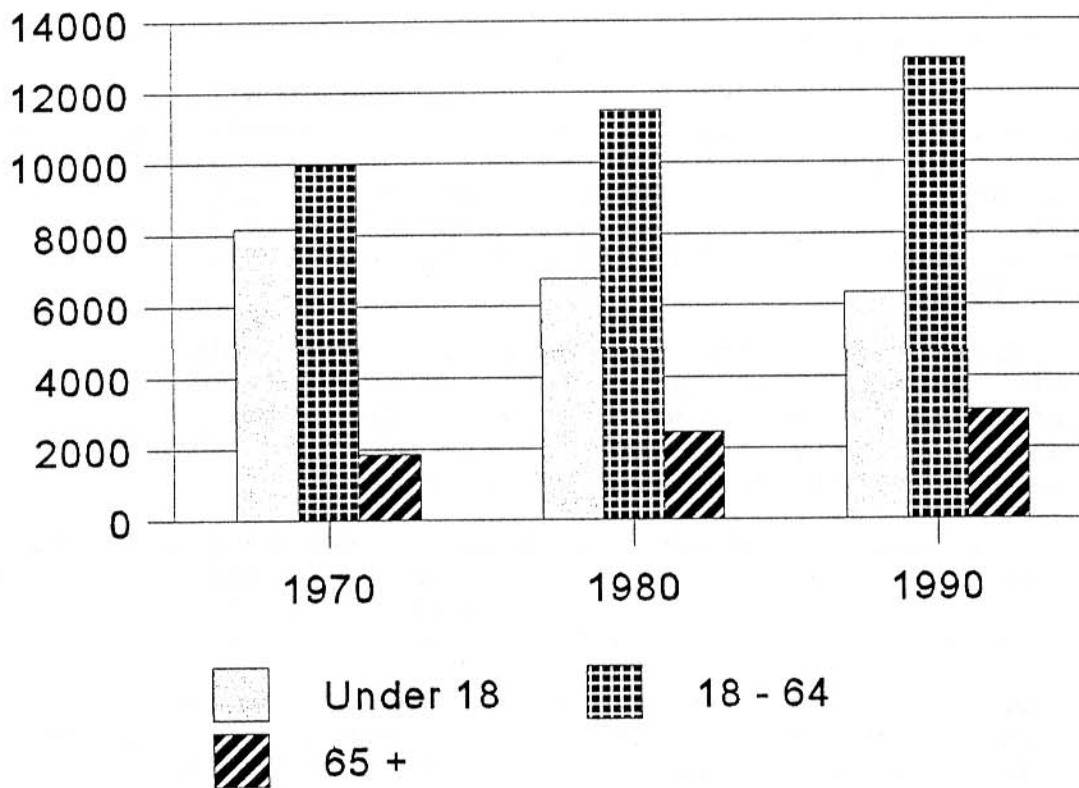
The implications of this from a planning and land use standpoint suggest that more attention be placed on addressing the needs of an aging population, i.e. congregate housing, nursing homes, health care facilities, passive parks, public transportation, small lot subdivisions, patio and multi-family dwellings, etc.

TABLE IV

AGE COMPOSITION AND TRENDS
FAIRFIELD COUNTY, 1970-1990

| | 1970 | | 1980 | | 1990 | |
|-------------|------------|----------|------------|----------|------------|----------|
| | <u>NO.</u> | <u>%</u> | <u>NO.</u> | <u>%</u> | <u>NO.</u> | <u>%</u> |
| Under 18 | 8,172 | .41 | 6,764 | .33 | 6,343 | .28 |
| 18 - 64 | 9,968 | .50 | 11,495 | .55 | 12,911 | .58 |
| 65 and over | 1,859 | .09 | 2,441 | .12 | 3,041 | .14 |
| TOTAL | 19,999 | 100 | 20,700 | 100 | 22,295 | 100 |

Age Composition and Trends



Racial Composition

Looking now at the racial composition, we find that the county is composed predominantly of African-Americans. The White population comprises only 42 percent of the total, but has shown a slight percentage increase over the last 20 years. Both groups grew by about eight percent over the last 10 years, up from the previous 10-year period, between 1970 and 1980.

Interestingly, the most dramatic rate increase has come in "other" minorities, i.e. Indian, Eskimo, Asian, etc. From only two persons in this category in 1970, the number was up to 57 by 1990. In terms of overall make-up, these groups still comprise only a very small component of the county's population, less than one percent.

In sum, racial composition appears to be fairly stable in Fairfield County, as shown by Table V. And based on the rate of change over the last 20 years, the ratio is not expected to change appreciably in the future, although a few areas may become more concentrated with one or the other major races.

DEMOGRAPHIC FORECAST

That Fairfield County is in a 20-year growth mode, following a population decline in the 1960s, is an encouraging sign. Will it carry into the future and if so, what are the expectations? The answer to these questions is fundamental to the planning process. Planning is, after all, a people-oriented exercise. To dimension the size and distribution of future populations is elementary.

Future population forecasts for the county do indeed indicate a continuation of the growth trend. From a 1990 population of 22,295, the county's population is forecast to increase moderately to nearly 25,000 by 2010. Growth increments at 5-year intervals are shown by Table VI.

For planning purposes, it is not enough simply to dimension the future size of the population. It is of equal importance to determine where within the county population shifts and changes are expected to occur---to establish a distribution pattern.

Toward this end, we have extrapolated from the total for the four Census Divisions in the county, based on established trends and conditions within each. The results of this exercise are shown on Table VI.

Three of the four divisions are projected to increase in population, with the larger increase projected for Winnsboro South. Also population gains are forecast for Ridgeway and

TABLE V

RACIAL COMPOSITION AND TRENDS
FAIRFIELD COUNTY, 1970-1990

| NUMBER | 1970 | 1980 | 1990 | CHANGE | | | |
|---------------|--------|--------|--------|-----------|------|-----------|-----|
| | | | | 1970-1980 | | 1980-1990 | |
| | | | | NO. | % | NO. | % |
| White | 8,115 | 8,580 | 9,244 | 465 | .06 | 664 | .08 |
| African-Amer. | 11,882 | 12,083 | 12,994 | 201 | .02 | 911 | .08 |
| Other | 2 | 37 | 57 | 35 | 17.5 | 20 | .54 |

Racial Trends

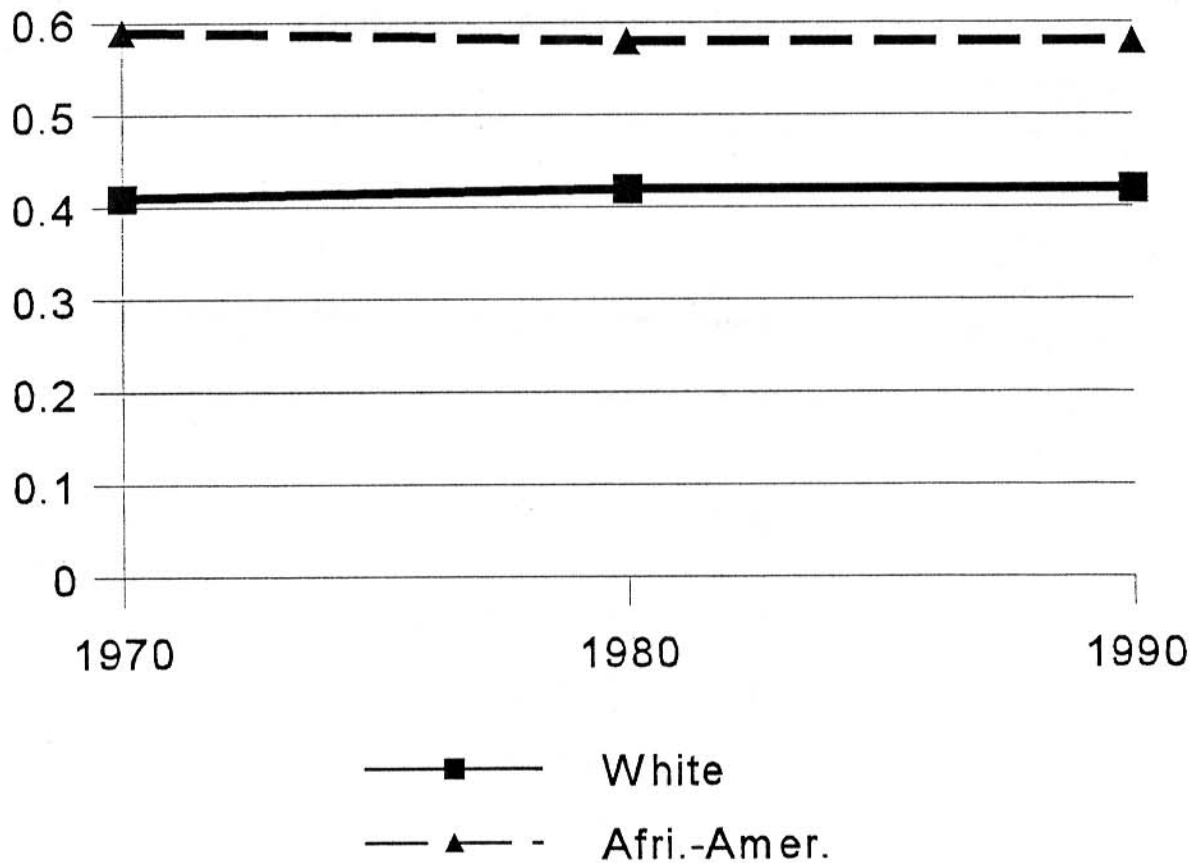


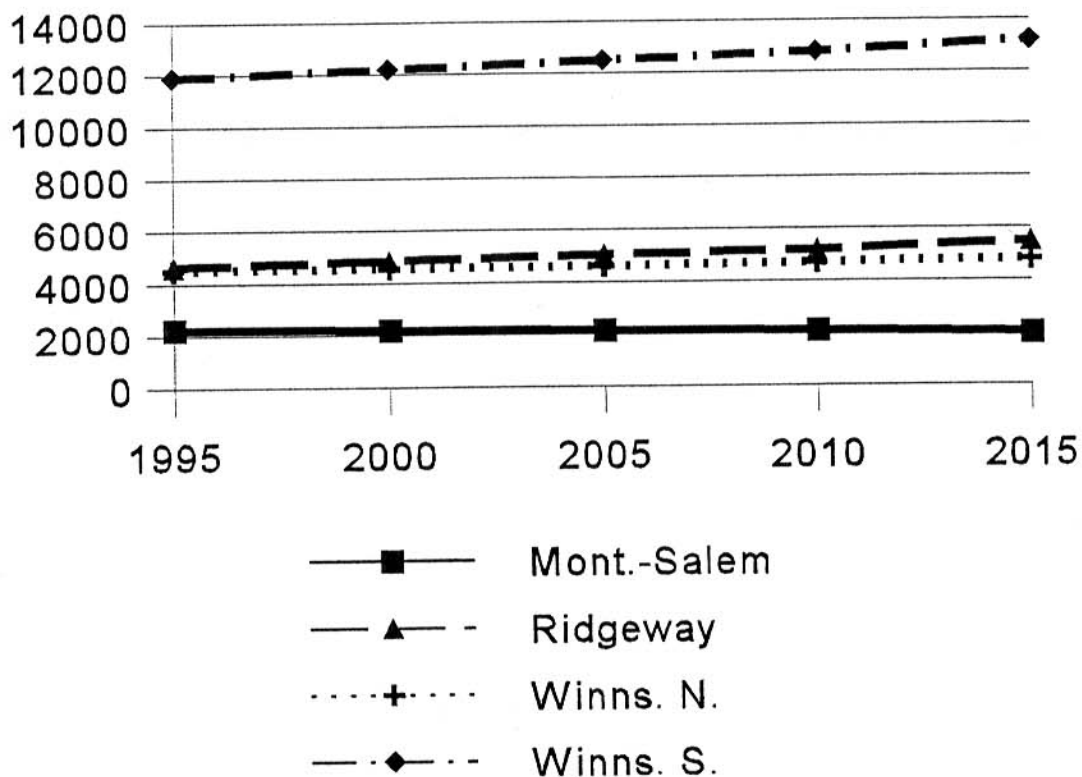
TABLE VI

DEMOGRAPHIC FORECAST
FAIRFIELD COUNTY AND CENSUS COUNTY DIVISIONS

| | <u>2000</u> | <u>2005</u> | <u>2010</u> | <u>2015</u> |
|------------------|-------------|-------------|-------------|-------------|
| FAIRFIELD COUNTY | 23,800 | 24,300 | 24,800 | 25,500 |
| Monticello-Salem | 2,200 | 2,150 | 2,100 | 2,000 |
| Ridgeway | 4,850 | 5,050 | 5,200 | 5,500 |
| Winnsboro North | 4,550 | 4,600 | 4,700 | 4,800 |
| Winnsboro South | 12,200 | 12,500 | 12,800 | 13,200 |

Source: The Strom Thurmond Institute of Government, Forecast of Population for South Carolina's Census County Divisions, 1991; adjusted by Vismor & Associates, Inc. to reflect 1990 Census counts, and county projections by the S.C. State Data Center.

Forecast Census Divisions



Winnsboro North Census Divisions. Only the Monticello-Salem Division is projected to decline, but not significantly.

Projected increases in the three "growth" divisions are predicated in part on their proximity to I-77, improved accessibility and enhanced development potential.

Continued polarization of population in the Winnsboro area is projected, together with relatively strong growth in the Ridgeway and Lake Wateree Areas.

At this time, no major deviations from existing patterns of development are projected, only expansions.

HOUSING

Occupancy Characteristics

To be expected, the increase in housing units over the last 20 years (between 1970 and 1990) far exceeded the increase in population. The reason, of course, is that the number of persons per household declined during this period from 3.80 to 2.93. At the same time, the number of one-person households increased from 14 to 22 percent of all households.

Table VII

Household Characteristics Fairfield County

| | <u>1970</u> | <u>1980</u> | <u>1990</u> |
|------------------------------------|-------------|-------------|-------------|
| Number of Households | 5,284 | 6,355 | 7,467 |
| Persons Per Household | 3.80 | 3.21 | 2.93 |
| Number of One-Person Households | 741 | 1,231 | 1,634 |
| Percent Total | .14 | .19 | .22 |

Source: U.S. Bureau of Census, Detailed Housing Characteristics, Selected Years.

This trend toward smaller households bodes well for the housing industry, as smaller households translate into more housing just to accommodate the same number of people. And in a growth situation, the results are compounded as evidenced by a 17 percent increase in housing between 1970 and 1980, and an 18

percent increase during the following decade.

Another positive sign for the housing industry is the increase in home ownership. Owner occupancy increased by 40 percent between 1970 and 1980, and again by 20 percent between 1980 and 1990. The ratio of owner-occupied dwellings also increased from 60 percent of all housing units in 1970 to 72 percent by 1990.

The number of rental and vacant units also increased over the last 10 years, from 1980 to 1990.

The high rate of owner occupancy is a sign of stability and vesting in the county, and speaks to the commitment of more permanent residency.

Structural Characteristics

Single-family, detached homes dominate the housing market in Fairfield County, but not to the extent they once did. From 92 percent of all housing in 1970, the number of single-family units dropped to 69 percent of the total by 1990. This decline was recorded while the actual number of single-family housing units was increasing by 48 percent.

The big shift in structural characteristics has been in the introduction of the manufactured house or mobile home. From only three percent of all housing in 1970, mobile homes provided in 1990, 23 percent of the county's housing. This is a direct response to the need for alternative low-cost housing. Additionally, apartments, condominiums, duplexes and other multi-family dwellings now provide about eight percent of all housing, up from five percent in 1970.

Significantly, the housing shifts we are seeing in Fairfield County are not out-of-line with what is happening in the State and the Nation. The rising cost of single-family housing has created a market for alternative forms of multi-family dwellings and mobile homes. And the county may expect an even larger share of the market to be absorbed by such housing in the future.

The major fall-out of this will be in reconciling differences between housing types---to enhance compatibility. Additionally, mobile home development practices to date have failed to consistently produce safe, quality environs.

In light of what is happening, careful land use planning is needed to ameliorate inherent differences between such housing, lessen the impact of multi-family and mobile homes on established community life-style, and ensure the safety of such housing.

TABLE VIII

HOUSING OCCUPANCY CHARACTERISTICS,
FAIRFIELD COUNTY, 1970-1990

| | <u>1970</u> | <u>1990</u> | CHANGE 1970-1990 | |
|----------------------------------------|-------------|-------------|---------------------|----------|
| | | | <u>NO.</u> | <u>%</u> |
| Year-Round Housing Units | 5,887 | 8,115 | 2,228 | 38 |
| Owner-occupied | 3,497 | 5,831 | 2,334 | 67 |
| Percent | .60 | .72 | | |
| Renter-occupied | 1,729 | 1,636 | - 93 | -05 |
| Percent | .29 | .20 | - 13 | -02 |
| Vacant | 661 | 648 | | |
| Percent | .11 | .08 | | |
| Seasonal Recreational Housing Units | 120 | 615 | 495 | 413 |

Source: U.S. Bureau of Census, Detailed Housing Characteristics, 1970, 1980, 1990.

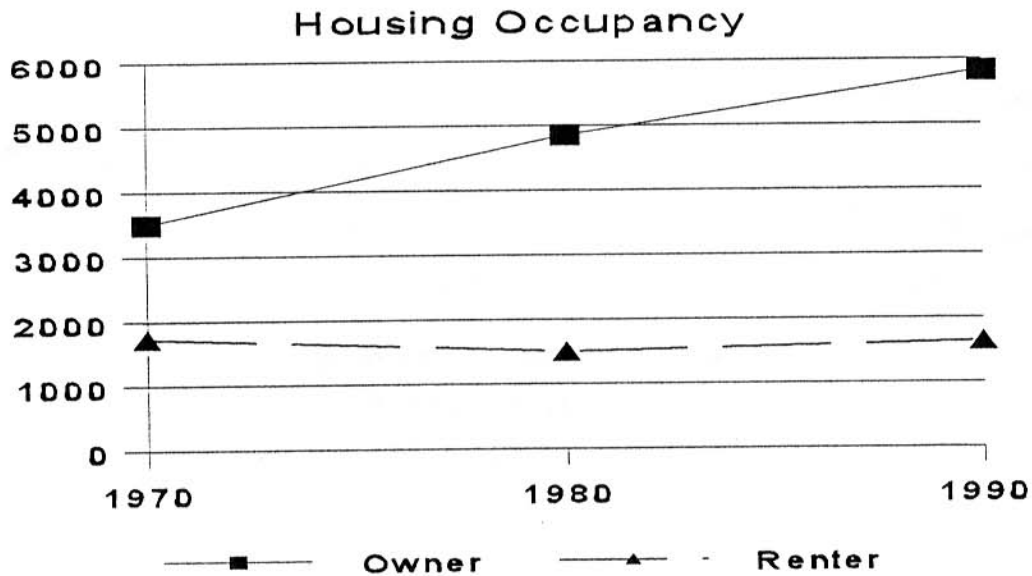
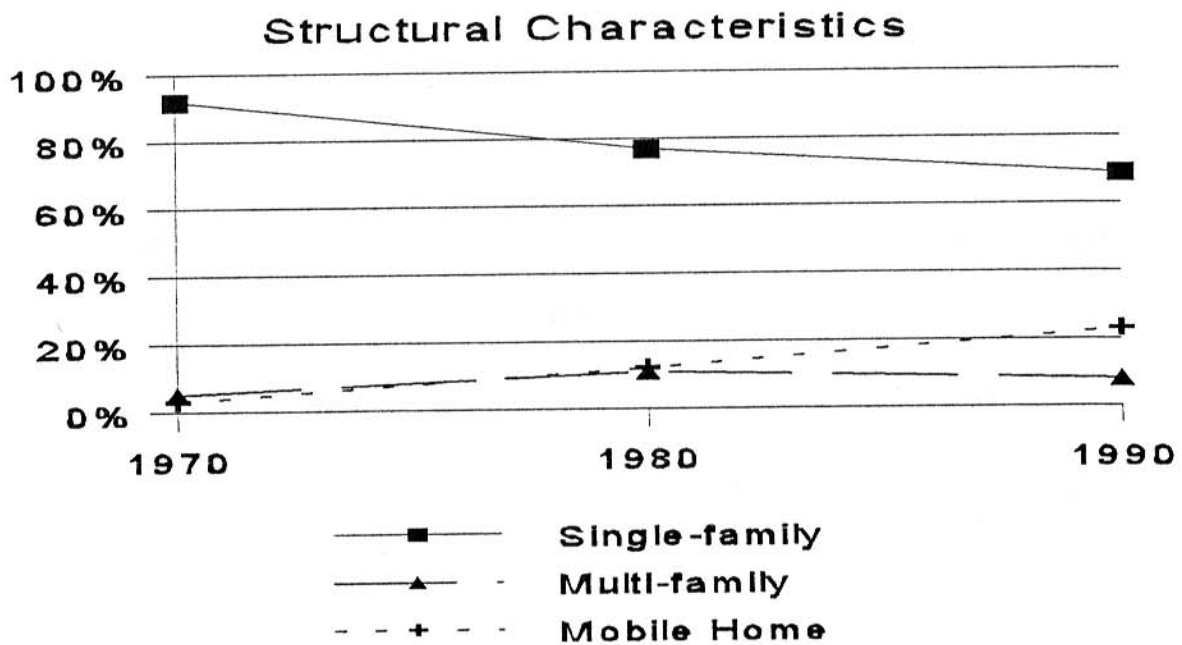


TABLE IX

HOUSING STRUCTURAL CHARACTERISTICS
FAIRFIELD COUNTY, 1970-1990

| Structural Characteristics | 1970 | 1980 | 1990 | CHANGE 1970-1990 | |
|-------------------------------|-------|-------|-------|---------------------|-------|
| | | | | No. | % |
| Single-family | 5,427 | 5,321 | 6,037 | 610 | 0.11 |
| Multi-family | 284 | 752 | 712 | 428 | 1.51 |
| Mobile Homes | 176 | 807 | 1,981 | 1,805 | 10.26 |
| TOTAL | 5,887 | 6,880 | 8,730 | 2,843 | |

Source: *Ibid.*, *Detailed Housing Characteristics*, 1970, 1980, 1990.



Financial Characteristics

The financial characteristics of owner-occupied housing indicate that a majority of the homes in Fairfield County are relatively low value, and perhaps structurally deficient in some way. Over 53 percent of all owner-occupied housing is valued at less than \$50,000, compared with only 37 percent statewide. Conversely, less than 10 percent of all housing is valued at or above \$100,000. The median housing value in the county is only \$47,500.

These characteristics tell us a lot about living conditions in the county, which appear to reflect a more basic existence for the majority of home owners, irrespective of relative housing and land costs.

Table X

Housing Costs and Values Fairfield County, 1990

| | Owner-Occupied Dwellings | |
|--------------------|--------------------------|--------------|
| | <u>No. Units</u> | <u>Ratio</u> |
| Less than \$50,000 | 1,919 | .53 |
| \$50,000 - 99,999 | 1,380 | .38 |
| 100,000 -149,999 | 232 | .06 |
| 150,000 -199,999 | 60 | .02 |
| 200,000 plus | 26 | .01 |
| MEDIAN VALUE | \$47,500 | |

Source: Ibid.

INCOME

Income is a definitive measure of life style. As such, it must be considered "below average" in Fairfield County, based on comparables to the State.

Fairfield County residents have per capita incomes approximately 24 percent below the state average. And over the last eight years, from 1981 to 1989, there has been relatively little change in relation to the state.

Table XI
Per Capita Income Trends,
Fairfield County and the State
1983-1993

| | <u>Fairfield County</u> | <u>State</u> | <u>Ratio To State</u> |
|------|-------------------------|--------------|-----------------------|
| 1993 | 13,770 | 16,861 | .82 |
| 1991 | 13,479 | 15,391 | .88 |
| 1989 | 10,355 | 13,624 | .76 |
| 1987 | 7,538 | 9,967 | .76 |
| 1985 | 6,565 | 8,890 | .74 |
| 1983 | 5,926 | 7,830 | .76 |

Source: State Budget and Control Board, Division of Research and Statistical Services, Newsletter Vol. 10, No. 2, Spring 1990.

These data account for the relatively low housing values discussed previously and establish a need for additional economic development and for readying a work force to accommodate such development.

Income may affect the use of land from several directions. Certainly, many private commercial enterprises consider area income characteristics before locating a new establishment or expanding an existing one. Income levels indicate industrial wage scales a new manufacturer may face. Also, certain public facilities and programs are geared toward lower income areas.

The affect of income on land use is most vividly expressed in the quality of development. Any improvement usually is contingent on economic growth, resulting in higher paying jobs and/or federal subsidies, i.e. housing and community development block grant funds.

BUSINESS ACTIVITY

Business activity in the county generally has been on the rise. The number of service and wholesale establishments increased between 1977 and 1987. And the number of retail establishments held firm at 90. Employment and sales also increased, as shown by Table XII.

From 38 service establishments in 1977, the number increased to 48 by 1987, creating approximately 173 new jobs in the service

sector. Job development was not as significant in the other two major business categories (retail and wholesale trade), but increases were recorded in both.

Still the major business activity in Fairfield County is in retail trade, accounting in 1987 for 58 percent of the business establishments, 62 percent of the jobs in business, and 70 percent of sales. While the largest gains have been in the service sector, it is still relatively small compared with the retail sector.

On closer examination of the service sector, we see that health services lead the way in the number of establishments, in spite of a decline between 1982 and 1987. Following in order of numbers of establishments are automotive, business, amusement, legal, hotel, personal, engineering and research.

With respect to retail establishments, the leading business activity is in food stores, followed by eating and drinking establishments, gas stations, general merchandise, building materials and hardware, drug, auto dealers, apparel shops and furniture stores.

Most of these establishments are not in the unincorporated areas of the county however. They are located in the Towns of Winnsboro and Ridgeway, where the population is sufficiently concentrated to support business activities and enterprises. As a result, their impact on land use and development of the unincorporated areas is relatively limited at this time. That is not to say that suburbanization and movement of such activities will not impact the countryside in the future. Indeed, it is quite likely as the ties inevitably strengthen between Fairfield and the Columbia MSA (Metropolitan Statistical Area). And planning to accommodate these potential occurrences is part of what this Plan is all about.

EMPLOYMENT

Employment and job opportunities do more to influence growth and development than perhaps any other factor. In fact, studies show that the creation of 100 new industrial jobs will generate 68 new non-manufacturing jobs, one new retail establishment, and 67 additional families, among other things.

Thirty-one percent of all non-agricultural jobs in Fairfield County were in manufacturing in 1994, down five percent over the last eight years. The largest employer is in transportation equipment, resulting from the location of Mack Trucks in 1987, followed by apparel and other textiles.

In the area of non-manufacturing, which provides about 65

percent of all non-agricultural jobs, government is the largest employer, accounting for approximately 29 percent or over one out of every four non-manufacturing jobs. The service sector is the second leading employer, followed in order by wholesale and retail trade, transportation and public utilities. Construction, mining, finance, insurance and real estate account for appreciable smaller numbers of jobs as shown by Table XIV.

Significantly, both manufacturing and non-manufacturing employment are up over the last eight years, although declines in some segments of the economy have been recorded since 1986. Non-manufacturing and service jobs increasingly are out-distancing manufacturing employment statewide, as is the case in Fairfield County. The ratio for South Carolina declined from 27 percent in 1986 to 29 percent by 1994. In Fairfield County the decline was from 36 percent to 31 percent.

From this, it may be concluded that Fairfield's economy, albeit small, is well-balanced, with a stronger than average showing in manufacturing employment.

Most industrial plants are located in the Winnsboro area. But with the opening of the Walter Brown Industrial Park, off I-77, there has been a shift to the park since its opening in 1993.

The success of the Walter Brown Park has stirred the county to focus on the development of additional parks in the SC-34 corridor between Ridgeway and Winnsboro, supported by the facilitation of this area with water and sewer infrastructure.

The county's civilian labor force in support of industrial and economic development, increased by 23 percent between 1986 and 1994. Still, the unemployment rate is relatively high, at 9.7 percent compared with only 6.3 percent for the state.

Employment Trends

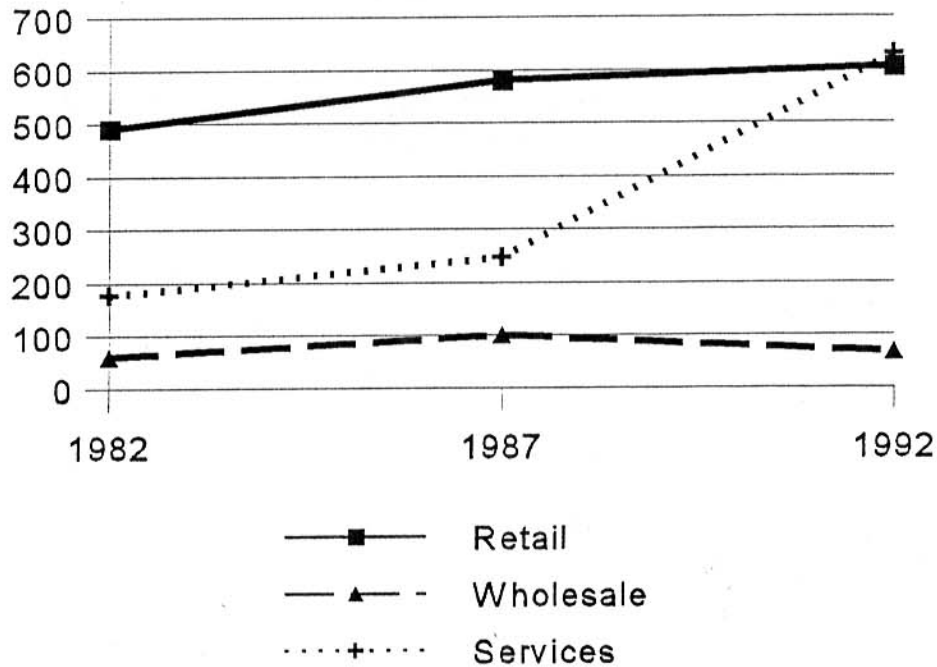


TABLE XII
FAIRFIELD COUNTY
TRENDS IN BUSINESS, EMPLOYMENT
AND SALES, 1982-1992

| | <u>Business Establishments*</u> | | |
|------------------|---------------------------------|-------------|-------------|
| | <u>1982</u> | <u>1987</u> | <u>1992</u> |
| Wholesale Trade | 14 | 17 | 9 |
| Retail Trade | 90 | 90 | 86 |
| Service Industry | 45 | 48 | 55 |
| Total | 149 | 155 | 150 |
| | <u>Employment</u> | | |
| Wholesale Trade | 60 | 101 | 68 |
| Retail Trade | 491 | 491 | 605 |
| Service Industry | 177 | 248 | 629 |
| Total | 728 | 930 | 1302 |
| | <u>Annual Sales (000)</u> | | |
| Wholesale Trade | \$19,389 | \$18,202 | \$17,788 |
| Retail Trade | 37,920 | 60,784 | 57,369 |
| Service Industry | 5,231 | 7,528 | 18,898 |
| Total | \$62,540 | \$86,514 | \$94,055 |

*Establishments with payrolls.

TABLE XIII

FAIRFIELD COUNTY
PROFILE OF SERVICE AND RETAIL SECTORS
1982 - 1992

| | <u>1982</u> | <u>1987</u> | <u>1992</u> | <u>1982-1992</u> <u>Change</u> |
|-----------------------------------------|-------------|-------------|-------------|-----------------------------------|
| No. Service Establishments* | | | | |
| Total | 45 | 48 | 50 | 5 |
| Hotels, lodging | 3 | 4 | 3 | 0 |
| Personal services | NA | 4 | 8 | NA |
| Business services | NA | 5 | 7 | NA |
| Automotive services | 2 | 6 | 3 | 1 |
| Misc. Repair services | NA | 3 | 1 | NA |
| Amusement, recreation | 2 | 5 | 5 | 3 |
| Health services | 13 | 10 | 12 | -1 |
| Legal services | 6 | 5 | 5 | -1 |
| Social services | NA | 1 | 1 | NA |
| Engineering, account. | | | | |
| research services | NA | 4 | 5 | NA |
| No. Retail Trade Establishments* | | | | |
| Total | 90 | 90 | 86 | -4 |
| Building Mat., Hardware | 4 | 6 | 5 | 1 |
| Genl. Mdse. | 7 | 8 | 7 | 0 |
| Food | 20 | 18 | 19 | -1 |
| Auto dealers | 6 | 5 | 7 | -1 |
| Gas stations | 9 | 12 | 10 | 1 |
| Apparel & access. | 6 | 5 | 4 | -2 |
| Furniture, home furn. | 5 | 4 | 4 | -1 |
| Eating & drinking | 16 | 16 | 17 | 1 |
| Drug | 7 | 6 | 4 | -3 |
| Misc. Retail | 10 | 10 | 9 | -1 |

*Establishments with payrolls

NA = Not available

Source: U.S. Department of Commerce, Bureau of Census,
Census of Service Industries, Geographic Area Services,
 South Carolina, Selected Years.

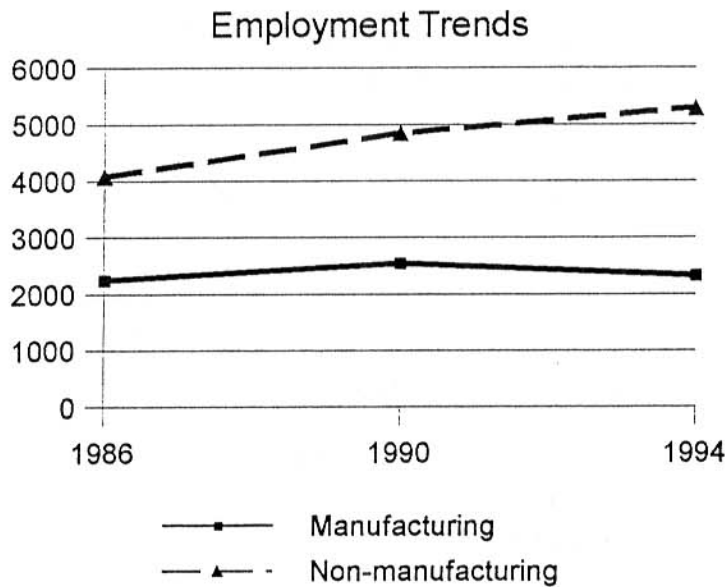


TABLE XIV
FAIRFIELD COUNTY
NON-AGRICULTURAL WAGE AND SALARY
EMPLOYMENT TRENDS, 1986-1994

| | <u>1986</u> | <u>1990</u> | <u>1994</u> |
|----------------------------------|-------------|-------------|-------------|
| TOTAL | 6,330 | 7,400 | 7,620 |
| Manufacturing | 2,250 | 2,550 | 2,330 |
| Non-manufacturing | 4,080 | 4,850 | 5,290 |
| Construction & Mining | 270 | 350 | 370 |
| Transportation & Public Utility | 1,060 | 920 | 1,060 |
| Wholesale & Retail Trade | 670 | 1,040 | 1,180 |
| Finance, Insurance & Real Estate | 150 | 110 | 100 |
| Services (1) | 810 | 1,130 | 1,070 |
| Government | 1,110 | 1,300 | 1,520 |

(1) Included in services are those services related to agriculture, as well as the wide range of services to individual and business establishments.

TABLE XV

MANUFACTURING AND INDUSTRIAL INVENTORY
FAIRFIELD COUNTY, 1996

| PLANT LOCATIONS SINCE 1990 | NO. EMPLOYEES |
|---------------------------------------|---------------|
| Fairfield Fabricators | 6 |
| Lang-Makra | 40 |
| Isola USA | 110 |
| Gividi Inc. (under construction) | 80 |
| Warner-Makat (under construction) | 35 |
| TOTAL | 271 |
| PLANT LOCATIONS BETWEEN 1980-1990 | |
| Fuji Coplan Corp. | 180 |
| JPM Company of SC | 108 |
| Mack Trucks, Inc. | 894 |
| Carolina Apparel | 125 |
| Kennecott Ridgeway Mining Co. | 139 |
| Playcraft | 13 |
| TOTAL | 1459 |
| PLANT LOCATIONS PRIOR TO 1980 | |
| Tarmac America Inc. | 12 |
| D & D Foundry | 9 |
| Pigeon Granite Co. | 5 |
| Phillips Granite Co. | 11 |
| Manhattan Shirt | 176 |
| Standard Products Co. | 451 |
| Uniroyal Tire | 299 |
| Winnsboro Concrete | 8 |
| Winnsboro Plywood | 73 |
| Winnsboro Veneer Co. | 6 |
| TOTAL | 1050 |
| GRAND TOTAL | 2780 |

Source: S.C. Industrial Directory, 1996; local sources.

Labor Force Trends

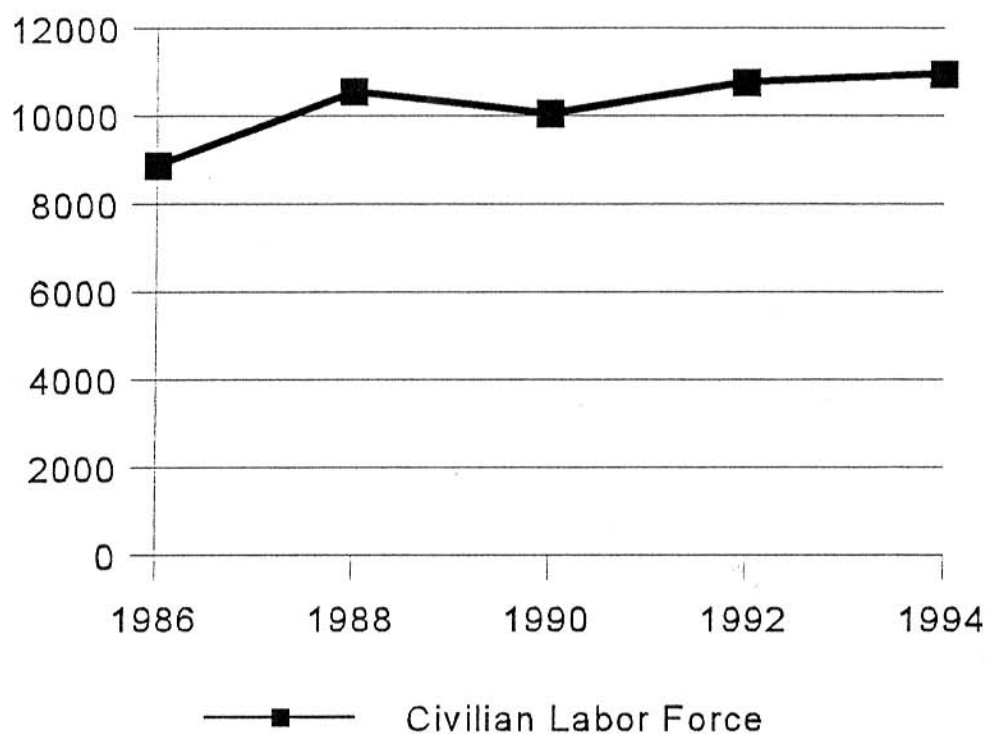


TABLE XVI

FAIRFIELD COUNTY LABOR FORCE TRENDS, 1986-1994

| | Annual Average | | | | |
|----------------------|----------------|-------------|-------------|-------------|-------------|
| | <u>1986</u> | <u>1988</u> | <u>1990</u> | <u>1992</u> | <u>1994</u> |
| Civilian Labor Force | 8,880 | 10,550 | 10,050 | 10,760 | 10,960 |
| Employment, Total | 8,090 | 9,960 | 9,100 | 9,790 | 9,890 |
| Unemployment | 790 | 570 | 950 | 970 | 1,070 |
| Percent Labor Force | 8.9% | 5.4% | 9.5% | 9.0% | 9.7% |

Source: S.C. Employment Security Commission, South Carolina's Labor Force in Industry.

SECTION II

ENVIRONMENTAL FEATURES

There are numerous natural environmental conditions that influence the potential use of land. Man has little short-run control over such conditions as climate, geology, soils, wetlands, flood waters, topography, etc. Yet these conditions can and often do present engineering, safety, and economic barriers which limit development potential. Further, unwise use of land in "environmentally sensitive areas" may harm or destroy valuable natural resources. Thus, it is important, from a planning and development perspective, to be aware of the presence and extent of environmental constraints and resources.

This section will dimension such features and conditions to determine their impact on existing and future development in Fairfield County.

POSITION IN THE STATE

Fairfield County is positioned on the divide between the Piedmont and the Sandhills. 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.

Fairfield County is located in the Central Midlands Region of South Carolina and lies principally between Chester and Richland Counties north to south, and Kershaw and Newberry Counties east to west. 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 on I-77, between the larger market areas of Columbia and Charlotte, North Carolina, in a position to capitalize on the economic expansion of and growing ties between the two areas.

2

CLIMATE

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.

2 U. S. Department of Agriculture, SCS, Soil Survey of Chester and Fairfield Counties, South Carolina, 1982.

While there are daily weather variations between specific locations, the annual averages in all parts of the county is similar.

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

In winter, the average temperature is 44 degrees F. with an average daily minimum of 31 degrees. In summer, the average temperature is 78 degrees, and the average daily maximum is 90 degrees.

Additionally, the climate is conducive to a wide range of outdoor recreational and economic pursuits. Clearly, therefore, such conditions are favorable to future growth and development.

3

GEOLOGIC FORMATIONS

Nine geologic units underlie Fairfield County. They are: metamorphic granite, granitoid gneiss, mica gneiss, amphibolite, slate and argillites, metavolcanic rock, igneous rock, and gabbro granite units.

The slates and argillites and the metavolcanic rock geologic units, part of the Carolina Slate Belt, are in the southern part of Fairfield County. Slate is a hardened shale. Argillite is a baked clay consisting of fine-grained clastic particles. Metavolcanic rock consists of fine crystalline minerals that are likely to form silts and clays when weathered. The slates and argillites weather rapidly, but the metavolcanic rock weathers at a much slower rate.

Coastal Plain sediment is principally the sands and clays deposited during changes in sea level. The Coastal Plain sediment in the southeastern part of Fairfield County is part of the Tuscaloosa Formation.

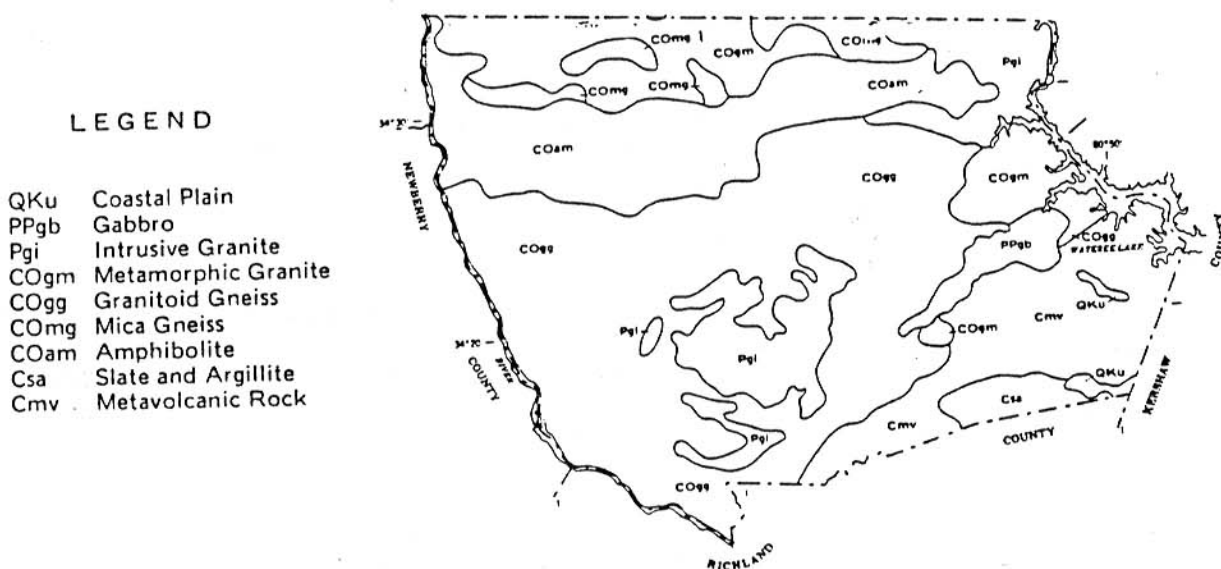
Gabbro is a dark, basic igneous rock that is mainly of dark feldspar. It is resistant to weathering except where fractured.

Amphibolite, which means many varieties, consists of dark gray, green, and black iron, magnesium, and silicate minerals, which are generally basic. It is not subject to rapid weathering.

3 Ibid.

Intrusive granite and metamorphic granite are generally high in silicate minerals and feldspar and include some mafic minerals. Both are resistant to weathering except where fractured.

Two different geologic units of gneiss, mica gneiss and granitoid gneiss, occur in Fairfield County. Gneiss is a metamorphic rock consisting of various granular minerals in alternate bands. Mica gneiss is dominantly mica but also contains large amounts of feldspar and quartz. Granitoid gneiss has a considerable amount of quartz. Mica gneiss weathers at a moderate rate, but granitoid gneiss is resistant to weathering.



4 SOILS

Soils generally are assessed in terms of their suitability for agricultural purposes and/or urban development---two extreme or opposite uses. Unfortunately, lands best suited for agricultural use have the fewest constraints to urban development. And since development generally follows the path of least resistance, other factors being equal, there is always the potential for conflict whenever such lands exist in an urbanizing environment.

There are 11 soil associations or groups in Fairfield County, with differing characteristics. They are general by definition, requiring more site specific analysis for individual properties, but are helpful as a guide to development, which is the intent of this Plan. A brief description of each follows.

4 Ibid.

(Note: Numbers correspond to accompanying map assignment.)

1. Chewacla-Toccoa

These soils range from poorly drained to well drained. They are nearly level, loamy, and subject to flooding. They are found on broad flood plains along the Broad River comprising about one percent of the soils in Fairfield County. About 60 percent of the unit is Chewacla soils, 30 percent is Toccoa soils, and 10 percent is soils of minor extent.

Chewacla soils are deep and somewhat poorly drained. The subsoil is brown in the upper part and grayish brown or gray in the middle and lower parts. Toccoa soils are deep and well drained. They have a reddish brown underlying horizon.

This unit is mainly woodland. Some tracts are pasture. Flooding and wetness pose severe limitations for cultivated crops as well as urban development.

2. Vaucluse-Blanton

These soils are well drained to moderately well drained, gently sloping, and loamy. They are found in the Sand Hills of Fairfield County, comprising less than one percent of the soils. About 80 percent of this unit is Vaucluse soils, 11 percent is Blanton soils, and the remaining 9 percent is soils of minor extent.

Vaucluse soils are well drained and are slowly permeable. They have a sandy surface layer less than 20 inches thick. Blanton soils are moderately well drained, are moderately permeable, and have a sandy surface layer thickness of 40 inches or more.

This unit is mainly pasture and woodland. A few acres are cultivated. A restricted root zone is the main limitation in the Vaucluse soils, and droughtiness is the main limitation in the Blanton soils.

Suitability is fair to poor for crops and only fair for woodland. Suitability is good to fair for residential and other urban uses.

3. Wilkes-Cataula-Winnsboro

These are well drained, gently sloping to steep, moderately deep and deep clayey soils. The gently sloping to steep soils are found in the western part of Fairfield County. This unit makes up approximately 12 percent of the soils in Fairfield County, of which about 59 percent are Wilkes soils, 22 percent

Cataula, 13 percent Winnsboro, and 6 percent is soils of minor extent.

All these soils are well drained. Wilkes soils are moderately deep, are moderately permeable with brown or olive subsoil. Cataula soils are deep, have a red subsoil, and are slowly permeable. Winnsboro soils are deep, slowly permeable, and have a brown subsoil.

Cataula soils and the gently sloping and sloping Winnsboro soils are on narrow to broad irregularly shaped ridgetops. Wilkes soils and the moderately steep Winnsboro soils are on side slopes adjacent to drainageways.

This unit is mainly pasture and woodland. Some tracts are cultivated. Slope is the main limitation for cultivated crops. A restricted root zone is a limitation in Cataula soils.

In Wilkes soils and the moderately steep Winnsboro soils, suitability is poor for crops and pasture because of the slope. In Cataula soils and the gently sloping Winnsboro soils, it is good to fair for crops. Suitability is fair for woodland throughout and is generally poor for residential and other urban uses.

4. Wilkes-Winnsboro-Mecklenburg

These are well drained, gently sloping to steep, moderately deep and deep clayey soils. These soils occur as broad areas throughout Fairfield County, comprising about 23 percent of the soils. About 49 percent of this association is Wilkes soils, 34 percent Winnsboro, 8 percent Mecklenburg, and 9 percent is soils of minor extent.

All these soils are well drained. Wilkes soils are moderately deep, have moderately slow permeability, and have a brown or olive subsoil. Winnsboro soils are deep, have slow permeability, and a brown subsoil. Mecklenburg soils are deep, have slow permeability and red subsoil.

This unit is mainly pasture and woodland, although some tracts are cultivated.

In Wilkes soils and the moderately steep Winnsboro soils, suitability is poor for crops and pasture because of the slope. In Mecklenburg soils and the gently sloping and sloping Winnsboro soils, it is good to fair for crops. Suitability is fair for woodland throughout the unit. It is poor for residential and other urban uses in most areas because of the steepness of slope, but it is fair in Mecklenburg soils and the gently sloping and sloping Winnsboro soils.

5. Wilkes-Hiwassee-Madison

These are well drained, gently sloping to steep, moderately deep and deep clayey soils. The gently sloping to steep soils are found in the northwestern part of Fairfield County and make up approximately 2 percent of the county. About 54 percent of the unit is in Wilkes soils, 32 percent in Hiwassee, 11 percent in Madison, and the balance in minor soils.

All these soils are well drained. Wilkes soils are moderately deep, moderately permeable, and have a brown or olive subsoil. Hiwassee soils are deep, moderately permeable, and have a dark red subsoil. Madison soils are deep, moderately permeable and have a red subsoil.

Hiwassee soils and the gently sloping and sloping Madison soils are on moderate to broad ridgetops. Wilkes soils and the moderately steep Madison soils are on side slopes adjacent to drainageways.

This unit is mainly in pasture and woodland, although some tracts are cultivated.

In Wilkes soils and the moderately steep Madison soils, suitability is poor for crops and fair to poor for pasture because of slope. In Hiwassee soils and the gently sloping and sloping Madison soils, it is good to fair for crops and pasture. Suitability for woodland is good to fair throughout the unit. It is poor for residential or other urban uses in most of the unit because of steepness of the slope, but is suited to development in Hiwassee soils and in the gently sloping and sloping Madison soils.

6. Appling-Rion-Wateree

These are well drained, gently sloping to steep, deep and moderately deep clayey and loamy soils. They occur throughout Fairfield County, making up about three percent of the soils. About 51 percent of the unit is Appling, 36 percent is Rion, 6 percent is Wateree soils, and 7 percent is soils of minor extent.

Appling and Rion soils are well drained, deep, and moderately permeable. They have a subsoil of brown or yellow sandy clay loam. Wateree soils are excessively drained, moderately deep, and moderately to rapidly permeable. They have a subsoil of brown or yellow sandy loam. Appling soils are found on broad, irregularly shaped ridges. Rion and Wateree soils are generally on narrow to broad side slopes.

This unit is mainly pasture and woodland, although some tracts are cultivated. In Appling soils suitability is good to fair for crops and good for pasture. In Rion and Wateree soils

suitability is poor for crops and fair to poor for pasture because of slope and droughtiness. Suitability is good to fair for woodland throughout the unit. It is poor for residential and other urban uses in the moderately steep or steep Rion and Wateree soils, but it is good to fair in the rest of the unit.

7. Cecil-Pacolet-Appling

These are well drained, gently sloping to moderately steep, deep clayey and loamy soils. They are found throughout Fairfield County. They make up about 19 percent of the soils. Forty-six percent of the unit is in Cecil soils, 32 percent in Pacolet, 6 percent in Appling, and 16 percent in soils of minor extent.

These soils are well drained, deep, and moderately permeable. Cecil and Pacolet soils have a red subsoil. Appling soils have a yellow or yellowish red subsoil. Cecil and Appling soils are on moderate to broad ridgetops. Pacolet soils are found mainly on side slopes adjacent to drainageways.

This unit is mainly pasture and woodland, however, some tracts are cultivated.

Cecil and Appling soils are rated good to fair for crops and pasture. Pacolet soils are generally unsuited for crops and pasture because of slope. Suitability is good for woodland throughout the unit. It is good to fair for residential and other urban uses in Cecil and Appling soils, but relatively poor in Pacolet soils.

8. Madison-Cecil-Hiwassee

These are well drained, gently sloping to moderately steep, deep clayey soils. They make up about 10 percent of the county's soils. About 40 percent of this unit is in Madison soils, 15 percent in Cecil, 14 percent in Hiwassee, and 31 percent in soils of minor extent.

All these soils are deep, well drained, moderately permeable, and have a red subsoil. Hiwassee soils, and the gently sloping and sloping Madison soils are found on narrow to broad ridgetops. Moderately steep Madison soils are on side slopes adjacent to drainageways.

This unit is mainly in pasture and woodland although some tracts are cultivated. Suitability for crops and pasture is generally good to fair. Suitability is good for woodland throughout most of the unit. Suitability for residential and urban uses is good to fair.

9. Pacolet-Cataula-Madison

These are well drained, gently sloping to moderately steep, deep clayey soils. They are found principally in the northwestern part of Fairfield County and make up about 5 percent of the soils. Approximately 60 percent of this unit is in Pacolet soils, 23 percent in Cataula soils, 10 percent in Madison soils, and 7 percent in soils of minor extent.

All these soils are well drained and have a red clayey subsoil. Pacolet and Madison soils are deep and moderately permeable. Cataula soils are deep and slowly permeable. Cataula soils and the gently sloping and sloping Madison soils are on ridgetops and short side slopes at the head of and adjacent to shallow drainageways. Pacolet soils and the moderately steep Madison soils are found on side slopes adjacent to drainageways.

This unit is mainly pasture and woodland although some tracts are cultivated.

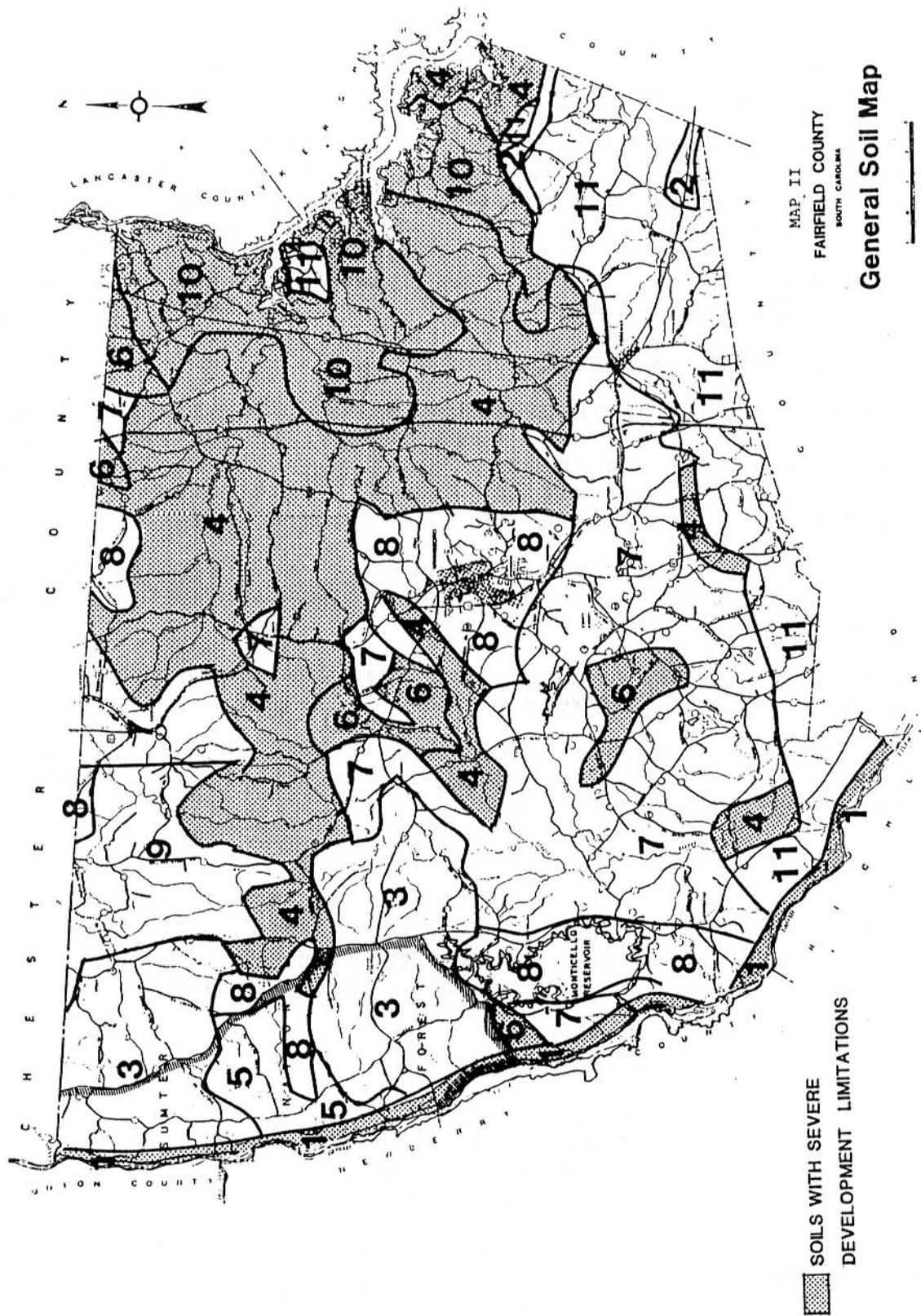
Suitability is poor for crops and only fair for pasture in Pacolet soils and the moderately steep Madison soils because of the slope. It is good to fair for crops and pasture in Cataula soils and the gently sloping and sloping Madison soils. Suitability is fair for woodland. Suitability is poor for residential and other urban uses in most of this unit because of the steepness of slope, but it is good to fair in Cataula soils and the gently sloping and sloping Madison soils.

10. Wateree-Rion-Helena

These are well drained and moderately well drained, gently sloping to steep, moderately deep and deep loamy and clayey soils.

The gently sloping to steep soils are found in the eastern part of Fairfield County. They make up about 9.5 percent of the county. Within this association about 29 percent is in Wateree soils, 28 percent in Rion soils, 5 percent in Helena soils, and 38 percent in soils of minor extent.

Wateree and Rion soils are well drained, moderately deep or deep, moderately permeable, and loamy. They have a yellow or brown subsoil. Helena soils are moderately well drained, deep, and slowly permeable. They have a brownish yellow subsoil. The sloping to steep Wateree and Rion soils are on narrow to broad side slopes adjacent to drainageways. The gently sloping Helena soils are found on broad ridges and narrow side slopes at the heads of and adjacent to drainageways.



This unit is mainly used for pasture and woodland, but some small tracts are cultivated.

Wateree and Rion soils have poor suitability for crops and fair to poor suitability for pasture. Helena soils have fair suitability for crops and good to fair suitability for pasture. Suitability for woodland is fair throughout. The suitability for residential use is fair except for the moderately steep and steep Wateree and Rion soils, which have poor suitability for most urban and residential uses.

11. Georgeville-Herndon

These are well drained, gently sloping to strongly sloping, deep clayey soils. They are found mainly in the southern part of Fairfield County, comprising about 15 percent of the soils. About 53 percent of the unit is in Georgeville soils, 21 percent Herndon soils, and 26 percent in soils of minor extent.

Georgeville soils have a red subsoil, and Herndon soils have a brown subsoil. Both have moderate permeability and are high in content of silt throughout.

This unit is used mainly for pasture and woodland. Some tracts are cultivated, however.

Suitability is good to poor for crops, good to fair for pasture, and good for woodland. It is fair to good for residential and other urban uses.

Soils With Limitations To Urban Development

Of the 11 associations in the county, the following four pose predominantly severe limitations to urban development, i.e. septic tank filter fields, building foundations, sewage lagoons, etc. In combination, they comprise approximately 36 percent of the county.

| <u>No.</u> | <u>Association</u> |
|------------|------------------------------|
| 1 | Chewacla-Toccoa |
| 4 | Wilkes-Winnsboro-Mecklenburg |
| 6 | Appling-Rion-Wateree |
| 10 | Wateree-Rion-Helena |

A few other associations also contain soils with moderate to severe limitations to urban development, but not to the extent of the above referenced ones. For this reason, the data presented herein should be used only as a guide to development. More in-depth analysis is recommended for the above areas, as well as certain other soils in the county, identified by the Soil Survey of Chester and Fairfield Counties, South Carolina,

prepared by the U.S. Department of Agriculture.

To the extent practical, policies and regulations should be designed to channel future development away from areas with severe soil conditions or impose building requirements that would properly overcome any limitations. Such development guidelines should:

1. discourage or prohibit large scale urban development in areas without public sewage facilities;
2. mandate tie-ons where existing development may be served by a community sewerage system;
3. monitor development in flood plain and wetland areas;
4. require developers to satisfactorily "overcome" severe soil conditions so as not to adversely affect surrounding properties.

Soils Best Suited To Agricultural Use

Agricultural land or land with agricultural potential may be classified in two categories, prime farmland and additional farmland. Prime farmland accounts for 14 percent of the total land area in Fairfield County. It is defined as soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. Additional farmlands of statewide importance comprise another 85,509 acres. They are defined as lands that will economically produce high yields of crops when treated and managed according to acceptable farming methods.

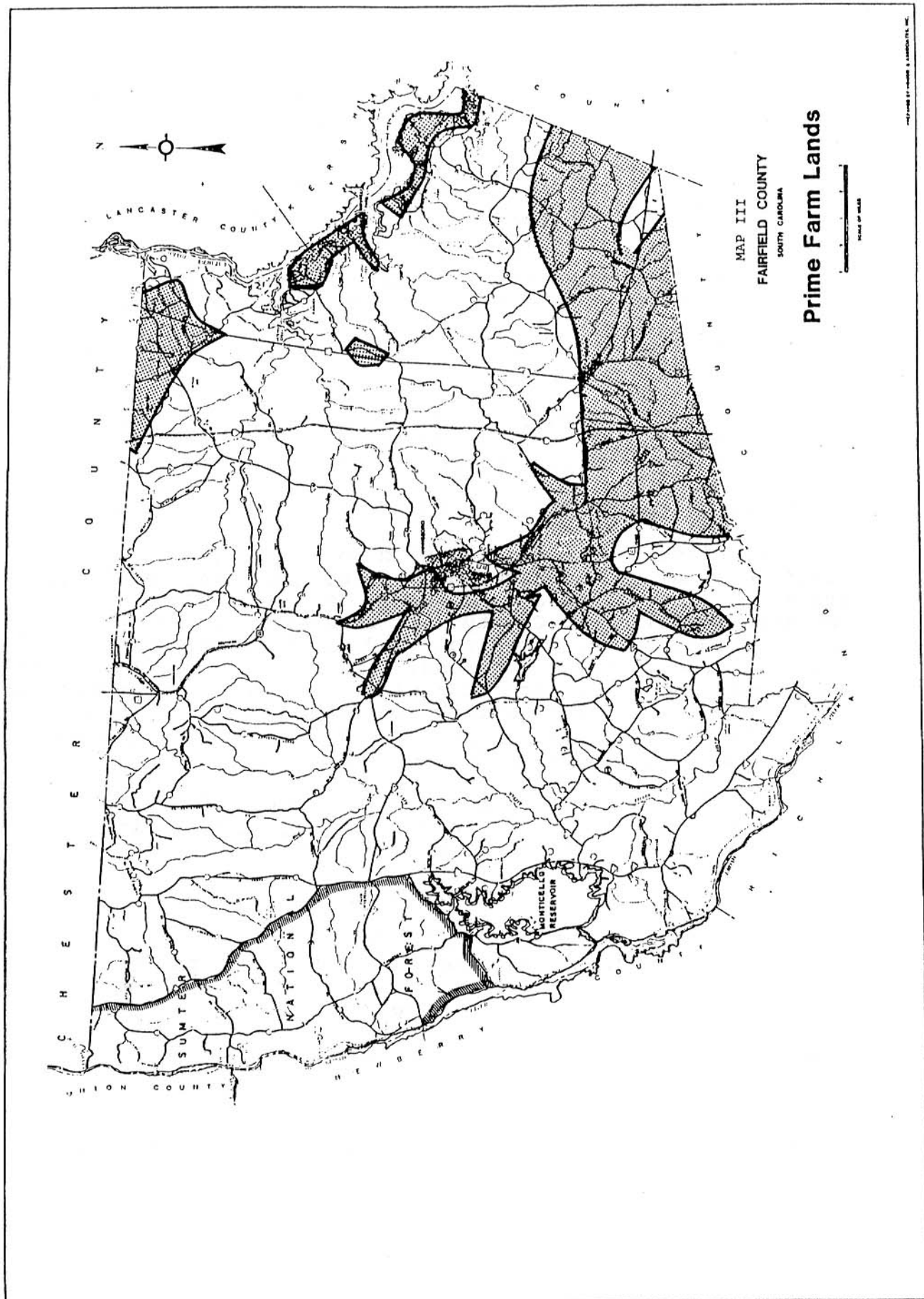
All these lands are not actively cultivated at this time however, according to the latest Census of Agriculture (1987), which shows only 57,293 acres of farmland, with only 19,360 acres in cropland.

Table XVII

Fairfield County Soil Suitability for Agricultural Purposes

| | <u>Acres</u> | <u>% Total</u> |
|---------------------|--------------|----------------|
| Prime Farmland | 59,590 | .14 |
| Additional Farmland | 85,509 | .20 |

Source: U.S. Department of Agriculture, Important Farmlands Map, 1984.



MAP III
FAIRFIELD COUNTY
SOUTH CAROLINA
Prime Farm Lands

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Prime farmlands are found principally in the southeastern part of the county and around the Town of Winnsboro. They are concentrated south of Winnsboro and S.C. 34 east of Winnsboro to the Kershaw County Line. They are also found in pockets around Lake Wateree and in the northeast corner of the county, south of the Mitford community.

Additional farmlands of statewide importance are generally mingled throughout the prime farmland areas, and extend in scattered form beyond such areas, west and north of Winnsboro, and in the vicinity of Dutchmans Creek.

Summary Recommendations

In sum, the soil information presented herein is valid for general planning purposes. But because each association has several different soil types, with varying properties, it is imperative that detailed soil borings and tests be made to determine specific limitations and the degree of such limitations before building on or abandoning a potential site. Additional information and assistance are available from the local U.S.D.A. Soil Conservation Service Office.

TOPOGRAPHY

Topographic conditions, or slope characteristics, can have a profound influence on development, both in terms of potential use and development costs. As slopes become steeper, development costs may increase accordingly, while the uses to which the land may be put may decrease.

The major environmental concerns associated with new development on steeply sloped land is the potential for soil erosion. The Soil Conservation Service (SCS) has identified slope constraints to urban development in 33 of the 42 soil types in the county. Of these, 22 percent have severe slope characteristics.

Just as is the case with steep slope land, low to no slope land also may hinder urban development. Large expanses of flat land may be poorly drained. Often, flat land development requires extensive drainage networks; and in the case of flood plain property, costly dikes may be necessary. Fortunately, there is virtually no "table-top" flat land of any consequence in Fairfield County. Just as fortunately, the county has few areas so extensively sloped as to preclude urban development. But there are concerns that development practices adequately address slope conditions in Fairfield County so as not to create any drainage, erosion or sedimentation problems.

WETLANDS

Wetlands are considered by the state and federal governments to be important to the public interest. As such, they are protected by state and federal laws. Not until April 1986, however, were these laws extended to cover freshwater wetlands. Prior to that time, they were confined to marine and estuarine areas.

This change to the Clean Water Act effectively extends the authority of the U.S. Army Corps of Engineers (Corps) to control wetlands well beyond its previous jurisdiction, to include headwater wetlands and isolated or perched wetlands.

Definition

According to the federal register, "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. The following definition is generally applicable, but subject to amendment.

Hydrology

"The soil is either inundated permanently or periodically saturated to the surface at some time during the growing season of the prevalent vegetation. The period of inundation or soil saturation varies according to the hydrologic/soil moisture regime and occurs in both tidal and nontidal situations.

Soil

Soils are present and have been classified as hydric, or they possess characteristics that are associated with anaerobic soil conditions.

Vegetation

The prevalent vegetation consists of macrophytes (species that can be identified without use of ocular magnification) that are typically adapted to habitats having the hydrologic and soil conditions described above. Hydrophytic species due to

morphological, physiological, and/or reproductive adaptation(s) have the ability to persist in anaerobic soil conditions."

Evidence of a minimum of one wetland indicator of either of the three parameters must be found for a site to be designated a wetland. This technical approach should always be applied, unless indicators of one or more parameters cannot be found due to human activities such as land clearing and deposition or fill.

Wetlands generally are found in low-lying areas around creeks and rivers. The USDA, S.C. Soil Survey of Chester and Fairfield Counties, has identified four soils in Fairfield as characteristically wet. They are Armenia, Chewacla, Irdell and Helena.

The U.S. Corps of Engineers, in conjunction with other federal and state agencies, is in the process of mapping all such areas in South Carolina, and has completed mapping for the coastal counties. But, wetlands mapping of Fairfield County has yet to be scheduled.

This does not relieve developers of the responsibility under the new law of securing a "determination of wetlands" from the Corps in the event of their existence. Persons intending to engage in activities involving development within or adjacent to wetlands, as herein defined, should contact the Corps of Engineers for a precise determination of jurisdiction and the consequences of such development.

Jurisdictional Wetlands

Not all wetlands development will require a permit from the Corps. However, no permit will be issued where wetlands are considered and have been determined by the Corps to perform functions important to the public interest. This includes:

- (a) 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;
- (b) Wetlands set aside for study of the aquatic environment or as sanctuaries or refuges;
- (c) 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;

- (d) Wetlands which are significant in shielding other areas from wave action, erosion, or storm damage. Such wetlands are often associated with barrier beaches, islands, reefs, and bars;
- (e) Wetlands which serve as valuable storage areas for storm and flood waters;
- (f) Wetlands which are ground water discharge areas that maintain minimum baseflows important to aquatic resources and those which are prime natural recharge areas;
- (g) Wetlands which serve significant water purification functions; and
- (h) 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 to say, the new freshwater wetlands legislation makes development of these areas considerably more tenuous. Where, in the past, development was constrained principally by the simple presence of wetlands, now 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 developer to the need for a "wetlands determination" before proceeding with a project. 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.

While the extent of wetlands is relatively limited in Fairfield County, care must nonetheless be taken where such lands exist.

FLOOD HAZARD AREAS

Flood plains or flood hazard areas, like wetlands, have always restricted the movement of development. And like federal wetlands legislation, federal requirements that local governments regulate and control development in such areas as a prerequisite to flood insurance, has restricted their use for urban purposes even more. In February 1991, Fairfield County enacted a Flood

Drainage Prevention Ordinance, to control the development of such areas.

Following this initial move to meet the minimum requirements for participation in the National Flood Insurance Program (NFIP), the county may wish to consider upgrading its Flood Hazard Rating to secure greater savings to those requiring flood insurance.

Under a new community rating system, (CRS), insurers may qualify for 5 to 40 percent savings on their flood policies, depending on the county's classification.

The new "bonus" program is modeled after the ISO (Insurance Service Office) Commercial Risk Services' fire insurance classification program. CRS has 10 classifications from Class 1 to Class 10. As a community or county takes certain steps to reduce the hazards of flooding beyond the minimum to participate in the Flood Insurance Program, it may qualify for a lower rating. Currently, Fairfield County has a Class 10 rating under the new system, but may qualify for a Class 9 rating with only limited improvements or amendments to its current ordinance. This determination may be made with the use of a "Class 9 Quick Check", developed by NFIP.

Clearly, the opportunity to reduce the hazards of flooding and the cost of flood insurance at the same time is worth pursuing although the extent of such conditions is relatively limited in Fairfield County, confined almost exclusively to creek and river beds. It just makes sense.

SECTION III

LAND USE AND INFRASTRUCTURE

That existing land use patterns and infrastructure influence development is clearly evident. Like uses generally attract like uses. Development is dependent on infrastructure. Established commercial areas generally appeal to new commercial development; prestigious residential subdivisions attract new quality residential construction; and many industrial uses seek out the same facilities and areas for development.

It is essential, therefore, to have a thorough understanding of existing land usage, land use patterns, and existing and planned infrastructure in order to adequately assess those areas of the county in which future growth may be expected. A knowledge of "accepted" land use conditions also helps determine the degree of departure, if any, from established patterns of growth and intensity which may be applied to presently undeveloped areas. Toward these ends, a land use and infrastructure survey, inventory and assessment are included as part of this study.

EXISTING LAND USE

As stated previously, Fairfield County has about 438,425 acres. It ranks 18th in area among the state's 46 counties.

The largest single use of land is forest, accounting for 87 percent of the total. This includes all public, commercial and non-commercial forests, as well as farm woodlands. Non-forested land, including urban or developed land greater than 10 acres account for the remaining 13 percent of the county.

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 is dominated by corporations, individuals and the forest industry. Only six percent of the county's forested land is owned and managed by farmers.

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.

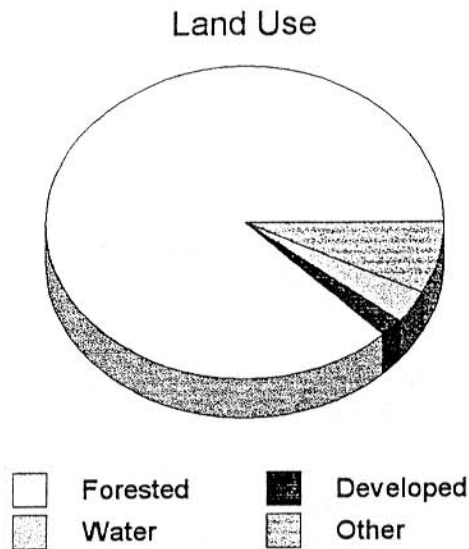


TABLE XVIII
GENERALIZED LAND USE INVENTORY

| | <u>Acres</u> | <u>Percent County</u> |
|---------------------------------|--------------|---------------------------|
| TOTAL AREA | 438,425 | |
| FORESTED LAND | | |
| (BY OWNERSHIP) | 383,607 | .87 |
| <u>Public</u> | | |
| National Forest | 11,560 | .03 |
| Municipal, County, State | 478 | .001 |
| <u>Private</u> | | |
| Forest Industries | 130,622 | .30 |
| Farms (farmers) | 29,027 | .06 |
| Corporations and Individuals | 211,920 | .48 |
| NON-FORESTED LAND | 54,818 | .13 |
| Developed (urban) | 7,350 | .01 |
| Water | 15,416 | .04 |
| Other | 32,052 | .07 |

Source: USDA, Soil Conservation Service, Forest Statistics for South Carolina, 1986; Important Farmlands Map, Fairfield County, 1984.

Water areas comprise about four percent of the county, principally in the form of Lake Wateree and the Catawba River, in the eastern extremity, and the Monticello Reservoir and Broad River in the western extremity.

Farm Use

The amount of agricultural and farmland has been on the decline since the days of the depression. A recent indicator of this trend is shown by Table XIX. Over a nine year period, between 1978 and 1987, the county lost nearly 20,000 acres of farmland. This was accompanied by a seven percent decline in the number of farms and a 19 percent reduction in the average size of farms. Also, the number of farmers engaged principally in farming declined by 13 percent.

The dominant use of farmland is in forest acreage, in spite of a 37 percent decline between 1978 and 1987. Pasture land, both cultivated and wooded, comprises the second major use of farmland. Only nine percent of the land in farms is devoted to harvested crops, while 16 percent is in other uses.

Neither agricultural land use nor production commands a prominent position in Fairfield County. In comparison with other counties in the state, it ranks no higher than 41st in farmland acreage or market value or products sold, while ranking 18th in total area.

Urban and/or Developed Land Use

Estimates from Table XVIII show the amount of urban and/or developed land to be approximately 7,350 acres, based on population concentrations of 10 or more acres. These measurements were computed by the Soil Conservation Service from detailed Soil Surveys, using a 10-acre grid system. Development of less than 10 acres was not computed.

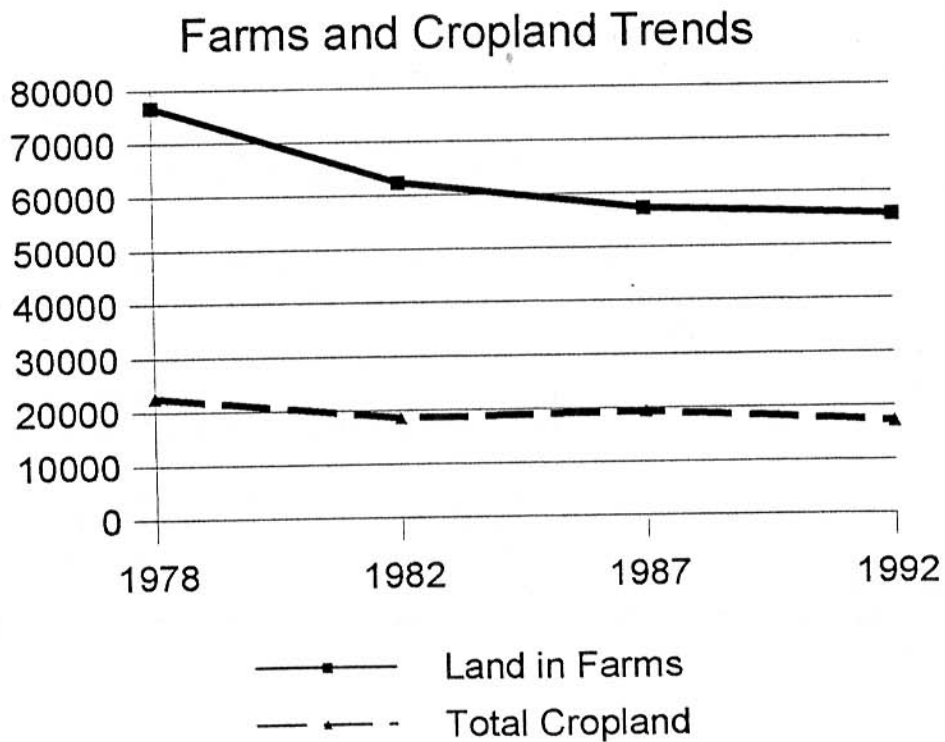
A second estimate employing "per capita land usage ratios", establishes the number of acres in urban or developed land at about 6,900. This estimate is based on a ratio of 0.308 acres per person (22,295), derived from comparable land use studies. It tends to validate the estimates generated by the Soil Conservation Service, suggesting a range between the two.

Urban or developed land consists principally of four broad based land use categories: residential, commercial, industrial and service (public and/or private), i.e. religious, medical, governmental, utilities, transportation, etc. A description of their location and specific characteristics within Fairfield County follows.

TABLE XIX
FARMS, LAND IN FARMS AND CROPLANDS
1978-1992

| | <u>1978</u> | <u>1982</u> | <u>1987</u> | <u>1992</u> | Change 1978-1992 | |
|-----------------------------------------------------|-------------|-------------|-------------|-------------|---------------------|----------|
| | | | | | <u>No.</u> | <u>%</u> |
| Land In Farms (Acres) | 76,794 | 62,427 | 57,293 | 55,712 | -21,082 | -27 |
| Farms (number) | 201 | 212 | 186 | 189 | -12 | -06 |
| Average Size of Farm | 382 | 295 | 308 | 295 | -87 | -23 |
| Farming Principal Occupation of Farm Operator | 76 | 82 | 66 | 69 | - 7 | -09 |
| Total Cropland (acres) | 22,621 | 18,539 | 19,360 | 17,198 | -5,413 | -24 |
| Harvested Cropland | 5,658 | 5,358 | 5,154 | 5,848 | + 190 | 03 |

Source: U.S. Department of Commerce, Bureau of Census, 1987 Census of Agriculture, Vol. 1.



General observations reveal:

- * Scattered development with concentrations around the seat of county government (Winnsboro) and smaller community clusters, i.e. Ridgeway, Mitford, Jenkinsville.
- * Expanses of undeveloped, wood and farm lands.
- * 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.
- * Underdeveloped resources.
- * Rural charm.
- * Concentrated development along the shores of Lake Wateree.
- * Resource and unfulfilled development potential of the Monticello Reservoir.
- * Vital linkage and enhanced accessibility provided by I-77; and
- * A bustling industrial complex south of Winnsboro.

Residential Land Use

As mentioned previously, the dominant form of residential use is conventionally built, single-family detached housing. But mobile homes and other manufactured structures are rapidly adding to the county's housing stock. Even multi-family housing is now available in the fringe areas of Winnsboro, where municipal infrastructure is available.

Residential development is found in both isolated and cluster patterns along most county roads. The largest concentrations are located:

- (1) South of Winnsboro and to a lesser extent in other fringe areas around the county seat,
- (2) Along the shores of Lake Wateree, and
- (3) The Mitford community.

Other areas of lesser concentrations include the unincorporated area around Ridgeway, particularly along U.S. 21 into Richland County, the Jenkinsville community, and a few clusters around the Monticello Reservoir. Elsewhere, residential development is characteristically sparse and rural in response to the county's agricultural past.

Commercial Land Use

Traditionally commerce has been the hub of development, occupying the center position. With suburbanization and sprawl, commercial development has followed suit, relocating from the center to more convenient outside service areas. And with improved transportation facilities opening other areas to development, i.e. by-pass routes, controlled access and interstate highways, commerce has gravitated toward such facilities.

Commerce still occupies the center of Winnsboro, but commercial development along the U.S. 321 By-pass and south of town has been impressive in recent years, challenging the dominant core position of the town's Central Business District.

Highway-oriented commercial development, once relatively prominent along U.S. 21 and U.S. 321 has declined since the opening of I-77. But I-77 has yet to attract the commercial activity which is sure to materialize in time.

Like most predominantly rural counties, with scattered residential development, commercial uses beyond the Winnsboro area are found generally in singular locations, at intersections and along the more heavily traveled roads. These sitings allow for maximum visibility and convenience of access to a larger, but sparse geographic area. They are spotted throughout much of the county, with heavier concentrations in the more developed areas, i.e. Mitford, Jenkinsville, and south and west of Ridgeway.

Industrial Land Use

Clearly, industrial and distribution facilities are the most dominant and notable uses of land in the unincorporated areas.

Mack Trucks, Rite Aid, the JPM Company, Standard Products, Uniroyal, Carolina Apparel, the Manhattan Shirt Company, Hon Furniture, Copian Industries, etc. are all located in the unincorporated areas. As a general rule, industry, distribution and warehousing operations tend to locate in proximity to but beyond corporate municipal areas. Such is the case in Fairfield County, where the vast majority of such operations are located.

Recent industrial trends show significant development in the areas south and southeast of Winnsboro, as reflected by the existing land use map.

Service Land Use

Service land uses are scattered throughout the county. They include churches, schools, utilities, governmental buildings and facilities, parks, etc.

Ramifications

Existing land use patterns account for a number of common land use problems, such as incompatible mixed land usage, neighborhood instability, traffic congestion, and strip commercial development.

Mixed land usage and the associated problems of land use incompatibility are found to the north and south of Winnsboro. Much of this is due to the transitional process of older homes giving way to commercial enterprises and other uses. Residential uses are not sufficiently insulated and protected from the negative impact of change occurring around them.

Residential stability is constantly under siege in unprotected transitional areas, such as those south of Winnsboro. Lower intensity uses, i.e. single-family dwellings are pressured for higher intensity development.

Land use intensity, curb cuts, and street alignments have a profound influence on traffic conditions. And there are examples around Winnsboro where improper alignments, excessive or expansive curb cuts, and high intensity development have contributed to traffic congestion and safety hazards.

Strip commercial development is evident and is intensifying along the By-pass. Such development affects not only the movement and safety of traffic, but challenges the purpose of the By-pass, which is to expedite the movement of traffic around the congested center of town. If volumes and congestion along the By-pass reach or surpass those on the original route through Winnsboro, the objective is partially compromised. This is not to say that the By-pass has not served a useful purpose,

particularly as a "development highway", but that it is increasingly less effective in moving traffic around Winnsboro---the original intent for which it was constructed.

INFRASTRUCTURE

Adequate infrastructure is fundamental to urban and economic development. Although the degree of infrastructure dependence will vary according to the requirements of a use, the status of the following could well determine the development feasibility or potential for any given area of the county.

- Transportation facilities
- Water supplies
- Sanitary sewer service
- Electrical power
- Natural gas
- Fire protection

Transportation Facilities

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

The principal means of transportation in Fairfield County is, of course, by roadways, augmented by rail and air systems. The majority of the road system is maintained by the State of South Carolina. The capacity of these roads to serve existing and projected development is critical to the planning process. In evaluating that capacity, the South Carolina Department of Transportation categorizes all roadways using a level of service (LOS) concept. This defines 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 XX characterizes and defines the various levels of service.

All roadways in Fairfield County are designed to provide a minimum "C" level of service. Where traffic exceeds this designed level of service, improvements are then generally scheduled by the State. Typically, roadways with an LOS of D, E or F will be given top priority for improvements. Based on the absence of any major planned improvements by the Department of Highways and Public Transportation for Fairfield County during the next 10 years, it may be assumed that all roadways are operating at or below Level C, and that none is projected to exceed Level C before the year 2000, at the earliest.

TABLE XX

ROADWAY LEVELS OF SERVICE DESCRIPTIONS

| <u>Level of Service A</u> | | <u>Level of Service D</u> | |
|---------------------------|--------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------|
| * | Free flow conditions | * | High density, but stable flow |
| * | Low volumes | * | Restricted speeds |
| * | High operating speeds | * | Noticeable delays at signals |
| * | Uninterrupted flow | | |
| * | No restriction on maneuverability | * | Little freedom to maneuver |
| * | Drivers maintain desired speed | <u>Level of Service E</u> | |
| * | Little or no delays | * | Low, but relatively uniform operating speeds |
| <u>Level of Service B</u> | | * | Volumes at or near capacity |
| * | Stable flow conditions | * | Approaching unacceptable delays at signals |
| * | Operating speeds beginning to be restricted | <u>Level of Service F</u> | |
| <u>Level of Service C</u> | | * | Forced flow conditions |
| * | Stable flow but speed and maneuverability restricted by higher traffic volumes | * | Stop and go operation |
| * | Satisfactory operating speed for urban conditions | * | Volumes below capacity, may be zero |
| * | Some delays at signals | * | Average vehicle delay at signals is greater than one minute |

TABLE XXI

TRAFFIC VOLUMES
SELECTED ROADS IN FAIRFIELD COUNTY
1981 - 1990

| | <u>1981</u> | <u>1990</u> | Change <u>No.</u> | <u>%</u> |
|---------------------------------------------------|-------------|-------------|----------------------|----------|
| I-77 | 4,700 | 20,800 | 16,100 | 3.43 |
| SC 34, between I-77 & Winnsboro | 3,500 | 4,965 | 1,465 | 0.42 |
| Ridgeway and Kershaw County | 950 | 2,233 | 1,283 | 1.35 |
| Winnsboro and Little River | 1,700 | 1,829 | 129 | 0.08 |
| U.S. 321 | | | | |
| South of Winnsboro | 4,800 | 3,694 | -1,104 | -0.23 |
| North of Winnsboro | 4,000 | 2,606 | -1,394 | -0.35 |
| By-Pass | 5,900 | 6,258 | 358 | 0.06 |
| U.S. 21, between Ridgeway and Chester Co. Line | 6,500 | 1,085 | -5,415 | -0.83 |
| Old River Road, between U.S. 21 & I-77 | 425 | 611 | 186 | 0.44 |
| I-77 and SC 200 | 750 | 1,205 | 455 | 0.61 |
| River Road at State Park Bridge | 110 | 437 | 327 | 2.97 |
| S.C. 215 | | | | |
| Monticello Reservoir to Chester County Line | 900 | 1,081 | 181 | 0.20 |
| Monticello Reservoir to Richland County Line | 1,100 | 1,119 | 19 | 0.02 |

Source: S. C. Department of Highways & Public Transportation,
Traffic Volume Maps, Selected Years.

Still, all major roadways should be monitored for change, based on traffic volume increases recorded on selected roadways during the 80s (Table XXI). Traffic on I-77 increased by nearly 350 percent between 1981 and 1990. Much of the increase was due to shifting traffic from parallel roadways, U.S. 321 and U.S. 21, where traffic decreases were recorded.

Other, more internal oriented routes also recorded increases, but none as large as those on I-77. S. C. 34 recorded a significant increase between Winnsboro and I-77, and between Ridgeway and Lake Wateree, but only a slight upward move west of Winnsboro.

Traffic on Old River Road increased as a result of interstate accessibility, along with traffic along River Road, due to increased building on Lake Wateree. West of Winnsboro, traffic volume changes were minor by comparison.

From the traffic volume data recorded during the last decade (1981-90), it is obvious that most development activity is taking place south and east of Winnsboro, with few changes occurring to the north and west. And future traffic volume changes on the major roadways in these areas should be carefully monitored to protect their carrying capacity for projected growth and development.

Water Supplies

There are five public water systems in the county serving approximately 51 percent of the population. Additionally, less than two percent receive water from private residential systems. The balance relies on individual wells.

The five public providers are (1) the Town of Winnsboro, (2) the Town of Ridgeway, (3) the Jenkinsville Water District, (4) the Mid-County Water District, and (5) the Mitford Water District. Of the five public providers, only the Town of Winnsboro draws from a surface supply. The source is from a reservoir in the Jackson Mill Creek watershed, west of Winnsboro.

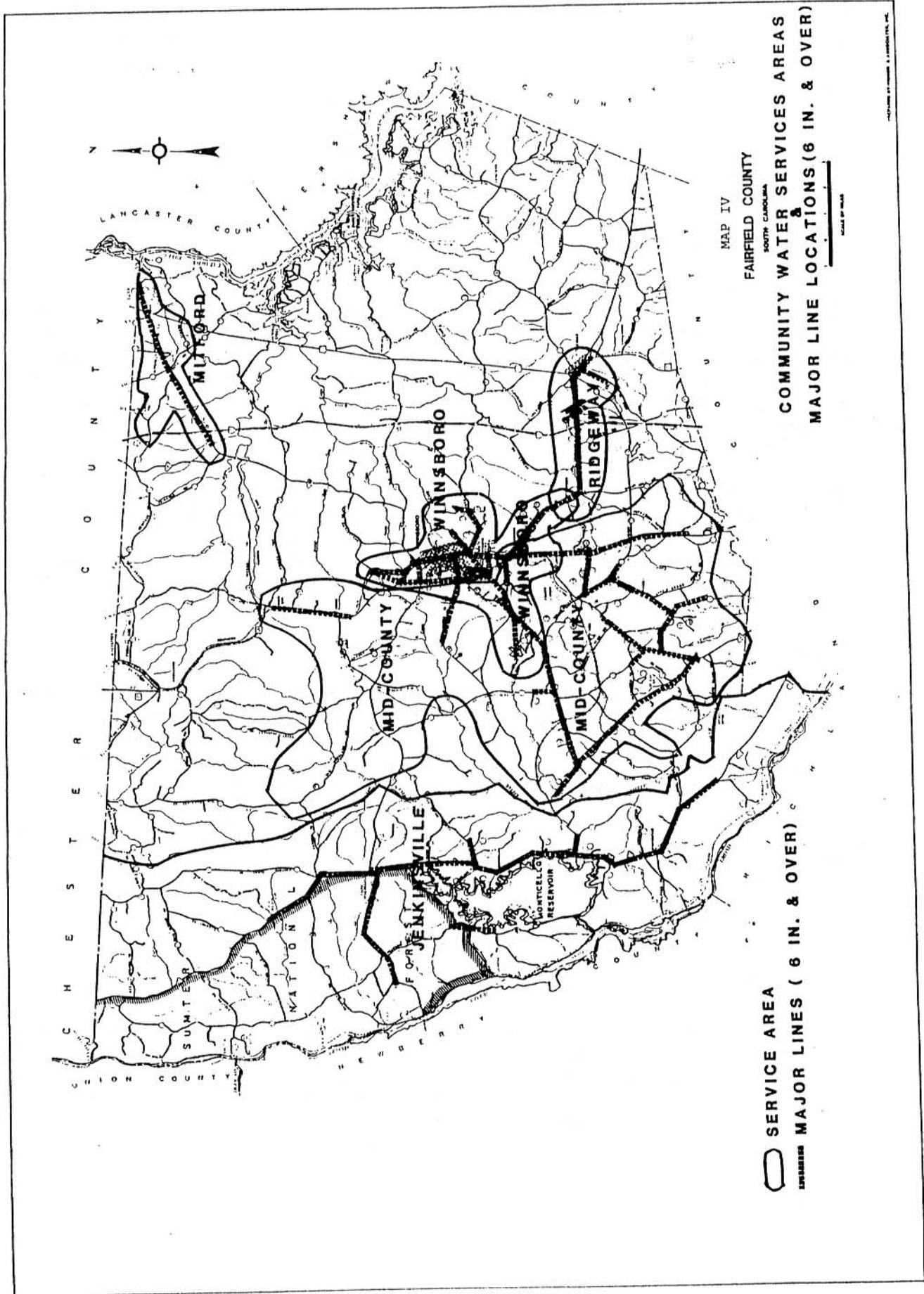
The reservoir contains about 600 million gallons of water, of which approximately one million gallons per day are consumed. The Town's treatment plant has the capacity to process about two MGD, with about 50 percent excess capacity for growth and new development at this time.

The other four public systems draw from groundwater sources, which have a relatively low yield in Fairfield County. Still, each of the systems is currently operating below capacity, with room for additional growth and development, albeit minimal by comparison with Winnsboro's surface water supply.

TABLE XXII
FAIRFIELD COUNTY WATER SYSTEM'S INVENTORY,
BY SYSTEM PROVIDER, 1991

| <u>Agency Operator</u> | <u>Production Capacity MGD</u> | <u>Average Production MGD</u> | <u>No. Retail Customers</u> | <u>Estimated Population Served</u> |
|-------------------------------------------------------|----------------------------------------|---------------------------------------|-------------------------------------|--------------------------------------------|
| COMMUNITY SYSTEMS | | | | |
| Town of Winnsboro | 2.00 | 1.00 | 2,300 | 7,000 |
| Town of Ridgeway | -- | 0.27 | 275 | 800 |
| Jenkinsville Water Dist. | 0.14 | 0.10 | 530 | 1,470 |
| Mid-County Water Dist. | 0.17 | 0.07 | 345 | 966 |
| Mitford Water Dist. | 0.21 | 0.05 | 400 | 1,092 |
| PRIVATE RESIDENTIAL SYSTEMS | | | | |
| Royal Hills SD | 0.012 | 0.002 | 18 | 50 |
| Chappel MHP | 0.025 | --- | 13 | 23 |
| Coley's MHP | 0.03 | --- | 5 | 13 |
| Fairview Manor | 0.06 | --- | - | 197 |
| Lambright Care | -- | --- | - | 27 |
| INDUSTRIAL SYSTEMS | | | | |
| SCE&G Monticello | -- | --- | - | --- |
| Ridgeway Mining | -- | --- | - | --- |
| MISCELLANEOUS SYSTEMS | | | | |
| parks, Schools, Landings, Camps, Marinas, etc. (9) | -- | --- | - | --- |
| | | | | 11,656 |

Source: S. C. Department of Health and Environmental Control, Water Supply Division, Inventory of Public Water Supply Systems, Computer Print-out, 11-14-91.



There are five private water systems in the county: two serve mobile home parks, two serve nursing homes and one serves a subdivision. Each is relatively small in terms of persons served. There are also two industrial water systems and nine miscellaneous systems serving outlying parks, schools, landings, camps, etc.

The current status of major line implacements and the extent of coverage in the county are shown by the accompanying Water Service Area Map. As may be seen, all intensely developed areas are accessible to a community system.

Sanitary Sewer Service

Community or public sewer systems are not nearly as extensive in the unincorporated areas as are community water systems. They seldom are. Service is confined to three areas---the Towns of Winnsboro and Ridgeway, with only limited extensions into nearby unincorporated areas, and in the upper part of the county, from the town of Great Falls, in neighboring Chester County, out S.C. 200 to I-77.

Suffice it to say, these areas have the jump on the balance of the county in terms of securing and accommodating higher intensity development. Urban development generally is contingent on sanitary sewerage facilities. Thus, much of the future development in the county may be expected to occur in these three areas, barring the construction of additional treatment facilities.

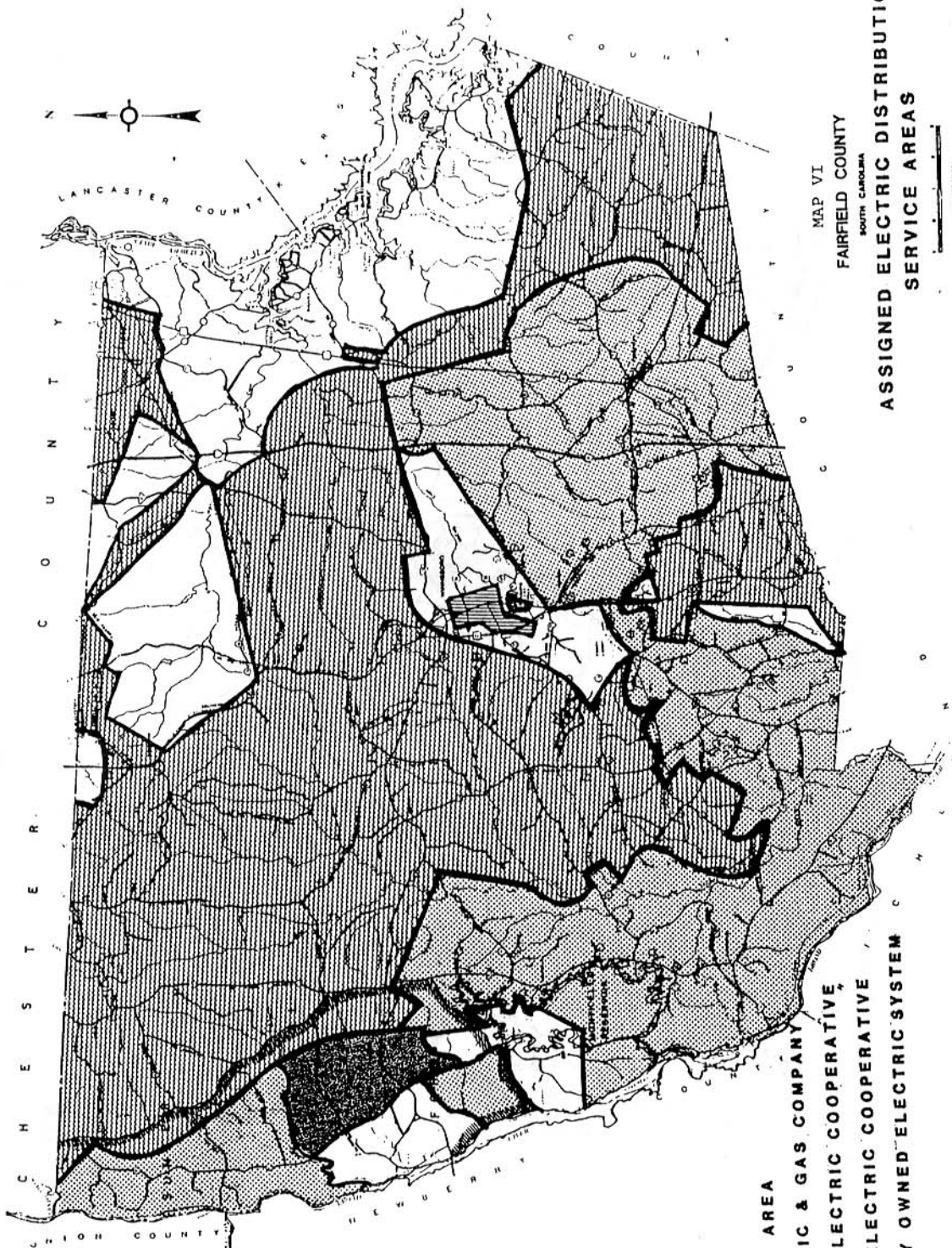
Electrical Power

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 located in the county.

But not all of the county is served by SCE&G. In fact, there are four electrical providers or distributors in the county:

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

The service areas of each are shown by the accompanying map. Interestingly, the areas with the greatest development potential have not been assigned to any one agency by the South Carolina Public Service Commission. As a result, the competition for customers often leads to confusion and duplicity.



- UNASSIGNED AREA
- S.C. ELECTRIC & GAS COMPANY
- FAIRFIELD ELECTRIC COOPERATIVE
- NEWBERRY ELECTRIC COOPERATIVE
- MUNICIPALLY OWNED ELECTRIC SYSTEM

MAP VI
 FAIRFIELD COUNTY
 SOUTH CAROLINA
 ASSIGNED ELECTRIC DISTRIBUTION
 SERVICE AREAS

Natural Gas

Natural gas is supplied to the county by the South Carolina Pipe Line Company serving Richtex and SCANA's Sumner Power Plant, west of S.C. 215. The pipeline company also wholesales gas to the Town of Winnsboro which retails and distributes it along U.S. 321 south and west of Winnsboro, and within the Winnsboro area. The town is also in a position to extend natural gas to other areas of the county in support of development, as economically feasible.

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

Fire Protection

The availability and level of fire protection 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 dollar industrial and/or commercial investments.

Fire protection in Fairfield County is provided by the public safety department of the Town of Winnsboro and ten stations operated as part of the county fire service. The county fire departments are funded directly by Fairfield County in its operating budget, out of the proceeds of a 3.1 mill fire tax. The Winnsboro Public Safety Department is funded from the budget of the town, supplemented by fire protection contracts. Some of the individual fire departments in the county are engaged in separate fund raising activities, but most of their apparatus and buildings are owned, and their operating expenses paid by the county.

The 10 stations in the county system are:

- Community
- Greenbrier
- Southeast
- Dutchman's Creek
- Ridgeway
- Jenkinsville
- Mitford
- Lebanon
- Blair
- Feasterville

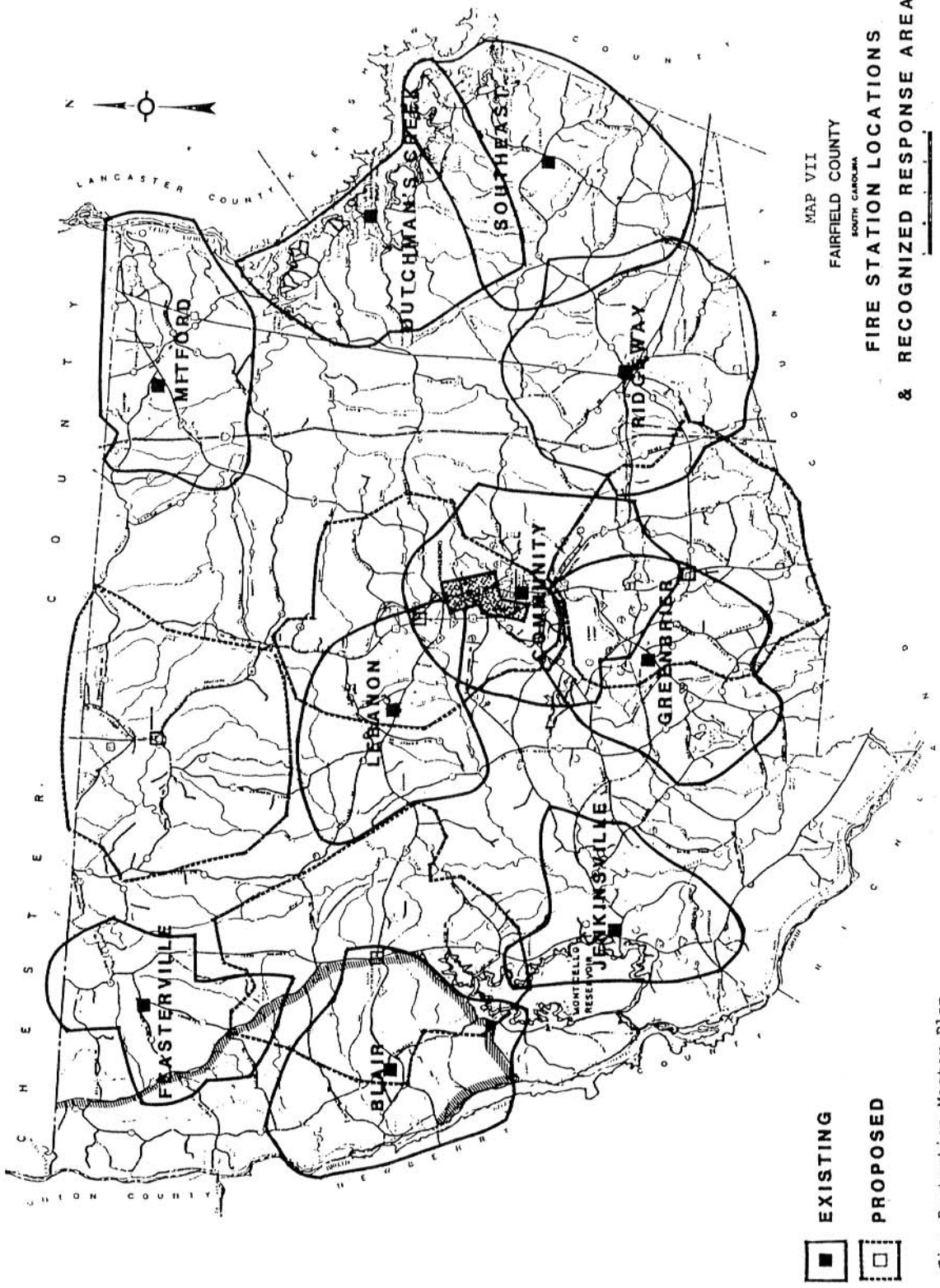
All of the departments except Winnsboro, Community, Ridgeway, and Mitford are rated Class Nine. The district covered by the Winnsboro Fire Department is rated Class Five, although some properties located beyond 1,000 feet of a fire hydrant carry

a lower Class Nine rating. Community also has a split 5-9 rating. Ridgeway and Mitford have split 8-9 ratings. Other areas of the county, located beyond five miles of an existing station are protected to the extent possible under the current system, but are rated Class 10 for purposes of writing insurance, and charged accordingly as "unprotected areas".

In a recently completed Fire Protection Master Plan, by Eckman Associates, four additional stations are recommended to cover about 60 percent of the unprotected properties in the county. Their locations are:

- Rt. 321 at Woodward
- Rt. 321 north of Winnsboro
- Rt. 34 at Salem Crossroads
- Rt. 321 at Rt. 30

Already, the county has allocated funding for the first of these stations in the Woodward Area. The proposed stations, together with the location and service areas of existing stations are shown by the accompanying map.



- EXISTING
- PROPOSED

MAP VII
 FAIRFIELD COUNTY
 SOUTH CAROLINA
**FIRE STATION LOCATIONS
 & RECOGNIZED RESPONSE AREAS**

Source: Fire Protection Master Plan,
 Eckman & Associates.

PREPARED BY: [illegible] & ASSOCIATES, INC.

SECTION IV

LAND USE FORECAST

Forecasting the need for and location of land for future development is one of the principal objectives of any land use plan. But, there are no exact standards by which to measure this need. The amount of land required to support the population of a big city, for example, is considerably less per person than the average amount consumed in Fairfield County. It is a matter principally of land availability and economics.

One fairly reliable method for use in determining future land use needs in the county is to relate land use to population. Over the years, our firm has compiled land use and population data from over 30 local surveys. We have found the average consumption of land in unincorporated areas to be approximately .34 acres per person, allocated among the four basic land use classifications as follows:

Table XXIII

| <u>Land Use Classification</u> | <u>Land Use Requirements (acres per person)</u> | <u>Percent of Development</u> |
|--------------------------------|-----------------------------------------------------|-------------------------------|
| Residential | .21 | 62.0 |
| Commercial | .01 | 3.0 |
| Industrial | .08 | 24.0 |
| Service | .04 | 11.0 |
| TOTAL | .34 | 100.0 |

Source: Vismor & Associates, Inc.

Using these allocations for Fairfield County we estimate that about 512 additional acres will be developed by the year 2000, and an additional 340 acres by the year 2010. Not all of it will come from the rural register, of course. There will be some in-filling of existing subdivisions and development in built-up areas around Winnsboro, effectively reducing the need for raw undeveloped land. Still, the impact will be measurable.

Residential use should comprise approximately 62 percent of all new development, accounting for approximately 430 additional acres by the year 2010.

Table XXIV
Land Use Forecast, By Use

| | <u>2000</u> | <u>2010</u> |
|-----------------------------|-------------|-------------|
| Population (additional) | 1,505 | 1,000 |
| Land Use (additional acres) | | |
| Residential | 320 | 210 |
| Commercial | 15 | 10 |
| Industrial | 120 | 82 |
| Service | 57 | 38 |
| Total (acres) | 512 | 340 |

Source: Ibid.

Future industrial land use is perhaps the most difficult to estimate with any degree of accuracy, due to a multitude of factors, not the least of which is the county's ability to secure and accommodate new industry.

Fourteen potential sites have been identified by the South Carolina State Development Board ranging in size from 13 to 3,500 acres. However, most are without basic infrastructure, i.e. water and sewer. Only 42 percent of the sites have water and 36 percent have sewer. But these sites have in combination 772 acres with water and 760 with water and sewer, representing far more land than is forecast for industrial development during the life of this Plan. But who is in a position to know how successful the county will be in its quest for new industry?

Suffice it to say, most future industrial development will occur in the unincorporated areas, due to the added overhead (taxes) of a municipal location. And those sites listed by the State, particularly those between Winnsboro and Ridgeway, appear most likely to appeal to new industry. It is important therefore, to set aside some of these areas, and protect them for future industrial use, to the extent practical and feasible---to plan for industrial development in those areas best suited to such operations.

Because of the dependency of commercial uses on residential areas and high volume streets and highways, we may expect to see future commercial development follow the lead of residential movement. Likely, it will occur in the form of small convenience establishments in expanding suburban areas, and become more

intense in areas outside of Winnsboro, and at I-77 interchange locations.

The amount of service land needed through time, again, is directly related to the amount of land used principally for residential purposes. The need in the county is projected to be only 95 additional acres by the year 2010. This includes social, medical, recreational, governmental, religious, and related uses. Many of these uses will continue to be found in the county's two municipalities, thus minimizing their impact in the unincorporated areas.

SECTION V

PLANNING ISSUES AND OBJECTIVES

CITIZEN PARTICIPATION IN THE IDENTIFICATION OF ISSUES AND NEEDS

One of the principal objectives of this program is to provide ample opportunity for citizen participation in the planning process---to allow the public to help identify issues and problems that should be addressed by the Plan. Toward this end, the Planning Commission conducted three public "in-put" meetings in various parts of the county. The meetings were held in Ridgeway, Monticello and Winnsboro. Additionally, a select group of students and teachers were surveyed in the same manner to determine their concerns for the future, and how this planning program should address them.

The format consisted of a presentation by the Commission and its consultant-staff. The presentation consisted of factual background data on trends and conditions within the county, followed by population and development forecast for the various geographic areas. Constraints to and capabilities of development were outlined, and preliminary issues identified.

Having briefed or primed the audience, the agenda then focused on citizen participation. To aid in the process, a survey questionnaire was used to guide the discussion. The questionnaire enlisted participation in the identification of community needs and issues, and solicited guidance in charting a course of action to be taken by the Planning Commission and County Council in addressing such needs and issues.

A total of 121 persons participated in the process. While the number is relatively small, and their views may not be considered a mandate, clearly they represent a "good indication" of what needs to be done to improve and enhance the development process through planning and subsequent implementing activities.

As issues, needs and problems tend to vary from area to area, the questionnaire focused on (1) area identification of the respondent and (2) needs within such area. The areas divided generally along the following lines:

| <u>Area</u> | <u>Description</u> |
|-------------|-----------------------------------------------------------------------------------|
| 1 | <u>East of Winnsboro</u> , including Lake Wateree, Simpson, Rockton and Ridgeway. |

- 2 Winnsboro and South of Winnsboro, including
Forest Hills, Bethel and areas surrounding
Winnsboro.

- 3 North and West of Winnsboro, including
Mitford, White Oak, Blackstock, Blair,
Monticello and Lebanon.

In descending order, the following were identified on the basis of "urgency of need" for each area.

| <u>Area #1</u> | <u>Area #2</u> | <u>Area #3</u> |
|----------------------|-------------------------|-------------------------|
| Street improvements | Street improvements | Street improvements |
| Public Sewer | Housing Improvements | Public Sewer |
| Land Use Regulations | Land Use Regulations | Land Use Regulations |

Several other needs also were identified by a smaller margin of consensus, including the need to improve street lighting in some areas, the need for drainage improvements, the need to address unkept property, junk yards, litter control and animal control. Also, the need to install sidewalks in certain areas was suggested as well as the need to address hazardous industry.

When asked if they thought the county (Council) has a responsibility for improving and/or addressing any of these needs, 77 percent said YES. They want the county to get more involved in these matters, particularly in the areas of land use, housing, pollution control, road maintenance, erosion control and property maintenance.

With regard to specific planning and development issues which should be addressed by this Plan and subsequent implementing programs, citizens at the public in-put meetings were asked to comment on the "needs list" in Table XXV. By a substantial majority, ranging from 60 to 87 percent, those persons attending the meetings favored regulating the development process and protecting the county's amenities and environmental resources from misuse.

Issues on which over 80 percent of the respondents expressed concern and a need to regulate are:

- (1) Residential protection
- (2) Regulate development on major streets and roads
- (3) Certain land uses which could negatively impact the county, i.e. landfills, hazardous waste

TABLE XXV

CITIZEN'S RESPONSES TO PLANNING AND DEVELOPMENT ISSUES AND NEEDS

| NEED TO: | <u>YES</u> | <u>NO</u> | <u>NOT SURE</u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|-----------------|
| (1) Protect existing neighborhoods, subdivisions and homes from incompatible development? | .87 | .08 | .05 |
| (2) Protect "prime" farmland? | .74 | .12 | .14 |
| (3) Regulate development around Lake Monticello and Lake Wateree? | .67 | .08 | .24 |
| (4) Guide the location and regulate the siting of mobile homes and mobile home parks in the county? | .63 | .23 | .14 |
| (5) Regulate the location of billboards and outdoor advertising signs? | .66 | .12 | .22 |
| (6) Regulate development along major streets and roads to ensure safety, and movement of traffic along existing and proposed highways? | .80 | .07 | .12 |
| (7) Identify and protect for future industrial development, sites with industrial potential? | .60 | .07 | .31 |
| (8) Require landscaping as part of any new large scale industrial or commercial use? | .69 | .13 | .17 |
| (9) Adopt guidelines for the location and development of certain land uses which could have a negative impact on the county, such as landfills, hazardous waste dump sites, race tracks, mining operations, nuclear plants, etc.? | .81 | .04 | .14 |
| (10) Regulate the impact of development on the county's natural resources and environmental amenities? | .74 | .05 | .21 |

Source: Responses from 121 persons at three public hearings conducted by the Fairfield County Planning Commission and a select group of students and teachers. Responses expressed by percentage of participants.

dump sites, race tracks, mining operations, nuclear plants, etc.

In the area of infrastructure, resident participants at the three input forums generally were not supportative of additional park facilities or the installation and expansion of water and sewerage systems. However, the students and teachers who were surveyed were in disagreement on the issue of recreation and expressed a need for additional facilities as well as improved maintenance at existing facilities.

Table XVI

Citizens Responses To
Infrastructure Needs

| NEED FOR: | <u>Additional Recreation Facilities</u> | <u>Community Water System</u> | <u>Community Sewerage System</u> |
|-----------|-------------------------------------------------|-----------------------------------|--------------------------------------|
| AREA 1 | .67 | .46 | .33 |
| AREA 2 | .61 | .35 | .16 |
| AREA 3 | .58 | .38 | .19 |

Note: Percent respondents indicating a need for such facilities.

The following additional facilities were suggested by the resident survey:

- (1) Facilities for youth and seniors
- (2) Hunting and fishing
- (3) Camping
- (4) Trails and picnic areas
- (5) Golf course
- (6) Community center
- (7) Ballfields
- (8) Tennis courts
- (9) Swimming pool
- (10) Skating rink

The following areas were identified as needing additional recreational facilities:

- (1) Northwest of Winnsboro
- (2) Southeast of Ridgeway
- (3) Simpson
- (4) Greenbriar
- (5) Longtown
- (6) Blair
- (7) Jenkinsville
- (8) Blackstock

- (9) Mitford
- (10) White Oak
- (11) Lebanon

SUMMARY LISTING

From the citizens in-put meetings and the data compiled by this study, we are able to identify a number of broader based issues which should be addressed by this Plan. Development related for the most part, they focus on the impact and siting of new and expanded development, as follows:

- (1) Growth
- (2) Quality Development
- (3) Economic Development
- (4) Aesthetics
- (5) Transportation
- (6) Housing
- (7) Infrastructure
- (8) Resource Preservation
- (9) Recreation

AMPLIFICATION OF ISSUES, OBJECTIVES AND RECOMMENDED RESPONSES

Each of the above broad-based issues is amplified in this section. Here specific objectives are established and appropriate responses to implementation recommended, as follows.

ISSUE: GROWTH

OBJECTIVE: TO ACCOMMODATE PROJECTED GROWTH IN AN ORDERLY MANNER, AND TO AMELIORATE ITS IMPACT ON EXISTING LAND USES AND ENVIRONMENTAL RESOURCES

RESPONSE:

This is a fundamental planning issue. At the core is the approach to be taken by the Planning Commission and County Council. It may opt to continue with its current "hands off" policy, relying principally on developers and market conditions to shape the future of the county, or it may adopt planning policies and land use controls to help guide the development process.

Clearly, the county will have little say in the process, this plan notwithstanding, if it fails to take a stronger position on development issues. But how should the county plan for future development? It should start by building a Plan that recognizes market and economic influences, and channel

development accordingly, in an orderly fashion---enhancing rather than compromising environmental and living conditions.

Trying to plan where within the county certain types of development should occur can be difficult. However, for a starter, continued in-filling of established residential subdivisions and partially developed areas should be encouraged. It makes sense economically, especially where roads, water and sewer lines, etc. are in place. A policy to encourage in-filling also represents a positive response to the conservation of prime farmland and other natural resources. Still, much of the anticipated growth will be in the form of new housing complexes, expanded subdivisions, and scattered housing. Also, new industrial and commercial development is expected. Where?

Movement is expected to follow in the directions indicated by Map X. And, these areas should be readied for development, with plans for facilities and controls.

Contrary to popular belief in many unregulated areas, growth and development, per se, do not necessarily equate to prosperity or community enhancement. Improper development may adversely impact existing land use and environmental resources. To ensure against such occurrences, the county should consider for adoption standards and regulations to address the following:

a. Buffering Between Potentially Incompatible Uses

Buffering is a proven means of ameliorating differences between uses. Noted architect Frank Lloyd Wright succinctly captured the essence of buffers when he observed that "greenery hides a multitude of sins". Buffers are intended to screen or block vision, noise pollutants, or other by-products which might negatively impact existing development. Simply put, they offer a means of protecting existing uses from any negative impacts of new development and, as such, are recommended for orderly development.

b. Building Heights

The maximum height to which buildings and structures may be erected seldom is considered to be a problem, particularly in unincorporated areas where high-rise development is not likely to occur. However, if and when confronted by a project considered to be out of scale, it will be too late to remedy the situation without land use controls. Suffice it to say, high-rise structures can adversely affect existing

development, particularly low-rise, single-family residential uses. Yet, too little attention generally has been given this particular issue.

c. Building Setbacks and Curb Cuts

Setback and curb cut regulations can help limit future spending on highway widening projects, prevent encroachment by neighboring uses, and reduce the hazard of turning maneuvers on major streets and highways.

d. Performance and Siting Standards for Manufacturing Uses

Performance standards can protect against air and noise pollution, vibration, fumes, odor, glare, and other negative by-products of some manufacturing and related uses.

They can also check or substantially modify the location and operation of potentially incompatible uses such as dump sites, salvage yards, hazardous waste facilities, etc.

e. Erosion and Sediment Control

Erosion is a problem in parts of Fairfield County, due to its rolling terrain. And it is often compounded by development, where proper preventive measures are not employed during and after construction. Where there is erosion there is also a problem with sedimentation, drainage and water pollution. Drainage and storm water run off are addressed by the county's Subdivision Ordinance, but the issue of erosion as a negative by-product of the development process remains unaddressed. To remedy the situation, the county should enact legislation prescribing "best management practices" where earth disturbing development is taking place.

ISSUE: QUALITY DEVELOPMENT

OBJECTIVE: TO FOSTER QUALITY DEVELOPMENT

RESPONSE:

That projected growth will generate new and expanded development is certain. What is not so certain is the quality of that development.

It is not enough to want quality development. In order to make it happen, the county should:

a. Regulate the Use of Land

Use requirements are rudimentary to the protection of land values and the promotion of quality development. They can prevent the "junk yard" from locating next to or across the street from a quality residential area, thus assuring land use compatibility, stable land values, and the promotion of "land use compatibility".

b. Enact Landscaping Requirements, for all non-residential and multi-family projects. They will add greatly to the aesthetic qualities of such projects.

c. Enact Open Space Requirements, for all multi-family and attached single-family projects. They will establish a proper relationship between high-density housing and needed open space, adding greatly to the quality of such housing. The county has such requirements for mobile home parks, but not multi-family housing projects.

ISSUE: ECONOMIC DEVELOPMENT

OBJECTIVE: TO STIMULATE AND ACCELERATE ECONOMIC DEVELOPMENT

RESPONSE:

This issue is critical to the continued growth and prosperity of the county. Toward this end, the following sub-goals are recommended:

- a. To more aggressively seek industrial and business development with the appointment of a professional coordinator.
- b. To build upon the existing base of business and industry by using current assets to attract industries that complement these assets.
- c. To increase the number of new firms at an annual average of three per year.
- d. To maintain or increase the current percentage of the work force in manufacturing jobs.

- e. To identify and protect industrially suited sites for future industrial development.
- f. To create a more favorable environment for existing industry by protecting them from encroachment by potentially incompatible uses.
- g. To develop a high profile industrial park.
- h. To support and develop a strong agri-business environment, including forestry, farming, housing, etc.
- i. To aggressively pursue the development of programs designed to attract "retirees" to Fairfield County.

Currently, the State Development Board and the Economic Development Council of the Midlands represent the county in its efforts to secure new economic development. But more in the way of a county economic development office may be needed. And, indeed, such a move is being considered by County Council.

Additionally, the county should move to create a more favorable industrial climate by protecting potential industrial sites, as well as existing industry.

There are several industrially developing areas south of Winnsboro and along the S.C. 34 corridor between Winnsboro and I-77. Also, some 14 potential sites with approximately 3,500 acres have been listed with the South Carolina State Development Board for industrial development. And the county is considering the development of an industrial park on I-77, between S.C. 34 and Peach Road.

But unless these sites are secured through options or acquisition they may not be available if and when needed for industrial development. And the loss of good industrial sites could compromise the county's ability to secure much needed industry. It is simply not feasible however for the county to purchase and facilitate all properties with industrial potential, or wise to focus its attention solely on the development of one industrial park, although such a facility is needed. Through its regulatory power, the county can protect at no additional cost, those properties judged best suited to industry. Also the county can help maintain an industrial environment for its existing industries by, again, calling on its regulatory power to preclude encroachment by residential and other incompatible uses.

The county may enact land use regulations to protect industrially suited sites exclusively for manufacturing and related uses. Such a measure is strongly suggested by this

Plan. Being prepared with sites and facilities is half the battle. The other half is recruiting and job training. And, while there is help from the state and Economic Development Council of the Midlands with recruiting and job training, the primary responsibility for securing sites and creating an environment favorable to industry rests with local officials.

ISSUE: AESTHETICS

OBJECTIVE: TO PRESENT AND MAINTAIN AN AESTHETICALLY PLEASING ENVIRONMENT

RESPONSE:

Salvage yards, billboard clutter and "junky" development can contribute to aesthetic pollution. There are examples of such pollution in the county. Yet, there is nothing the county can do at this time to address or improve the situation.

The Sierra Club has identified South Carolina as a state in which outdoor signs and billboards have been allowed to clutter and blight the environment. While such abuses are not yet visible along I-77 in Fairfield County, it is simply a matter of time, particularly along I-77, unless measures are taken to regulate such uses. With increased traffic, increased usage of billboards may be expected. While there is nothing inherently wrong with billboards, they can pollute the environment if not properly sited, sized and located with respect to their surroundings. And there are some areas where they may be completely out of character. But without development regulations the county is powerless to do anything about billboards.

Also, aesthetic regulations would be helpful in screening salvage yards and other unsightly uses. The enactment of an "Existing Building Code" and "Standard Housing Code" would help clean up some of the blighted structural conditions in the county, and go a long way toward making Fairfield a cleaner more aesthetically pleasing place in which to live.

ISSUE: TRANSPORTATION

OBJECTIVE: TO IMPROVE ACCESS TO I-77 AND PROMOTE HIGHWAY SAFETY ON EXISTING AND PROPOSED STREETS AND ROADS

RESPONSE:

With so little attention paid to land use and its impact on the transportation network, it is little wonder that the "designed carrying capacity" and safety of most roads are compromised over time.

To guard against this happening on the roads and highways in Fairfield County, consideration should be given to the adoption of curb cut and setback controls.

Setbacks will reduce the hazards to driving and permit future street widening at the most economical scale.

Curb cut controls can be especially effective in reducing the hazards of turning maneuvers, and maintaining highway use efficiency.

More importantly from an economic development standpoint is to better access I-77. The SHIMS Plans (Strategic Highway Plan For Improving Mobility and Safety) is designed to promote economic development by supplementing the interstate system with an integrated network of four-lane roads and highways. Yet no such improvements are proposed by the Plan for Fairfield County.

Clearly, S.C. 34 should be considered for inclusion in the SHIMS Plan as well as an additional access interchange and frontage road at the Peach Road crossing of I-77, in the southeastern part of the county. These improvements would greatly enhance the economic development potential of the county, as advocated by the SHIMS Plan.

ISSUE: HOUSING

OBJECTIVE: TO MAKE DECENT HOUSING AND LIVING CONDITIONS AVAILABLE TO ALL RESIDENTS OF FAIRFIELD COUNTY

RESPONSE:

Housing trends and conditions discussed previously speak to the housing needs of low and moderate income families in Fairfield County. A strategy to meet these needs is outlined in the Central Midlands Comprehensive Housing Affordability Strategy (CHAS), 1991. Specific recommendations in the Plan call for:

- a. Utilization of new federal housing programs included in the National Affordable Housing Act of 1990, i.e.:

Title II, Home Program, providing matching grants for rehabilitation, new construction, site improvements, acquisition, tenant based rental assistance, financing cost and relocation benefits.

Title III, Homeownership Incentives, providing assistance to first-time home buyers by

establishing a National Homeownership Trust Fund.

Title IV, HOPE Program, providing homeownership and opportunity for people everywhere.

Title VIII, Housing For Persons With Special Needs, providing assistance to the elderly and persons with disabilities.

- b. Utilization of existing housing programs, i.e.:

Title V, Housing Assistance-Public, Section 8, and Foster Care Assistance

Title VI, Preservation of Affordable Rental Housing - Prepayment clauses on Section 236, 221(d)3 housing and other preservation provisions.

Title VII, Rural Housing

Title VIII, Housing for Persons With Special Needs - Section 202 and McKinney

Title XI, Community Development Block Grants

- c. Greater involvement by local governments, to include:

- (1) Inventorying available land for housing development;
- (2) Supporting the cost of land planning and engineering to reduce future improvement problems;
- (3) Assembling land and clearing titles including lots lost to delinquent taxes and vacant improved lots for in-fill;
- (4) Making housing packages available to private developers on a competitive basis; and
- (5) Supporting the Building Materials Bank for recycling excess materials from construction sites.

- d. Greater involvement by the Central Midlands Regional Planning Council, the private sector and the banking industry.

ISSUE: INFRASTRUCTURE

OBJECTIVE: TO EXTEND WATER AND WASTEWATER SERVICE
AND FACILITIES TO ACCOMMODATE PROJECTED
GROWTH AND DEVELOPMENT

RESPONSE:

Growth of the county is contingent on the availability of water and sewer. And while prevailing low density patterns over much of it preclude countywide coverage, such facilities are essential to higher intensity development.

With the County Planning Commission responsible for land use planning, five different agents---Winnsboro, Ridgeway, Mitford Water District, Mid-County Water District and the Jenkinsville Water District---responsible for providing water, and three different agents responsible for providing sewer (Winnsboro, Ridgeway, and Great Falls) to the unincorporated areas of the county, the need for a close working relationship among these groups is obvious. One cannot properly function without the other. Cooperation and mutual support are essential to the orderly, planned development of the county, at the most efficient scale.

ISSUE: RESOURCE PRESERVATION AND ENHANCEMENT

OBJECTIVE: TO CONSERVE AND PROTECT THE COUNTY'S
NATURAL AND HISTORIC RESOURCES

RESPONSE:

Due to the non-replenishable nature of the county's natural and historic resources, care should be exercised in their use and/or development.

Included among such uses and facilities in Fairfield County are the following:

- a. Prime farmlands
- b. Water resources; i.e. Lake Wateree, Monticello Reservoir, Winnsboro Reservoir, the Broad River, and smaller creeks and ponds.
- c. Historical buildings and places listed by Table XXVII.
- d. Woodlands.

The retention of prime farmlands for agricultural purposes should be encouraged and fostered to the extent practical and feasible. The county may help by legislating the use of such lands exclusively for agricultural and related purposes.

Conserving and protecting water resources may be accomplished in part through the enactment of development and use controls on adjoining property. Conservation easements along the Broad River, similar to those employed by SCE&G around the Monticello Reservoir would be helpful. Both should be pursued in an effort to control development along the banks of the county's water resources.

Preservation of designated landmarks, buildings and areas of historical significance must be viewed in the larger context of controlling development around and adjacent to such places. Toward this end, emphasis should be placed on the design of development controls to ensure land use compatibility. On the following page is an inventory and map showing the location of historical places in Fairfield County.

Obviously, the entire county will not be built-out by the year 2010. Nor is full development encouraged or desired. Considerable land acreage not essential to future development will remain undeveloped. But which lands?

This question is directed at the heart of planning. Land will remain undeveloped with or without planning, for the simple reason that the market cannot support full development within the time frame of this Plan. But without planning and land use regulations, there could be a loss of land resources, i.e. farmlands, river and creek vistas, hunting areas and an imbalance of development and needed open space.

The Plan should speak to the issue of conservation, and identify areas and resources better left undeveloped during the next 18 years. But it may need reinforcement from the county in the way of land use regulations in order to achieve implementation.

Also, measures should be taken to:

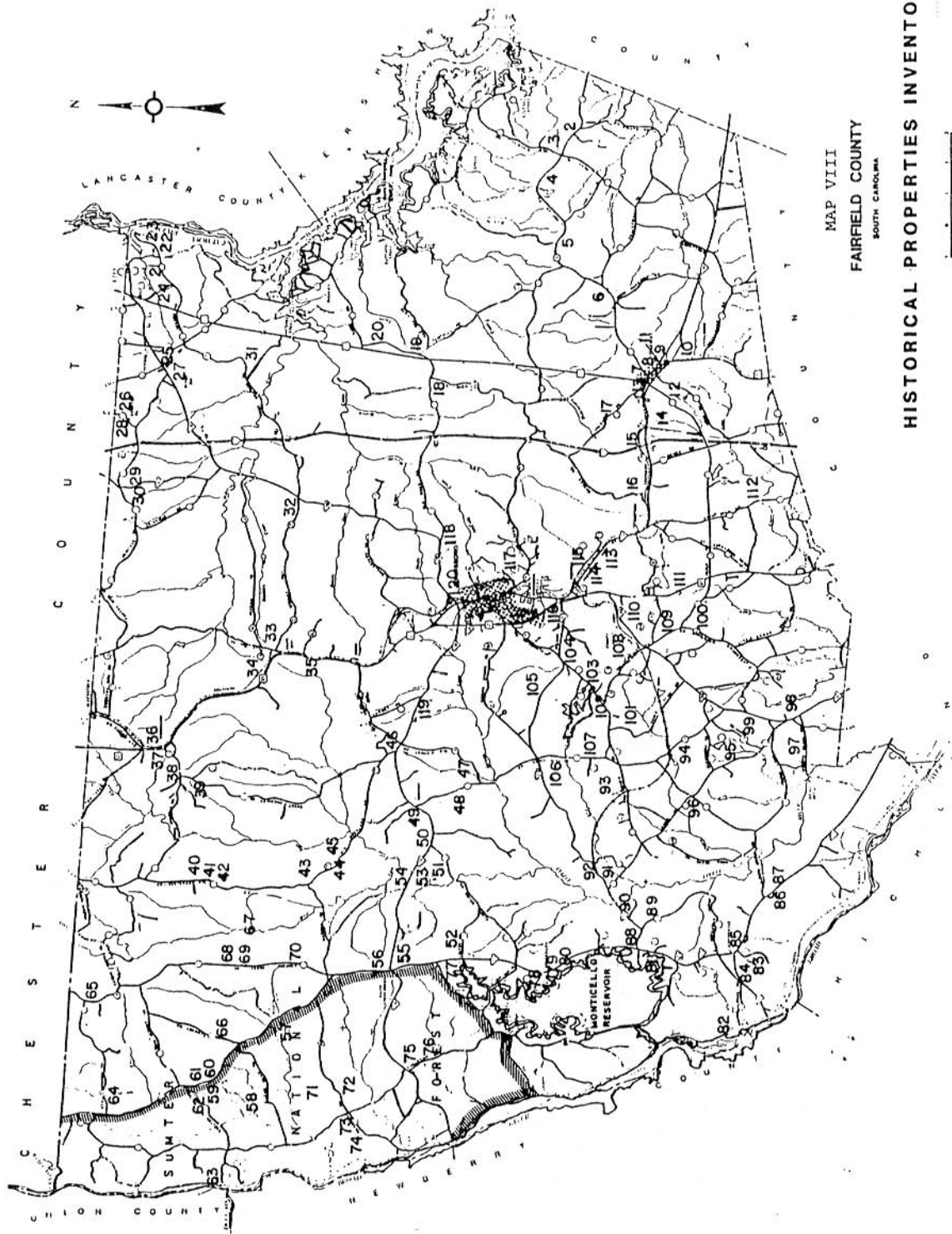
- a. Channel development into the more urbanized areas of the county where it can be better and more efficiently served with water, sewer, fire protection, etc.
- b. Discourage the extension of public facilities into the rural areas not projected for development, thereby limiting other than rural density development.

TABLE XXVII

INVENTORY OF HISTORICAL PLACES

| | | |
|---------------------------------------|------------------------------------------------------|----------------------------------------|
| 1. Blink Bonnie | 41. Dr. Walter Brice House | 81. White Hall AME Church |
| 2. Longtown Baptist Cemetery | 42. Tom "Shanty" Brice Place | 82. Parr Shoals |
| 3. Bryant Hill Cemetery | 43. Stevenson Home | 83. Chappell Place |
| 4. Longtown Presbyterian Church | 44. Balwearie | 84. Mayfair |
| 5. The Dixon House | 45. Albion | 85. Shiloh Methodist Church |
| 6. The Hunter House | 46. The Jane Turner Place | 86. Fair View |
| 7. St. Stephen's Episcopal Church | 47. Remains of Old Jackson Creek Presbyterian Church | 87. High Point |
| 8. Aimwell Presbyterian Church | 48. The Old Manse | 88. Little River Baptist Church |
| 9. Ruff's Chapel | 49. Lebanon Presbyterian Church | 89. Holley Place |
| 10. Longleaf | 50. W. K. Turner Home | 90. Ebenezer ARP Church |
| 11. Ruff and Company | 51. Dr. Hardy Liston Birthplace | 91. Kincaid Manor-Heyward Hall |
| 12. The Century House | 52. Martin Place | 92. Anderson Quarry |
| 13. Ridgeway Baptist Church | 53. Lemmon Place | 93. Union Memorial Presbyterian Church |
| 14. Mount Hope | 54. The Bell Place | 94. Ashford House |
| 15. Cedar Tree | 55. Happy Valley | 95. Old Horeb Presbyterian Church Site |
| 16. Vaughan House | 56. Salem Presbyterian Church | 96. Site of Mason's Meeting House |
| 17. Valencia | 57. Site of Hans Wagner Fort | 97. Trapp Home |
| 18. Cason Family Cemetery | 58. Old Feaster Cemetery | 98. Crooked Run Baptist Church |
| 19. Durham House | 59. Liberty Universalist Church | 99. Bethel Methodist Church |
| 20. Boulware Walls Burying Ground | 60. Feasterville Female and Male Academy | 100. Thomas C. Camak Home |
| 21. Rocky Mount Battle Marker | 61. The Robert W. Coleman House | 101. Brown-Rexrode House |
| 22. Johnston Home | 62. Clanmore | 102. Hawthorne-Brown House |
| 23. Rocky Creek Canal | 63. Shelton | 103. Warren Castles House |
| 24. Deputary Creek | 64. Cool Branch Baptist Church | 104. Old Furman Building |
| 25. Bethesda Methodist Church | 65. Beaver Creek Baptist Church | 105. Fairfield Baptist Church |
| 26. Mt. Zion Baptist Church | 66. Coleman Cemetery | 106. The Oaks |
| 27. Caldwell House, Mitford Community | 67. Old Yongue Burying Ground | 107. The Bob Lemmon Place |
| 28. Grafton House | 68. Later Yongue Cemetery | 108. Kelly Miller School |
| 29. Covenantan Cemetery | 69. Mobley Meeting House | 109. Greenbrier Methodist Church |
| 30. Covenantan Marker | 70. Means Cemetery | 110. William Estes Home |
| 31. Camp Welfare | 71. Lyles-Feaster Home | 111. Thomas Nightingale's Cowpen |
| 32. Mt. Olivet Presbyterian Church | 72. Ivy Hall | 112. Site of Broome's Mill |
| 33. White Oak ARP Church | 73. Long House | 113. Thomas Woodward, the Regulator |
| 34. Robert E. Patrick Home | 74. Old Lyles Cemetery | 114. Anvil Rock |
| 35. Galloway-Moore House | 75. Rock Creek Baptist Church | 115. Tocaland |
| 36. Concord Presbyterian Church | 76. Fonti Flora | 116. Hunstanton |
| 37. M. T. Patrick Home | 77. McCrorey-Liston School | 117. Dr. Daniel Jackson Sanders |
| 38. Lewis Place | 78. Dawkins House | 118. Wylie House |
| 39. Calvin Brice Place | 79. Monticello Methodist Church | 119. Clowney Place |
| 40. New Hope ARP Church | 80. Davis Plantation Home | 120. Winnsboro, County Seat |

Source: Map of Historic Fairfield, Prepared by Fairfield County Historical Society, 1970.



MAP VIII
FAIRFIELD COUNTY
SOUTH CAROLINA

HISTORICAL PROPERTIES INVENTORY

PRINTED BY THE ARCHIVES & HISTORICAL SOCIETY OF SOUTH CAROLINA

The loss of some open land resources may not be anything to be alarmed over, but the steady erosion of such land will jeopardize the county's legacy to future generations.

ISSUE: RECREATION

OBJECTIVE: TO PROVIDE A COMPREHENSIVE AND BALANCED
SYSTEM OF PARKS AND RECREATION FACILITIES

RESPONSE:

Recreation facilities seldom influence development, but they do complement it. They are essential to a balanced social environment. And with growth will come demand for more parks and recreational facilities, although support for more parks appears to be only lukewarm according to the citizen input forums.

Recreational facilities in Fairfield County are provided by federal, state, county, city and private sponsors.

The federal government owns and manages approximately 11,560 acres in the Sumter National Forest, located in the northwest corner of the county. This facility provides hiking, riding and wilderness experiences, concentrating on recreational activities that require a lot of land.

The state owns and operates a large facility on Lake Wateree (Lake Wateree State Park). It includes a multitude of open space and water-oriented activities and facilities.

The Town of Winnsboro has a comprehensive recreation program, with two in-town parks, one of which (Fortunes) contains a swimming pool.

The Fairfield County Recreation Commission manages nine parks countywide, with a tenth being developed at this time. The location and assets at each are listed and shown by the following table and map.

Additionally, there is in the county a Recreation Association, with athletic facilities south of Winnsboro. Also, SCANA provides water-oriented recreation activities at its "Recreation Lake," north of Meadowlake Road, and fishing and boating on the Reservoir Lake.

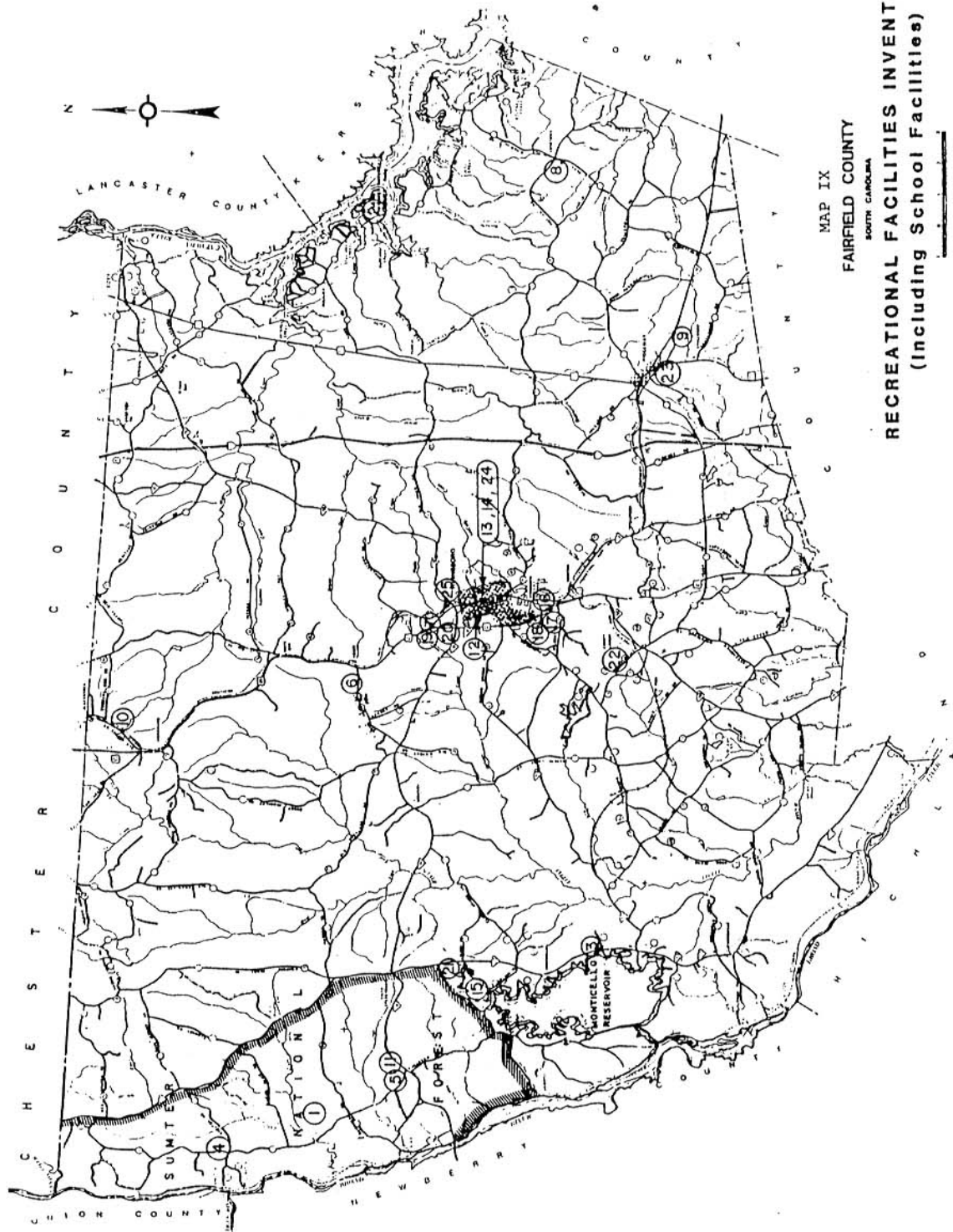
Finally, the School Board makes its many facilities available for public use through the Fairfield County Recreation Commission.

TABLE XXVIII

RECREATION FACILITY INVENTORY
(Including School Facilities)

| <u>Operator/Name</u> | <u>Map Reference</u> | <u>Acres</u> | <u>Facilities</u> |
|-------------------------------------------------|--------------------------|--------------|-----------------------------------------------------------------------------------|
| <u>Federal</u> | | | |
| Sumter National Forest | 1 | 11,560 | Hiking, riding, outdoor experiences |
| <u>State</u> | | | |
| Lake Wateree State Park | 2 | 72 | Outdoor and water-oriented facilities, i.e. campground, picnic area, boat ramp |
| <u>County</u> | | | |
| Lake Monticello Park | 3 | 25 | Tennis courts, ballfield, basketball court, picnic facilities, fishing |
| Shelton Park | 4 | 2 | Basketball court and playground |
| Blair Park | 5 | 4 | Basketball court, playground, picnic facilities |
| Adger Park | 6 | 16 | Basketball court, playground |
| Community Center | 7 | 3.5 | Multi-purpose gym, tennis courts, Commission Office |
| Rufus Belton Park | 8 | 5.5 | Ballfield, basketball court, playground, picnic shelters |
| Ridgeway-Centerville | 9 | 14.5 | Basketball court, tennis, picnic shelters |
| Blackstock Park | 10 | 3 | Ballfield |
| Unnamed Park | 11 | 4 | Being developed--proposed ballfield |
| Garden Street Park | 12 | 4 | Ballfield, concession facilities |
| <u>Municipal</u> (Winnsboro) | | | |
| Fortunes Spring Park | 13 | 9 | Swimming pool, playground, picnic and jogging facilities |
| City Park | 14 | 2 | Basketball court, playground |
| <u>Other</u> | | | |
| SCANA Recreation Lake | 15 | NA | Skiing, fishing, swimming |
| Fairfield Recreation Association Drawdy Park | 16 | 4 | Ballfields (2) |
| <u>Schools</u> | | | |
| Fairfield Central High | 17 | -- | Stadium, gym, practice field |
| Fairfield Middle School | 18 | -- | Gym, assembly grounds |
| Fairfield Primary School | 19 | -- | Playground, 3/4 gym |
| Fairfield Intermediate | 20 | -- | 3/4 gym |
| McCrorey Liston Elem. | 21 | -- | Gym, playground |
| Kelly Miller Elem. | 22 | -- | Playground |
| Geiger Elem. | 23 | -- | Playground |
| Gorden Early Childhood | 24 | -- | Playground |
| Richard Winn Academy (Private) | 25 | -- | Gym, multi-purpose ballfield |

Source: Field Survey, Vismor & Associates, Inc.; Fairfield County Recreation Commission;
Recommendations for Recreation, CMH Associates, 1987.



MAP IX
 FAIRFIELD COUNTY
 SOUTH CAROLINA
 RECREATIONAL FACILITIES INVENTORY
 (Including School Facilities)

PREPARED BY: [illegible] & [illegible] INC.

SECTION VI
COMPREHENSIVE
DEVELOPMENT PLAN, 2010

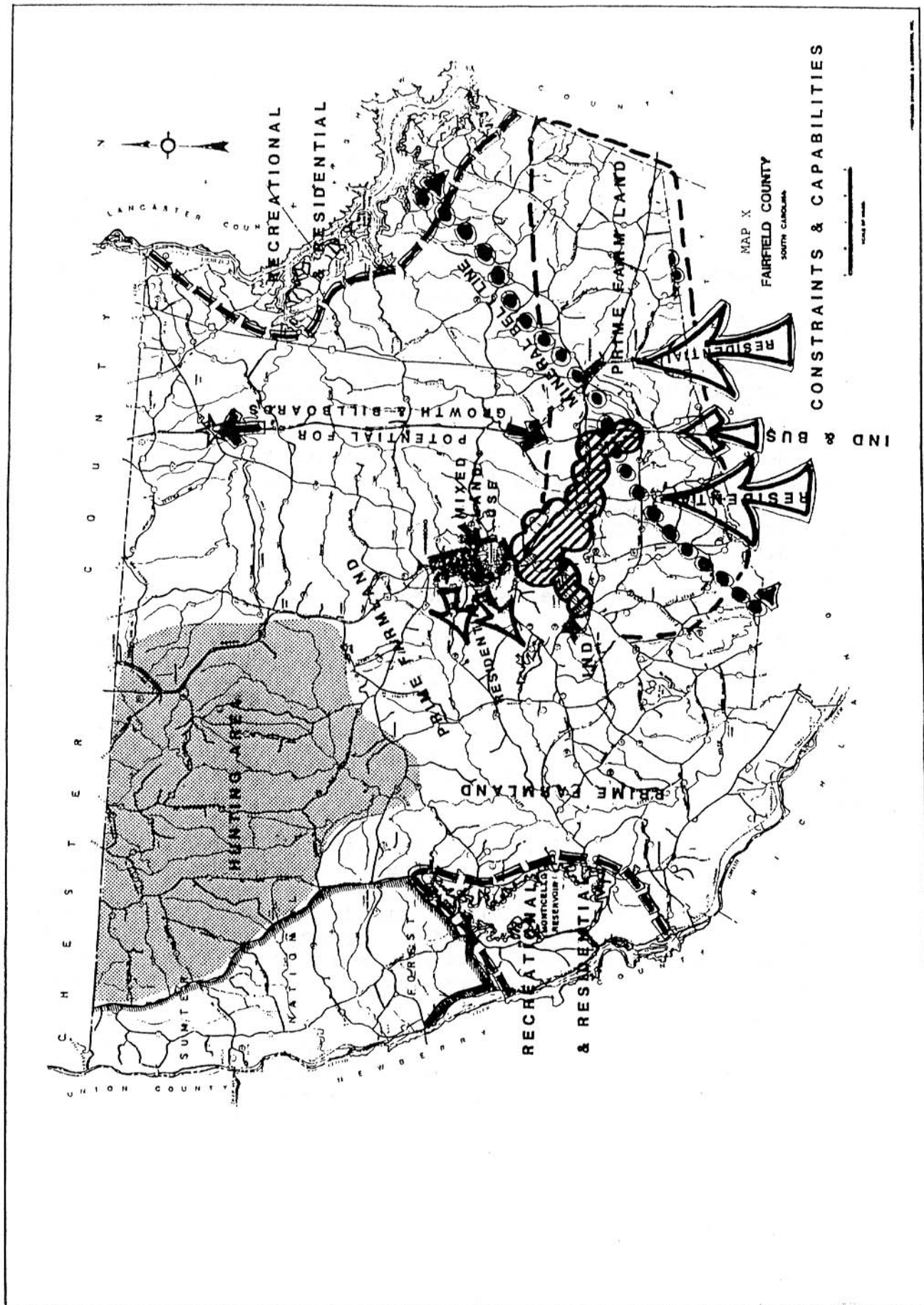
In reviewing the various factors affecting development, i.e. projected growth, existing land use, economic conditions, development trends, and the other elements responsible for development, a skeletal framework begins to take shape. Forces already at work have provided us with a foundation. This Plan is designed to build on that foundation---not alter what has been done or start anew, but guide future development in a manner that will complement and enhance social and economic conditions in the county, and lend order to the development process.

But the trends in process point to impending conflict. Areas of the county with the greatest development potential---in the southeast corner---contain most of the county's prime farmlands and mineral deposits. They are also in the line of expanding industrial and residential development north of Columbia, principally along I-77. By nature, these uses are inherently incompatible, setting the stage for conflict.

The potential for conflict is further compounded by neighboring Richland County's Comprehensive Plan for the I-77 corridor, which designates much of the contiguous area in Richland County for "development", meaning any number of uses under certain conditions. The logic in this approach is to maximize flexibility in meeting future development proposals "as the area has no particular development trend, but has potential for various uses."

East of SR 227 (Hood Road in Fairfield County), the Richland County Plan recommends low-density residential development. Assuming a continuation of "like development" into Fairfield County, east of Hood Road, similar low-density residential development may be expected. Development patterns along the I-77 corridor into Fairfield County will be shaped entirely by economics, on a first come basis, according to the Richland County Plan.

These "planned" scenarios mirror current development trends based principally on economics and locational preference. But they do little to remedy the potential for conflict in Fairfield County or insert order into the development process.



LAND USE PLAN ELEMENT

The Land Use Plan Element of the Comprehensive Plan is designed to do both---bring order and compatibility to the development process---establishing goals and objectives for the various areas of the county. Based in part on factors influencing development, projected needs and potential, goals and objectives are embodied in the following generalized Land Use Classifications, which are portrayed by the use of symbols on the accompanying Comprehensive Development Plan Map.

| <u>Land Use Map Symbol</u> | <u>Generalized Land Use Area Classification</u> |
|--------------------------------|-----------------------------------------------------|
| GD | General Development |
| ● | Commercial Clusters, within 500' |
| RC-D | Residential Conservation and Development |
| IND | Industrial Development |
| RR | Rural Development-Resource Preservation |

GD, General Development

Areas so designated are projected to accommodate most of the future growth and development in the county. As a result, multiple uses (residential, commercial and industrial) are expected in these areas, tempered principally by market conditions. Here "highest and best use" options are advocated by the Plan. But with general, open-ended development options, there is inherent potential for land use conflicts mentioned previously. To prevent this, the Plan recommends the adoption of development standards for these areas:

- (1) to ensure that adequate buffers, screens, and setbacks will be provided between potentially incompatible uses;
- (2) to address storm drainage and sedimentation problems created by new development;
- (3) to regulate outdoor advertising and help prevent visual blight and obstruction to travel;

- (4) to control operational nuisances of non-residential uses such as outdoor lighting, noise, etc.
- (5) to ensure the adequate provision of open space in large scale and multi-family projects;
- (6) to require uniform setbacks along major streets and roads for visual clearance and future road widening;
- (7) to enhance the outcome of development with required landscaping and amenities;
- (8) to ensure the provision of adequate off-street parking and loading;
- (9) to control the location of certain potentially hazardous, obnoxious, or offensive uses;
- (10) to protect environmental resources in the path of development, i.e. trees, historical places, etc.

Standards addressing the above will make it possible to exercise flexibility in the use of one's property in these areas, so long as the proposed use is developed and sited in a manner that will not infringe on the rights of neighboring property owners or compromise values.

Objective

The objective of this classification is to permit land use and development flexibility in an effort to meet market conditions and demands---to encourage the "highest and best use of land", while protecting existing land uses and environmental resources from any negative by-products or fall-out from new and expanded development.

● Commercial Clusters

Where the symbol ● is established on the Plan Map, commercial development is recognized as a viable option to the larger land use designation within which the symbol is contained. Within generally 500 feet of the symbol commercial concentrations and clusters are recommended to meet the retail and service needs of area residents.

Objective

The objective of this land use designation is to meet in orderly concentrations the need for commercial development in areas dominated by residential and/or rural uses, and to discourage strip commercial development.

RC-D, Residential Conservation and Development

Without some type of land use regulations or development standards, it is difficult to maintain quality subdivisions and protect existing residential areas.

Even deed restricted subdivisions are vulnerable to incompatible development from all sides, as peripheral lots are exposed to and unprotected from neighboring development, whatever the use.

Residential security is of prime concern in any community. But all residential areas in unincorporated Fairfield County lie unprotected. Many already have been compromised as a result, by mixed, incompatible land uses.

Still, all is not lost. There remains homogeneous quality subdivisions within the county, as well as a number of nearby sites with residential potential. However, both need and warrant "protective zoning". Without it, they are vulnerable to an intrusion of mixed and potentially incompatible land uses.

Objective

Areas designated RC-D on the accompanying Plan Map are designed to protect existing residential uses and nearby areas with residential potential, exclusively for residential purposes, and to restrict or prohibit any use of land which would compromise or otherwise infringe on the prevailing character of established and planned residential areas.

IND, Industrial Development

Specific sites within the designated IND on the Plan Map have been investigated and found to have industrial potential. Most are relatively level, facilitated by or planned for water and sewer, and easily accessible. Many have rail.

Such conditions uniquely qualify these areas for most industrial uses, prompting their reservation principally for future industrial development. The availability of suitable industrial sites is fundamental to industrial development. Where good sites exist, they should be retained, principally if not exclusively for industrial development.

One of the tenets of land use planning is to channel development in such a manner as to maximize its contribution to the community. Where there is a need for industrial development, and there exist the necessary sites and infrastructure to support it, care should be taken to encourage and accommodate the industrial use of such areas. Other uses which would preclude the industrial development of such areas, and subsequently compromise the county's ability to attract industry should be prohibited.

Objective

The objective of this classification is to preserve and protect existing industry and potential industrial sites from encroachment by incompatible and inappropriate development. While not excluding all other uses from these areas, they are recommended principally for manufacturing, warehousing, wholesaling, research, technical operations, and similar uses.

RR, Rural Development-Resource Preservation

Most areas classified RR on the Plan Map generally are outside the path of projected development, characteristically rural and predominantly undeveloped at this time. Moreover, few changes to these areas are anticipated during the life of this Plan. This is not to minimize the importance of these areas to the county however. Open lands, woodlands and wetlands are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. As a result, they should be protected from encroachment or misuse.

This also includes the retention of agricultural lands, equine farm lands, water resources and historical places, many of which are located in the RR Area shown on the Plan Map. The importance of these areas may be measured in economic terms. And their protection and enhancement are considered critical to the future well being and general welfare of the county.

Just as important to the preservation effort is the development of agri-industrial uses to capitalize on these resources. And what better place to locate such uses than in the rural areas from which the resources are produced. Agri-industrial development, therefore, is viewed not as an incompatible use within the RR Areas shown on the Plan Map, but in a complementary role as a means of more economically utilizing the county's rural resources, without compromising rural values.

Additionally, two major resources targeted for conservation and preservation are waterways and historical places. Waterways

TABLE XXIX

SUMMARY LAND USE PLAN LEGEND

| <u>Use Classification</u> | <u>Recommended Density (No. Residential Units Per Acre)</u> | <u>Principal Use(s) Recommended</u> |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General Development (GD) | (12) per acre with water and sewer (2) per acre with water, but not sewer (1) per acre without water or sewer | Commercial, business, light industrial, multi-family, motels, commercial recreation, residential, institutional and mobile home parks. |
| Residential Conservation and Development (RC-D) | (4) units per acre | Single and multi-family residential uses, townhouses, condominiums, patio homes, triplexes, duplexes, and individual mobile homes, but not mobile home parks. |
| Industrial Development (IND) | (1) unit per 10 acres | Industrial, warehousing, distribution, wholesaling, storage, research and testing facilities and plants. |
| Rural Development- Resource Conservation (RR) | Not less than (1) per acre | Agricultural and support uses, single- family dwellings, mobile homes and small scale convenience and service commercial uses, hunting and fishing lodges, open air recreation, marinas, and agri-industrial uses. |

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Project #1

Develop additional Industrial Parks. As full development of the relatively new Walter Brown Industrial Park approaches, planning for additional parks is underway. Based on the rate of land consumption in the Brown Park, at least two additional parks should be planned, at strategic locations accessible to I-77.

Project #2

Extend water and sewer from Winnsboro to areas planned for Industrial Parks and development.

Proposed Housing Projects

Two agencies principally responsible for improving housing conditions for low and moderate income persons in Fairfield County are (1) the county and (2) Fairfield United Action.

Over the last three years, the county has successfully secured three Community Development Block Grants for housing improvements in:

- (1) the Blackjack area
- (2) South Winnsboro, and
- (3) the Zion Hill area of Winnsboro.

Fairfield United Action recently completed a scattered site weatherization program, utilizing approximately \$256,000 in Hugo Relief Funds.

The total number of homes improved by these programs to date is less than 300. Thus much more remains to be done.

While there remain pockets of blight and substandard housing, as indicated above, the rural composition of the county has also produced a scattering of substandard housing. And to get at these rural problems, a scattered site rehabilitation indoor facility, and weatherization program is recommended. Such a program should be long-term and continuously funded to meet the needs of rural residents.

Project #1

Apply annually for CDBG funds to carry out a rural "Scattered site" rehabilitation, indoor facility and weatherization program for low and moderate income

families.

Project #2

Explore other housing programs for applicability in the county.

Proposed Recreation Projects

It is the intent of this Plan to strengthen the relationships among recreation planning by the Recreation Commission, land use planning by the Planning Commission, and recreation facility funding by County Council. There is also the matter of the Recreation Association which should be absorbed into the system, and the School Board which should be brought more directly into the planning process.

The key is coordination and cooperation and possibly restructuring the present system to maximize access to existing facilities and expand proposed facilities and opportunities into needed areas on a "prioritized" basis, with the use of a capital improvements budget and program.

Project #1

A community park in the Mitford Area, 3 to 6 acres in size, to include a ballfield, basketball court and playground.

Project #2

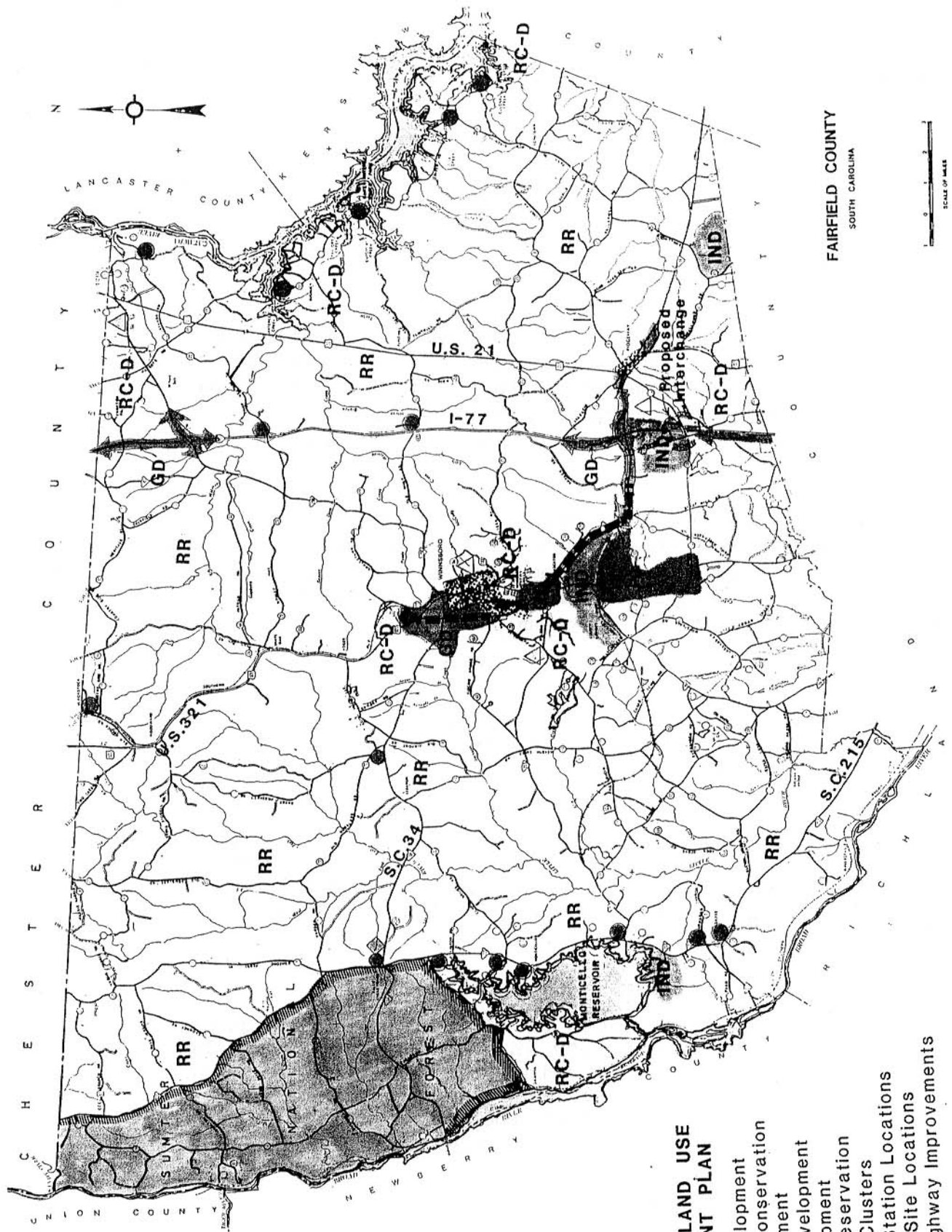
A community park in the vicinity of the Pumphouse and Wilson Road intersection, southwest of Winnsboro, 2 to 4 acres in size, to include basketball court and playground.

Project #3

A golf course, south of SC 34, between Ridgeway and I-77. A facility in this location would help spur residential development in the vicinity and open the area to golfers from the Columbia area, in addition to meeting local demands for a second course, recommended by the Recreation Report for Fairfield County.

Project #4

Additional 3 to 6 acre community parks, as needed to facilitate growth and development of the county, to be decided by the Recreation Commission, in consultation with the Fairfield County Planning Commission.



COMPREHENSIVE LAND USE AND DEVELOPMENT PLAN

- General Development
- RC-D Residential Conservation & Development
- IND Industrial Development
- RR Rural Development
- Resource Preservation
- Commercial Clusters
- Future Fire Station Locations
- Future Park Site Locations
- Proposed Highway Improvements

FAIRFIELD COUNTY
SOUTH CAROLINA



Proposed Fire Protection Projects

Comprehensive recommendations for improving and expanding fire protection in the county are contained in the county's Fire Protection Master Plan, 1990. Suffice it to say, the key project elements of the Plan call for constructing four new stations, one of which is now underway (Map VII). Cost estimates and priorities are contained in the Plan, as well as other project details designed to improve fire protection throughout Fairfield County.

DEVELOPMENT POLICIES

In addition to the above, the following development policies are hereby established. They form the basis for the planning process by providing a means to evaluate land use proposals for compliance with overall community goals.

(1) General Policies

- (a) Encourage planned and orderly growth consistent with the county's Land Use Plan, the capability of the natural resource base and the county's ability to extend or provide the necessary supporting public services and facilities to accommodate development.
- (b) Provide for the conservation and protection of natural and historic resources through the proper use and management of land, water, soil, forest and mineral deposits.
- (c) Assure that appropriated public funds provide needed public services and facilities in the most cost-effective manner.

(2) Residential Policies

- (a) Provide opportunities for an appropriate mix of dwelling types, sites and prices in order to meet the current and projected housing needs of county residents in accordance with their financial capabilities and preferences.
- (b) Encourage new housing development to strive toward the best principles of site planning and residential design through the enforcement of the county's subdivision regulations and building codes.

- (c) Promote new and innovative approaches to residential development which will expand the variety of housing opportunities and/or minimize public and private costs.
- (d) Encourage traditional and non-traditional residential development, including two-family unit structures, modular homes and mobile homes, to locate in subdivisions or parks so as to discourage strip development along major highways.
- (e) Ensure through the enforcement of appropriate development standards, that the level and type of residential development will be compatible with the physical limitations of the land and established land uses in an area. Also, ensure that the transitions in size, site standards and other characteristics from residential area to residential area are compatible.
- (f) Coordinate the expansion of residential development with information regarding potential impacts on schools, water and sewer systems, drainage, transportation systems, and effects on the environment.
- (g) Encourage the maintenance and/or improvement of the individual character and identity of established neighborhoods, communities and rural settlements.
- (h) Enhance the county's existing supply of housing stock by promoting appropriate conservation practices, supporting rehabilitation and encouraging the replacement of dilapidated structures.
- (i) Support both public and private means of providing additional low and moderate income housing as needed and seek assistance to upgrade existing housing for lower income groups.

(3) Commercial Policies

- (a) Require that commercial establishments incorporate adequate site design standards in regard to building locations, off-street parking, loading, signs and landscaping to ensure minimal interference to traffic movement and impact on

adjacent land uses.

- (b) Encourage the clustering of commercial shopping facilities in nodes which are convenient to population concentrations.
- (c) Discourage the spread of strip-type commercial development.
- (d) Prohibit the encroachment of incompatible commercial development into established residential areas.
- (e) Promote the adaptive reuse of existing structures when appropriately located for commercial use.
- (f) Coordinate the growth of commercial development with information regarding the potential impact on community facilities, utilities, transportation, adjacent and nearby land uses and effects on the environment.

(4) Industrial Policies

- (a) Encourage industrial growth that provides quality employment opportunities and makes effective use of the county's resources.
- (b) Encourage the development of industrial uses in areas which will maximize the potential for safe, efficient and compatible operations while minimizing excessive infrastructure improvements and service costs to both industry and government.
- (c) Seek to establish and maintain a balanced relationship between industrial, commercial and residential growth to ensure a stable and healthy tax base.
- (d) Pursue the development of planned industrial districts and discourage the location of industrial uses in rural or natural resource areas.
- (e) Encourage the development and/or expansion of industrial uses which do not produce excessive noise, smoke, dust or other particulate matter, vibration, toxic or noxious waste materials, odors, fire and explosive hazards or other detrimental impacts.
- (f) Promote the location of industrial uses in areas which have compatible soils, drainage and other

environmental characteristics which do not pose severe constraints to site preparation.

- (g) Coordinate the location of industrial development with the provision of appropriate road, rail, and pipeline facilities and information regarding potential impacts on community facilities, utilities, adjacent and nearby land uses and effects on the environment.
- (h) Identify and reserve appropriate lands for future industrial development and protect these lands as well as existing industry from encroachment by interim land uses which would detract from or preclude their future industrial utility.

(5) Public Services and Community Facility Policies

- (a) Extend and improve public services and facilities on a priority basis into areas with an existing need or into areas where the timing for development is approximately planned.
- (b) Coordinate all capital improvement plans of the various utility providers in the unincorporated areas of the county to assure they are mutually supportive and comply with overall growth and development concepts.
- (c) Identify and establish an appropriate mechanism to provide a thorough assessment of the availability of public services and facilities prior to making decisions which impact undeveloped areas of the county.
- (d) Promote development in those undeveloped areas of the county presently served or planned for water, sewer and other services.
- (e) Discourage the use of septic tanks and settling ponds for all but low-density residential development in the Rural Development and Resource Preservation areas.

(6) Transportation Policies

- (a) Coordinate the development of county transportation facilities with regional system improvements to promote the efficient provision of transportation services and to reduce travel time and congestion.

- (b) Ensure adequate rights-of-way for future road improvements and expansions. Right-of-way dedication requirements and building setback lines will be maintained for a heirarchical system of roads based on anticipated level and nature of future use.
- (c) Protect the safety and traffic-carrying capacity of interchange areas and major thoroughfares from adverse adjacent land development by minimizing curb cuts along such corridors.
- (d) Ensure the provision of safe and adequate parking facilities suitable to each type of development, and establish requirements that vehicular circulation within new development areas function efficiently and safely.
- (e) Enact legislation to protect the county's airport.

(7) Open Space and Recreation Policies

- (a) Ensure the availability and accessibility of a variety of active and passive recreational opportunities for all persons in the county, including the physically, socially and economically handicapped.
- (b) Secure adequate future sites for recreation activities by identifying land and water areas having the best combinations of natural features, size and location suited for the type of experience to be provided. These sites should be acquired by the county or some other public entity and dedicated to recreation development and use.
- (c) Preserve the overall positive qualities of the natural environment which give the county its character, and preserve those areas which have important recreational, scenic, historic, archeological, educational and aesthetic values.
- (d) Encourage land development practices that reserve open space within or close to developed sites. Such open space should preserve the land's natural features and provide opportunities for the development of active recreation facilities.

- (e) Achieve efficient use of multi-purpose open spaces which help to define development concentration, serve as buffers between dissimilar development and/or protect sensitive natural areas.

(8) Natural Resource Utilization and Conservation Policies

- (a) Maintain and enhance the present quality of the county's natural environment and resources as a priceless attribute which should be shared, enjoyed, protected and passed on to future generations.
- (b) Protect natural resources from development which would create significant negative environmental or economic impacts. Floodplains, steep slopes, and wetlands are natural features that, when developed, could create significant negative impacts on the surrounding environs.
- (c) Ensure that the development of land and water resources proceeds in a manner consistent with resource capabilities.
- (d) Protect water quality by limiting development in hydrologically sensitive areas and preserving areas which are necessary for watershed protection.
- (e) Provide opportunities for agricultural uses in appropriate areas of the county and protect such areas from the indiscriminate encroachment of incompatible land uses.
- (f) Use land for the purpose for which it is best suited based on its resources capabilities and land use suitabilities.
- (g) Support the protection of historic, architectural, archaeological and cultural resources in the county and establish appropriate rules, regulations and ordinances to enhance and protect these resources.

SECTION VII

PLAN IMPLEMENTATION

Moving from the drawing board to reality is seldom an easy task in any endeavor. It is particularly difficult where the proper tools for implementation are not in place. Such is the case in Fairfield County.

But what can be done to reach the goals and objectives of this Plan? To start with, the county can begin a media blitz to secure public backing, then move to enact the necessary legislation for implementation.

Chronologically, the recommended process is as follows:

- (1) Air the plan at public meetings and through the media.
- (2) Adopt the plan as an official guide to future development.
- (3) Maintain the plan.
- (4) Coordinate the plan with the plans of other agencies operating in the county.
- (5) Enact development and land use regulations to assure plan compliance and implementation.

AIR THE PLAN

Public awareness and participation in the land planning process are essential to its acceptance and use as a guide to development. Developers, realtors, property owners, agencies, and the general public alike are responsible for many individual decisions influencing future development. Consequently, they should have a hand in the making and execution of it. With public participation and support, implementation may be assured. Clearly, it is essential. It can promote public understanding of the planning process and expose proposed plans and policies to a broad spectrum of interest, whose reaction may make significant improvements in original proposals.

There are several ways in which to secure citizen involvement and support. It may be accomplished through public hearings, announcements, citizen advisory meetings, selected contacts with community leaders, etc. Also, the dissemination of copies of the Plan to interested groups and conducting informal

discussions have proven to be successful.

The final vehicle for effecting citizen participation may be accomplished through the process of educating the public at large. Throughout the critical initial years of the Plan, news releases and editorials are encouraged.

ADOPT THE PLAN

The Plan should be given official status, not only by the Fairfield County Planning Commission, but by the County Council as well. It should be adopted by both bodies as a guide to future development.

By so doing, it will elevate the status of the Plan to an official document. Any changes or deviations thereafter would require an amendment to the Plan, thus assuring greater compliance.

MAINTAIN THE PLAN

No plan is truly comprehensive and no long-range plan provides more than approximate guidelines to future development. A plan is an organized selection of what appears at a particular time to be the best means to reach what seems to be desirable objectives. Both the objectives and the means for reaching them change however, and there must be continuing assessment if the plan is to retain its utility. There also must be an enlarging scope for planning in response to a growing awareness that socio-economic as well as physical improvements lie within the realm of public planning.

This document represents what now appears to be desirable goals and objectives, based on the best knowledge available. As new data are available, it should be analyzed to see whether revisions to the Plan are needed. As new means of implementation become available, the Plan should be reviewed to see what changes might be in order. As change evolves, it should be reflected by the Plan.

This process should be virtually continuous, but in no instance should it be at less than five-year intervals, according to the state code.

COORDINATE THE PLAN

Cooperation and coordination with other decision-making agencies in the county, the Towns of Winnsboro, Ridgeway and neighboring Great Falls, the state, the region, and the federal

government, the Recreation Commission, Fairfield United Action, the Recreation Association, the School Board and other county agencies can spell the difference between success and failure. Interaction with these agencies will help to ensure full cooperation in the implementation of the Plan, and improve the efficiency of the development process.

ENACT DEVELOPMENT AND LAND USE REGULATIONS TO ASSURE PLAN COMPLIANCE AND IMPLEMENTATION

Currently the county has a number of codes and ordinances designed to impact the development process and improve the outcome, including:

- (1) A Mobile Home Park Ordinance
- (2) A Subdivision Ordinance
- (3) A Flood Damage Prevention Ordinance
- (4) A Building Code
- (5) An Electrical Code

Still, these regulations are insufficient to implement many of the goals and objectives outlined by this Plan. More is needed in the way of (1) development regulations and/or (2) land use restrictions. Without such regulations, implementation of this Plan will be limited. This is a Plan, nothing more; it neither requires nor mandates any action on the part of anyone. And until such time as requirements are imposed, the development process will remain unaltered.

But what type of regulations should the county adopt? There are several alternatives it may consider.

First, there is zoning. A Zoning Ordinance can regulate and control the use and development of land in accord with this Plan. But zoning, per se, is seldom a popular issue, particularly in the more rural areas such as Fairfield County.

A second alternative is a concept referred to generally as "performance zoning" or "development standards". It may embrace regulations and concepts found in zoning and subdivision ordinances, and more. These regulations are becoming increasingly popular in counties where attitudes are hardened toward zoning. They differ from conventional land use (zoning) regulations by concentrating on how to achieve good development rather than segregating development on the basis of use. The type of use proposed for development is seldom regulated. The emphasis is on development standards, thus minimizing negative by-products and enhancing sound development practices. Conventional (zoning) regulations generally reverse this concept, concentrating on the regulation of use rather than the multi-faceted impact of development.

This is not to say that conventional zoning and use districting is not a viable development option. It is. In fact, it is the suggested alternative for certain areas of the county. But for those designated for general development, there is a need for more flexibility in responding to market conditions and encouraging the highest and best use of property. These needs are better addressed by the concept of Performance or Development Standards.

Seldom is the highest and best use principal challenged unless it produces negative results, i.e. infringes on the property rights of others, devalues neighboring property, damages the environment, creates traffic or health hazards, strains existing utilities and public facilities, etc. If these and related public interests are protected and perhaps enhanced through the development process, then it is possible for each property owner to build or develop his or her land to its highest and best use. And the right to do so is universally supported. Such is the case with a Performance or Development Standards Ordinance. Property owners are afforded maximum flexibility in responding to market options, provided they act responsibly and in accord with acceptable development criteria, as promulgated by the Ordinance.

Thus, this concept provides for land use flexibility, with emphasis on not how the land is used, but how it is developed.

Clearly, this approach has merit in Fairfield County, where the vast majority of land is still undeveloped, and land use intensity is relatively low outside the Winnsboro area. But there are other areas where modified zoning may be needed to achieve the objectives of the various land use designations.

Exclusive industrial zoning is recommended for those areas identified as having unique industrial potential. Their conservation for such purposes is essential to the future economic well being of the county.

Exclusive residential zoning is recommended for existing quality neighborhoods and nearby areas with residential potential. The protection of these areas against incompatible development is essential to the provision, maintenance and stability of quality residential development in the unincorporated areas of the county.

Protection of the county's natural attributes also is recommended as a means of conserving rural resource areas for future generations.

Therefore, the suggested approach for Fairfield County is a type of "hybrid" ordinance---one containing only a few use

districts, with the primary focus on development and performance standards.

Such an ordinance, properly drafted, could give the county sufficient flexibility to accommodate projected growth, while providing safeguards against development that might compromise existing resources or land uses.

Under this arrangement, regulations will vary from one area classification to another, depending on the development objectives of each. But such regulations would not relate to or control the use of land except in designated Use Zones, where land use regulations are needed and recommended to achieve stated plan objectives.

CONCLUSION

This document is to be used as a reference and guide to the future development of Fairfield County. It speaks to specific as well as general issues and concerns identified by the research and planning. The Plan represents an attempt to better infuse long-range planning into the day-to-day decisions affecting development.

The Plan should not be viewed as a static or rigid document, but as an elastic guide to development, accommodating change within its broader confines. As such, it should be reviewed regularly for accountability, as required by the state codes. In this way, it will remain an effective and current blueprint for development.