

Town of Winnsboro

Comprehensive Master Plan

November 2007





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INTRODUCTION

The Town of Winnsboro has a rich history that is evident as you walk or drive through the historic downtown area. Unfortunately, the years have not been kind to many of the historic structures and to some sections of the town. URS Corporation, along with the consulting firms of Urban Collage, Bleakley Advisory Group and PEQ, was hired to develop the following Comprehensive Master Plan for the Town of Winnsboro. The Comprehensive Master Plan addresses several areas of improvement for the Town, including:

- ◆ Planning process;
- ◆ Economic development;
- ◆ Urban design;
- ◆ Infill development and redevelopment strategies;
- ◆ Signage and wayfinding;
- ◆ Land use;
- ◆ Parking;
- ◆ Pedestrian access; and
- ◆ Associated policies and guidelines.

Each of these areas of improvement is vital to the continued success of the Town of Winnsboro. Much like its most prominent feature, the Town Clock, the Town of Winnsboro has endured and prospered throughout the years. In order to continue to prosper and to sound that "silvery tone," the Town leaders have recognized the need to plan for the future. 20th century architect and planner Daniel Burnham had a similar idea in 1910 when he stated:

"Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will not die, but long after we are gone be a living thing, asserting itself with ever-growing insistence."

This plan document has been developed for ease of use and reproduction. Each section of the plan is designed to address specific topics of concern for the Town. The plan contains the following sections:

- ◆ Section 1 – Introduction and Planning
- ◆ Section 2 – Economic Development and Housing
- ◆ Section 3 – Redevelopment Potential of Key Sites
- ◆ Section 4 – Recommendations and Implementation
- ◆ Appendices



Planning Process

In order to accomplish the required elements of the Comprehensive Master Plan for the Town of Winnsboro, the planning team developed and executed the following planning process:

Task 1 – Review of Existing Historic Master Planning Committee

- ◆ The Project Manager worked with the Town staff to review the membership of the established Planning Committee and to develop a detailed meeting and project schedule for the plan.

Task 2 – Goal Setting

- ◆ The identification of the overall Town vision and goals was critical, at the beginning of this process, to aid in the development of the implementation processes, procedures and, ultimately, the prioritized cost feasible plan and short-range work program.
- ◆ The Project Manager met with approximately 45 members of various Town committees, Town staff, elected officials and interested citizens to begin this step in the process.
- ◆ The resulting list of goals and objectives was used throughout the process as a guide in the identification and prioritization of projects.
- ◆ A list of the final goals and objectives is located in Appendix A of this report.

Task 3 – Policy Development

- ◆ Once the Town's goals were defined, the policies for identification of projects, targeted toward achieving the desired goals, were established. The policy development effort focused on the size of the planning area, prioritization of projects and communication and coordination tools.
- ◆ The consultant team worked closely with the Town staff to ensure that the policy development tasks were completed in an environment that valued input. The process used in this plan was cooperative and highly dependent on the input from the Planning Committee.
- ◆ To make certain that the process was as open and inviting to the public as possible, flyers and other advertising methods were used to announce the Public Information Meeting to the entire citizenry of the Town and surrounding area.
- ◆ This step in the process concluded with the first of two Public Information Meetings. The public information meeting was attended by approximately 40 residents and interested parties. The meeting concluded with the participants identifying the three goals that were most important to them.



- ◆ In addition to the Public Information Meeting conducted during this task of the planning process, the Project Manager met with several Fairfield Central High School classes to raise the awareness of the project and its impact on the future of Winnsboro.

Task 4 – Implementation Process

- ◆ The main goal of this task was to complete the project identification and prioritization process. The processes and procedures used to develop the final plans and programs were structured on the foundation formed by the policies developed in Task 3. These policies provided the guidance necessary to develop the implementation procedures. The components addressed in the implementation phase included identification of potential projects, project ranking and prioritization, project funding and communication and coordination.

Task 5 – Plan Development

- ◆ The development of project plans occurred during this task of the project. The work performed during this task was based on the framework established during the previous tasks. The action plans provide an evaluation of the existing conditions of the project area, assess the future needs and identify existing and project deficiencies. The plans provide the information and data needed to improve the identified deficiencies.
- ◆ In the development of these plans, the consultant team continued to provide opportunities for public input and the coordination with key stakeholders. Communication during this task was critical to ensure the consistency with existing plans and Town initiatives.
- ◆ This task concluded with the final Public Information Meeting. Approximately 65 residents and interested stakeholders attended the meeting. The participants were very supportive of the projects identified through the process and the consultants' proposed recommendations.

Task 6 – Strategic Implementation Plan

- ◆ The Comprehensive Master Plan process culminates with the development of this plan document. This plan incorporates the action plans developed in Task 5 and includes cost estimates, timelines, responsible parties, schematics/drawings and identified funding sources. With the completion of this plan, the Town is now able to incorporate the recommendations and strategies, identified in this plan, into their short-range capital improvement program.

The consultant team worked closely with the Town staff, Planning Committee members and residents to develop this comprehensive plan. The next step in the process is for the Town of Winnsboro elected officials to implement the plan. This plan was developed as the first step in the process of revitalization of the Town of Winnsboro.



Public Involvement Process

An extensive public outreach process was conducted during the master plan process. Meaningful and interactive public participation is fundamental to creating a successful master plan. Residents, businesses and public officials were extended the opportunity to work interactively to create the kind of community they desire and deserve. The approach to public participation during the master plan process was comprehensive and diverse to maximize participation. The master plan public involvement process utilized a variety of techniques for engaging and informing the public including stakeholder interviews, meetings, public opinion surveys, business owner surveys, dot exercises, and print and cable television media. In addition to these techniques, a planning committee of involved citizens and Town personnel was established to prioritize individual projects and activities, and to provide overall guidance to the process. As a result of these outreach techniques, significant input was received. In general, those persons who participated provided positive feedback to the recommended projects and improvements in the Plan and support the revitalization efforts of downtown Winnsboro. The results of the two surveys will be discussed later in this section.

Stakeholder Identification Process

In order to address the challenge of coordinating public involvement efforts in the Town with such broad and varied interests, key stakeholder groups and organizations were identified for the purpose of public involvement coordination. These stakeholders were instrumental in assisting with notification of meetings, surveys and dot exercise, and providing general information to the process. In addition to the stakeholder groups and organizations, a database of more than 500 businesses and individuals with e-mail and mailing addresses was developed for the purpose of public notification. The following stakeholders were engaged during the process:

- ◆ Town of Winnsboro Town Hall
- ◆ The Herald Independent Newspaper
- ◆ Tru-Vista Cable TV
- ◆ Fairfield County Library
- ◆ Winnsboro Post Office
- ◆ Hoots Restaurant
- ◆ Red Coats and Rascals Restaurant
- ◆ Community Resource Bank
- ◆ Fairfield Country Club
- ◆ Fairfield County Chamber of Commerce
- ◆ Serendipity Book Store
- ◆ Fairfield High School Alumni Association
- ◆ St. Paul Baptist Church
- ◆ Zion Pilgrim Baptist Church
- ◆ Cornerstone Church
- ◆ Washington Street Baptist Church
- ◆ First United Methodist Church
- ◆ Stephen Greene Baptist Church
- ◆ Sion Presbyterian Church
- ◆ Calvary Presbyterian Church
- ◆ First Nazarene Church
- ◆ Wayman AME Church
- ◆ Rocton Baptist Church
- ◆ Gordon Memorial United Methodist Church
- ◆ Church of God
- ◆ United House of Prayer
- ◆ P MEC Church
- ◆ St. Johns Episcopal Church
- ◆ Living Waters Church
- ◆ First Baptist Church
- ◆ Bethesda AME Church
- ◆ ARP Presbyterian Church



Planning Committee

A planning committee was established to provide general guidance and oversight of the master plan process. The committee membership was representative of the Town and was identified because of their unique positions. Each member of the committee possessed information important to the successful completion of the project. The first meeting was held on November 8, 2006 at the Redcoats and Rascals restaurant on Washington Street in downtown Winnsboro. Invitations to the meeting were sent out by the Downtown Development staff to the planning committee, downtown Main Street committees, Mayor Gaddy, Town Council members and various Town staff members. There were approximately 45 people in attendance for the meeting, which was video-recorded for playback on the local television channel. The purpose of the first meeting was to provide an overview of the planning process, and solicit feedback on a vision and needs for the Town. The comments received during this portion of the meeting were the basis for the draft goals and objectives for the plan.

The second planning meeting was held on January 11, 2007 and took place at Serendipity Books & Gifts, located at 141 South Congress Street in downtown Winnsboro. There were 15 people, including 11 of the 12 planning committee members. The purpose of the meeting was to discuss the draft goals and objectives. Feedback received from the meeting resulted in the goals and objectives that would be presented to the public.

The third planning meeting was held on March 22, 2007 at the Women's Club in downtown Winnsboro. There were 5 planning committee members in attendance. The purpose of the meeting was to discuss preliminary project concepts and receive feedback. Also during this meeting, the date, location, time and format for the first public information meeting was discussed. It was decided that the Town staff would work with the public involvement specialist to finalize the date and details for the meeting.

The final planning committee meeting was held on June 12, 2007. The meeting took place at Serendipity Books & Gifts, in downtown Winnsboro. Attendance at this meeting included 3 committee members, Town staff, 1 resident and three of the consultant team members. The purpose of the meeting was to present the preliminary survey results, the initial economic development findings and the draft design concepts for the Mt. Zion School, Ford Motor building, Old Armory and Fortune Springs Park properties. The meeting ended with a brief discussion of the next public information meeting details.

Public Information Meetings

Two Public Information Meetings were conducted during the process to receive feedback and input during the process. Both meetings were held at the Old Armory. Close to 100 people attended the two meetings. Additionally, attendees submitted follow up comments.

The first meeting was held on April 24, 2007 to introduce the process and receive feedback on goals and objectives developed by the project advisory committee. The study area was illustrated using a series of maps and attendees were briefed on the public involvement process and ways to stay involved. Following the formal meeting, attendees participated in a dot exercise identifying their priorities for goals and objectives. A meeting notification was prepared and distributed in key locations in Town. Additionally, a press release was prepared and submitted to the Herald Independent and Tru-Vista cable for media



coverage. The dot exercise boards were placed in four locations in Town for several weeks following this first meeting to allow for additional public input on the goals and objectives. The locations included the Community Resource Bank, Serendipity Book Store, Fairfield County Library and Town of Winnsboro Town Hall.

The second meeting was held on July 26, 2007 to present draft recommendations for projects. A meeting notification was prepared and mailed to a database of more than 500 businesses and residents. The notification was also distributed in key locations in Town and to the stakeholder list. A press release was prepared and submitted to the Herald Independent and Tru-Vista cable for media coverage. At the meeting, several boards were displayed containing the results of the business survey and draft project concepts. An overview of the process was provided, and survey results, draft project concepts and recommendations for ordinance updates presented. The comments received at this meeting were considered in the finalization of this plan.



Goals Prioritization Exercise

One method of gauging the public's opinion for the prioritization of the planning study's goals was for them to participate in a dot exercise. Following the presentation and discussion of the goals at the first Public Information Meeting, each participant was given 3 dots. The participants were instructed to identify the goals, in their opinion, that were most important to the Town's future success and improvement. For about 3 weeks following the initial Public Information Meeting, the dot exercise boards were displayed around the downtown area to gain more input. The final results of the dot exercise were used in the ranking and prioritization of the projects and recommendations detailed in Section 4 of this plan. The following goals ranked highest during the dot exercise:

- ◆ In order to retain a small town character, encourage the development and growth of small businesses and specialty shops in the downtown area;
- ◆ Lead the redevelopment efforts of several significant properties, including the Armory, Mt. Zion School, Fortune Springs Park, Ford dealership, Veneer factory and former Fairfield High School;
- ◆ Attract young adults and "empty nesters" to live and work in Winnsboro; and
- ◆ Become a more "walkable" and bicycle-friendly community.



A complete list of the goals and results of the dot exercise can be found in Appendix A.

Public Opinion Surveys

Two public opinion surveys were conducted with businesses and residents. The Downtown Business Survey was designed to assess the attitudes and opinions of owners who operate businesses in downtown Winnsboro. A total of 41 surveys were received from downtown business owners. The final results of the business survey can be seen, in detail, in Appendix B.

Some of the highlights that came out of this survey include:

- ◆ Nearly half of the respondents, 48%, own the business and the space that it occupies;
- ◆ On average, respondents have owned their business or downtown property for 21 years;
- ◆ Two-thirds of the businesses surveyed have never considered moving their business out of the downtown area;
- ◆ 83% of the respondents feel that their downtown location is beneficial to their business;
- ◆ The vast majority of the businesses surveyed, 81%, plan to continue to stay in their current downtown location;
- ◆ 95% of the respondents supported attracting new businesses to the downtown area;
- ◆ 58% of the businesses surveyed don't feel there is adequate parking for their customers;
- ◆ 83% of the respondents support tougher ordinances dealing with maintenance and appearance of downtown buildings;
- ◆ Only 31% of the businesses surveyed experience an increase in business during special events and festivals downtown;
- ◆ The most popular method of advertising is word of mouth;
- ◆ 44% of the respondents are not open on Saturday and 97% are not open on Sunday; and
- ◆ When asked if they would consider expanding store hours on Saturday or Sunday, nearly 70% said no to Saturday and 100% said no to Sunday.

A survey designed to assess the attitudes and opinions of Winnsboro residents was also conducted. More than 500 surveys were distributed to the stakeholder list. Surveys were also included with the dot exercise boards at the Community Resource Bank, Serendipity Book Store, Fairfield County Library and Town of



Winnsboro Town Hall. A total of 152 surveys were received. The final results of the general public survey can be seen, in detail, in Appendix B. Some of the highlights that came out of this survey include:

- ◆ The respondents to this survey included residents of all four Council Districts and Fairfield County;
- ◆ 64% of the residents surveyed have lived in Winnsboro for more than 15 years;
- ◆ 86% of the residents rated the quality of life in Winnsboro as “Fair” or “Good”;
- ◆ 63% of the respondents feel that Winnsboro should retain its “small town” character;
- ◆ 92% of the residents agree that the Town should protect and promote buildings, sites and artifacts of historical importance;
- ◆ 71% of the respondents support growth in Winnsboro;
- ◆ 43% of the residents surveyed feel that development should occur in the downtown area;
- ◆ 89% of the respondents feel that an expansion of the current library would be good for the Town;
- ◆ More than two-thirds of the respondents said that it was very important for the Town to assist residents in developing small businesses, expand recreational opportunities, provide sites to attract industry and commercial businesses and enact and enforce property maintenance codes in deteriorating areas;
- ◆ More than 70% of the residents surveyed agree that public restrooms should be provided downtown, the Town needs a visitor’s center, tourism is critical for the Town’s future growth and the Town should promote and expand bikeways and pedestrian trail connections to the downtown area; and
- ◆ The top 6 businesses visited by the survey respondents in the downtown area are banks, restaurants, post office, Super 10, gas stations and Carolina Cleaners.



ECONOMIC DEVELOPMENT AND HOUSING ELEMENT

Introduction

The following chapter presents an inventory and analysis of demographic, housing, economic development and real estate trends/forecasts affecting the Town of Winnsboro. This analysis provides context and a framework for the consulting team's recommendations regarding land use, transportation improvements and redevelopment opportunities, which together will create a vibrant, balanced mix of future land uses benefiting local residents, employees and businesses.

Although the discussion touches upon a variety of subjects, it is not intended to be an exhaustive presentation of data about the Town of Winnsboro. Rather, the intent of the presentation is to summarize and understand the implications of significant economic and demographic trends that could impact the Town's future, and to provide a factual basis supporting recommendations contained in the comprehensive plan. Although the presentation includes data on the Town as a whole, the primary focus is on a "study area" that includes Winnsboro's downtown businesses district and surrounding historic neighborhoods. The study area is also known locally and referenced in this section as Winnsboro's "Historic District". Because this area includes the majority of the Winnsboro's business establishments and significant historic properties, the Town requested that the economic scope of the comprehensive plan focus primarily on the historic district and upon strategies to stabilize and revitalize business conditions.

The following economic development element is organized into three main sections that address the following subjects:

- ◆ Demographic Characteristics

This section presents an overview of growth trends, racial composition, age, income and household characteristics of the historic district study area and the Town as a whole. Trend and forecast data are also compared with Fairfield County and the Columbia metropolitan area. The purpose of the analysis is to identify underlying market support for new housing and commercial projects, as well as identify growth issues and concerns which may be addressed in the plan.

- ◆ Economic and Housing Indicators

This section examines trends in local employment, business establishments, retail sales and consumer spending potential for the study area and the Town, in order to quantify Winnsboro's potential to support additional retail trade and service businesses. The section also addresses the age, condition, characteristics and values of the Town's housing supply. The housing presentation is intended to identify opportunities within the local housing market, to understand the linkages between the Town's demographic characteristics and housing needs and to inform re-use strategies for targeted redevelopment sites.



- ◆ Redevelopment Potential of Key Sites

This final section applies the findings of the demographic and market research by proposing redevelopment strategies for specific priority properties that were identified by the Town. This section references physical recommendations for each site, which were developed by other members of the consulting team. These physical development alternatives are presented in Section 3 – Redevelopment Potential of Key Sites.



DEMOGRAPHIC CHARACTERISTICS

Population Characteristics

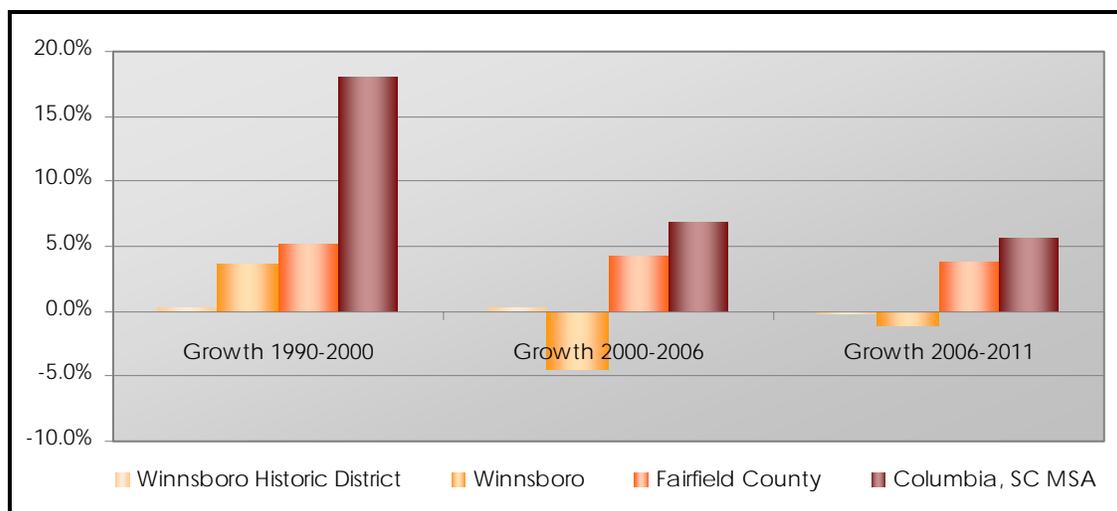
The following section describes and summarizes characteristics of the population living in the study area, the Town of Winnsboro, Fairfield County and the Columbia Metropolitan Statistical Area (MSA). It includes an analysis of population growth, race and ethnicity, age distribution and educational attainment. The data source used for current estimates and forecasts is Claritas, Inc., a nationally recognized socioeconomic and demographic information source. Readers interested in obtaining a full presentation of the demographic data discussed in this summary should refer to Appendix C.

The following paragraphs briefly list and highlight some of the more relevant observations drawn from the accompanying graphs, but do not offer possible explanations concerning why those observed conditions exist or how they might be changed. These possible causes, planning implications and recommendations are addressed at the conclusion of the section.

Population Growth

Winnsboro and the study area have not shared in the recent or projected population growth of the Columbia Metropolitan Statistical Area (MSA). While the metropolitan region that includes Winnsboro has experienced significant population growth since 1990, Winnsboro and its historic district are losing residents. Fairfield County, while not losing residents, is growing slower than the region. The Columbia MSA's population grew 18.0% from 1990 to 2000 and an additional 6.9% from 2000 to 2006. Winnsboro grew at a very slow rate during the 1990's and has lost population since 2000. According to Claritas, Winnsboro's population was estimated at 3,437 in 2006, while an estimated 495 residents lived within the study area. Fairfield County's 2006 population was estimated at 24,434, indicating that the study area contained roughly 2.0% of the County's population, while the Town of Winnsboro contained 14% of the County population at the time.

Population - Growth



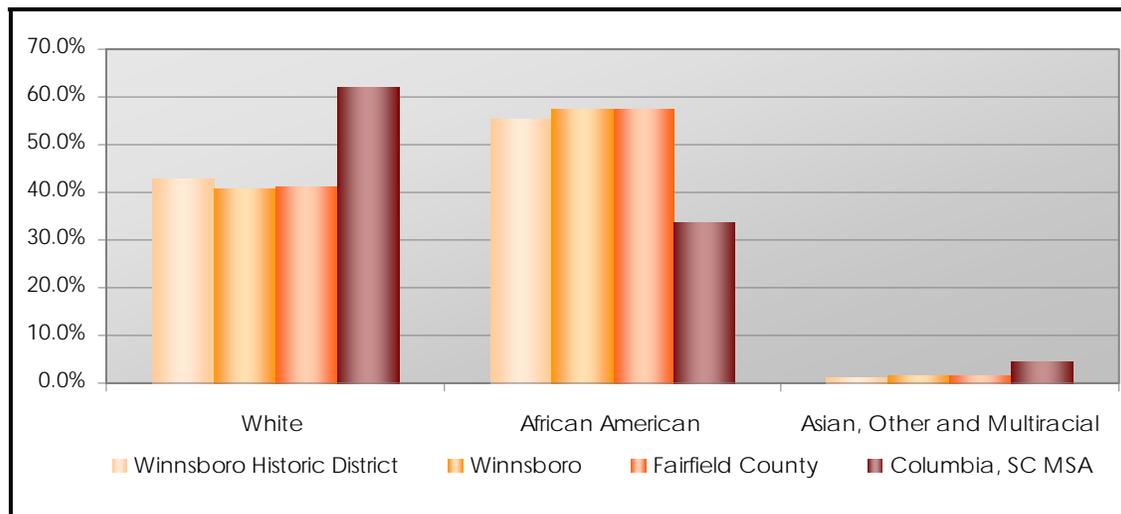


Over the next five years, Claritas projects that the Columbia MSA population will increase by another 5.7%, while Fairfield County is projected to grow by 915 residents (3.7%) to 25,349. However, the resident population within the study area is projected to remain unchanged. The Town, as a whole, is projected to lose about 1% of its population, falling to 3,400 by 2011.

Population Race and Ethnicity

The racial composition of Winnsboro, the study area and Fairfield County are all very similar, but all are significantly different than the Columbia MSA. According to Claritas, in 2006, 55.5% of residents of the study area identified themselves as African-American, 43.1% as white and 1.4% as Asian, other or multiracial. This composition was comparable to both the Town of Winnsboro and Fairfield County as a whole. By contrast, in the Columbia MSA, 61.9% of residents identified themselves as white, 33.6 as African-American and 4.5% as Asian, other or multiracial.

Population - Race



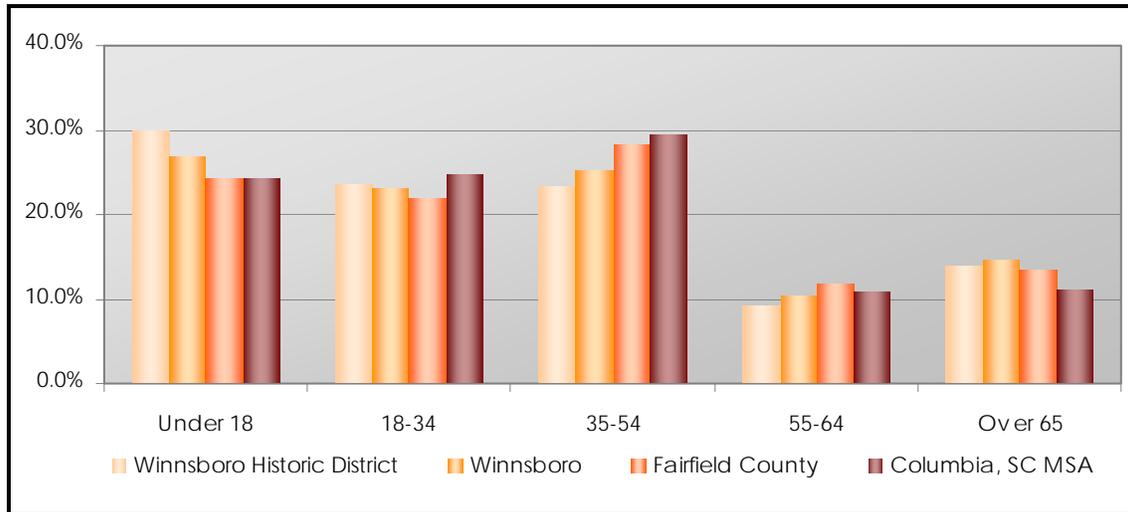
In 2006, 1.6% of the residents of the Winnsboro Historic District identified themselves as Hispanic or Latino, comparable to both Winnsboro and Fairfield County at 1.5% and 1.2%, respectively. Within the MSA, 3.2% of residents identified themselves as Hispanic or Latino.

Population Age Distribution

The study area and the Town of Winnsboro have a younger population than the surrounding region. The median age of study area residents was 32.5 in 2006, 2.7 years younger than the Town of Winnsboro, 5.3 years younger than Fairfield County and 3.3 years younger than the Columbia MSA. This lower median age is explained by the fact that the largest proportion of study area residents (29.8%), are under the age of 18, a larger percentage than Winnsboro (26.9%), Fairfield County (24.3%) or the Columbia MSA (24.2%). At the same time, the study area and Town have a slightly larger share of elderly (over age 65) residents than the surrounding region, but are substantially underrepresented by working adults between the ages of 35 and 54.



Population - Age Distribution

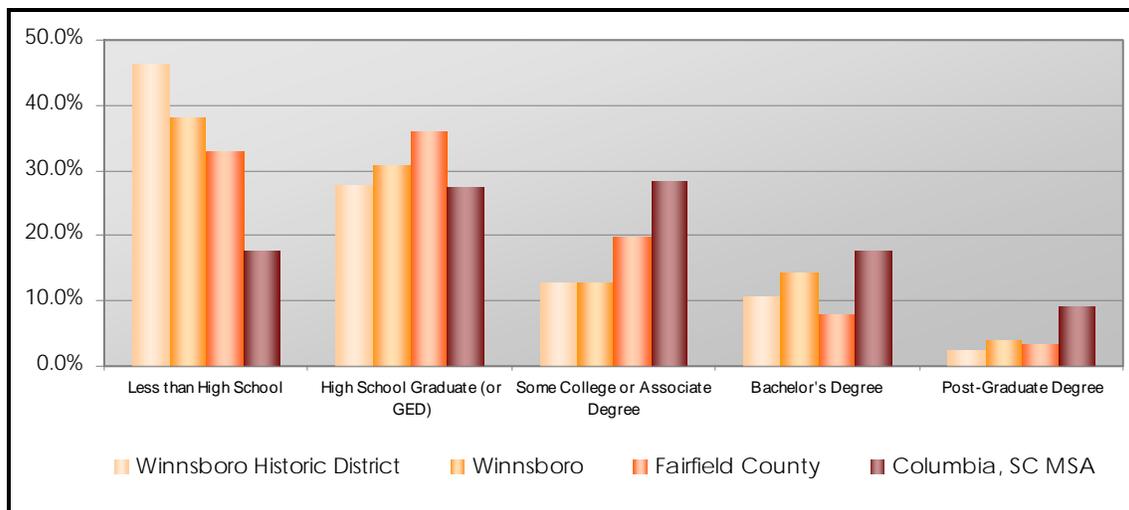


Educational Attainment

Winnsboro residents have more modest educational attainment than in the surrounding areas.

Within the historic district, 46.5% of adult residents have less than a high school education, compared to 38.2% of Winnsboro residents, 33.0% of County residents and 17.5% of MSA residents. Conversely, only 13.0% of Historic District residents have a Bachelor's or Post-Graduate degree, slightly higher than Fairfield County (11.2%), but lower than both Winnsboro (18.1%) and the MSA (26.8%).

Education Attainment





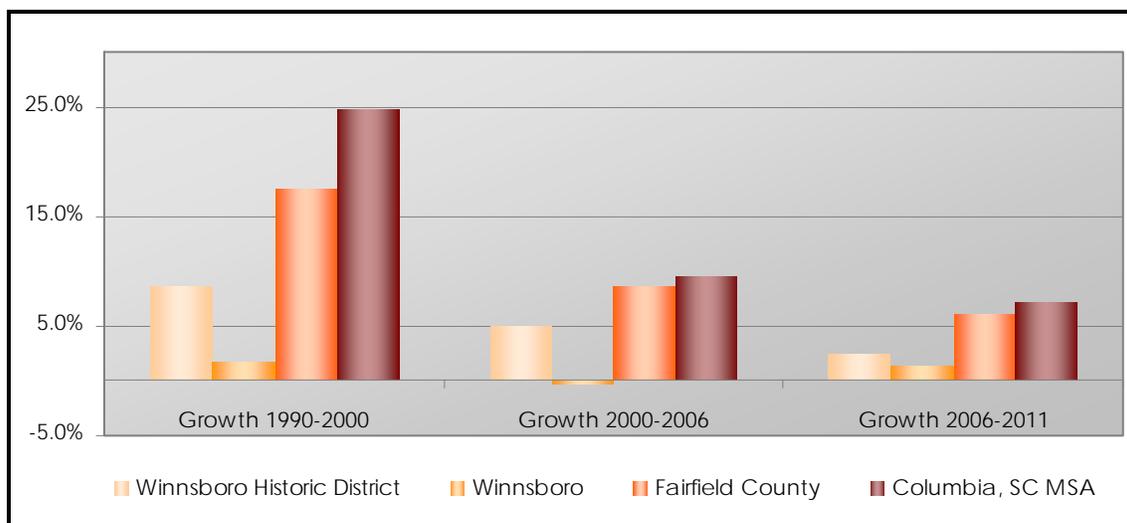
Household Characteristics

The following section describes the characteristics of households located in the study area, the Town of Winnsboro, Fairfield County and the Columbia MSA. It includes an analysis of household growth, household size, family type, and household income.

Household Growth

Without a significant change in market forces, Winnsboro is expected to add very few new households through 2011. According to Claritas, the Winnsboro Historic District contained an estimated 213 households in 2006, representing 14.5% of Winnsboro's 1,451 households and 2.2% of Fairfield County's 9,530 households at that time. Consistent with its forecast of a population loss over the next five years, Claritas also projects that the Town of Winnsboro will add fewer than 20 households in total through 2011. The study Area is projected to main virtually unchanged in terms of total households, adding only five over the period. Local household growth will be substantially slower than both the County and the MSA which are projected to grow by 6.1% and 7.1% over the next five years.

Household - Growth



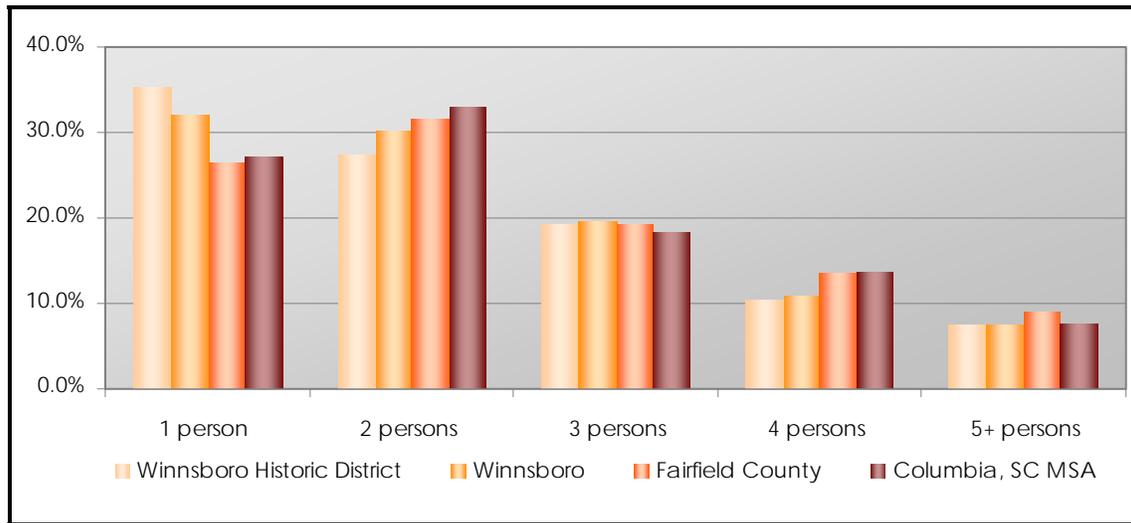
Household Size and Type

Households in Winnsboro and the study area are smaller on average than the surrounding region.

The average household size in the study area is 2.32 persons per household, somewhat smaller than Winnsboro (2.36), Fairfield County (2.52) and the Columbia MSA (2.45). Smaller household sizes are explained in part by the relatively higher concentration of rental housing in Winnsboro, the larger percentage of elderly residents living alone and a smaller presence of married couple families with children, than the surrounding region.

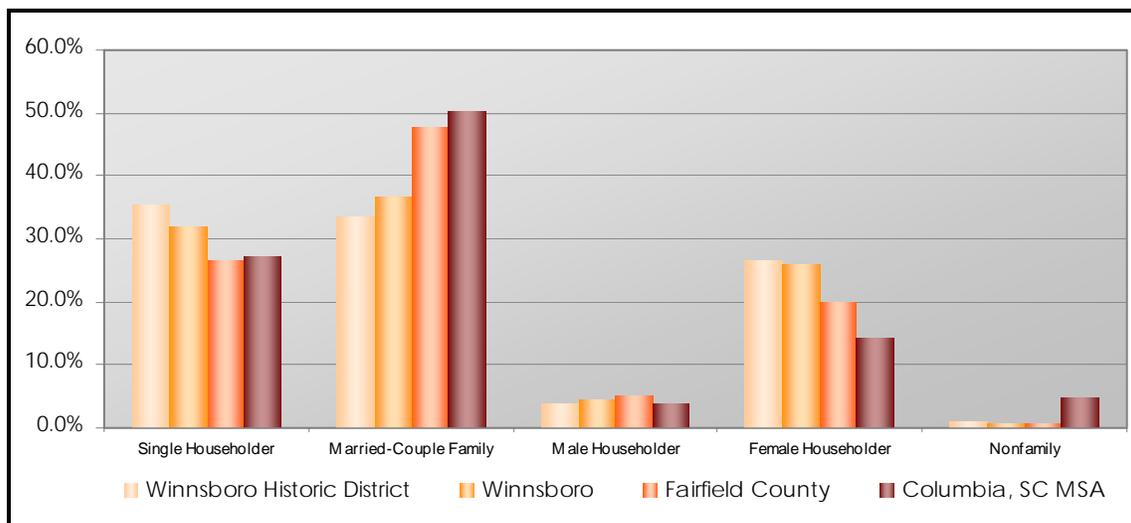


Household - Size



More than 35.4% of all households in the study area are occupied by a single person. This percentage is significantly larger than the Town as a whole (32.0%), Fairfield County (26.4%) and the MSA (27.1%). The study area also has a significantly lower proportion of married-couple families (33.5%) than Winnsboro (36.7%), the County (47.8%) or the MSA (50.3%), as well as a higher percentage of female-headed households with children.

Household - Type



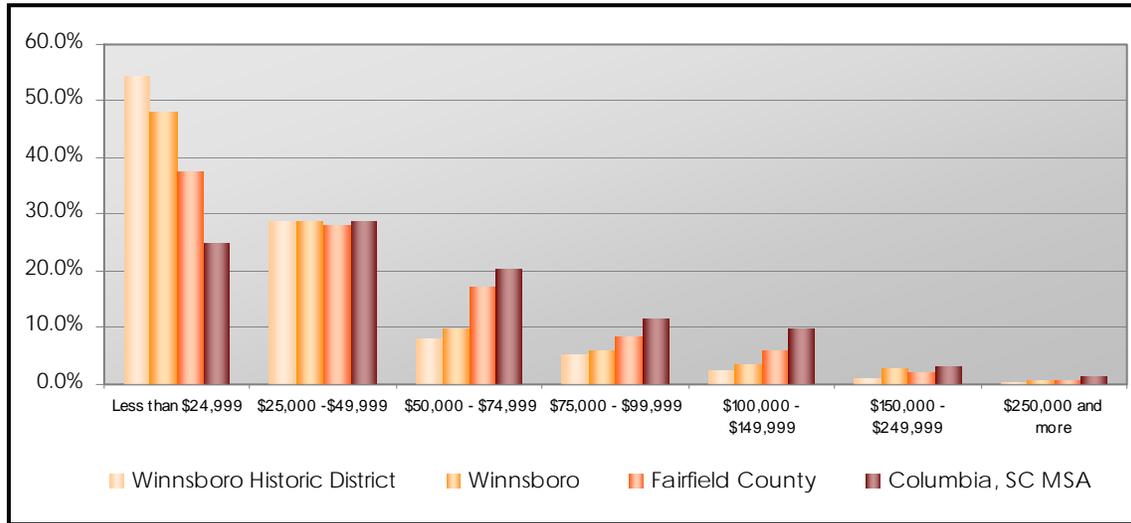
Household Income

Due in part to the relative concentration of single-person, elderly and female-headed households, income levels within the study area and the Town are lower than the surrounding region. The median household income in the study area was estimated at \$22,361 in 2006, 84.9% of the Winnsboro median household income (\$26,340), 63.9% of the Fairfield County median income (\$34,971) and 47.8% of



the Columbia MSA median household income (\$46,785). The majority of households in the study area, 54.2%, earned less than \$24,999 in 2006. While this proportion is comparable to the town of Winnsboro (48.2%), it is significantly higher than Fairfield County (37.4%) and the MSA, where less than a quarter of all households earn less than \$24,999.

Household - Income





Summary Conclusions

In summary, the following demographic findings pose important implications for the Comprehensive Plan.

- 1. The populations of Winnsboro and its historic district are small and are not projected to grow.** Fewer than 3,500 people live in Winnsboro today and only 14.4% of the Town's residents live within the historic district. The population of Winnsboro grew modestly from 1990-2000 but has declined since 2000. Although the rate of decrease is expected to slow, Winnsboro is projected to continue to lose population over the next five years. This trend and forecast is understandable given the fact that the Town is largely built out and has very few opportunities to accommodate more housing. However, a declining population base over the long term poses negative implications for local retail, service businesses and ultimately the Town's utility company. Although Fairfield County's population is expected to continue to grow very modestly (by 3.7%), the expected slow increase from a small existing base will not provide a significant source of market demand for local businesses over the foreseeable future. In general, the study area, Winnsboro and Fairfield County have not enjoyed the relatively robust population growth that has occurred elsewhere in the Columbia, SC MSA over the past two decades and are not expected to capitalize on it in the near future.
- 2. The populations of Winnsboro and the study area are racially diverse, younger and less educated than the region as a whole.** The residents of the study area, Winnsboro and Fairfield County are similar racially and ethnically. All three areas are predominately African American (55%-57%) and White (41%-43%) with very small proportions of other races or ethnicities. The average age of Winnsboro residents, at 35.2 years, is younger than Fairfield County, with an average age of 37.8 and the percentage of Winnsboro's adult population without a high school diploma (38.2%), is more than double the regional average. The Town's age composition is explained in part by the higher concentration of rental housing available in Winnsboro, which has brought with it a younger and more mobile population. Winnsboro has higher concentrations of relatively young householders (under age 35) and elderly residents (over age 65) than the region, but is notably under-represented by working adults in the 35 to 64 age group. Since these working age adults are more likely to earn higher incomes and own homes, the smaller presence of this demographic also has negative implications for business conditions.
- 3. Households in Winnsboro and the Historic District are, on average, smaller and have lower household incomes than those in Fairfield County or the Columbia, MSA.** The average household size in Winnsboro is 2.36 persons, which is smaller than Fairfield County and the MSA. The Town's median household income also is lower than the County's and substantially below the MSA's average. This household size and income data is consistent with the Town's higher concentration of rental housing and a resulting age distribution that is skewed toward the very young and the elderly. The Town's under-representation among working aged families in the middle of the



- age spectrum results in fewer dual wage-earner households and lower overall income levels in the community. Coupled with stagnant population and household growth, lower incomes among Winnsboro's population pose additional challenges for local businesses.
4. **Winnsboro and the study area have more multi-family and renter-occupied housing than the county and MSA averages.** The Town's housing stock is also older and less expensive than the surrounding region. The majority of Winnsboro's housing stock (61.9%) is made up of single-family detached units and a smaller majority of Winnsboro households (54.8%) are homeowners. Home-ownership rates in Winnsboro and the study area lag both Fairfield County and the Columbia MSA. The median owner-occupied housing value in Winnsboro (\$82,000) is slightly higher than Fairfield County (\$77,357), but significantly lower than the MSA average of \$115,371. The Town's higher concentration of rental units, coupled with the older age and lower value of its housing stock, suggests that the Town's existing housing is not suitable to attracting demographic segments that are currently under-represented in the community. Absent of the development of new housing in the Town, prospects to stimulate market change and improved conditions for local retail and service businesses will be very limited.
 5. **The town's demographics are typical of a weak housing market. A key obstacle to local business and real estate growth is the lack of growth among households headed by persons age 35 to 54.** Winnsboro has a high concentration of children and elderly, particularly when compared to the county or to the region, indicating that the income-producing population is either leaving the area or is not in-migrating to Winnsboro. This is an important demographic group for several reasons. This demographic group has a higher proportion of married couple families and typically represents the majority of homeowners in a community. They are also more likely to have children in school or are about to become "empty nesters". In order to draw this demographic back to Winnsboro, the town will have to produce a residential product with superior value, inducing them away from other, more dynamic markets. An alternative strategy is to focus new residential development on empty nesters or the elderly until perceptions of Winnsboro change.
 6. **Winnsboro's existing housing stock is not likely to accommodate significant demographic change.** Winnsboro has a smaller percentage of single family homes than Fairfield County, with a higher instance of renter-occupied housing. In addition, the majority of housing in Winnsboro was built prior to 1970. While this is partly due to the age of homes in the historic district, it also indicates the lack of new housing stock in Winnsboro. Attracting population growth and the 35 to 54 demographic back to the Town will require at least a modest amount of new construction.

Implications of these demographic conditions on the Town's economy and retail sales are discussed in the following section.



ECONOMIC AND HOUSING INDICATORS

Business Establishments and Employment

Employment patterns and the local area workforce are essential to sustaining economic growth and vitality for a community and region. Not only do local businesses use goods and services in the local economy, but their employees spend money that they have earned during the workday in the local area, generating income for local businesses. This section focuses on the composition and characteristics of businesses and employment within the historic district study area and the Town of Winnsboro.

Winnsboro is the county’s largest business center and serves a population base that is considerably larger than the Town alone. According to Claritas, in 2006 there were an estimated 152 business establishments in the study area, representing 44.4% of Winnsboro’s 342 establishments. The Town of Winnsboro was also the dominant business location within Fairfield County, accounting for 46.0% of the county’s 743 business establishments. This indicates that Winnsboro is a much more important business and service location for Fairfield County than it is a population center.

Within the study area, the largest number of businesses is found in the Personal, Professional and Medical Services sector. Given that Winnsboro is the county seat, it is not surprising that the government sector accounts for nearly one in four establishments in the study area, a significantly higher percentage than in Winnsboro (17.5%), Fairfield County (12.4%) or the MSA (4.7%).

2006 Business - Establishments

Industry Group	Historic District	Winnsboro	Fairfield County	Columbia MSA
All Establishments	152 (100%)	342 (100%)	743 (100%)	27,496 (100%)
Retail Establishments	29 (19.1%)	69 (20.2%)	131 (17.6%)	5,618 (20.4%)
Finance, Insurance, RE Offices	20 (13.2%)	36 (10.5%)	51 (6.9%)	2,847 (10.4%)
Personal, Professional & Medical Svcs	59 (38.8%)	136 (39.8%)	324 (43.6%)	11,262 (41.0%)
Government	36 (23.7%)	60 (17.5%)	92 (12.4%)	1,279 (4.7%)
Mfg, Transportation & Other	8 (5.3%)	41 (12.0%)	145 (19.5%)	6,490 (23.6%)

Source: Claritas

Winnsboro offers the largest concentration of jobs in Fairfield County. In terms of 2006 employment, Winnsboro contained an estimated 3,147 jobs and accounted for 41.2% of Fairfield County’s total employment of 7,635. Study area businesses provided jobs to an estimated 802 payroll employees, representing 25.4% of total employment within the Town and 10.5% of all jobs within the County. Because of Winnsboro’s role as the county seat, nearly one of every two jobs within the study area is provided by local or county government, a significantly higher proportion than Fairfield County (17.6%) or the Columbia MSA (11.0%). This fact is significant to local business conditions because (1) government sector employment tends to fluctuate less than the economy as a whole and (2) government offices draw residents into the study area for those services. It is also interesting to note that despite the study area’s small population base and relatively lower incomes, the percentage of businesses in the retail trade sector



(roughly 20%) is comparable to the county and region. These factors indicate that retail and service businesses within the study area serve more than the nearby population.

2006 Business - Employment

Industry Group	Historic District	Winnsboro	Fairfield County	Columbia MSA
All Establishments	802 (100%)	3,147 (100%)	7,635 (100%)	425,141 (100%)
Retail Establishments	110 (13.7%)	591 (18.8%)	937 (12.3%)	70,876 (16.7%)
Finance, Insurance, RE Offices	59 (7.4%)	113 (3.6%)	184 (2.4%)	28,586 (6.7%)
Personal, Professional & Medical Svcs	188 (23.4%)	1,190 (37.8%)	2,558 (33.5%)	170,954 (40.2%)
Government	381 (47.5%)	680 (21.6%)	1,344 (17.6%)	46,828 (11.0%)
Mfg, Transportation & Other	64 (8.0%)	573 (18.2%)	2,612 (34.2%)	107,897 (25.4%)

Source: Claritas

Real Estate Market Indicators

Because of the relatively small economy, slow growth and rural nature of Fairfield County, the level of annual market activity in new home construction, housing sales and commercial development activity is understandably modest. As a result, there is very little data available on existing market conditions and recent trends. The only market indicator that is consistently measured and reported by governmental sources is housing construction, measured through residential building permits. This information appears in the following table for the years 2004 through 2006. According to the data, there were only 32 building permits issued in the town of Winnsboro, or an average of 10.6 per year over the three year period. In Fairfield County, there were 296 building permits issued over the same time period, for an average of 98.6 per year. Measured over a longer period, it appears that Winnsboro has permitted the construction of slightly more than 50 new homes over the past decade, an average of only 5 per year.

Residential Building Permits 2004-2006

	2004			2005			2006*		
	Number of Units	Construction Cost	Average Construction Cost	Number of Units	Construction Cost	Average Construction Cost	Number of Units	Construction Cost	Average Construction Cost
Winnsboro									
Single Family	14	\$1,328,400	\$94,886	9	\$808,000	\$89,778	7	\$650,000	\$92,857
Fairfield County									
Single Family	104	\$11,768,502	\$113,159	106	\$12,059,659	\$113,770	86	\$9,813,837	\$114,114
Total	104	\$11,768,502	\$113,159	106	\$12,059,659	\$113,770	86	\$9,813,837	\$114,114

* Through November

Source: US Bureau of the Census, Estimates with Imputation

Business Sales And Growth Potential

Downtown Winnsboro serves primarily as a financial and business services center for Fairfield County. The following table provides 2006 estimates of business sales or output by industry group, as



provided by Claritas, Inc. This data is collected and reported by a private data source called infoUSA and provides a general indicator of the total value of output or income earned by various business sectors. According to this source, 2006 business sales in the study area were \$50.4 million, or 17.8% of Winnsboro's estimated \$282.6 million in business sales. Winnsboro represented 43.7% of Fairfield County's \$646.9 million and 6.9% of the MSA's \$41 billion in total business sales. In 2006, Personal, Professional and Medical services accounted for the largest percentage of business sales within the study area at \$17.3 million or 34.3% of the total. This proportion is consistent with Winnsboro, Fairfield County and the MSA. The Retail Trade and Finance, Insurance and Real Estate sectors were also substantially more important to the study area as a source of business sales compared to the surrounding region, while manufacturing operations were not very important and accounted for only 9.9% of the total.

2006 Business - Sales (in Millions)

Table with 5 columns: Industry Group, Historic District, Winnsboro, Fairfield County, Columbia MSA. Rows include All Establishments, Retail Establishments, Finance, Insurance, RE Offices, Personal, Professional & Medical Svcs, Government, and Mfg, Transportation & Other.

Source: Claritas Business-Facts Report, which includes data from infoUSA.

However, manufacturing is a critical sales generator in Fairfield County, generating nearly \$266 million in business income and accounting for more than 41% of the total value of private sector output. While it is beyond the scope of the Winnsboro Comprehensive plan to address the future of manufacturing in Fairfield County, manufacturing is clearly the dominant component of the area economy. To the extent that the county succeeds in attracting new manufacturing operations and employment, business conditions within Winnsboro could be enhanced accordingly.

Retail Capture Analysis

The following section examines opportunities for the study area and the Town of Winnsboro to attract additional retail stores and business growth. The ability of a shopping center, commercial corridor or central business district to achieve more sales, support more stores and demand more commercial space is dependent upon four primary factors: (1) the growth of the customer base served by that retail destination, measured in terms of increasing population and rising income levels; (2) the overall supply of stores competing for available customers and their retail purchasing power; (3) the ability of existing stores to retain customers and spending from the population that is served by that retail center; and (4) the ability of those stores to compete with alternative locations, to draw customers from a larger geographic trade area, or via tourism.

In the case of Winnsboro, it is clear that the customer base served by existing stores has not been growing at an adequate rate to support business development and is not projected to grow over the next five years. Successful efforts, through the implementation of this comprehensive plan, to encourage



some level of residential growth within Winnsboro will positively impact business conditions within the study area. Given the comparatively small population base of Fairfield County, expanding the trade area served by existing stores does not appear to be a viable strategy. Therefore, the only other sources of additional retail demand to support downtown business development are either related to tourism or to better serving the needs of the existing local population. The following section quantifies this potential for the Town and the study area, in particular, to support additional store types and square footage.

The methodology to calculate the amount of expenditures by area residents that can be captured by local retailers is a three step process. First, area retail demand is determined by analyzing consumer spending patterns. Second, retail sales by existing merchants are estimated based on square footage and average retail sales per square foot by category. Third, the estimated demand and sales are compared to determine by merchandise category, the amount of retail sales captured by local merchants versus the amount of spending by resident consumers. The extent to which resident households spend more on retail purchases than local stores generate in sales is called sales “leakage”. Retail shopping centers or business districts that generate more sales than local residents spend function as regional centers or destinations that draw customers from surrounding markets. Conversely, locations where resident spending is higher than sales, suggest that local consumers are driving longer distances in order to make purchases elsewhere. In cases where sales leakage occurs, opportunities may exist to support additional stores types that are currently unavailable to local consumers.

Consumer Expenditures

Consumer Expenditures

Consumer Spending Potential by Store Type	Historic District	Winnsboro	Fairfield County
Total Retail Sales Incl Eating and Drinking Places	\$6,993,203	\$50,817,718	\$414,356,121
Motor Vehicle and Parts Dealers	\$1,308,216	\$9,366,199	\$78,578,540
Furniture and Home Furnishings Stores	\$123,256	\$936,941	\$8,107,143
Electronics and Appliance Stores	\$117,989	\$869,513	\$7,167,609
Building Material, Garden Equip Stores	\$532,419	\$4,134,171	\$38,768,198
Food and Beverage Stores	\$756,219	\$5,350,454	\$39,253,617
Health and Personal Care Stores	\$361,687	\$2,579,485	\$18,470,792
Gasoline Stations	\$630,265	\$4,488,526	\$37,927,165
Clothing and Clothing Accessories Stores	\$224,157	\$1,655,776	\$13,989,752
Sporting Goods, Hobby, Book, Music Stores	\$93,993	\$689,438	\$5,519,921
General Merchandise Stores	\$703,215	\$5,086,566	\$40,018,780
Miscellaneous Store Retailers	\$125,719	\$926,591	\$7,857,047
Non-Store Retailers	\$315,988	\$2,318,066	\$18,882,463
Foodservice and Drinking Places	\$391,799	\$2,838,020	\$22,149,103
GAFO *	\$1,308,281	\$9,577,972	\$77,665,991

* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores.

Source: Claritas Retail Opportunity Gap Report. Consumer spending data is derived from the Bureau of Labor Statistics, Consumer Expenditure Survey.



In 2006, Winnsboro residents spent an estimated \$50.8 million on the types of retail goods shown in the above table, representing 12.3% of Fairfield County's total consumer expenditures. In Winnsboro, the largest portion of retail spending was for GAFO (General Apparel, Furniture and Other) and Motor Vehicles and Parts store types, with 18.8% and 18.4% of total purchases, respectively. In Fairfield County, the highest expenditures were in the same categories, Motor Vehicles and Parts (19%) and GAFO (18.7%), with a total expenditure of \$414.4 million for the County.

Retail Sales

The consumer expenditure data presented above measures the collective purchasing power of the populations living within the study area, the Town and the surrounding region for various types of retail goods and services. When compared to sales by comparable store types located within the same geographies, it is possible to determine whether each area is a net importer or exporter of retail spending. It should be noted that the retail sales data reported in this section is generated from reports issued by the US Census of retail trade and is not comparable to the aggregate sales estimates for retail stores, which was presented earlier in this section.

According to Claritas, total retail sales in the study area totaled \$6.1 million, with the highest percentage of sales, 20.5 %, occurring in the Health and Personal Care category. The second largest percentage of sales, 14.3 %, was in GAFO. The Town of Winnsboro had \$38.7 million in retail sales, with Motor Vehicles and Parts and Health and Personal Care categories having the highest proportion of sales at 17.7% and 15.0%, respectively. Motor Vehicles and Parts and GAFO were the highest selling categories in Fairfield County, with 19.0% and 18.7% of the county's total sales of \$143.6 million.

Retail Sales

Retail Sales by Store Type	Historic District	Winnsboro	Fairfield County
Total Retail Sales Incl Eating and Drinking Places	\$6,134,144	\$38,743,530	\$143,625,952
Motor Vehicle and Parts Dealers	\$840,780	\$6,846,198	\$23,647,996
Furniture and Home Furnishings Stores	\$63,686	\$338,523	\$783,974
Electronics and Appliance Stores	\$14,518	\$69,686	\$233,001
Building Material, Garden Equip Stores	\$56,928	\$368,065	\$2,056,993
Food and Beverage Stores	\$544,747	\$3,903,731	\$7,376,006
Health and Personal Care Stores	\$1,257,018	\$5,823,303	\$7,604,997
Gasoline Stations	\$522,166	\$3,453,142	\$50,131,000
Clothing and Clothing Accessories Stores	\$200,812	\$970,978	\$2,282,008
Sporting Goods, Hobby, Book, Music Stores	\$0	\$0	\$0
General Merchandise Stores	\$592,814	\$4,020,033	\$9,440,992
Miscellaneous Store Retailers	\$251,168	\$1,419,290	\$2,021,987
Non-Store Retailers	\$248,556	\$1,900,278	\$9,009,020
Foodservice and Drinking Places	\$662,925	\$4,189,974	\$16,209,005
GAFO *	\$878,026	\$5,440,329	\$12,828,973

* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. It is not included in the total sales.

Source: Claritas Retail Opportunity Gap Report. Sales data are derived from the US Census of Retail Trade.



Retail Capture Analysis

Comparing consumer expenditures by residents to estimated sales by area merchants, indicates which retail categories are adequately served and which categories are under represented in the market. This data is presented in the following table. The estimated total retail sales occurring in Winnsboro is \$38.7 million, compared to a total potential retail demand of \$50.8 million. Thus, the area has an overall retail capture rate of 76.2% -- with \$12.1 million of resident spending occurring outside of Winnsboro. If 100% of this spending was captured within Winnsboro, an additional 48,733 square feet of retail space could be supported throughout the Town.

The data below indicate that Winnsboro’s population is underserved by most categories of GAFO stores, as well as building materials and garden equipment stores. Because such stores tend to occupy larger square footage facilities and prefer to locate in areas that serve large, growing and more affluent customer populations, it is not surprising that Winnsboro is underserved among these store types. However, the data also show that the Town is over-served by health and personal care stores, foodservice and drinking places, and by miscellaneous store retailers. Therefore, despite the Town’s relatively small population, Winnsboro draws consumers from outside of the community for several important categories of store types and is a small, but important, retail location within Fairfield County.

Winnsboro Retail Capture Analysis

Consumer Spending Potential by Store Type	Consume Expenditures	Sales	Capture Rate	Opportunity Gap	Supportable S.F.
Total Retail Sales Incl Eating and Drinking Places	\$50,817,718	\$38,743,530	76.2%	\$12,074,188	48,773
Motor Vehicle and Parts Dealers	\$9,366,199	\$6,846,198	73.1%	\$2,520,001	N/A
Furniture and Home Furnishings Stores	\$936,941	\$338,523	36.1%	\$598,418	2,992
Electronics and Appliance Stores	\$869,513	\$69,686	8.0%	\$799,827	3,199
Building Material, Garden Equip Stores	\$4,134,171	\$368,065	8.9%	\$3,766,106	20,357
Food and Beverage Stores	\$5,350,454	\$3,903,731	73.0%	\$1,446,723	6,576
Health and Personal Care Stores	\$2,579,485	\$5,823,303	225.8%	-\$3,243,818	-17,534
Gasoline Stations	\$4,488,526	\$3,453,142	76.9%	\$1,035,384	5,597
Clothing and Clothing Accessories Stores	\$1,655,776	\$970,978	58.6%	\$684,798	3,702
Sporting Goods, Hobby, Book, Music Stores	\$689,438	\$0	0.0%	\$689,438	3,727
General Merchandise Stores	\$5,086,566	\$4,020,033	79.0%	\$1,066,533	6,464
Miscellaneous Store Retailers	\$926,591	\$1,419,290	153.2%	-\$492,699	-2,663
Non-Store Retailers	\$2,318,066	\$1,900,278	82.0%	\$417,788	N/A
Foodservice and Drinking Places	\$2,838,020	\$4,189,974	147.6%	-\$1,351,954	-6,009
GAFO *	\$9,577,972	\$5,440,329	56.8%	\$4,137,643	22,366

Source: Claritas/Bleakly Advisory Group



It is not realistic to expect that Winnsboro retailers could capture 100% of local purchasing power and support nearly 49,000 SF of additional retail space. However, **based on the distribution of store types that are underserved in the community, it appears that an additional 15,000 to 20,000 SF of retail space could be supported by the local population.** Most of these store types would be of a nature that is compatible with and could be physically accommodated within the study area.

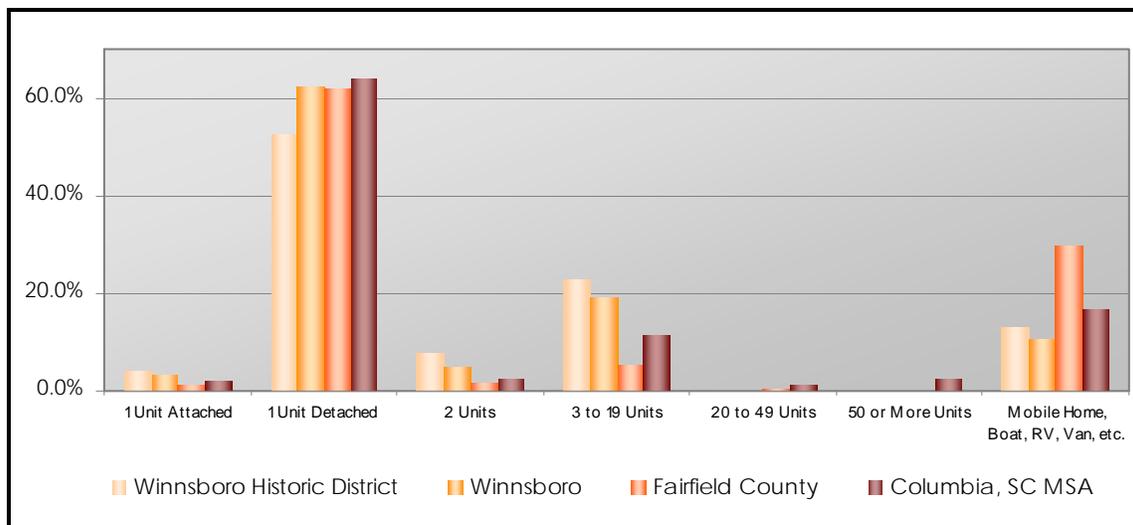
Housing Characteristics

The following section describes the existing housing stock in the historic district study area, the Town of Winnsboro, Fairfield County and the Columbia, MSA. It includes an analysis of housing type, housing tenure, owner-occupied housing values and the distribution of housing by year built.

Housing Type

Winnsboro and the study area have a higher concentration of multi-family housing than the surrounding region. The slight majority of the study area's housing stock, 52.4%, consists of single family homes. This proportion is lower than Winnsboro (62.1%), Fairfield County (61.9%) or the MSA (63.8%). The historic district has a higher proportion of multifamily housing (22.9%) than Winnsboro, the County or the MSA, at 19.3%, 5.5% and 14.9%, respectively. The historic district also has double the proportion of duplex units (2 units attached) than the comparison areas.

Housing - Type

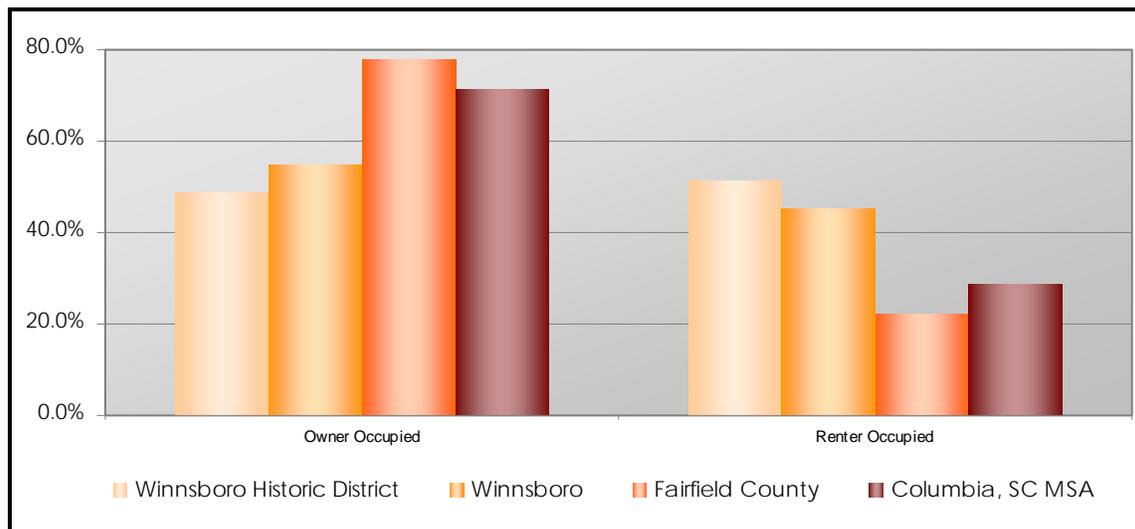




Housing Tenure

Because multi-family housing is more likely to be occupied by renters than homeowners, the study area and the Town also have a higher percentage of rental housing than the surrounding region. In the historic district, 48.8% of housing is owner-occupied, a smaller proportion than Winnsboro (54.8%), Fairfield County (77.8%) or the MSA (71.2%). Because renters also typically have lower incomes than homeowners, this higher concentration of rental housing is also consistent with the income data presented previously in this section.

Housing - Tenure

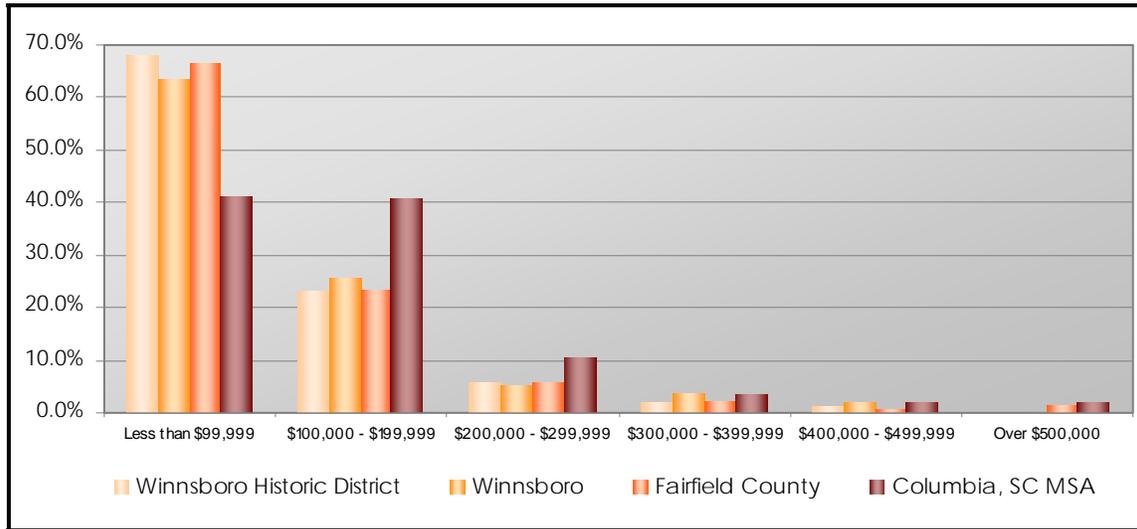


Owner-Occupied Housing Values

Home values in Winnsboro are also lower than the surrounding region. Claritas estimates the 2006 median owner-occupied housing value in the study area at \$70,000. This value is 85.3% of the median housing value in Winnsboro (\$82,000), and 90.5% of the median housing value in Fairfield County (\$77,357). All three areas have significantly lower home values than the Columbia MSA, where the median owner-occupied home value was estimated at \$115,371 in 2006. In the historic district, 68.3% of all homes are valued below \$100,000, a slightly higher proportion than Winnsboro (63.5%) or Fairfield County (66.7%), and significantly higher than the Columbia MSA where only 41.4% of all homes are valued below \$100,000.



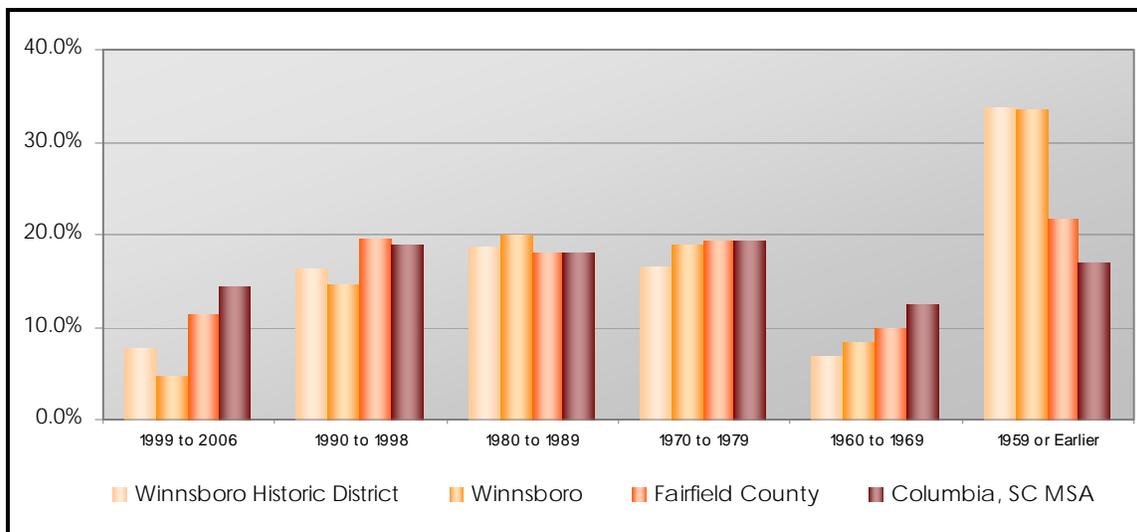
Owner-Occupied Housing Values



Housing Age

Home values reflect the fact that housing in Winnsboro is older than the surrounding region. The median age of all owner-occupied homes in the Winnsboro historic district is 31 years, which is actually slightly newer than Winnsboro as a whole, where the average age of housing is 33 years. Housing in the historic district is, on average, three years older than Fairfield County and five years older than housing in the MSA. The study area also has the highest percentage of housing built before 1959 (33.8%), than Winnsboro (33.5%), Fairfield County (21.6%) and the MSA (16.9%).

Housing - Age





Summary Conclusions

1. **The major challenge to Winnsboro's economy and downtown business climate is the lack of economic, housing, population and income growth.** Several indicators discussed in the preceding sections indicate that the underlying economy of Winnsboro and Fairfield County is not growing sufficiently to sustain local business conditions. In addition, population losses in Winnsboro since 2000 and through 2011 will create significant obstacles to real estate development. Failure to reverse population and job loss will have negative implications for housing, small businesses, utility sales and other sources of governmental revenues. These issues should be a priority focus of local government for the foreseeable future.
2. **Because historical levels of new home construction and resale activity have been limited in Winnsboro and Fairfield County, attracting private sector investment to the Town will be difficult in the short run.** Unfortunately, there is little readily available evidence in the housing market that demonstrates to developers and lenders, the feasibility of marketing significant numbers of new homes in Winnsboro. Initially at least, the Town may need to assist in attracting private investment by offering building sites (i.e. the Mt. Zion School), favorable zoning, financial or other incentives to mitigate development risk. The implementation section discusses potential short-term strategies the Town might pursue to kick-start the housing market.
3. **In the context of Winnsboro and Fairfield County, the study area is an important business location.** Winnsboro's historic downtown business district is home to an estimated 152 business establishments employing 802 employees, with estimated total sales of \$50.4 million annually. The Historic District represents 44.4% of Winnsboro's business establishments, 25.4% of Winnsboro's employment and 17.8% of Winnsboro's annual business sales. The largest proportion of private business establishments (38.8%) in the study area are classified as personal, professional and medical services. Almost half of all employment within the study area is provided by government.
4. **The Town of Winnsboro is an important economic center within Fairfield County and the economic future of the Town has important implications for the county as a whole.** Despite containing only 14% of the county population, Winnsboro contains an estimated 342 business establishments that employ 3,147 workers and generate estimated sales of \$282.6 million annually. Winnsboro represents 46.0% of Fairfield County's business establishments, 41.2% of Fairfield County's employment and 43.7% of Fairfield County's annual business sales.



5. **Ultimately, the challenges of improving business conditions in Winnsboro are related to the broader need for a successful county-wide economic development strategy that brings additional employment and tourism spending to the region.** Winnsboro alone cannot expect to reverse the economic impacts of population losses and slow income growth on local business conditions. Although implementation of this comprehensive plan can help make the study area more attractive as a business location and remove physical impediments to future growth, it cannot address the region's need to create more jobs and increase economic opportunities for local residents. Such strategies are more effectively implemented at the county and regional level.
6. **The study area can support an estimated 15,000 to 20,000 square feet of additional retail space among store types that are compatible with smaller retail spaces in downtown locations.** Winnsboro residents spend less per capita on retail goods than the County population and are "exporting" their spending outside of the area. Almost 25% of expenditures by residents of Winnsboro occur outside of Winnsboro. By drawing that spending back into Winnsboro, an additional 49,000 square feet of retail space could be supported and roughly 40% to 50% of that local spending occurs in store types and merchandise lines that could be physically accommodated within the study area. Although modest in terms of total square footage, this level of un-served demand is sufficient to have a significant positive impact in terms of reducing existing downtown vacancy.
7. **Winnsboro will need to rely to some extent on tourism spending in order to increase business investment within the historic district.** Successful tourism strategies require a high quality physical environment and significant business offerings, including a mix of restaurants, retail and other entertainment options. The physical condition of downtown Winnsboro needs to improve in order for tourism-based economic development strategies to succeed. Improving the physical condition of downtown commercial and historical structures may be the most effective strategy to change market perceptions and attract growth to Winnsboro and the surrounding area.
8. **The magnitude of Winnsboro's economic challenges are still manageable and the core historic assets of the community remain intact and attractive.** While the Town's economic challenges are significant, improvements to a few key properties could have a large impact on perception of the area. In addition, Winnsboro is likely to remain the county's largest business center for the foreseeable future and is unlikely to experience increased competition from new retail developments in outlying locations. The Town has already made a significant policy commitment to improving its central business district and has the organization capacity in place to implement change. Town government also has the added advantage of little/no debt and a small tax burden. Opportunities to affect change through the redevelopment of representative priority sites are addressed later in the comprehensive plan.



REDEVELOPMENT POTENTIAL OF KEY SITES

As part of the Winnsboro Comprehensive Master Plan effort the Urban Design Team explored potential redevelopment opportunities and strategies based on the goals and objectives outlined by the community, the market information gathered by the Urban Design Team and best practices regarding urban design and community redevelopment.

Within existing, established towns and cities, redevelopment opportunities are most often vacant or previously developed parcels that are underutilized or in need of significant maintenance. These properties are often in the cores, or downtown areas, of our cities and towns and provide opportunities for reinvestment in existing centers rather than encouraging new investment on the edges of our towns, which draw residents and patrons away from the economic heart of the community.

Redevelopment opportunities are typically found in the form of:

- ◆ Vacant and underutilized parcels of land;
- ◆ Buildings in poor condition beyond reasonable repair;
- ◆ Rehab opportunities to reuse older buildings in a new way;
- ◆ Infill sites, properties between older, more viable buildings that are available for development or redevelopment;
- ◆ Surface parking areas in prime locations;
- ◆ Potential improvement areas; and/or
- ◆ New business opportunities.

In 2006, the Town of Winnsboro identified four significant redevelopment opportunities: The Ford Motor building on North Congress Street, the Mt. Zion school property, the Old Armory, and Fortune Springs Park. As part of the master plan process, the Master Plan committee and community affirmed these redevelopment opportunities as priority redevelopment sites. Priority redevelopment sites were evaluated by the Urban Design Team and strategies were developed to address the community's stated goals and objectives, including:

- ◆ Support the development of a variety of housing types;
- ◆ Encourage the development and growth of small businesses and retail shops;
- ◆ Encourage the construction and maintenance of sustainable and attractive developments;
- ◆ Attract more young adults and empty nesters to Winnsboro;
- ◆ Become a more walkable community;
- ◆ Manage future growth;
- ◆ Preserve, enhance and complement the town's historical character; and
- ◆ Reduce the number and maintenance of publicly owned buildings.

The Urban Design Team also integrated community redevelopment best practices into the redevelopment strategies and recommendations including identifying opportunities to create public gathering spaces

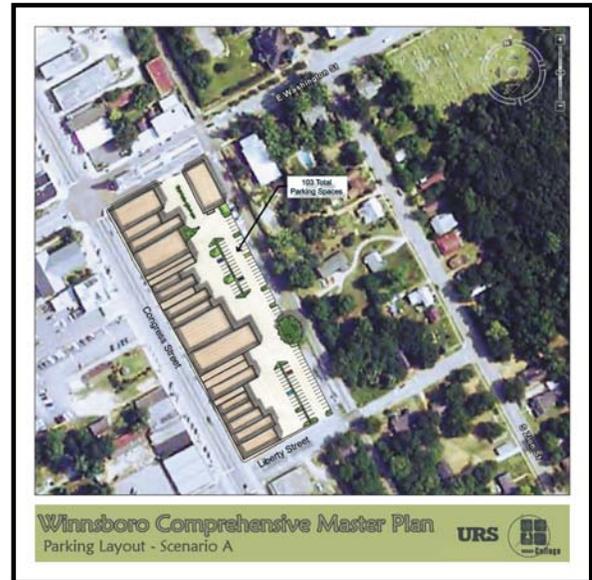


promote an appropriate mix of uses, balance transportation and land use needs and integrate parking into proposed redevelopment strategies.

Downtown Parking

As the town encourages downtown redevelopment, special attention should be paid to the location of parking areas. Downtown parking should generally be provided in front of the buildings only in the form of on-street parking as provided by the recent improvements. Other parking should be located on side streets or at the rear of Congress Street buildings. Parking and driveways should not be allowed between buildings and the pedestrian sidewalk.

Within downtown parking areas, the town should consider landscaping to enhance the character of parking areas, provide shade, and reduce the environmental effects of large parking areas relative to stormwater runoff and



Source: Aerial base map courtesy of Google Earth



Source: Aerial base map courtesy of Google Earth

heat gain. As an example, the Urban Design Team developed an alternative paving plan for the parking area between East Liberty Street and East Washington Street behind buildings along the east side of North Congress Street (see parking lot graphics). Repaving of the parking area, as recently proposed, with limited landscaping would result in approximately 103 parking spaces. Redesigning the surface parking lot with landscaping and delivery staging areas at the rear of the Congress Street commercial buildings could provide approximately 101 parking spaces off a single parking aisle, but could also enhance the area with additional, landscaped open space.

Downtown Streetscapes

The Town has made significant progress over the last several years enhancing sidewalks, lighting and landscaping along Congress Street. As of the summer of 2007, new streetscapes were complete on both sides of Congress Street between Liberty Street and College Street. Improvements are under construction in the block south of Liberty Street and applications are being made to seek funding for improvements on



the west side of Congress Street along the block north of College Street (Phase VI). Based on our experience overseeing and implementing streetscape improvements, we applaud the Town for its phased implementation, persistence, and selection of materials that are complementary to the downtown environment and relatively easy to maintain or replace when necessary. In particular, the use of brick pavers complements the historic buildings along Congress Street. New lights, banners, traffic signal mast arms, benches and trash receptacles are also complementary and consistent in their color and form adding to the Congress Street pedestrian environment ([see photos of recently constructed streetscapes](#)).



Any recommendations to improve the streetscape enhancement effort would concern the installation of new street trees and landscaping. For trees to have a long life in a downtown environment, the selection, handling, installation, and maintenance of trees must be closely guarded. We would encourage the town to review tree handling and installation practices with the nursery and contractor prior to the digging and installation of street trees for Congress Street. We noticed in some locations where street trees were planted too deep or appeared to be planted with burlap bags remaining over the root ball. Leaving the burlap bags over the root ball will prevent root growth and lead to the tree's premature death.

We would also encourage the town to involve a landscape architect in the selection of street trees from the nursery to encourage selection of trees that are no less than 3 inches in caliper (large enough to have a visual impact at installation, yet small enough to adapt to relocation in a downtown environment) and with a strong central leader. The central leader will ensure that as the tree ages, it can be pruned without losing significant portions of the trees cover. Multi-stem trees will loose significant portions of their growth when pruned or will block storefronts and signage if not carefully pruned over time ([see tree images below](#)).





Downtown Redevelopment and Urban Design

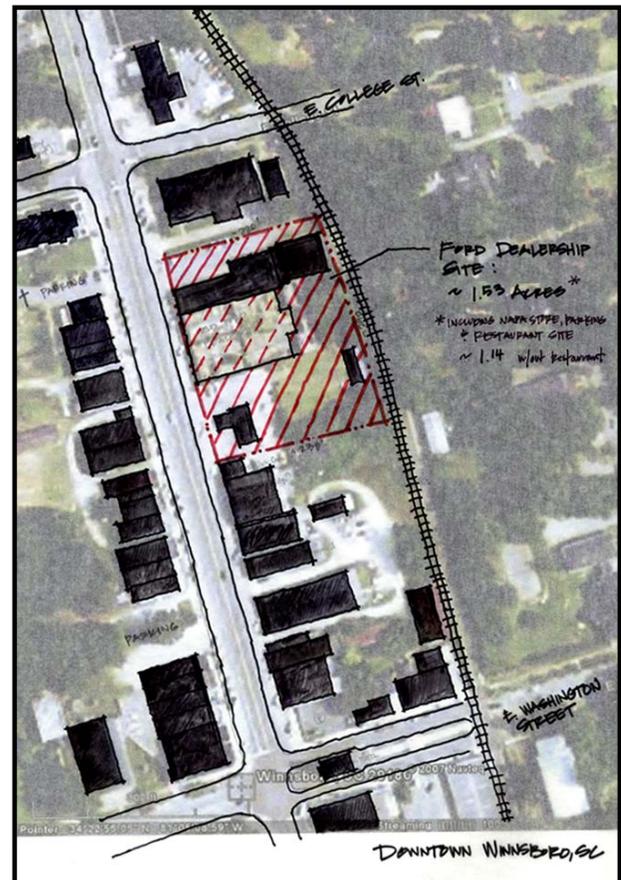
Over the last several years, the Town of Winnsboro has taken significant efforts to enhance N. Congress Street by reconstructing downtown sidewalks with brick paver accents, new lighting, new landscaping and updated street furniture (benches and trash receptacles). As one of the priority redevelopment sites, the old Ford Motor Building site was surveyed by the Urban Design Team as a case study to examine how privately owned properties could be transformed to take advantage of town's recent sidewalk improvements and contribute positively to continued stabilization of the downtown business environment.

The Urban Design Team developed a "figure-ground" analysis of N. Congress Street between E. Washington Street and E. College Street (see [figure ground graphic](#)). The figure-ground graphic best shows the "hole" created in the building line on the east side of N. Congress Street by the size and condition of the Ford Motor Building combined with the surface parking lot and "Speedee Wok" facility to the south of the old dealership. The Speedee Wok is included in the analysis due to its distance from the street and sidewalk (indicative of the time in which the building was constructed, in a manner somewhat incompatible with historic buildings along Congress Street) more than the condition of the building. Combined with the attached NAPA Auto Parts Store, the Ford Motor Building site represents a potential collection of parcels totaling just over 1.5 acres, a significant redevelopment opportunity along any "Main Street" (approximately 1.1 acres without the Speedee Wok and property directly behind the restaurant).

Other than this site, the only gaps in the building line within the block of N. Congress Street between Washington Street and College Street are surface parking lots in the following locations:

- ◆ The northeast corner of E. Washington Street and N. Congress Street next to the Fatherhood Coalition;
- ◆ Between The Herald-Independent and Wachovia on the west side of Congress Street north of Washington Street; and
- ◆ Adjacent to First Methodist Church on the west side of Congress Street just south of College Street.

North and south of this block, other potential redevelopment sites include surface parking lots and properties in need of significant repair and attention (particularly south of Liberty Street). While we will



Source: Aerial base map courtesy of Google Earth



concentrate on the Ford Motor Building site as a priority redevelopment property, the principles and recommendations outlined below are applicable to other potential redevelopment sites on Congress Street in Downtown Winnsboro, as well. The strategies and recommendations are focused on the community-defined goals and objectives, including strengthening the appearance and economic vitality of downtown Winnsboro; creating a more walkable, mixed-use environment; and enhancing opportunities for tourism.

Redevelopment Strategies

If the old Ford dealership site, and surrounding properties, could be made available for redevelopment, the Urban Design Team makes the following observations for this site:

- ◆ The town should promote construction of two-story buildings consistent with the historic character of older, two-story buildings along Congress Street ([see photos of example downtown buildings](#)).
- ◆ New development or redevelopment projects along Congress Street should be encouraged to accommodate retail or office uses on the ground floor and provide office or residential units above.
- ◆ Massing (the size and proportion) of new buildings along Congress Street should also mimic the scale and proportion of historic downtown buildings ([see Congress Street perspective rendering on following page](#)).
- ◆ To be compatible with the established character along Congress Street, new storefronts should generally be 30 to 80 feet in length.
- ◆ Individual buildings along Congress Street should be built along the public sidewalk near the street, consider brick as a primary material, and should be no longer than 80 feet without varying materials or the facade design along Congress Street.
- ◆ Ground floor uses should have a significant number of storefront windows to enliven the sidewalk environment.
- ◆ To meet its objectives, the Town could institute the recommended guidelines through adoption of a new or revised downtown zoning classification and/or historic overlay district that requires buildings to be positioned at the back of the sidewalk with no setback, multi-story buildings, and proper massing and design characteristics.



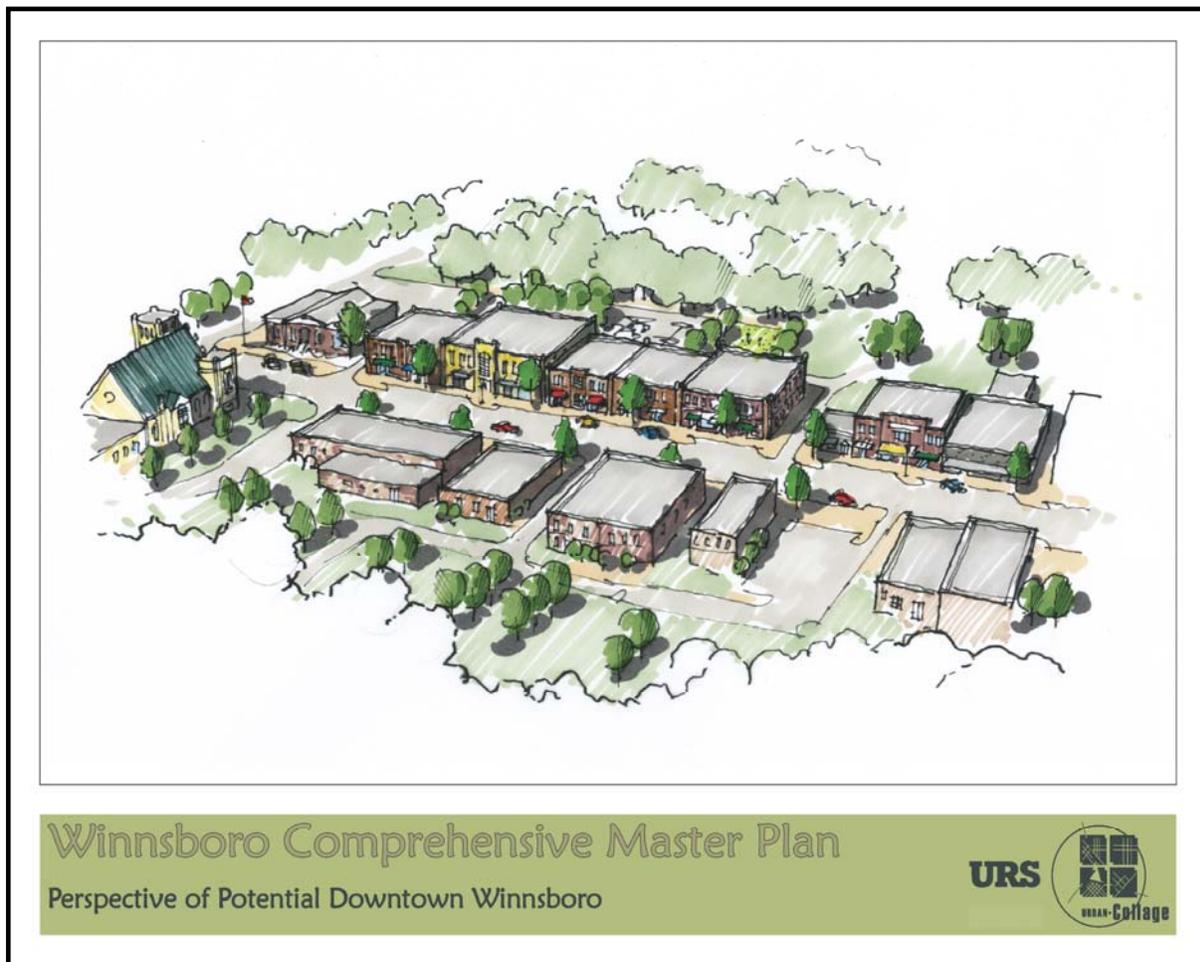


Section 3 – Redevelopment Potential of Key Sites

Town of Winnsboro Comprehensive Master Plan

- ◆ New development or redevelopment along Congress Street should also be encouraged to focus on a mix of uses (retail, office, and residential) and to design with flexibility in mind to allow quick adaptation for a variety of uses over time (e.g. a building may be occupied by a boutique store in the short run, but may be used for office space 10 years later).

Regardless of the use, multi-story development positioned along the Congress Street sidewalk would enhance the building line along both sides of Congress Street within the town's historic downtown area. Multi-story buildings would also best add to the character of Congress Street, provide street-side businesses to enliven the street, and potentially provide a new residential option on the second floor in the form of apartments, condominiums and/or lofts to encourage downtown residents (young adults and/or seniors), building a critical population base for retail businesses and restaurants.





Mt. Zion School Property

The Mt. Zion School site is located just east of Downtown Winnsboro in an older, established residential area near the Cornwallis House. The school occupies one block bordered by Hudson Street to the south, Gooding Street to the east, Bratton Street to the north and Walnut Street to the west. The block upon which the old three-story school building, auditorium, gymnasium and cafeteria/kitchen building sits is approximately 3.2 acres in size. An open space occupies the block directly in front of the old school building between Walnut Street and N. Zion Street. The open space includes two monuments, one dedicated to the Confederate Dead and one dedicated to and said to demark the remains of James Hudson. The park site is approximately 4.4 acres in size.

The school facility including the classroom building, auditorium/gymnasium building, kitchen/cafeteria building, and a home on the northeast corner of the site were given to the Town of Winnsboro by the Fairfield County School District several years ago. A structural analysis of the building was not part of the Master Plan effort. Therefore, the condition of the three and two story classroom and auditorium buildings is unknown and should be evaluated. The cafeteria/kitchen building is readily accessible through missing doors and windows and is a public safety hazard. The home on the northeast corner of the site is boarded up and appears to be inaccessible ([see Mt. Zion School Site photos](#)).

Two significant issues frame the following conversation regarding potential redevelopment or development of the Mt. Zion school site. First, the old school buildings appear to be untouched over the last several years and appear to be in a consistent state of decline and deterioration. If the buildings or any portion thereof are not to be reused in the future, a plan to maintain and address deterioration of the structures must be established. Second, the Town assumes significant liability by failing to address and more closely monitor activity in and around the older structures. The question must be asked whether the Town is capable of owning and maintaining the inherited structures.





Without significant capital resources and the ability to house a public use (Town Hall, library, community center) in the Mt. Zion School building, the Town should transfer ownership or, at a minimum, lease the facility to a private or public/private entity that is interested in addressing the building's decline. Otherwise, the Town may have to remove the building to eliminate it as a safety hazard and liability. Absent a structural analysis of the campus, the Urban Design Team would recommend that the kitchen/cafeteria building, which does not contribute to the architectural character or historic significance of the site, be razed. The building is a significant safety hazard with many openings and visible evidence that persons access the interior of the building. It is likely that asbestos or lead paint can be found within the structure and some environmental remediation may be necessary as part of or in preparation for the building's removal.

Historic school buildings, like Mt. Zion School, no longer used as educational facilities, particularly those constructed in the first half of the twentieth century (1910-1950), can be found throughout the Southeastern United States. Depending upon local economies and the condition of the buildings, historic school buildings have been adapted and reused as office buildings, community centers, training facilities, and apartment/condominium/loft-style housing. For Mt. Zion School to be considered for adaptive reuse a structural analysis of the facility will be necessary in the near future.

Assuming that the school and auditorium/gymnasium buildings are structurally sound or in a condition that can be repaired, the Urban Design Team explored multiple redevelopment scenarios. The scenarios are shaped by the market analysis developed as part of the Master Plan and preliminary financial models regarding the potential level of investment necessary to reuse or redevelop the Mt. Zion school site ([see Mt. Zion development concepts and models](#)). The following specific market research conclusions were considered in developing the site plan alternatives:

1. In terms of supporting business development goals for Winnsboro and its downtown business district, the priority housing need is for new owner-occupied products that are designed to appeal primarily to "mid-cycle" (aged 35-54) households, particularly families with children, and empty-nesters.
2. Based on a prolonged history of very limited new home construction, the unproven demand for new housing and the absence of comparable condominium products in the county, it is very unlikely that a developer could successfully secure financing to build and market residential condominiums within the existing school buildings. In addition, the physical configuration of the existing school will make it very difficult to design larger dwelling units that would appeal to empty nesters. Consequently, the most likely reuse scenario for the school buildings is as an apartment complex. The high cost per square foot to rehabilitate the school also suggests that an apartment scenario would need to be subsidized at some level, either through direct rent subsidies or tax credits, in order to be financially feasible.



3. Again, based on market considerations and the absence of comparables in the county, townhomes are a more unproven housing product for the Mt. Zion School property than are single-family detached dwellings. However, unlike condominiums developed within the existing school structures, new townhouse construction could be marketed at a lower overall price and a lower cost per square foot than single-family detached homes. Therefore, one of the site plan alternatives evaluated for the property includes a townhouse component.

Based on these overall market considerations, the first scenario encourages adaptation and reuse of the existing school and auditorium/gymnasium buildings. Assuming the building's exterior walls and structural system are in suitable condition, the classroom building could be converted to apartments or condominiums for seniors and/or young adults. The school building would appear to accommodate 20-25 units, while the auditorium/gymnasium building could be used as a community amenity (auditorium, fitness center, meeting space, etc.) or potentially accommodate another 5-10 residential units.

Based on the estimated level of investment needed, additional development (new multi-family units in addition to the former school facilities or additional single family homes) will likely be necessary to provide the financial means to renovate and reuse the school buildings. To that end, the Urban Design Team's Scenario A includes redevelopment of the school and auditorium and displays potential for 10-14 new single family homes south of the auditorium/gymnasium building and on the open space along Bratton Street. This scenario includes a new street just north of Hudson Street from N. Zion to Walnut Street in order to maintain a linear park with the two monuments and grove of trees along Hudson Street. If the community seeks to maintain the entire open space, a two- to three- story, multi-family apartment building, with a similar number of residential units, could be sited along Hudson Street. This building could be sited where the existing kitchen/cafeteria building sits and the open space could be maintained for community use.

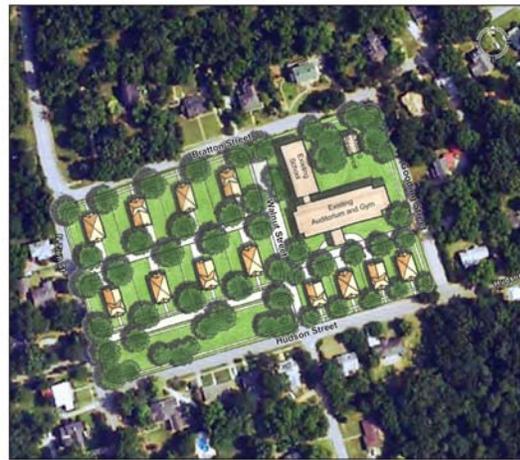
A financial summary of Scenario A appears in the following table. For analysis purposes, the consultant team chose to model a scenario that included 28 units within the existing school, plus another 12 single-family detached homes, which is within the range of densities that could be accommodated according to the site plan. The analysis assumes that the 28 units in the school would be developed as apartments and due to their average size of only 750 SF, would probably be better suited as elderly housing. As shown, the total cost of implementing this Scenario A totals nearly \$5.9 million including construction costs, marketing, permitting and soft costs, plus a reasonable profit to the development entity. The scenario also allocates the development costs between the school re-use and the new home construction on the balance of the property.



Section 3 – Redevelopment Potential of Key Sites
 Town of Winnsboro Comprehensive Master Plan



Winnsboro Comprehensive Master Plan
 Scenario A URS



Winnsboro Comprehensive Master Plan
 Layout - Scenario A URS



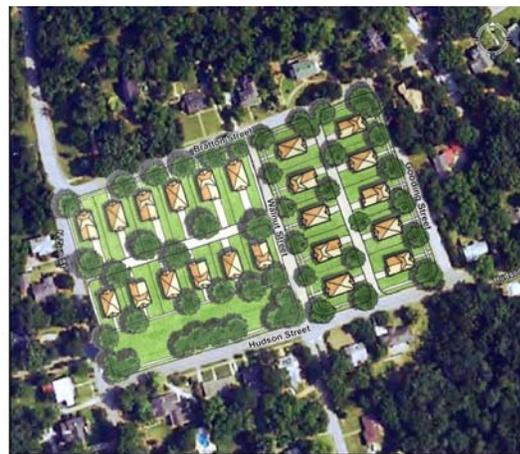
Winnsboro Comprehensive Master Plan
 Scenario B URS



Winnsboro Comprehensive Master Plan
 Layout - Scenario B URS



Winnsboro Comprehensive Master Plan
 Scenario C URS



Winnsboro Comprehensive Master Plan
 Layout - Scenario C URS

Source: Aerial base map courtesy of Google Earth

**Preliminary Financial Analysis - Scenario A**

Development Program	Housing Units	Average SF	Total SF
School Reuse	28	750	21,000
SF Homes	12	1,800	21,600
Redevelopment Costs	Units	Unit Cost	Total Cost
Partial School Demolition	7,500	\$ 5.00 / SF	\$ 37,500
Lot Preparation	12	\$ 10,000 / LOT	\$ 120,000
School Rehabilitation	21,000	\$ 125.00 / SF	\$ 2,625,000
Home Construction	21,600	\$ 60.00 / SF	\$ 1,296,000
Permitting / Soft Costs	6.0%		\$ 244,710
Contingency	10.0%		\$ 432,321
Developer OH & Profit	18.0%		\$ 855,996
Financing Cost	5.0%		\$ 280,576
Total Construction Cost			\$ 5,892,103
Single Family Housing		53.0%	\$ 3,120,787
School Redevelopment		47.0%	\$ 2,771,316
Required "Breakeven Sale Price of Value (Assuming \$0 Land Cost)	/ Single Family Home		\$ 260,066
	/ Apartment		\$ 111,457

Source: Urban Collage and Bleakly Advisory Group

Scenario B assumes that the three-story school building may not be in a condition that can support adaptation and reuse (significant structural deterioration or the investment necessary to remove any hazards and repair the building are too great to support renovation and reuse). In this scenario, the Urban Design Team would recommend retaining and reusing the auditorium/gymnasium building as a community amenity (meeting center, community center and/or recreation facility) and similar to Scenario A would recommend that the section of the park with the two monuments and grove of trees be retained as a community open space. The rest of the site could then be released for residential development and could accommodate a mix of approximately 12 single-family homes and 16-20 townhouses surrounding the auditorium/gymnasium building. According to preliminary financial models, the approximately 30 residential units may provide the necessary funds to maintain the auditorium/gymnasium building, raze portions of the school that cannot be reused, eliminate a safety hazard, and return the property to the town's tax base.

**Preliminary Financial Analysis - Scenario B**

Development Program	Housing Units	Average SF	Total SF
School Reuse	--	--	--
Townhomes	18	1,400	25,200
SF Homes	12	1,800	21,600
Redevelopment Costs	Units	Unit Cost	Total Cost
School Demolition	30,000	\$ 5.00 / SF	\$ 150,000
Lot Preparation	30	\$ 8,000 / LOT	\$ 96,000
School Rehabilitation	--	\$ 125.00 / SF	--
Home Construction	46,800	\$ 60.00 / SF	\$ 2,808,000
Permitting / Soft Costs	6.0%		\$ 183,240
Contingency	10.0%		\$ 323,724
Developer OH & Profit	18.0%		\$ 640,974
Financing Cost	5.0%		\$ 210,097
Total Construction Cost			\$ 4,412,034
New Construction		100.00%	\$ 4,412,034
School Redevelopment		0.0%	\$ --
Required "Breakeven Sale Price/Unit (Assuming \$0 Land Cost)			\$ 147,068

Source: Urban Collage and Bleakly Advisory Group

A similar financial summary of Scenario B appears in the accompanying table. For analysis purposes, the consultant team modeled a scenario that included 18 townhouse units plus another 12 single-family detached homes. As shown, the total cost of implementing this Scenario B totals slightly more than \$4.4 million including construction and demolition costs, marketing, permitting and soft costs, plus an overhead and profit allowance to the development entity. Based on a site plan involving 30 units in total, the housing products would need to achieve an average sale price of slightly more than \$147,000, net of commissions and marketing costs, in order to be financially feasible. This average value is more consistent with existing home values in Winnsboro, but assumes that the market will "accept" an untested townhouse product at this location. You will also note that the development budget for Scenario B excludes the cost to reuse the auditorium/gymnasium building. It was clear in modeling this scenario that the achievable number and values for these residential units would not be sufficient to carry the substantial cost to build and operate a large amenity complex. Therefore, any reuse of the gymnasium under this scenario would need to be financed with public funds.

Finally, the Urban Design Team developed a third scenario to display what the site might look like if the school building were razed entirely and made available for redevelopment. If the school buildings were unable to be redeveloped by a private entity or a public/private partnership, the site could accommodate approximately 20-25 single family homes while retaining the linear park along Hudson Street. For



comparison purposes, the following financial summary for Scenario C is based on a site plan that contains 22 units.

Preliminary Financial Analysis - Scenario C

Development Program	Housing Units	Average SF	Total SF
School Reuse	--	750	--
SF Homes	22	1,800	39,600
Redevelopment Costs	Units	Unit Cost	Total Cost
School Demolition	30,000	\$ 5.00 / SF	\$ 150,000
Lot Preparation	23	\$ 8,000 / LOT	\$ 220,000
School Rehabilitation	--	\$ 125.00 / SF	--
Home Construction	39,600	\$ 60.00 / SF	\$ 2,376,000
Permitting / Soft Costs	6.0%		\$ 164,760
Contingency	10.0%		\$ 291,076
Developer OH & Profit	18.0%		\$ 576,330
Financing Cost	5.0%		\$ 188,908
Total Construction Cost			\$ 3,967,075
Single Family Housing		100.00%	\$ 3,967,075
School Redevelopment		0.0%	\$ --
Required *Breakeven Sale Price/Single Family Home (Assuming \$0 Land Cost)			\$ 180,322

Source: *Urban Collage and Bleakly Advisory Group*

As shown, the total cost of implementing Scenario C totals approximately \$3.97 million. Based on a 22-unit site plan, the housing products would need to achieve an average sale price of roughly \$180,000, net of commissions and marketing costs, in order to be financially feasible. This average value is 22.5% higher than the denser Scenario B, but does not require a townhouse component and is less untested in the local housing market. Scenario C also offers the flexibility to lower per-unit development costs and required price points by introducing a few more units, reducing the average unit size or adjusting the finish quality of the units to target a lower price point if necessary.

Among the three alternatives, Scenario C may be the least difficult to finance and secure developer interest. However, the obvious downside to this approach is that it fails to save and reuse an important community landmark. Ultimately, Town officials, neighborhood residents and the community as a whole will need to reach consensus concerning the importance of saving the Mt. Zion School. Unless the Town is willing to contribute public funds to substantially underwrite the cost of stabilizing and re-using the existing buildings, the neighborhood must be willing to accommodate a multi-family residential development on the property in order to feasibly re-use those structures. If no redevelopment plan can be devised for the property, the Town will eventually need to spend \$150,000 to \$250,000 to demolish and remove the existing structures.



We understand that a previous development proposal for senior housing on the school site (utilizing the old school building) was met with resistance from the surrounding neighborhood. Unfortunately, economic market demand in Winnsboro (the demand for new facilities and residences) limits the number of potential reuses of the old school building to multi-family housing (targeted at seniors) or a recreation facility (YMCA or similar). It does not appear that a recreation/community entity or local educational entity (school district, community college, etc.) is interested in revitalizing the old school building. If the surrounding community is unwilling to accept renovation of the building into apartments or senior housing, the building is most likely destined to be demolished. The benefit of apartments or senior housing on the Mt. Zion Site, however, is potentially significant to the Town and Community, as the potential development would:

- ◆ Provide a new residential product appropriate for young professionals and/or empty nesters;
- ◆ Provide new residences within walking distance of Downtown Winnsboro;
- ◆ Help provide the critical mass necessary to support downtown businesses and services;
- ◆ Reduce the number of publicly owned buildings and property which require tax dollars for maintenance, upkeep, and insurance;
- ◆ Eliminate a community safety hazard; and
- ◆ Potentially result in the adaptation and reuse of the school building.

Because the property is publicly owned, the Town of Winnsboro is in a good position to accomplish the redevelopment of the Mt. Zion School. The Town can offer the real estate for an attractive price and payment terms. It can market the property and solicit developer interest through a request for proposal process. It can control permitted uses through zoning, set/enforce standards for construction quality and design through a development agreement and, if necessary, make supportive public improvements around the site to enhance the marketability of the units. Recommendations to accomplish the marketing and disposition of the Mt. Zion School are offered in the implementation strategy.

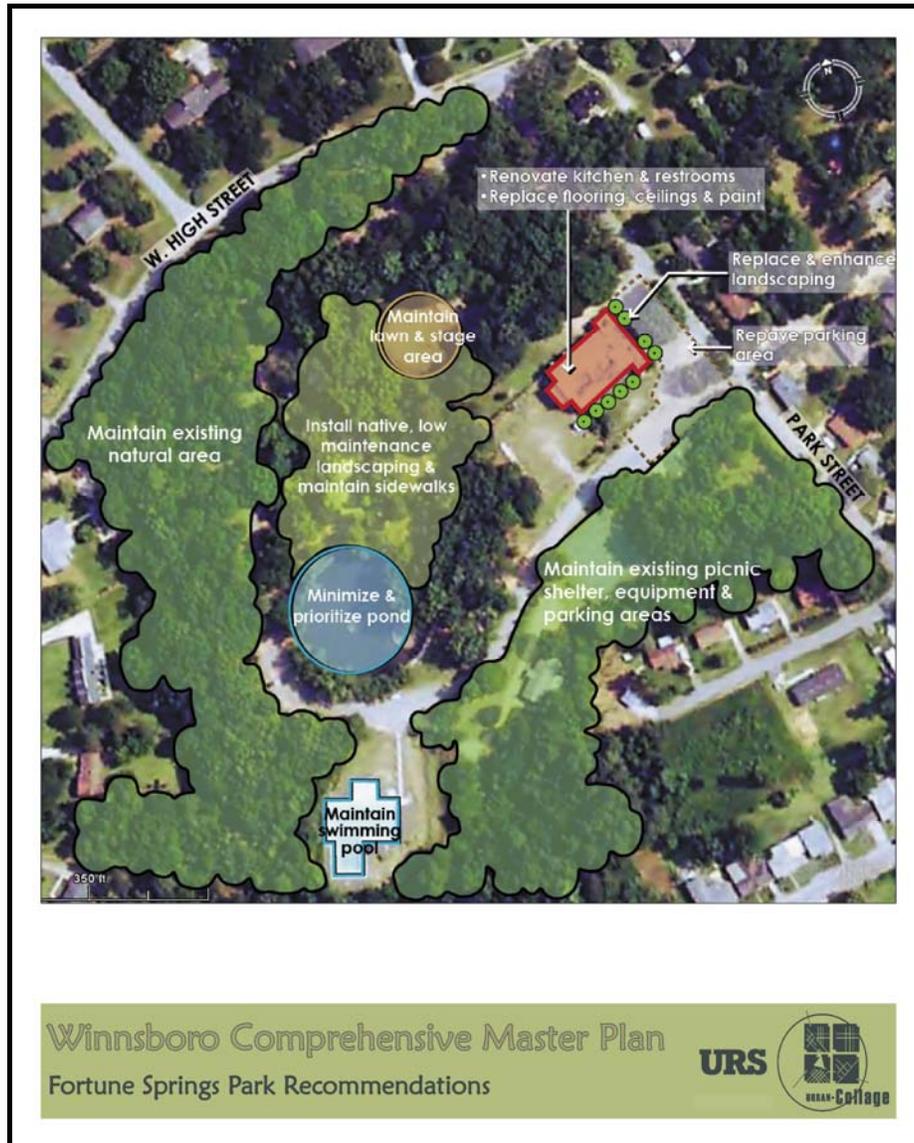
Fortune Springs Park and the Old Armory

Finally, the Urban Design Team reviewed Fortune Springs Park and the Old Armory facility. While the Armory and park appear to be well-used, the size and magnitude of the facility and park appears to have created (or resulted in) a maintenance issue for the town. The park's design and construction includes a variety of small and large activity areas that require various forms of maintenance. The armory is in fair to poor condition and requires some exterior maintenance and improvements and interior renovations (most notably the kitchen and restroom facilities).

While the 1960s Robert Marvin design for Fortune Springs Park includes a stage, lawn, lake, and lake garden, the size and scope of the improvements appears to have become more than that town can currently fund and maintain. To that end, the Urban Design Team would encourage the town to focus on the park's most significant elements (the stage, lawn, and lake) and return other portions of the park to



natural, low-maintenance landscaping that requires less attention and capital investment (see [Fortune Springs Park Short Term Action Plan diagram](#)). In addition to the stage, lawn, and lake from the Marvin Plan, the Town should also focus its effort on operation of the community swimming pool, the picnic shelter and the hardtop recreation court.



The Armory Building itself is a vital facility adjacent to Fortune Springs Park. The Armory is used by the community for a variety of public and private functions. If the Armory is to continue to be used as a community gathering place for community events, several interior renovations and exterior improvements should be considered. These renovations and improvements would greatly enhance the quality of the facility, provide potential for a wider range of events to be accommodated there, and potentially enhance the facility as a revenue source through rental and leasing fees and action plan to improve the Old Armory is detailed in Section 4.



RECOMMENDATIONS AND IMPLEMENTATION

This section of the planning document outlines the consultant team's recommendations for the projects identified throughout the planning process. This section of the plan includes cost estimates, timelines and identified funding sources for the identified projects. A summary of the projects, as well as an implementation schedule, is included at the end of this section.

Action Plan for Marketing Mt. Zion

The recommended process to determine the future of the Mt. Zion School property should include the following steps:

- ◆ The Town Council should consider adopting zoning and design controls for the Mt. Zion property, which would enable the types of residential uses and site plan alternatives that were discussed in the previous section of the Comprehensive Plan. Those regulations should be sufficiently flexible to encourage reuse of the existing school buildings if feasible, as well as accommodate other new construction on the same property. The Town Council should hold hearings on those proposed regulations and use that process to build neighborhood consensus concerning the desired future of this property. It is very important at the start of the process for the Town Council adopt the position that allowing the school buildings to remain vacant indefinitely is no longer an acceptable option. Otherwise there may be no incentive for the neighborhood to accept the kinds of densities or uses that may be necessary to feasibly redevelop the site.
- ◆ After preferred land use regulations are in place, the Town should pursue one of two options. Option 1 would be to solicit proposals to obtain a disposition agent to market and manage the sale of the Mt. Zion School site to the private sector on the Town's behalf. The Town Council should negotiate a Memorandum of Understanding (MOU) or management agreement with the selected agent. The MOU should outline the Town's preferred objectives for the future uses, set minimum acceptable sale terms, place a time limitation on the effort, specify the responsibilities and scope of services to be provided by the disposition agent, including any additional studies, analyses, surveys, marketing materials, media buys or due diligence needed to effectively market the property. The MOU should also set a disposition/marketing budget and provide opportunities for regular progress briefings. Due to the minimal value of the real estate, the Town should proceed under the assumption that the agent would be compensated on a fee for services rather than commission basis. The objective of the process should be to recover sufficient proceeds from the sale of the school to recover the Town's marketing costs and legal expenses.
- ◆ The second option would be for Town Council to offer the property directly to the private sector, relying on staff, consultants and the Town's legal counsel, as needed, to manage the marketing and disposition process. The alternative strategy would offer the site for redevelopment to prospective developers through a request for proposal (RFP) process. The Town's selection of the preferred developer would be based on the combination of offering price and terms, the quality of the proposed development plan, the developer's experience and financial capacity to execute the proposal and the amount of financial participation or incentives requested from the Town.



- ◆ Assuming that the disposition process successfully identifies an interested developer, the Town should expect to negotiate a development agreement with that entity, which will specify minimum standards and benchmarks for implementing the project. The terms of the development agreement should provide additional performance protections to the Town, over and above zoning controls, particularly if the project involves re-use of the school building(s). The development agreement should include provisions to revert ownership of the school property back to the Town, should the developer default on key provisions of the agreement.
- ◆ In addition to conveying the property at minimal cost, the Town may need to participate financially in the project in order to provide sufficient incentives to attract qualified development entities. At minimum, the Town should be prepared to accept a phased compensation schedule, possibly finance all or part of site development costs, support applications for housing tax credits and similar types of supportive measures to improve the economics of the project.
- ◆ Regardless of whether the Town retains a disposition agent or proceeds directly to issue an RFP, the Town Council will need to appropriate funds to finance the administrative, marketing and legal costs associated with the disposition effort. Our initial estimate is that these costs could range from \$35,000 to \$100,000 depending on the scope of services requested by the Town. These costs can be fully or partially recovered from sale proceeds.

Action Plan for Downtown Redevelopment Sites

An implementation strategy to accomplish the redevelopment of key “problem properties” in Downtown Winnsboro is complicated by the fact that these properties are all privately owned. Over time, one goal of the Comprehensive Plan should be to enact development regulations and to undertake initiatives that enhance property values. The Town should provide incentives to property owners to either voluntarily invest in curing existing problems or to sell to entities that have the capability and/or interest in making improvements. These “incentives” should include more aggressive enforcement and correction of obvious building code violations.

One strategy to facilitate the transition process is to create a public or non-profit corporation to selectively acquire, stabilize and resell “problem properties” within the Historic District. The entity could be capitalized with a multi-year appropriation from the Town, which would be used as an equity contribution to leverage acquisition financing from local banks. The Town Council should approach the venture with the expectation that only a portion of the public funds invested in the corporation would be recovered upon the eventual resale of these properties. The main objectives of the corporation should be to (1) gain control of buildings that are currently blighted, (2) cure the most significant problems, (3) if applicable, secure tenants that will complement existing stores and (4) resell at a loss, if necessary, in order to transfer ownership to entities that will enhance the properties.

Other Redevelopment Actions

The consultant team observed several substandard housing units in some neighborhoods of Winnsboro that do not appear to be occupied, habitable or economically feasible to rehabilitate. In many cases, the cost of demolishing these units would be minimal and the removal of blighted structures would have a



positive impact on surrounding properties. In some cases, the underlying taxable value of the properties might actually increase after the improvements are removed.

If observed problems cannot be cured through code enforcement, it would be beneficial to consider offering property owners the option of allowing the Town to demolish and remove vacant structures at steeply discounted or no cost. An annual appropriation of \$10,000 to \$15,000 could enable the Town to retain a demolition contractor and remove 3 to 6 structures per year depending on the unit size and construction materials. Although this type of approach may be philosophically difficult for some to accept, the positive fiscal impact of stabilizing property values in declining neighborhoods could be well worth the modest public expense. Over time, these vacant lots may possess the potential to accommodate new infill housing.

In addition to the Mt. Zion School, there are other publicly owned structures in Winnsboro that are currently vacant and in need of re-use. The Town Council, or their representative, should immediately begin discussions with the County and/or County School District to accomplish the demolition or re-use of surplus public buildings in Winnsboro. The process of determining the future of those properties could follow a very similar process to the approach recommended for the Mt. Zion School. The implementation plan has been developed to include an annual commitment of \$50,000 for the downtown and other redevelopment opportunities.

Streetscape on Congress Street

Since the development of the Town of Winnsboro Historic District Master Plan in 1998, the Town has aggressively sought funding for the rehabilitation and renovation of the downtown area through the streetscaping plan outlined by J.N. Pease Associates. At the time of this report, the blocks of Congress Street between College Street and Moultrie Street have been completed or are under construction. Any comments received from the public at meetings and in surveys have praised the work in the downtown area. The only exception to this is the perceived loss of parking spaces along Congress Street.

- ◆ The consultant team recommends that the streetscaping efforts along Congress Street continue to the north and south of the existing work. Currently, an effort is underway to obtain Transportation Enhancement Program funding for block north of College Street. This block includes the Town Hall and several smaller businesses. The next block to be considered for the street upgrades should be the 300 block of South Congress Street. This is the block that runs from Moultrie Street to Palmer Street.
- ◆ The approximate cost of street upgrades is \$350,000 per block. Potential funding sources for this work, identified in the Town of Winnsboro Historic District Master Plan include the Transportation Enhancement Program, SCE&G, SC Department of Archives and History grants, Town of Winnsboro, bonds and C-funds. The Town has been successful in acquiring funds from many of these sources and must continue to do so in the future. Due to the competitive nature of transportation funds and grants, some of these funds may not be available each year. This reality was taken into account in the implementation plan.



Signage and Wayfinding

Wayfinding is the formal and informal method of identifying your location or destination. The most common method of wayfinding, employed by most of us everyday, is the use of street signs. Street signs enable both pedestrians and motorists to identify their current location or help to make decisions on which direction to follow.

Through the development of the Town's goals and objectives, the participants of the planning process identified signage and wayfinding as a key to the future success of the Town. As the Town of Winnsboro attempts to maximize its tourism potential, the addition of a clear and effective wayfinding system becomes much more important.

A wayfinding system for Winnsboro should include the following elements:

Gateway Signs

- ◆ The Town's one effective and attractive gateway sign, at the intersection of Washington and Moultrie Streets, was destroyed and never replaced. Through discussions with Town staff and key stakeholders, there is a desire to replace this sign to indicate to the traveling public that they have entered the Town of Winnsboro. This location, along with locations at the northern and southern ends of Town, would be ideal for a gateway sign.
- ◆ The previous sign was constructed of a brick base, with a wooden insert. Although several designs were discussed during the planning process, a final design was not developed for the gateway signs. The consultant team recommends that the Town staff develop alternative designs for the gateway signs, utilizing the skills of the local artists, and solicit public input through the local media outlets.
- ◆ The approximate cost per gateway sign ranges from \$13,000 to \$17,000. The price is highly dependent upon the agreed upon materials (brick, marble, iron, wood, etc.). A potential source of revenue for this type of project is the Transportation Enhancement Program (TEP) through the SCDOT. Gateway signs would be included in the landscaping and beautification category in this program. The TEP funds are available each year through state-wide competitive basis. Projects are limited to a \$200,000 maximum reimbursement each year. This program does require a 20% local match.

Historic District Signs

- ◆ As the main attraction for the Town of Winnsboro, the delineation of the historic district through signage is very important in the overall wayfinding system being developed. Visitors to the Town may find their way easier with the identification of the historic district limits.



- ◆ The consultant team recommends the use of free-standing signs, similar to the current “Historic Winnsboro City Limit” signs currently used, for this purpose. The design of this sign should be consistent with the overall Town image, which could be determined during the gateway sign development process.
- ◆ The approximate cost of this type of sign ranges from \$500 to \$900, depending on the materials used and the detail of design. This price does not include the cost of installation. Pending approval from SCDOT for the placement of the signs, the Town could use up to 20 signs for this purpose. A potential source of revenue for this type of project is the Transportation Enhancement Program (TEP) through the SCDOT.

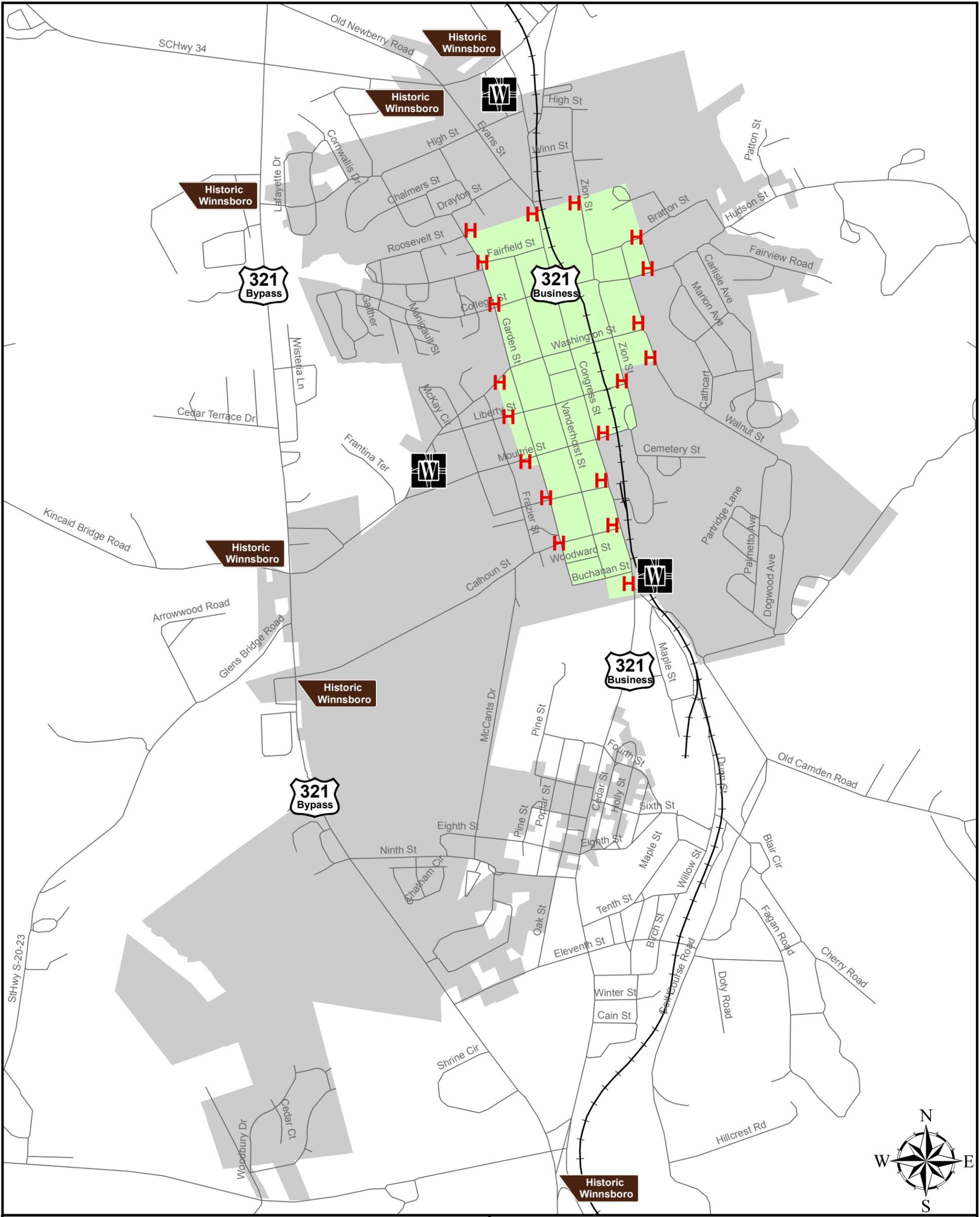


- ◆ An alternative to the free-standing historic district signs could be the use of decorative street name signs and poles throughout the historic district. This type of sign would be located at each of the intersections within the historic district. Although the price range for this alternative would be comparable (\$400 to \$900), the Town would need to use approximately 60 signs for this alternative. Therefore, the consultant team recommends the free-standing sign option.

Recreational and Cultural Interest Area Symbol Signs

- ◆ According to the Manual for Uniform Traffic Control Devices (MUTCD), this type of sign, brown with white lettering, is used to identify recreational or cultural interest areas “that are open to the general public for the purpose of play, amusement, or relaxation.” Historical buildings and sites is included in the list of cultural attractions in the manual.
- ◆ The cost for this type of sign is approximately \$500 to \$750 per sign. This price includes the approximate installation costs. Based on comments received from the Town staff, at least 6 of these signs would be needed to direct the traveling public to the Historic Downtown of Winnsboro. Although the SCDOT is likely to approve the installation of these signs at the appropriate locations, it is not likely that these signs will be a high priority for the department. Therefore, the Town should expect to pay for these signs locally.

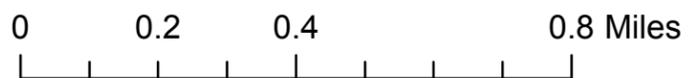
A map summarizing the signage plan recommendations is shown on the next page.



Legend

-  Recreational & Cultural Interest Sign
-  Gateway Sign
-  Historic District Sign
-  Railroad
-  Street
-  Downtown Historic District
-  Town Boundary

HISTORIC TOWN OF WINNSBORO
PROPOSED SIGNAGE PLAN



THIS MAP IS INTENDED FOR PLANNING PURPOSES ONLY. ACTUAL SIGN LOCATIONS DEPENDENT UPON PROPERTY OWNER AND SCDOT AGREEMENTS.

SOURCE: CENTRAL MIDLANDS COUNCIL OF GOVERNMENTS



Old Armory and Fortune Springs Park

As discussed in Section 3 of the plan, the Old Armory and Fortune Springs Park appear to be well used and an integral part of the Winnsboro experience. The consultant team does not recommend any major changes to the appearance or use of either facility, but upgrades of the Old Armory and simplification of the elements at Fortune Springs Park will improve the overall quality of both facilities. Funding for the improvements of these facilities would most likely be in the form of Town general funds, bonds or revenues from facility renting/leasing. The following recommendations for each facility are shown in phases to prioritize the improvements.

An Action Plan to improve the Old Armory should include:

Interior Renovations

Phase 1: Restroom Renovation

- ◆ Replace plumbing fixtures (sinks, toilets, partitions, etc.)
- ◆ Repaint walls
- ◆ Replace floors and ceiling
- ◆ Approximately 250 square feet @ \$200/SF = \$50,000

Phase 2: Kitchen Renovation

- ◆ Include new appliances and fixtures
- ◆ Repaint walls
- ◆ Replace floors and ceiling
- ◆ Approximately 420 square feet @ \$200/SF = \$85,000

Phase 3: Meeting Hall Renovations

- ◆ Repaint walls
- ◆ Replace floors and ceiling
- ◆ Approximately 8,000 square feet @ \$35-40/SF = \$280,000 - \$320,000

Total recommended interior improvements = approximately \$415,000 - \$455,000



Winnsboro Comprehensive Master Plan

Fortune Springs Park Recommendations

URS





Exterior Improvements

Phase 1: Replace and enhance landscaping

- ◆ Provide new shrubs, trees and landscaping in front and to side of Old Armory
- ◆ Consider 4 Nellie Stevens Holly or Fragrant Osmanthus at corners and entries (4 @ \$150 each = \$600)
- ◆ Consider 4-6 Anise or Cleyera medium to large shrubs on side of Armory (6 @ \$50 each = \$300)
- ◆ Consider India Hawthorne small shrubs between medium and large shrubs/trees at 4 feet on center (approximately 40 @ \$50 each = \$2,000)
- ◆ Total landscape budget = approximately \$3,000

Phase 2: Repave parking area

- ◆ Repave area between Old Armory and Park Street
- ◆ Repave area between Old Armory and playground/picnic area
- ◆ 22,000 square feet @ \$22/sy + demo/grading = approximately \$66,000

Phase 3: Provide new park and Armory signage= \$5,000 - \$20,000

Total recommended exterior improvements = \$75,000 - \$90,000

Downtown Parking

Throughout the planning process, the consultant team received comments about the perceived loss of parking in the downtown area due to the on-going streetscaping project. This perception is based on the construction of the planter islands along Congress Street. Previously, these spaces were paved and only restricted through pavement markings. The actual number of parking spaces along Congress Street has not been drastically reduced. However, in order to provide options for additional downtown parking, the consultant team inspected the parking area located behind the businesses on the east side of Congress Street, between Washington Street and Liberty Street.



Based on this preliminary inspection, the consultant team found that the existing parking area is beyond repair and needs to be completely reconstructed. The biggest obstacle facing the Town in the reconstruction of this parking area is the multiple ownership status of the land. Each of the buildings along Congress Street appears to own a portion of the existing parking area. If the Town is able to reach an agreement with the existing property owners, whether through ownership or long-term lease, the consultant team recommends the reconstruction of the parking area in support of the efforts occurring



Section 4 – Recommendations and Implementation

Town of Winnsboro Comprehensive Master Plan

along Congress Street. While this project is important to the overall success of the downtown area, the ownership issues related to this project could take time to resolve. Therefore, the consultant team has



recommended delaying this project for several years. In the interim, the Town should continue discussions with property owners to bring this project to fruition.

As discussed in Section 3, the consultant team provided the Town with 2 scenarios for the parking area. The detailed cost estimates for each of these scenarios can be seen in Appendix D. Scenario A shows the reconstruction of the parking area to its current design. Scenario B reduces the paved area and includes landscaping, walking paths and loading areas behind each of the businesses. In addition

to being more aesthetically pleasing and environmentally conscious, Scenario B provides basically the same amount of parking for \$50,000 less. Scenario A shows 103 spaces, while Scenario B has 101. Therefore, the consultant team recommends the Town follow Scenario B in the reconstruction of the parking area ([see parking lot graphic](#)).





Pedestrian Access

The consultant team performed a sidewalk inventory for the entire Town. While the Town does possess a considerable amount of sidewalks, the lack of a dedicated maintenance program is apparent. The map, on the next page, shows the extent of the current sidewalk system in and around the Town of Winnsboro. As noted on the sidewalk map, the Historic Downtown area is well served with sidewalks. The majority of the streets in the downtown area have sidewalks on both sides of the street.



In order to capitalize on the tourism sector of the economy, a continuous sidewalk system is a basic requirement. The Town's walking tours and the vast numbers of historic sites around town necessitate an integrated and safe sidewalk system. In addition, the residents of the Town of Winnsboro identified the need for a pedestrian-friendly community as a top priority.

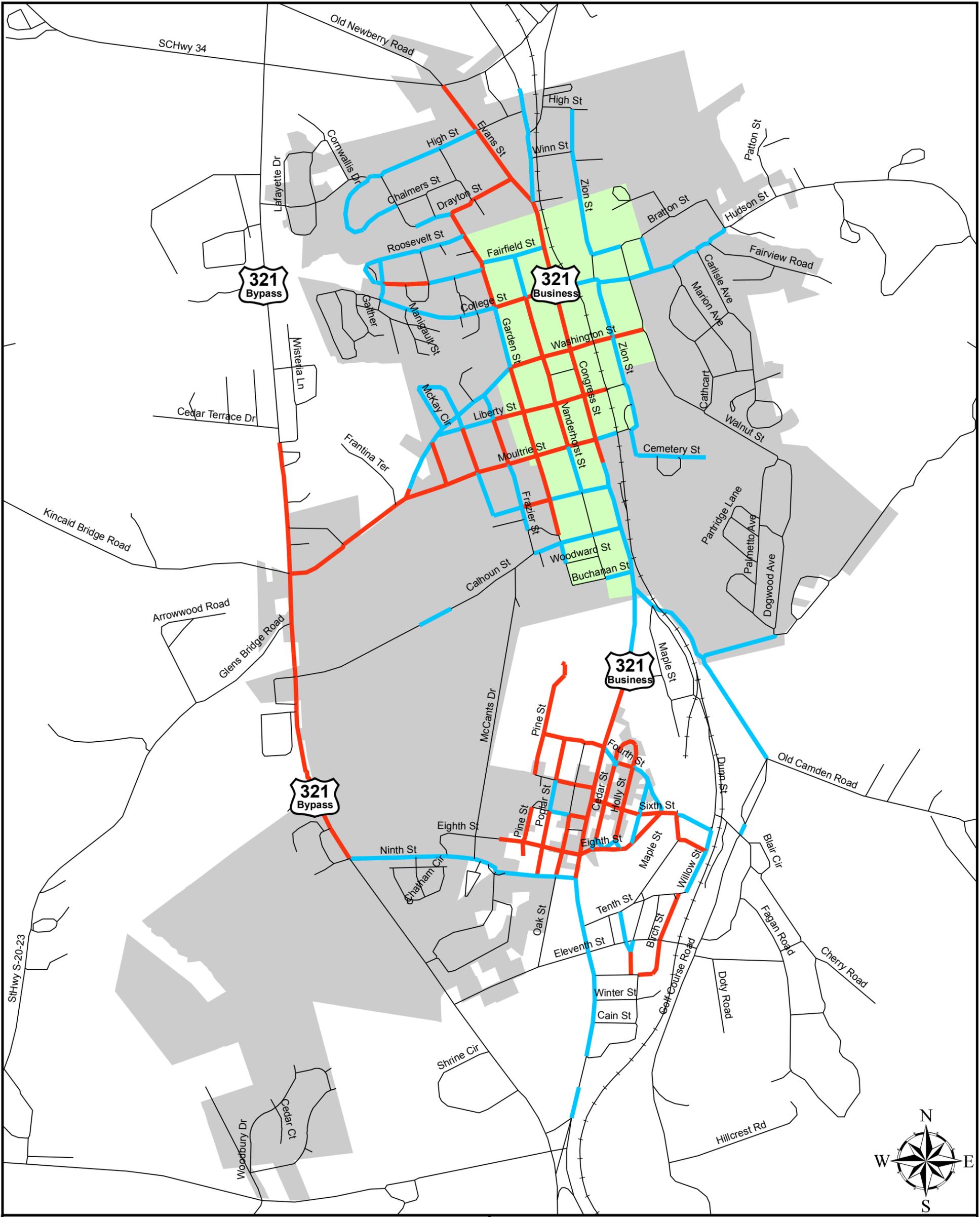


The consultant team recommends that the Town establish an on-going sidewalk maintenance and construction program for sidewalks within the Town. Due to the extensive maintenance needed on the existing sidewalks, the Town should focus on the current maintenance issues in the first year or two, then, identify a prioritized list of new sidewalk projects. This program should be included in the Town's annual budget. While the funding for the construction of new sidewalks may be eligible for various grants and programs, the maintenance will be responsibility of the Town. For the

purpose of the implementation plan, the consultant team has budgeted \$50,000 per year for this program. The recommended funding is intended to cover the cost of hiring at least one Town employee to implement this program. The additional funding each year should be used for tools, materials, etc., necessary to complete the work.

Land Use

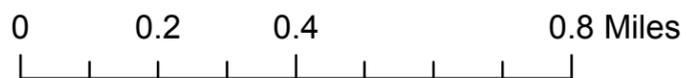
The land use pattern seen in the Town of Winnsboro is not uncommon throughout South Carolina. The Historic Downtown area is occupied by a mix of commercial, public and institutional uses, in addition to a few scattered residential uses. This "principal commercial district" is the literal and figurative center of town. Major destinations in this district include the post office, Town Hall, restaurants and personal care businesses. Surrounding the central core is a mix of office and residential uses. The residential uses include both single- and multi-family uses developed at a low to medium density. The lone industrial land use in the Town is located just south of the central core. Stretching further out from the downtown area, low density residential uses are mostly concentrated to the north and east.



Legend

-  Railroad
-  Street
-  Single Sidewalk
-  Double Sidewalk
-  Downtown Historic District
-  Town Boundary

HISTORIC TOWN OF WINNSBORO
SIDEWALK INVENTORY



THIS MAP IS INTENDED FOR PLANNING PURPOSES ONLY.
SOURCE: CENTRAL MIDLANDS COUNCIL OF GOVERNMENTS



Annexation efforts and development along the US 321 bypass, have resulted in the growth of second commercial and low density residential area to the southwest of the downtown area. The suburban commercial development pattern along the bypass includes several large grocery stores, a Walmart supercenter and various restaurants and service businesses. The residential development occurs south of the commercial development. The Fairfield County middle and high schools are located in this area as well.

Throughout the planning process, the consultant team received several comments concerning the quality of development and the maintenance of property in the Town. Comments about the flexibility of the current zoning ordinance and the enforcement of stricter codes also were received. In response to these comments and general observations, the consultant team recommends the following zoning ordinance or code changes for the Town:

- ◆ Revise the C-1 district to include stricter design standards for the downtown area and allow more mixed development;
- ◆ Enact and enforce an abandoned vehicles code; and
- ◆ Enact and enforce a dilapidated property code.

Sample ordinances can be found in Appendix E.

In addition to the code changes, the Town should consider using the Planned Development District (PDD) zoning classification with the development of some of the more controversial sites. For example, the future development of the Mt. Zion School site may include residential uses that would require rezoning the property (ie., multi-family development). Since the rezoning of the property to a multi-family classification, like the R-3 district, would allow uses that may be incompatible with the surrounding properties, the Planned Development District restricts the development to agreed upon restrictions. The PDD also allows for flexibility within the development. The most significant advantage to using this district is the opportunity for the public to have input concerning specific details of the plans.

Implementation Plan

Based on the public input received and deficiencies identified by the consultant team, the following implementation plan has been developed for the Town of Winnsboro. The projects have been prioritized based on the current conditions, public input and the Town's needs. The Implementation Plan does not assume that the Town will receive any grants for the identified projects. However, even in the absence of State or Federal grants, the consultant team strongly recommends the completion of each of the identified projects. The cost of not completing the identified projects could be greater in the end.



PROJECT IMPLEMENTATION PLAN										
PROPOSED PROJECT/ESTIMATED COST	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Mt. Zion School Site Marketing and Disposition/\$70,000	\$70,000									
Annual Redevelopment Commitment/\$50,000 per year	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Streetscaping Plan for Congress Street/\$700,000										
200 Block of North Congress Street/\$350,000	\$175,000	\$175,000								
300 Block of South Congress Street/\$350,000				\$175,000	\$175,000					
Signage and Wayfinding Plan/\$75,000			\$75,000							
Old Armory & Fortune Springs Revelopment Plan/\$525,000						\$175,000	\$175,000	\$175,000		
Downtown Parking Lot Reconstruction/\$250,000									\$125,000	\$125,000
Sidewalk Maintenance and Construction Plan/\$50,000 per year	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
<i>Estimated Total Cost per Year</i>	\$345,000	\$275,000	\$175,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$225,000	\$225,000

APPENDIX A
Goals and Objectives



The goals and objectives developed during the early stages of the Comprehensive Master Plan process were used as a guide in the development of the final plan. The goals were ranked by the residents of Winnsboro during the prioritization process. The results of the goal prioritization process are shown in a table following the goals and objectives. The final version of the goals and objectives for the project are as follows:

- I. Support the development of a variety of housing types to suit various lifestyles.
 - a. Amend Town ordinances to allow and promote a variety of housing types (i.e., townhouses, condominiums, patio/garden/zero lot line homes, downtown apartments)
 - b. Identify key locations for apartments/rental units for young professionals moving to area.
 - c. Avoid gentrification of existing neighborhoods.

- II. In order to retain a small town character, encourage the development and growth of small businesses and specialty shops in the downtown area.
 - a. Develop a reliable communication vehicle that can be used or accessed by local, downtown merchants (i.e., newsletter, website, advertising)
 - b. Develop advertising that promotes shopping, eating and entertainment in Winnsboro.
 - c. Provide or promote marketing training to assist downtown business owners.
 - d. Attract more restaurants to the downtown area.
 - e. Encourage more businesses to expand or include weekend hours of operation.
 - f. Aggressively market downtown events to increase participation.
 - g. Install and maintain hardware required for wireless communications throughout the downtown and surrounding area.
 - h. Support development of a local radio station.
 - i. Provide tourism training and materials to local business owners.
 - j. Provide incentives to recruit businesses to the downtown area (ie., discounted utilities)
 - k. Develop a series of surveys, for the general public and business owners, to assist in attracting businesses to the downtown area.

- III. Encourage the construction and maintenance of sustainable and attractive developments.
 - a. Develop an ordinance requiring open/green space in and around the downtown area.
 - b. Develop a design ordinance that promotes the historic and small town character of Winnsboro, including urban development features (ie., building to the sidewalk, rear parking).

- IV. Lead the redevelopment efforts of several significant properties, including the Armory, Mt. Zion School, Fortune Springs Park, Ford dealership, Veneer factory and former Fairfield High School
 - a. Identify and encourage private developers to invest in properties.



- V. Attract young adults and “empty nesters” to live and work in Winnsboro.
 - a. Provide more housing alternatives in the community.
 - b. Promote the existing and future outdoor attractions in the area (i.e., Lake Wateree, Carolina Adventure World, etc.)
 - c. Include more cultural events in the downtown area
 - d. Promote the existing cultural events in the downtown area
 - e. Recruit a technical college satellite campus to the Town

- VI. Become a more “walkable” and bicycle-friendly community
 - a. Expand existing sidewalk network.
 - b. Connect residential areas to downtown developments.
 - c. Identify roads that can support dedicated bike lanes or shared lanes.
 - d. Develop a street lighting plan.

- VII. Develop the South Carolina Railroad Museum as a tourism destination
 - a. Integrate the quarry as a tourist destination.

- VIII. Plan for developments occurring around Winnsboro that affect the Town’s vitality.
 - a. Work with Fairfield County, Central Midlands COG and property owners to understand future development along the US 321 bypass.
 - b. Work with the developers of Carolina Adventure World to identify with their future plans.

- IX. Manage future growth in a manner that meets the long-term needs of the community.

- X. Improve existing park facilities.
 - a. Install or upgrade bathroom facilities at all Town parks.
 - b. Construct and maintain buildings or shelters that can be used for gatherings at Town parks.

- XI. Preserve, enhance, complement and increase the understanding of the historical character of Winnsboro.
 - a. Market the Town’s history through art.
 - b. Expand historic tour opportunities.
 - c. Identify a suitable location to display the Cromers Peanut Corporation diorama.



- XII. Utilize the first floor of the clock tower as the Town’s visitor center.
 - a. Install and maintain public bathrooms.
 - b. Provide visitor information for the Town and surrounding area.

- XIII. Develop a signage and “branding” plan that capitalizes on the Town’s historic character.
 - a. Design and identify locations for directional signs to historic downtown.
 - b. Design and identify locations for Town gateway signs.
 - c. Design and identify locations for historic district signs.
 - d. Design and identify a downtown location for an information kiosk.

- XIV. Consider reducing the number of public maintained properties in the Town.
 - a. Identify public services that could be combined or housed in one building.

Goal Prioritization Results

Goal	Resident’s Selections	Overall Rank
I. Support the development of a variety of housing types to suit various lifestyles.	19	5
II. In order to retain a small town character, encourage the development and growth of small businesses and specialty shops in the downtown area.	65	1
III. Encourage the construction and maintenance of sustainable and attractive developments.	17	6
IV. Lead the redevelopment efforts of several significant properties, including the Armory, Mt. Zion School, Fortune Springs Park, Ford dealership, Veneer factory and former Fairfield High School.	26	4
V. Attract young adults and “empty nesters” to live and work in Winnsboro.	50	2
VI. Become a more “walkable” and bicycle-friendly community.	29	3
VII. Develop the South Carolina Railroad Museum as a tourism destination.	8	11
VIII. Plan for developments occurring around Winnsboro that affect the Town’s vitality.	2	13
IX. Manage future growth in a manner that meets the long-term needs of the community.	4	12
X. Improve existing park facilities.	10	10
XI. Preserve, enhance, complement and increase the understanding of the historical character of Winnsboro.	11	8
XII. Utilize the first floor of the clock tower as the Town’s visitor center.	16	7
XIII. Develop a signage and “branding” plan that capitalizes on the Town’s historic character.	11	8
XIV. Consider reducing the number of public maintained properties in the Town.	2	13

APPENDIX B
Surveys



Town of Winnsboro Comprehensive Master Plan Downtown Business Survey

The Town of Winnsboro is in the process of developing a Comprehensive Master Plan that will provide policy and planning guidance to the Town decision makers in the future. The Plan will include recommendations dealing with land use, housing, economic development, transportation, cultural resources and redevelopment opportunities. Each element of the Plan is very important to the future of the Town.

The following public opinion survey has been developed to gain a greater insight into your views on the issues facing the Town of Winnsboro. Please take a few minutes to complete the survey that will help shape the future of Winnsboro.

General

1. Check all that apply

- 40% I own a business & rent space from someone else
- 48% I own the business and the space that it occupies
- 13% I own property downtown

2. Number of Employees (including yourself)

99 Full Time 24 Part Time **(Totals)**

3. Distance from your shop or commercial property from your home (check one)

- 5% Same location 2% Downtown 20% Less than 1 mile 32% Less than 5 miles
- 41% Over 5 miles

If you live outside of Fairfield County, where do you reside:

4. How many years have you been in business or owned property downtown?

21 years on average

5. Have you ever considered re-locating your business or selling your property? (check one)

34% Yes 66% No Why? (see list A for responses)



6. Check one response per statement.

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Adequate support for business owners is provided through the local Chamber of Commerce	30%	45%	3%	0%	23%
I would be interested in low interest loans, façade grants or other incentives to improve my business.	32%	20%	15%	2%	32%
Dilapidated buildings adjacent to my business have negatively impacted my business.	8%	25%	28%	6%	33%
My location in downtown is beneficial for my business.	35%	48%	8%	3%	10%
I plan to stay in my current location for at least the next three (3) years.	48%	33%	3%	0%	18%
Tourism is critical and vital part of my business downtown.	18%	21%	38%	10%	13%
Attracting new business and industry downtown would be beneficial for my business.	50%	45%	3%	0%	3%
My business has adequate parking for my customers	10%	33%	38%	20%	0%
I would support local ordinance enforcement obligating property owners to maintain the appearance and structural integrity of their properties.	43%	40%	5%	5%	8%
Towns have an obligation to support local businesses and activities beneficial to the community.	51%	32%	7%	2%	7%
I experience a marked increased in business when special events or festivities are held downtown.	10%	21%	36%	15%	18%
The completed streetscape projects have had a positive impact on my business.	8%	25%	25%	15%	18%
I would consider changing my building front façade to create more continuity and consistency with the surrounding structures downtown.	8%	23%	33%	10%	28%
I am aware of other businesses downtown and often refer my customers to them.	22%	63%	7%	0%	7%
I am willing to work with adjacent property owners to consolidate delivery/utility areas, share parking, and improve the appearance of back entrances.	21%	49%	10%	0%	21%
A significant number of my customers are “walk-ins” or “stroll-bys”, so first time visitors are important to my business.	20%	32%	24%	12%	12%
Most of my customers are by appointment or make specific trips to my store.	20%	38%	30%	5%	8%
Receiving deliveries is a problem	5%	3%	65%	10%	18%
Special downtown evening events that I have participated with extended store hours increases foot traffic and improves my business.	5%	10%	40%	15%	30%
Most of my customers are local people.	41%	46%	5%	7%	0%
Most of my customers are not local and are in Winnsboro for a special event or to visit a destination downtown of regional interest.	5%	5%	45%	25%	20%
Most of my customers are “passing through” town. Purchases are mostly impulse or replacing forgotten items.	0%	3%	48%	30%	20%
I make an effort to do as much personal business with other proprietors downtown as possible.	40%	53%	3%	0%	5%
Adequate support for business owners is provided through the Winnsboro Downtown Development Department	25%	40%	3%	3%	30%



7. Does your current location have an impact on your business's ability to grow? (check one)

55% Yes 45% No

Why? (see list B for responses) _____

8. I promote and advertise my business using the following...(check all that apply)

23% Newspaper 12% Flyer 19% Store Front 7% Website 2% Web links
38% Word of mouth

9. Please indicate your current weekend hours of operation. (check all that apply)

Saturday..... 33% 8am – noon 17% noon – 5pm 6% 5pm – 9pm 44% not open
Sunday..... 3% 8am – noon 0% noon – 5pm 0% 5pm – 9pm 97% not open

If you indicated that your business is not open on either Saturday or Sunday, or both, would you be willing to consider expanding your hours of operation to any of the following times? (check all that apply)

Saturday..... 19% 8am – noon 12% noon – 5pm 0% 5pm – 9pm 69% none
Sunday..... 0% 8am – noon 0% noon – 5pm 0% 5pm – 9pm 100% none

If 'none', why? (see list C for responses) _____

Please provide a brief description to the following questions below.

10. The single most important factor in the continued, long term success of my business is:
(see list D for responses)

11. Current utilities or services provided by the Town that could be improved are:
(see list E for responses)

12. These services could be improved by:
(see list F for responses)



13. The best way to locate a particular product or service downtown is:

(see list G for responses)

14. I chose my downtown store location because:

(see list H for responses)

15. If possible, I would change....:

(see list I for responses)

16. Other comments:

(see list J for responses)

17. Are you willing to discuss details of your property/business with the Town's Downtown Development Director?

If so, please provide your name and phone number:

Thank you for taking the time to complete the downtown business survey!



LIST A – Responses to question 5

- Not enough business; taxes too high; insurance too high.
- I'm happy with my present location.
- Business is slow.
- More visibility.
- Downtown historic landmark
- More business
- For more space
- More fun in tourist area!
- More space
- Love my building and location
- Retirement
- Like the location
- Lack of customer base and people from the county buying my art
- We believe we're in a great location
- Not interested in renting our property, would like to be on Main St because I do not get attention that Main St gets
- No desire to relocate
- Lack of business
- Lack new business or/or new people
- Corporately owned and operated
- Bank owned

LIST B – Responses to question 7

- More visible
- Plenty of room
- Currently downtown area is slow
- Historic district
- Historic property
- Good location
- No parking
- Great location
- Population shopping habits
- Easy to get to and park
- Share a building
- Great location
- Do not intend to grow; I'm too old
- People are always in town, banking, etc.
- No more room for expansion
- It's downtown in the middle of similar businesses
- If you are not on Main St you do not get exposure
- Location has not impact; population does
- Near the courthouse
- Our location is adequate for our business
- Not enough parking spaces available
- Room available



LIST C – Responses to question 9

- Town support
- Sunday is God's day of rest.
- Don't believe in Sunday business
- Actually we're not a store
- Because I am here enough to accommodate my customers
- I am open sufficient hours during the week to service customers and I am open some Saturdays to do other aspects of my job
- Attend church and only day to spend time with my family
- Only by special request
- My business only requires weekend hours during tax season
- 9am-5pm is long enough. We do have a life other than working long hours
- "Get real..."
- I began working on Saturday at eleven years of age and continued until I was 49 years old. I close on Saturday to be with my family even though it costs me income.
- Convince banks to stay open then we could!
- Law office, open weekdays only
- Enjoy weekends off
- We only work the last Saturday of the month
- Not profitable
- I would love to stay in town but I cannot afford to be here for 0-1 customers when I can get more traffic in a bigger venue
- I have tried but there is no one in town on Saturday
- Need a day off
- Company said it wasn't enough traffic flow to open on Saturdays
- Banks not open so no traffic for insurance
- None - bank set

LIST D – Responses to question 10

- Town could be cleaner
- Customer loyalty
- Service
- Continue to re-engage non-custodial fathers in the lives of their children
- I'm good at what I do
- Loaning money
- Improving the outside structures in the downtown area. Bring in new business.
- My quality of workmanship
- Retail growth countywide
- Scheduling of weekend events and special programming (exhibits, etc.)
- Retaining current customers and growing new business
- Knowing how to treat people when they enter
- Sell more paint and frames, no money in hardware
- The upkeep in the downtown area
- More people finding out about my store
- Town's growth!! Add to the population and business will follow
- Willingness of residents to shop downtown
- Good parking
- Downtown growth and support of Winnsboro people most of whom don't see the "big picture" and would rather go to Columbia



- Bring more shopping in on the town, parking, and restaurants
- Good client service
- 90% of success is showing up and doing your best to be honest and cordial
- Traffic downtown and adequate parking - no more churches downtown!
- The economy of Fairfield county
- Customers and community referrals/visibility
- Good customer service
- To continue to take care of my business and employees
- Tourism!!! We art studio stores do not get traffic from Fairfield county residents. We need to attract more artist, publicize events outside county ((charlotte) and create events that do not conflict with other towns so people from those towns come
- Referral business is most important to our company. Through our customers, word of mouth has proven to be the most effective way of advertising.
- Repeat customers and out of town customers
- Maintain a steady or a growth in population
- More business in town
- New people; new business
- Personal service for all insurance needs
- Development - housing projects

LIST E – Responses to question 11

- Public safety
- None
- Satisfied with the current utilities
- I am happy with the town of Winnsboro electrics
- Utilities are too high. They have taken the load off taxes.
- More trash recycles. Need more shade trees. I would like to input on design for landscaping on the next phase of street scaping by the museum.
- Lowing rates
- Stop blowing debris towards the front of the store
- Finding ways to lower utilities bills
- Better water pressure
- Traffic speeds (ave. 50+)
- Offer wireless internet downtown
- They are good now
- Phone/wireless
- They are excellent
- All other municipalities require leaves, straw, etc to be bagged before pickup. Labor savings would be tremendous or buy a commercial vacuum.
- Power goes out w/ slightest amount of wind.
- Satisfied with all services
- Lower costs!!
- The town provides excellent utilities and service
- No opinion, never had a problem with their services.
- Better telephone and computer service
- The town does an excellent job in most areas. The police department is in dire need of leadership at the top.
- The town of Winnsboro will provide set pipe line behind my building (including my building); I don't know when
- We get good service



LIST F – Responses to question 12

- Back parking lot needs to be improved and paved
- More efficient work force
- More water pumps?
- Stagger stop lights; north-south should stop at every one
- I have told several people about requiring yard waste to be bagged, but no results
- Better facilities
- Self explanatory
- Public bathroom

LIST G – Responses to question 13

- Ask someone
- Ask
- Check with the chamber of commerce
- Drive down the street
- Ask someone
- Word of mouth
- Look in the newspaper
- Word of mouth, paper
- I really don't know
- Thru telephone book or call another merchant
- Ask someone or call the chamber
- Ask someone.
- Ask someone who has lived here for a while
- visual
- Economic incentive for service oriented or professional businesses. The nature of retail has changed and it seems futile to persue retail oriented business.
- Know where to shop
- Word of mouth (now); I hope other ways evolve
- Yellow pages
- Go in and look
- Just ask someone
- Phone book
- Telephone
- Ask people who work downtown
- More tourism
- Telephone book or ask most merchants
- Personal contact, phone book, ads
- Telephone book; Chamber

LIST H – Responses to question 14

- Parking is available in the back of the store
- Parking
- More visible
- It is a familiar spot customers have come accustomed to
- Historic district



- Being downtown attracted more business
- Telephone
- The yellow pages of the phone book
- I bought the building
- I live there and don't pay rent
- Wanted to be part of a downtown district
- Central to downtown
- Share the site
- At the time we open our business there was a lot of people shopping downtown
- Proximity to ct house
- Started here and still is here
- Of its proximity to necessary support agencies
- My company chose location
- Inheritance
- Reasonable rent, location to advertise product in my windows, easy access to my home, safe, secure
- It was the best location I could find. My landlord is the best - The promenade behind the clock needs to be used.
- Historical reason
- Close to courthouse
- We are a financial institution. We wanted to be the same area as the other financial institutions
- Been here for 79 years

LIST I – Responses to question 15

- Get business in the empty stores
- The world
- Outside appearance of my business
- City manager - he lacks vision
- More landscaping, shade, benches & pedestrian friendly. The pavement is too expansive, glaring and hot in summer.
- Already an established business
- I don't
- My sign on my front
- More street lighting
- Certain downtown merchants, ie getting rid of too many churches, pawn shops, money-oriented business, loan centers, mortgage brokers
- With growth would like my own space growth, however unlikely
- We need a big department store so people would come downtown to shop like belks
- Yes
- People get involved in day to day conflicts and forget the big pictures. We have to advertise the uniqueness of our town to attract more tourist oriented business (ie art studio, antique store, bakery, coffee)
- My location only to have the exposure provided by the downtown activities
- Our public school situation, school board, etc. And make up a county council
- My signage



LIST J – Responses to question 16

- Need more lights for the nighttime
- Some of the new bumpouts need free wells with shade trees. Trees reduce energy needs (air conditioning), encourage pedestrian traffic, and soften visual effects of ugly buildings, enhance attractive buildings and properties.
- I would change the merchants we have downtown. We don't really offer a lot for people to shop downtown
- Would love in the future to see downtown grow as a tourist destination
- Shop then advertise for customers to come support those business. But we need to attract potential business by providing market analysis location & rental costs & reasons to relocate here
- The town and county need a professional plan to increase tourism in the town and county
- Until the current political situation in Fairfield count is addressed and corrected we will continue in a downward spiral. New business and people with families will not locate here. Look at the number of home for sale... No buyers
- I think community pride should be promoted -- to eliminate litter; better home appearances by removing "junk"; entrances to town better landscaped and cared for; "attention to detail" around county & town buildings for more impressive appearances.



Town of Winnsboro Comprehensive Master Plan
Public Opinion Survey

General

1. Where do you live? (mark the appropriate voting district number using the map on the first page.)

13% 1(Miller) 9% 2(Klaus) 11% 3(Bonds) 22% 4(Wilkes) 45% Fairfield County

Your Home Address (optional) _____

2. Please mark your age. (check one)

20% Under 21 7% 21 to 30 9% 31 to 40 16% 41 to 50
23% 51 to 60 15% 61 to 70 7% 71 to 80 3% Over 80

3. How long have you lived in the Town of Winnsboro? (check one)

23% 0 to 5 years 13% 5 to 15 years 27% Over 15 years 37% All my life

4. How would you describe the quality of life in the Town of Winnsboro? (check one)

1% Excellent 40% Good 46% Fair 14% Poor

5. The Town of Winnsboro should retain its "small town" character? (check one)

21% Strongly Agree 42% Agree 16% Not Sure 15% Disagree 6% Strongly Disagree

6. The Town of Winnsboro should protect and promote buildings, sites, and artifacts of historical importance. (check one)

55% Strongly Agree 37% Agree 6% Not Sure 1% Disagree 1% Strongly Disagree

Planning

7. How would you describe your thoughts toward future growth and development in the Town of Winnsboro? (check one)

71% We need to support and encourage growth and development
1% We need to slow down the rate of growth and development in the Town of Winnsboro.
1% I would like to see the Town of Winnsboro stay the way it is.
1% It is not an issue because there is little room for growth in the Town of Winnsboro.
22% Focus should be on redevelopment and rehabilitation of existing buildings and land.
4% Not Sure.



8. If development does occur, where should the development be steered towards? (check all that apply)

43% Historic Downtown 13% South of Winnsboro 13% US 321 bypass 32% Fairfield County

9. Please check the statement that best describes your opinion about the expansion of the main library.

89% An expansion of the current library building would be good for the Town.
11% An expansion of the current library is not necessary.

10. The Town of Winnsboro should ... (check one response for each statement)

	Very Important	Somewhat Important	Not Important
Rehabilitate low-to-moderate owner-occupied housing	49%	43%	8%
Rehabilitate low-to-moderate income rental housing	39%	47%	14%
Assist residents in developing small businesses	68%	28%	4%
Expand recreational opportunities for residents	69%	25%	6%
Protect open space from development	43%	40%	17%
Provide sites to attract industry and commercial	75%	21%	4%
Enact/enforce property maintenance codes in deteriorating areas	74%	23%	4%

11. Please respond to the following statements with one of the following options:

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Open space is important downtown	16%	29%	16%	3%	36%
Public restrooms should be provided downtown	42%	28%	17%	4%	8%
The Town of Winnsboro needs a visitor's center	31%	40%	18%	5%	6%
The gateways into the Town and downtown district are clearly recognizable and delineated	9%	26%	39%	19%	7%
Tourism is critical for the Town's future growth	35%	43%	12%	3%	6%
Attracting new business and industry is more important than tourism	35%	41%	14%	4%	5%
There is currently adequate parking for businesses and activities downtown	8%	33%	32%	22%	4%
I perceive the downtown area to be unsafe	3%	13%	62%	16%	6%
Money invested downtown would be better invested in other education, public health and safety issues.	25%	26%	28%	12%	9%
The Town should promote and expand bikeways and pedestrian trail connections to the downtown area	32%	44%	16%	2%	6%
Getting around Winnsboro's downtown district on foot is easy, safe and straightforward	16%	51%	19%	4%	9%



17. The following businesses/resources/activities are currently needed downtown:

(see list C for responses)

18. My family has the following needs which are not addressed by the Town of Winnsboro:

(see list D for responses)

19. Other Comments:

(see list E for responses)

Thank you for taking the time to complete the public opinion survey!



LIST A – Responses to question 15

- Shopping
- Public safety
- Church related functions, handicap individuals, low income individuals, youth, children, seniors
- Movie
- Everyone!
- Restaurants
- Shopping, maybe a good grocery like Publix in the Vista, coffee Shops, restaurants, a movie theatre!
- Dining
- Good restaurants!
- Dining, coffee shop, shopping, movie, music, antiques
- Women's clothing store
- A central location to review plans for change and upgrades to Winnsboro
- Shopping
- Diverse business
- Unusual gift shops & eating establishments
- Restaurants period... very little night time dining
- Shopping
- Historic tours
- Dining/town events/green space; Tavern opened more!
- Business development, public safety
- Restaurant open 5 days a week

LIST B – Responses to question 16

- Pyramid Music - sells fake cd's
- Franchises such as Super10 (banks are not included in this generality since locally owned banks are non-existent in Winnsboro). Other business similar to Super10 should be moved to the bypass. Stereotypical "small town" businesses should be preserved and hi-lighted. Also, many old buildings are being converted into churches. These churches tend to attract only a very small portion of Winnsboro residents. Therefore the majority of the town doesn't utilize and enjoy the buildings.
- Wal-Mart, Bi-Lo, fast food restaurant
- Clubs (teen), big grocery stores
- The part store
- Big departments stores, pawn shops, quick cash loan.
- Loans and grants buildings
- More dining areas and recreation
- Cash for title, check for cash, check cashing business
- Check into Cash, Loan Company
- Loan Shock, Clubs with alcohol
- Loan Company, Pool hall, Check cashing
- Cash Facility, Loan Assn w/high rates, club
- Business/Activities that promote alcohol/drugs and smoking: gambling/sex, check cashing, pool halls and clubs.
- Bars, clubs, cash for titles, loan businesses, pool halls
- Check cashing, loan business, U-Haul, Gambling Joints
- Several Beauty Salons, Laundromat on Main St, Loan Stores, ie check cashing, etc.
- Dance hall, after school centers
- Loan Shop, check for cash, pool hall
- Check for cash, loans
- Check of cash



- Check cashing
- Check for cash, loan officers
- Pawn shop, no gambling
- Pool halls, inappropriate for down town areas, check cashing business
- Check for cash, loan business, night clubs
- Any pool halls that are downtown are very inappropriate. Also liquor stores are another business that's not needed downtown. Check cashing businesses.
- Adult entertainment venues, businesses that generally do not measure up to our local community standards
- Vacant ugly buildings with no roof, laundry mats, "hanging out" on courthouse steps
- Yes, maybe another bank could go into one small business in downtown Winnsboro
- Adult Bookstores (obviously), loud, noisy industry, auto repair shops that are dirty and unattractive (a Goodyear like the one off Hardscrabble in Columbia is neat and unobtrusive), stores with "amateur" window painting and lettering, pawn shops, flea market type places (antique stores are ok, any type business that looks inviting).
- Adult book stores
- Pawn Shops, Store Front Churches, non-bank related money lenders
- Pawn Shops, nonbank affiliated money lenders - No Day lenders!!!!, Low budget salons, vacant, falling down buildings, gas stations, store front religious facilities
- Pawn shops, money lenders (excluding banks), store front churches, social services
- Pool Hall, bars
- Adult video & entertainment stores
- If business/activities are in Winnsboro, they should want to upgrade and help all persons who live or come here.
- Barber shops, beauty shops, churches, laundry stores, JR Food World, Becknell Cleaners, the old Ford building
- No more churches, barber shops or beauty shops downtown. Tear down or do something with the Ford building.
- Store front churches
- Winnsboro does not need anymore beauty/barber shops or churches downtown.
- Store front churches, hair dressers, financial shysters
- Art, general business
- More loan, financial establishments, pool halls, store front churches
- XXX stores
- We don't need more store front churches. In a town trying to maintain its character and charm we don't need any sexually oriented businesses. I'd prefer not to see anymore finance companies or payday advance establishments.
- Bars that are not part of a restaurant, anything that features porn!
- We should have more "destination" opportunities for tourist. These should include antique stores, more art galleries, bakery, etc. Beauty shops, law offices & finance stores do not attract tourists.
- Good samaritan house, pool hall
- Industry, Tax-exempt storefront churches
- 1. We don't need all the churches on Main St., 2. We don't need 10 barber shops, 3. Buildings that no one seems to care about, 4. Fine owners for leaving vacant buildings in a mess.
- Liquor stores, pool halls, pawn shops.
- More shopping - less office space, activities, All the hair salons - how many do we need??, Pet Shop - boarding animals on Main St?? Arent there any codes?, Buildings w/o roofs!!!! Once again, codes???, Churches in store fronts!!!!
- Pawn shops, stores selling illegal merchandise, too many hair dressers, pet store that boards pets, too many churches!!
- Churches, non-profit organizations, barbers and mortgage/loan centers should be kept down to a bare minimum. If our long term goal is to turn Winnsboro into a tourist destination, these establishments are hindering our goal. Please relocate them to the bypass.
- Adult entertainment ("Titty Bar"), Pool Hall
- Empty and run down builds, need to establish codes for building fronts so downtown looks clean.



LIST C – Responses to question 17

- Wal-mart, department store
- A "rental room". A building/room (smaller than the armory) is needed for social gatherings. In Camden, the upstairs of the downtown coffee shop is rented out for personal and public gatherings. The upstairs of the Thespian Hall could be a potential site for this.
- I don't know
- More restaurants like Burger King
- A mall/better shopping area
- A game store like EB Games or Game Stop
- More activities, business
- Public bathrooms and more restaurants
- Small business, small groceries, ice cream shop, bakery/sandwich shop, artificial river/lake for water entertainment, pet stores, shops, grooming, training centers
- An ice cream shop
- An ice cream downtown would be good and also some little places to relax downtown and gather with friends. Also a gym for workout.
- Restaurants, bakery, eatery, young adult hangouts
- Restaurant, recreation center, apartment complexes, ice cream shop
- More shopping, more things for youths to do, more eating places
- More shopping businesses
- Antique Stores, More Restaurants, Weekly/Monthly farmers/flea Market, Trees - Larger & Shadier, Public Restrooms, Landscaping on side streets (weey, trash, filled lots and street sides.
- I here on behave of the old Fairfield school building on Fairfield St.
- Old Fairfield - we need grants, we need funding, we need a bus & train terminal here in Winnsboro, we need a community college.
- More shops (unique), dining places, a YMCA. Parking, public restrooms, areas for visitors and citizens. Saturday morning market, places for breakfast on Sat & Sun.
- Restaurants open every day and at night (bistro?), Music venues involving young people, fewer churches, antique stores/art galleries, dress shop, farmer's market/grocery/café like Earthfare.
- Activities are needed for families after 6pm -- Movie theater, bowling alley, skating. We need to see different choices of restaurants. Need book store.
- The town of Winnsboro need a complete overhaul. We need buses & trains and some stores and other businesses.
- Need transportation for the county as far as getting out of Winnsboro to another city.
- Transportation, shopping downtown, Old Fairfield school rehab, movie theaters
- A complete make over. Also, the Old Fairfield school on Fairfield St.
- Bus station/train
- Need to take advantage of Carolina (?) Bye providing a strip of land from them to town. Need to develop historic tours to take advantage of our history and existing buildings. Both of these will increase revenue.
- More restaurants perhaps capitalizing on the historic nature of Winnsboro (Revolutionary Railroad Museum, etc.), Touristy type shops -- gift shops featuring Winnsboro items, more retail specialty shops, once there was talk about a "paint your own pottery" shop.
- A nice department store.
- More restaurants, entertainment & specialty shops, downtown grocery store and movie.
- Activities seem ok. Restaurants would be nice but not necessarily needed.
- Antique shops, men's and women's clothing stores, another nice restaurant.
- Restaurants open for business S-W, Shops and galleries to draw tourists, more stores open wed afternoon and sat afternoon, movie theater, YMCA or YWCA, activities for kids.
- More recreational activities in Town. Revitalize downtown to rebuild business district with quality businesses instead of so many churhes on Congress St. Get rid of Mt. Zion eye sore... tear it down and redevelop.
- Small grocery store with good hours, another restaurant open after lunch, stores/shops open after 5pm
- Small Grocery store needed
- More shopping, space for meetings



- More restaurants, retail shops, a unified look to the streetscaping, code system & code enforcement, well-manicured green space/ more green space.
- An exercise facility in the town of Winnsboro is needed; one that is up to date.
- Welcome center and town recognition, transit
- Training/workforce development center, welcome center/cvb, central parking area, green space.
- Public bathrooms, more lighting along streets -- underground if possible, more trees along roads, would love to see an "instructional" park for children & adults
- Bus station, train station, what happens when CXS stopped behind the "town clock" to see if transportation was worth it? The cost of gas THEN vs. NOW.
- Department Store, Swimming Pool, Public Service for senior services available.
- Movie, more stores, more transit buses for the seniors, feeding program, swimming pool
- Taxi transportation, buses, nursing homes, train station (passenger), bowling alley
- Restrooms, movie, sporting goods, pool
- Department stores, african american related functions
- Constructive activities for children/youth that should be affordable, but possibly free; in order to develop healthy minded future citizens for the town of Winnsboro. Handicap accessible areas and senior related businesses/resources/activities; dept stores, restaurants, movies, transport services, security, museum (art/science), better housing, etc.
- Movie theater, social center, sporting goods store, gift shops, Burger King
- Handicap access to PO, Department store
- Movie theater, Dept stores, trains and buses, health care center, swimming pool on south side.
- Department Stores, ie Belk, quality shoe stores, etc.
- Public transportation, taxis
- Department Stores, taxi cab, public transportation
- Movie, department stores, bus station, transit buses
- Departments stores, buses
- Department stores
- Department stores
- Department stores, transportation for senior citizens
- Department stores, movie theater, fine dining, bakery, buses to come through the city, transit buses to start running again.
- Activities for senior citizens, department stores, movie theaters, public transportation, taxi cabs.
- State of the art athletic facilities, movie theater, fine dining, department stores
- An updated banquet hall
- Fresh seafood -- local/regional in produce, bakery products, specialty foods
- Post office needs work, renovated, expanded or moved. Better clothing stores.
- Yes, maybe another public health activities center would be nice go south town of winnsboro.
- Coffee shop -- even a dunkin donut, maybe a "tea" room with lunch soup & sandwiches. Pier i or world market type stores -- all the stores i drive to columbia for! A good pet store like pet smart (full service). A good lumber yard or lowe's type store.
- Evening dining and shopping
- Another good restaurant -- fine dining
- Good restaurants/cafes, ice cream/sweet shop offering GOOD products, kids gift shop (like Imaginarium), bakery or coffee shop w/ a bakery, upscale adult gift shop like sharper Image, music sales and instrument sales store
- Cafes, upscale bars, antique shops, boutiques, movie theaters, cultural center, soda fountain, bakery, fresh market, deli
- Recreation leagues (advertised) for adults. Volleyball, softball, soccer, football, chess & checkers
- Store for children, large women, available for dinners, after 5 attire, good eating places: Ryans, Loberhouse, Ihop, better variety
- YMCA (summer youth program for single working parents)
- Clothing stores, small grocery/convenience store, jewelry store, restaurant
- Jewelry stores
- Gift shops, café, walking trails/paths well lighted



- More restaurants and store that promote outdoor activities
- More antique shops, restaurants. Need to look at how other towns have successfully renovated/revived their downtown. Need to market the town towards retirees and or people who don't have school aged kids.
- Gift shop
- Specialty shops
- Downtown residence
- Gift shops, casual type of restaurants, bars, antique shops
- More restaurants and stores are needed downtown
- Price's
- Coffe house, If there is enough clientele to support it, a gaming store (electronic or board games) would be nice. More specialty gift (touristy) shops. A visitor's center that is manned daily We don't need "super stores" just some good well-stocked basics. Small movie house.
- A steak house is greatly needed anywhere in Fairfield County. A better variety of clothing stores, activities for kids.
- Grocery store!!, restaurant serving saturday lunch.
- Antique shops, art galleries, art studio, farmer's market
- Almost anything that would attractively fill empty store fronts and generate activity and tax dollars.
- Restaurants, good clothing store
- Eating establishments open 7 days/week, upscale shops
- Quaint little mom & pop shops to get rid of the vacant buildings. Keep downtown a small town.
- Gift shops - antiques - Hendrix - Blair Department stores - Target, Icecream shop - coffee - sandwiches, Shrubs and shrubbery - plants - garden clubs, senior citizens' housing needed. Volunteer opportunities should be advertised.
- Cafes-more restaurants/antique shopping, Specialty shops/preservation office - welcome center, historic tour, home tours, farmers market/craft market, movies/ice cream shop
- Pubs, restaurants, antiques, toy store, ice cream parlor, activities for children.
- A F5 tornado to wipe out hairdressers, churches, sale of illigally obtained music & materials, drugs (illigal) store,
- Café's, specialty shops, atinque galleries and restaurants are needed.
- Physician services
- Rest open 5 days a week

LIST D – Responses to question 18

- We would love somewhere recreational. Fortune Springs park is vast but lacks a feeling of security. I feel somewhat unsafe, and even vulnerable at the park. Bikeways throughout town would be a great boost for fitness throughout the town.
- Shopping, grocery, entertainment
- Specialty shops, better transit system
- Home make overs, we need lots of small businesses, places to go for entertainment, more places for senior citizens.
- We shop in Fairfield and design our needs to what can be purchased in local shops. We eat out at local eateries.
- Movie theatre, symphony, organic grocer, bike paths, college campus, coffee shop
- We have to go to Columbia to handle a lot of our extra curricular activities. Need a bigger library so that we won't have to go to Columbia.
- My family home where my brother lives on Alexandria St (just off W. College St) is in need of repair. He is not able to do the work.
- Cleaning up the property and the drugs and the noise.
- My family the town to see that person property is taken care of.
- Housing, after school.
- A community center the our young people, some sort of recreation facility independent of what Fairfield County has. A good quality central "gathering place" maybe combined with the rec center? A YMCA might be the answer.
- Medical needs -- health professionals (specialists) are located in Columbia.
- My family would like to see a website by the TOW to include contact info (city officials), meeting dates, agendas and links to different businesses in TOW. To also include email accounts for local officials and links to state and federal officials.



- I own a B&B -- many times on weekends my guests can not find anything to do. Business related guests in early part of the week have limited place to eat dinner.
- Side walks in subdivisions as well as areas to walk without being on the main roads.
- Housing is a major concern
- Bicycle trail -- or lanes -- safe place for children to skate, skateboard and play sports, basketball, etc., i would like to see the town put in a landing on their reservoir and also some signage of restrictions on it.
- No additions
- More recreation for children, DSL system -- computers slow with dial up, I live in Fairfield county.
- More programs for teens (free), computer classes (free)
- Recreation for young children, movies, frankies fun park, black owned/operated businesses, seniors transportation (state owned bus)
- Transportation, recreation, city water
- 1) Activities/resources for children/young adults, 2) Safety measures: more lighting, better animal control guidelines, better sidewalks/streets, better security, noise control/guidelines, 3) Improvements & proper acknowledgements of historical areas, 4) Improved plumbing (when issues).
- Water, gas, lights, delapidated houses need tearing down, old barns also if not improved. Streets need repaving
- A center for the young children
- Bowling alley, movies, skating rink, etc., center for young people
- Recreation for young children
- Codes and bylaws need to be enforced for subdivisions
- Youth center for young adults.
- State of the art athletic facilities, city codes and bylaws enforced in subdivisions, paths, trails for hiking, running and walking
- More clothing, shoes, entertainment
- (1) clothing, certain items, 2) place for brides to register -- one has to go to columbia or pay a high price to have gift sent via internet.
- Yes, I think if a group of family need stay together as a group ask each one present their self what town of winnsboro need, for my family move library's lost's people to come there to town of winnsboro.
- We are empty nesters -- had heard about the schools & dismal graduation records & wouldn't move here until kids graduated. There isn't a computer center for kids to utilize after school ((except at library). No theaters or movie house, no decent DVD rental. The pool at the park is noisy, crowded & mainly black (sorry but true) and we don't enjoy using that facility.
- We need more recreational and entertainment activities for children and families. It would also be nice to have more dining choices in the evening and weekends.
- Diversity
- School options, cafes, ice cream shops, etc., where students and or adults can meet. Interesting shops. Recreational facility for movie, culture, etc. Decent deli/bakery, coffee shop. Basically a downtown somewhere to go.
- Yearly calendar of events sent to all Fairfield county residents or placed in a common central location for review at any time, as well as cancellation of events and reason if necessary.
- Grocery stores
- Indoor swimming pool or YMCA
- Need more recreation like YMCA
- Ymca
- More fitness/exercise opportunities (YMCA)
- Trash pick/up
- Wi-Fi access in some central locations. Some sort of recreational center (like YMCA)
- I recently purchased a home in May of 2005 on Oxner Rd. The road is in desperate need of being paved. Reconstruction of the park in Fairfield County.
- Ladies and childrens shops, men's clothing, shoe stores, family restaurants
- Quality education
- Public schools that are worth going to. Largest budget but can't get it together.
- Post Office ramps, parking. The water and sweage lines of the town have aged and break easily showing a need for replacement. A website is need for more tourist information



- Education - Richard Winn is not the answer!!, Children's activities (small), Do something with Fairfield schools - high & middle, Public pool
- Adequate public schools!!!!
- Schools, movie theater, ice cream shop

LIST E – Responses to question 19

- Something desperately needs to be done with Mt. Zion. It is a beautiful building full of history, and it's going to waste. It's a sad sight. Something recreational could be developed at the site.
- I feel the school in Zion school be turned into a community college
- Maybe some small theme parks and places for teens to hang out would be good for the town
- I think the town of Winnsboro needs a retirement home that is not far.
- Money should be invested more wisely for public funds and the better for the people
- Trails, bike lanes, park benches, picnic tables, more asphalted trails to outer areas for bicyclists, hikers, etc., get health professionals involved in promoting pedestrianism, bicycling, etc., ordinances against cutting down trees, ordinances to require commercial developments to preserve trees, buffer areas, ordinances to require school system to either repair or market their abandoned properties, allow upstairs living in main street buildings.
- Currently there is not a vision (5 year, 10 year) for the entire county. People would be interested in supporting a team plan. Until some change is made citizens will not believe it can happen. Elected officials are not excited about change. They feel a town council should not tell a business owner what should be done, ie, color of building, signage, window displays. I hope that this plan will be developed not just put on a desk just so the requirement for a plan is in place to qualify for grants.
- No more government buildings on bypass -- prime property should generate taxes. Right now there are not enough people to run businesses or capital to start businesses. Also, there are not enough people to sustain businesses. Our school system prevents the kind of growth we need. The school system does not prepare people to work. Employers are frustrated by the lack of qualified, motivated employees. There is a focus on the past that is not always healthy. We need patio homes for retirees. We need to turn Mt. Zion into 4 upscale condominiums for people who want to live in town without sacrificing their lifestyle. We need signs on the bypass directing people downtown and signage needs to be tasteful. Signage for parking downtown.
- We need to market more than the historical side of Winnsboro. Need lighting on the track in front of the hospital so that people can use it at night. Need to develop more high paying jobs. A lot of people are working elsewhere because the opportunities for growth are scarce.
- The house next to 433 Fairfield St needs to special attention. House on the left side. No one have lived there for years.
- Terry Vickers had a tour for myself and 15 others in January. Those people were from Columbia. Tours will revitalize downtown Winnsboro to a major tourist attraction, bringing more business. For details contact: Arthur L. Cherry, 635-7092.
- I think Winnsboro needs some sort of public transportation system. Many different agencies and groups offer workshops, etc. That the community could take advantage of if they had the means to get to them. Winnsboro could take a leaf from Colonial Williamsburg and develop events to draw tourists and residents downtown -- reenactments of british soldiers marching through town, etc.
- The old Fairfield School.
- I am part of the committee that's here representing the Old Fairfield High School.
- We need growth!
- Need to help the housing and streets other than Main St.
- (1) Mt. Zion property - all historical sites well-marked, Town signs/historic district signs repainted - well-marked, This town has so much history -- why is it a town secret? That should be a selling point. Weve been here 3 yrs. I see great improvements with the street scape project but ghost town after 6.
- Is anything being done with property across from Transvista? Playground safe for small children to play.
- I would like to see growth in the direction of tourism building upon the rich history of Winnsboro. With the growth I would like to see the small town feel kept alive.
- The timing of this effort is right on schedule for other efforts and designs



- Wal-Mart wants to put trees on bypass. I would like to see them on every road. Global warming stoppers! Keep Fairfield Beautiful! Can get trees free through Palmetto Pride to help with this project. KFB is also starting a Jr. Master Gardener program that would help in that project. I would like to see some kind of beautification at the strip malls - Too much concrete!! I would love to see the Ford Building turned into an open/outside Garden area or shop. US Post Office lobby in need of repair! Roof leaking.
- Robert Malone, 211 S Garden St, Winnsboro, SC 29180, email: robertjmalone@hotmail.com
- A better transportation to doctor appointments for seniors in Columbia, Some people can't afford to pay local bus to job in Ridgeway. Can there be alternative transportation or help w/fees to pay local bus?
- We need better housing, we need more things around town for young people, we need something for the older people to do.
- The seniors need a great deal of help in every aspect of their lives, ie, transportation, meals, etc.
- The emphasis of the survey seems to have more impact on the downtown area of Winnsboro but there should be extreme concern for needs to addressed for the entire Fairfield county areas, that includes all citizens.
- Town officials should do better with requiring owners of vacant properties to clean and upkeep yards and buildings. The town needs an alarm or siren warning system of serious weather conditions.
- I think we have a wonderful decision for our town. We need more health care for the community. More educational facilities for the poor. Cut old trees down especially where the side walks are broken. Old barns need to be fixed or torn down. The city needs to cut the trees down!!
- Need of public transportation: Bus station, train station, community dental clinic for all income levels to include weekend services.
- We have a lot of houses that is empty and falling apart. The owners will not fix them it is a bad look on the street.
- We need senior citizen homes and nursing homes for the elderly, bigger healthcare facilities
- There should be an ordinance about people walking pit bulls on public streets.
- The trees on Roosevelt St on the right side going up to Gordan School needs to be cut down because they have grown too tall especially near the house next to the house on the right hand side. Please see that these trees are cut down. -- thank you, A Senior Citizen of this county and town
- Need existing sidewalks expanded, need businesses to attract young people to come in the city and build & live.
- It's very important that the city of Winnsboro focus on making the buildings/businesses more accessible to senior citizens. The culture of Winnsboro has drastically changed over the years and as decisions about improvements are being made you have to consider all people. When you sincerely do that, then you will see more support in this town.
- Winnsboro is a safe (relatively speaking) community. My personal experience is that it's a good place to raise a family. Unfortunately, we're losing our better educated youth because of limited opportunities. More often than not families with children choose to live elsewhere because of concerns about education. Our small middle class continues to decline. The future of this community is in jeopardy because of this decline. I don't think that tourism will correct this problem. While other communities are experiencing similar difficulties, it's painful to watch a community in decline when it's where you call home.
- The flowers and planters were very pretty and still can be if weeding, fertilizing, mulching, etc. Is kept up. If the town does not have someone who knows gardening or willing to learn, then hire someone.
- None, other commentary, everything look pretty good, excellent.
- We love Winnsboro and it could be a great place to grow up in -- again, not with current school situation. Many of the people are OLD and don't seem to want much change but sleepy little back water towns dry up and blow away. Winnsboro needs to dress up the historic downtown, get some lively shops, make it a draw like Camden did. I think it could become an artsy place for potters, sculptors, photography studios, etc. Open up those pricey empty shops and make it an artist haven which will draw tourists like the antique shops in Camden.
- Like living here. Good location, close to a city.
- Property maintenance codes must be enforced, a design strategy should be developed, campaign to get residents to participate, or marketing campaign to get outsiders to come. They won't come if there is nothing to come to so some of the new and or improve infrastructure will need to be in place -- preferably by private developers and investors. A good downtown will have a mix of professional offices, public service offices, novelty shops, restaurants, cafes, etc. If you want people to spend the weekend there has to be a hotel with a lounge as well. Greenspace and parking should be interspersed for convenience.



- Winnsboro has all the potential for a great downtown where residents, day trippers & tourists could spend time. All the broken down buildings have to go! We need a variety of shops, food and drink providers where people can hang out, shop, spend the day. We need to offer entertainment venues in place of pawn shops, money lenders, cheap hair salons and store front churches. Winnsboro is ideally suited to be a bedroom community, college town, and tourist destination. We need proper housing and facilities to support those sectors. We do part on many worthwhile events for a town our size. Unfortunately, the marketing is ineffective locally, virtually non-existent outside of Winnsboro. This needs to be addressed for any hope of success.
- Until our public schools improve there will not be much progress made in county or town!
- Continue to ask Winnsboro residents for input and possibly neighborhood representatives to meet with city council members to relay concerns, comments, or praise of actions and activities to include ideas for upcoming events, spend more money on library as they serve primarily low to middle income residents, expanding hours of operation if possible, this would also assist the elderly because many have to wait on someone to drive them. This becomes a problem when the person who can drive them is working during normal operating hours.
- Whatever is done, do it with a good heart for everyone.
- Need some designated bus stops downtown.
- Historic horse/carriage tours offered when train rides are running, walking tours/ghost tours, tax credit for store owners for fixing up their stores
- It is imperative that the city government and city manager become actively involved with economic development. Without their unwavering support the movement towards progress is futile.
- Restore the destruction that took place on the waterfall/pond. This was a beautiful spot that many people enjoyed and is now an eyesore and a complete wreck
- This town need to bring more business and job opportunities here.
- Use some of these vacant buildings in the downtown area. Upgrade the Main Street areas. Provide more parking spaces.
- Winnsboro is in a good community but not if the town's problems are tied to political situation in Fairfield County. The town is unable to effect much change as to the county policies to wit: County Council, School Board and school leadership.
- Residents of the county should shop Fairfield first. We have some of the most talented people that are not utilized by their own neighbors.
- Winnsboro (downtown) needs to attract small businesses that are unique enough to make the town a destination for tourists/visitors. Baby-boomers who are retiring need cool places to shop and visit. Contemporary shops would be inviting. Fines should be levied on dilapidated building owners. Preserving the historic and small town atmosphere with
- There should be some tax credits for store repairs and maintenance by the owners. The new sidewalks and lighting make our downtown attractive. The town clock needs a visitor center in the area below.
- Downtown shops owners should park BEHIND their buildings to free up space for PAYING customers. Store fronts should be maintained even if empty... they look trashy. Sidewalks need plants/flowers/signs. Town perfect for weddings/historic reenactments. Clean up Fortune Spring Park!... Great park - just finish. People are not willing to spend money in the town. They do not support local small business and are very cheap - want something for nothing and more than willing to drive to Columbia. Do not want town to grow - don't see big picture. Town needs to ENFORCE codes with fines.
- Keep Fairfield Co. Safe, drug free, gang free, honest, caring, kind, safe and clean
- There are numerous storefronts and empty buildings that are privately owned and in need of repair. Property owners of these buildings should be mandated by city ordinance to improve these properties or face severe and/or criminal penalties. Empty planter on Main Street must be removed or properly maintained.
- I am a new resident. Local residents are not willing to spend money in town and have a general feeling that Winnsboro should not grow. Town needs to force building codes on downtown stores to beautify Main Street. Promote the town in out of state publications.

APPENDIX C
Demographic Characteristics



Demographic Characteristics
Historic District, Winnsboro, Fairfield County and Columbia, SC MSA

	Winnsboro Historic District		Winnsboro		Fairfield County		Columbia, SC MSA	
Population								
1990	493		3,902		22,295		548,325	
2000	494		3,599		23,454		647,158	
2006	495		3,437		24,434		691,656	
2011	494		3,400		25,349		730,942	
Growth 1990-2000	0.2%		-7.8%		5.2%		18.0%	
Growth 2000-2006	0.2%		-4.5%		4.2%		6.9%	
Growth 2006-2011	-0.2%		-1.1%		3.7%		5.7%	
Race								
White	214	43.1%	1,410	41.0%	10,032	41.1%	427,995	61.9%
African American	276	55.5%	1,970	57.3%	14,005	57.3%	232,612	33.6%
Asian, Other and Multiracial	7	1.4%	57	1.7%	397	1.6%	31,049	4.5%
Total	497	100.0%	3,437	100.0%	24,434	100.0%	691,656	100.0%
Ethnicity								
Not Hispanic or Latino	487	98.4%	3,386	98.5%	24,139	98.8%	669,837	96.8%
Hispanic or Latino	8	1.6%	51	1.5%	295	1.2%	21,819	3.2%
Total	495	100.0%	3,437	100.0%	24,434	100.0%	691,656	100.0%
Age								
Under 18	148	29.8%	924	26.9%	5,939	24.3%	167,075	24.2%
18-24	48	9.7%	354	10.3%	2,289	9.4%	74,624	10.8%
25-34	69	13.9%	435	12.7%	3,082	12.6%	96,098	13.9%
35-44	55	11.1%	404	11.8%	3,233	13.2%	101,431	14.7%
45-54	61	12.3%	460	13.4%	3,689	15.1%	101,594	14.7%
55-64	46	9.3%	358	10.4%	2,897	11.9%	74,368	10.8%
65-74	34	6.9%	240	7.0%	1,789	7.3%	42,195	6.1%
75-84	27	5.4%	202	5.9%	1,106	4.5%	25,238	3.6%
Over 85	8	1.6%	60	1.7%	410	1.7%	9,033	1.3%
Total	496	100.0%	3,437	100.0%	24,434	100.0%	691,656	100.0%
Median Age	32.5		35.2		37.8		35.8	
Educational Attainment								
Less than High School	139	46.5%	825	38.2%	5,352	33.0%	78,891	17.5%
High School Graduate (or GED)	83	27.8%	667	30.9%	5,818	35.9%	123,245	27.4%
Some College or Associate Degree	38	12.7%	276	12.8%	3,215	19.8%	127,204	28.3%
Bachelor's Degree	32	10.7%	307	14.2%	1,280	7.9%	79,508	17.7%
Post-Graduate Degree	7	2.3%	84	3.9%	541	3.3%	41,109	9.1%
Total	299	100.0%	2,159	100.0%	16,206	100.0%	449,957	100.0%

Source: Claritas



Demographic Characteristics
Historic District, Winnsboro, Fairfield County and Columbia, SC MSA

	Winnsboro Historic District		Winnsboro		Fairfield County		Columbia, SC MSA	
Households								
1990	187		1,430		7,467		196,808	
2000	203		1,454		8,774		245,347	
2006	213		1,451		9,530		268,576	
2011	218		1,470		10,114		287,637	
Growth 1990-2000	8.6%		1.7%		17.5%		24.7%	
Growth 2000-2006	4.9%		-0.2%		8.6%		9.5%	
Growth 2006-2011	2.3%		1.3%		6.1%		7.1%	
Size								
1 person	75	35.4%	465	32.0%	2,520	26.4%	72,913	27.1%
2 persons	58	27.4%	438	30.2%	3,024	31.7%	88,733	33.0%
3 persons	41	19.3%	282	19.4%	1,834	19.2%	49,380	18.4%
4 persons	22	10.4%	158	10.9%	1,294	13.6%	37,157	13.8%
5+ persons	16	7.5%	108	7.4%	858	9.0%	20,393	7.6%
Total	212	100.0%	1,451	100.0%	9,530	100.0%	268,576	100.0%
Average Household Size	2.32		2.36		2.52		2.45	
Family Type								
Married-Couple Family	33	38.4%	227	40.2%	2,077	55.8%	65,788	66.1%
Other Family, Male Householder	5	5.8%	36	6.4%	272	7.3%	5,867	5.9%
Other Family, Female Householder	47	54.7%	294	52.1%	1,338	35.9%	26,918	27.0%
Nonfamily, Male Householder	1	1.2%	4	0.7%	31	0.8%	688	0.7%
Nonfamily, Female Householder	-	0.0%	3	0.5%	6	0.2%	287	0.3%
Total	86	100.0%	564	100.0%	3,724	100.0%	99,548	100.0%
Household Income								
Less than \$24,999	115	54.2%	700	48.2%	3,565	37.4%	66,915	24.9%
\$25,000 - \$49,999	61	28.8%	417	28.7%	2,691	28.2%	77,057	28.7%
\$50,000 - \$74,999	17	8.0%	141	9.7%	1,622	17.0%	54,203	20.2%
\$75,000 - \$99,999	11	5.2%	87	6.0%	818	8.6%	31,541	11.7%
\$100,000 - \$149,999	5	2.4%	53	3.7%	578	6.1%	26,168	9.7%
\$150,000 - \$249,999	2	0.9%	41	2.8%	201	2.1%	8,913	3.3%
\$250,000 and more	1	0.5%	12	0.8%	55	0.6%	3,779	1.4%
Total	212	100.0%	1,451	100.0%	9,530	100.0%	268,576	100.0%
2006 Est. Average Household Income	\$ 33,240		\$ 40,467		\$ 46,588		\$ 60,742	
2006 Est. Median Household Income	\$ 22,361		\$ 26,340		\$ 34,971		\$ 46,785	
2006 Est. Per Capita Income	\$ 14,373		\$ 17,181		\$ 18,342		\$ 23,990	

Source: Claritas



Demographic Characteristics
Historic District, Winnsboro, Fairfield County and Columbia, SC MSA

	Winnsboro Historic District		Winnsboro		Fairfield County		Columbia, SC MSA	
Housing Type								
1 Unit Attached	9	3.9%	53	3.4%	112	1.0%	6,244	2.1%
1 Unit Detached	121	52.4%	976	62.1%	6,812	61.9%	188,272	63.8%
2 Units	18	7.8%	75	4.8%	179	1.6%	7,235	2.5%
3 to 19 Units	53	22.9%	303	19.3%	576	5.2%	33,682	11.4%
20 to 49 Units	-	0.0%	-	0.0%	25	0.2%	3,567	1.2%
50 or More Units	-	0.0%	-	0.0%	10	0.1%	6,739	2.3%
Mobile Home, Boat, RV, Van, etc.	30	13.0%	165	10.5%	3,290	29.9%	49,469	16.8%
Total	231	100.0%	1,572	100.0%	11,004	100.0%	295,208	100.0%
Housing Tenure								
Owner Occupied	104	48.8%	795	54.8%	7,410	77.8%	191,168	71.2%
Renter Occupied	109	51.2%	656	45.2%	2,120	22.2%	77,408	28.8%
Total	213	100.0%	1,451	100.0%	9,530	100.0%	268,576	100.0%
Owner-Occupied Housing Values								
Less than \$99,999	71	68.3%	505	63.5%	4,941	66.7%	79,139	41.4%
\$100,000 - \$199,999	24	23.1%	206	25.9%	1,732	23.4%	78,249	40.9%
\$200,000 - \$299,999	6	5.8%	41	5.2%	418	5.6%	19,939	10.4%
\$300,000 - \$399,999	2	1.9%	29	3.6%	161	2.2%	6,724	3.5%
\$400,000 - \$499,999	1	1.0%	14	1.8%	56	0.8%	3,523	1.8%
Over \$500,000	-	0.0%	-	0.0%	102	1.4%	3,594	1.9%
Total	104	100.0%	795	100.0%	7,410	100.0%	191,168	100.0%
Median Owner-Occupied Housing Values	\$ 70,000		\$ 82,000		\$77,357		\$115,371	
Year Structure Built								
1999 to 2006	18	7.7%	73	4.6%	1,244	11.3%	42,516	14.4%
1990 to 1998	38	16.2%	229	14.6%	2,151	19.5%	55,691	18.9%
1980 to 1989	44	18.8%	315	20.0%	1,993	18.1%	53,026	18.0%
1970 to 1979	39	16.7%	296	18.8%	2,141	19.5%	57,081	19.3%
1960 to 1969	16	6.8%	132	8.4%	1,095	10.0%	36,877	12.5%
1959 or Earlier	79	33.8%	527	33.5%	2,380	21.6%	50,017	16.9%
Total	234	100.0%	1,572	100.0%	11,004	100.0%	295,208	100.0%
Median Year Structure Built	1976		1974		1979		1981	

Source: Claritas



Business Establishments
Historic District, Winnsboro, Fairfield County and Columbia, SC MSA

SIC Code	Business Description	Winnsboro Historic District	Winnsboro	Fairfield County	Columbia, SC MSA
TOT	All Industries	152	342	743	27,496
MAN	All Manufacturing (SIC 20-39)	2	9	24	1,084
RET	All Retailing (SIC 52-59)	29	69	131	5,618
ADM	Public Administration (SIC 90-97)	36	60	92	1,279
01	Agricultural Production - Crops			1	61
02	Agricultural Production - Livestock				10
07	Agricultural Services		1	8	528
08	Forestry		2	1	20
09	Fishing, Hunting and Trapping				6
10	Metal Mining				
12	Coal Mining				
13	Oil and Gas Extraction				5
14	Mining NonMetallics, Except Fuels			1	13
15	Building Construction and General Contractors			7	710
16	Heavy Construction, Except SIC 15	1	3	7	172
17	Construction-Special Trade Contractors	2	6	24	1,257
20	Food and Kindred Products				49
21	Tobacco Manufacturers				3
22	Textile Mill Products			1	13
23	Apparel and Other Fabric Products			1	22
24	Lumber and Wood Products, Except Furniture		2	4	78
25	Furniture and Fixtures				25
26	Paper and Allied Products				21
27	Printing, Publishing and Allied Industries	2	3	4	223
28	Chemicals and Allied Products		1	1	35
29	Petroleum Refining and Related Industries		1	2	10
30	Rubber and Miscellaneous Plastics Products			1	30
31	Leather and Leather Products				1
32	Stone, Clay, Glass and Concrete Products			4	57
33	Primary Metal Industries			2	16
34	Fabricated Metal Products		1	2	143
35	Industry and Commercial Machinery and Computers				143
36	Electrical and Electronic Equipment(Ex. Computers)				64
37	Transportation Equipment				40
38	Measuring and Analyzing Instruments		1	1	38
39	Miscellaneous Manufacturing Industries			1	73
40	Railroad Transportation				8
41	Local, Suburban and Interurban Transportation			3	83
42	Motor Freight Transportation and Warehouse			4	346
43	U.S. Postal Service	1	1	6	54
44	Water Transportation			3	41
45	Transportation by Air			1	20
46	Pipe Lines, Except Natural Gas				7
47	Transportation Services				90
48	Communication		1	6	271
49	Electric, Gas and Sanitary Services			7	95

Source: Claritas



Business Establishments
Historic District, Winnsboro, Fairfield County and Columbia, SC MSA

SIC Code	Business Description	Winnsboro Historic District	Winnsboro	Fairfield County	Columbia, SC MSA
50	Wholesale Trade-Durable Goods	1	3	13	902
51	Wholesale Trade-NonDurable Goods		6	8	220
52	Building Materials, Garden Supply and Mobile Homes	1	3	6	414
53	General Merchandise Stores	1	6	7	197
54	Food Stores	1	12	29	652
55	Automobile Dealers and Gas Service Stations	5	9	19	595
56	Apparel and Accessory Stores	2	4	6	415
57	Home Furniture, Furnishings and Equipment	4	6	12	537
58	Eating and Drinking Places	3	13	25	1,384
59	Miscellaneous Retail	12	16	27	1,424
60	Depository Institutions	3	10	12	420
61	NonDepository Credit Institutions	7	9	10	433
62	Security and Commodity Brokers and Service			1	176
63	Insurance Carriers	3	3	3	67
64	Insurance Agents, Brokers and Service	3	6	8	615
65	Real Estate	4	8	17	1,101
67	Holding and Other Investment Offices				35
70	Hotels and Other Lodging Places	1	2	10	196
72	Personal Services	19	34	50	1,701
73	Business Services	1	5	14	1,359
75	Automobile Repair, Services and Parking		3	27	882
76	Miscellaneous Repair Services	2	3	9	368
78	Motion Pictures	1	1	1	79
79	Amusement and Recreational Service (Ex. Movies)	2	4	13	575
80	Health Services	4	16	27	1,568
81	Legal Services	10	12	12	769
82	Educational Services	1	9	20	548
83	Social Services	8	20	30	736
84	Museums, Art Galleries, Zoos, Etc.	2	2	3	15
86	Membership Organizations	8	25	110	1,686
87	Eng, Acct, Research and Mgmt Related Services	1	2	8	915
89	Miscellaneous Services				61
91	Exec., Leg. and Gen. Govt. (Except Finance)	13	21	38	450
92	Justice, Public Order and Safety	13	21	32	463
93	Public Finance, Taxation and Monetary Policy	2	4	5	30
94	Administration Of Human Resource Programs	1	6	7	97
95	Admin. Of Environ. Quality and Housing Programs	3	4	4	73
96	Administration Of Economic Programs	4	4	6	113
97	National Security and International Affairs				53
99	NonClassifiable Establishments		7	11	291

Source: Claritas



Business Employment
Historic District, Winnsboro, Fairfield County and Columbia, SC MSA

SIC Code	Business Description	Winnsboro			Columbia, SC
		Historic District	Winnsboro	Fairfield County	MSA
TOT	All Industries	802	3,147	7,635	425,141
MAN	All Manufacturing (SIC 20-39)	16	112	1,059	34,250
RET	All Retailing (SIC 52-59)	110	591	937	70,876
ADM	Public Administration (SIC 90-97)	381	680	1,344	46,828
01	Agricultural Production - Crops			4	482
02	Agricultural Production - Livestock				149
07	Agricultural Services		1	24	3,000
08	Forestry		7	2	296
09	Fishing, Hunting and Trapping				14
10	Metal Mining				
12	Coal Mining				
13	Oil and Gas Extraction				35
14	Mining NonMetallics, Except Fuels			150	317
15	Building Construction and General Contractors			24	5,322
16	Heavy Construction, Except SIC 15	15	90	115	2,750
17	Construction-Special Trade Contractors	2	22	138	12,538
20	Food and Kindred Products				3,865
21	Tobacco Manufacturers				112
22	Textile Mill Products			210	1,494
23	Apparel and Other Fabric Products			200	653
24	Lumber and Wood Products, Except Furniture		9	23	1,378
25	Furniture and Fixtures				607
26	Paper and Allied Products				2,693
27	Printing, Publishing and Allied Industries	16	24	26	3,155
28	Chemicals and Allied Products		1	1	1,627
29	Petroleum Refining and Related Industries		13	43	125
30	Rubber and Miscellaneous Plastics Products			302	3,896
31	Leather and Leather Products				3
32	Stone, Clay, Glass and Concrete Products			35	1,296
33	Primary Metal Industries			152	811
34	Fabricated Metal Products		5	17	4,684
35	Industry and Commercial Machinery and Computers				2,676
36	Electrical and Electronic Equipment(Ex. Computers)				1,829
37	Transportation Equipment				1,328
38	Measuring and Analyzing Instruments		60	20	839
39	Miscellaneous Manufacturing Industries			30	1,179
40	Railroad Transportation				251
41	Local, Suburban and Interurban Transportation			11	1,249
42	Motor Freight Transportation and Warehouse			27	5,437
43	U.S. Postal Service	19	19	61	1,077
44	Water Transportation			14	288
45	Transportation by Air			3	385
46	Pipe Lines, Except Natural Gas				118
47	Transportation Services				560
48	Communication		5	56	7,071
49	Electric, Gas and Sanitary Services			180	3,947

Source: Claritas



Business Employment
Historic District, Winnsboro, Fairfield County and Columbia, SC MSA

SIC Code	Business Description	Winnsboro Historic District	Winnsboro	Fairfield County	Columbia, SC MSA
50	Wholesale Trade-Durable Goods	11	30	87	9,781
51	Wholesale Trade-NonDurable Goods		227	529	12,992
52	Building Materials, Garden Supply and Mobile Homes	8	17	26	6,758
53	General Merchandise Stores	5	100	105	7,820
54	Food Stores	4	137	259	8,776
55	Automobile Dealers and Gas Service Stations	23	72	135	6,449
56	Apparel and Accessory Stores	2	14	29	2,873
57	Home Furniture, Furnishings and Equipment	13	23	39	4,769
58	Eating and Drinking Places	26	176	264	25,030
59	Miscellaneous Retail	29	52	80	8,401
60	Depository Institutions	13	41	60	5,275
61	NonDepository Credit Institutions	18	23	34	5,690
62	Security and Commodity Brokers and Service			2	1,145
63	Insurance Carriers	6	6	4	709
64	Insurance Agents, Brokers and Service	10	22	22	7,084
65	Real Estate	12	21	62	8,143
67	Holding and Other Investment Offices				540
70	Hotels and Other Lodging Places	1	11	47	3,334
72	Personal Services	45	84	103	6,866
73	Business Services	3	23	184	15,731
75	Automobile Repair, Services and Parking		5	59	4,766
76	Miscellaneous Repair Services	4	5	13	1,163
78	Motion Pictures	6	6	16	663
79	Amusement and Recreational Service (Ex. Movies)	10	23	97	5,783
80	Health Services	31	331	559	42,122
81	Legal Services	29	34	32	5,135
82	Educational Services	2	373	748	34,184
83	Social Services	26	216	339	9,281
84	Museums, Art Galleries, Zoos, Etc.	9	9	17	229
86	Membership Organizations	22	73	337	36,573
87	Eng, Acct, Research and Mgmt Related Services	1	8	54	7,810
89	Miscellaneous Services				648
91	Exec., Leg. and Gen. Govt. (Except Finance)	119	164	564	8,927
92	Justice, Public Order and Safety	198	316	452	21,722
93	Public Finance, Taxation and Monetary Policy	9	13	16	732
94	Administration Of Human Resource Programs	12	139	149	7,808
95	Admin. Of Environ. Quality and Housing Programs	15	20	20	2,487
96	Administration Of Economic Programs	28	28	143	4,248
97	National Security and International Affairs				904
99	NonClassifiable Establishments		49	81	2,254

Source: Claritas



Appendix C – Demographic Characteristics
Town of Winnsboro Comprehensive Master Plan

Business Sales (In Millions)
Historic District, Winnsboro, Fairfield County and Columbia, SC MSA

SIC Code	Business Description	Winnsboro			Columbia, SC MSA
		Historic District	Winnsboro	Fairfield County	
TOT	All Industries	\$50.40	\$282.60	\$646.90	\$41,055.90
MAN	All Manufacturing (SIC 20-39)	\$1.00	\$9.00	\$77.00	\$2,727.90
RET	All Retailing (SIC 52-59)	\$14.50	\$73.90	\$124.40	\$8,375.70
ADM	Public Administration (SIC 90-97)	\$0.00	\$0.00	\$0.00	\$0.00
01	Agricultural Production - Crops	\$0.00	\$0.00	\$0.30	\$36.80
02	Agricultural Production - Livestock	\$0.00	\$0.00	\$0.00	\$9.80
07	Agricultural Services	\$0.00	\$0.10	\$1.20	\$128.90
08	Forestry	\$0.00	\$0.50	\$0.10	\$20.70
09	Fishing, Hunting and Trapping	\$0.00	\$0.00	\$0.00	\$1.20
10	Metal Mining	\$0.00	\$0.00	\$0.00	\$0.00
12	Coal Mining	\$0.00	\$0.00	\$0.00	\$0.00
13	Oil and Gas Extraction	\$0.00	\$0.00	\$0.00	\$5.50
14	Mining NonMetalics, Except Fuels	\$0.00	\$0.00	\$16.70	\$32.70
15	Building Construction and General Contractors	\$0.00	\$0.00	\$7.20	\$1,482.80
16	Heavy Construction, Except SIC 15	\$1.90	\$11.40	\$14.70	\$334.10
17	Construction-Special Trade Contractors	\$0.30	\$3.80	\$21.00	\$1,858.60
20	Food and Kindred Products	\$0.00	\$0.00	\$0.00	\$266.90
21	Tobacco Manufacturers	\$0.00	\$0.00	\$0.00	\$6.90
22	Textile Mill Products	\$0.00	\$0.00	\$14.90	\$92.60
23	Apparel and Other Fabric Products	\$0.00	\$0.00	\$11.20	\$50.70
24	Lumber and Wood Products, Except Furniture	\$0.00	\$0.50	\$1.70	\$125.90
25	Furniture and Fixtures	\$0.00	\$0.00	\$0.00	\$68.30
26	Paper and Allied Products	\$0.00	\$0.00	\$0.00	\$172.00
27	Printing, Publishing and Allied Industries	\$1.00	\$1.60	\$1.70	\$219.50
28	Chemicals and Allied Products	\$0.00	\$0.20	\$0.20	\$157.50
29	Petroleum Refining and Related Industries	\$0.00	\$2.30	\$5.00	\$17.90
30	Rubber and Miscellaneous Plastics Products	\$0.00	\$0.00	\$19.30	\$268.60
31	Leather and Leather Products	\$0.00	\$0.00	\$0.00	\$0.20
32	Stone, Clay, Glass and Concrete Products	\$0.00	\$0.00	\$3.20	\$108.00
33	Primary Metal Industries	\$0.00	\$0.00	\$8.80	\$57.10
34	Fabricated Metal Products	\$0.00	\$0.40	\$1.30	\$370.10
35	Industry and Commercial Machinery and Computers	\$0.00	\$0.00	\$0.00	\$289.60
36	Electrical and Electronic Equipment(Ex. Computers)	\$0.00	\$0.00	\$0.00	\$174.70
37	Transportation Equipment	\$0.00	\$0.00	\$0.00	\$106.20
38	Measuring and Analyzing Instruments	\$0.00	\$4.00	\$1.30	\$76.00
39	Miscellaneous Manufacturing Industries	\$0.00	\$0.00	\$8.40	\$99.20
40	Railroad Transportation	\$0.00	\$0.00	\$0.00	\$26.10
41	Local, Suburban and Interurban Transportation	\$0.00	\$0.00	\$0.60	\$59.10
42	Motor Freight Transportation and Warehouse	\$0.00	\$0.00	\$2.50	\$575.50
43	U.S. Postal Service	\$0.10	\$0.10	\$0.60	\$7.80
44	Water Transportation	\$0.00	\$0.00	\$2.30	\$35.20
45	Transportation by Air	\$0.00	\$0.00	\$0.30	\$35.30
46	Pipe Lines, Except Natural Gas	\$0.00	\$0.00	\$0.00	\$22.70
47	Transportation Services	\$0.00	\$0.00	\$0.00	\$124.90
48	Communication	\$0.00	\$0.40	\$6.10	\$648.30
49	Electric, Gas and Sanitary Services	\$0.00	\$0.00	\$20.60	\$442.70

Source: Claritas



Appendix C – Demographic Characteristics
Town of Winnsboro Comprehensive Master Plan

Business Sales (In Millions)
Historic District, Winnsboro, Fairfield County and Columbia, SC MSA

SIC Code	Business Description	Winnsboro Historic District	Winnsboro	Fairfield County	Columbia, SC MSA
50	Wholesale Trade-Durable Goods	\$1.70	\$5.00	\$15.70	\$1,690.30
51	Wholesale Trade-NonDurable Goods	\$0.00	\$51.30	\$78.90	\$3,083.40
52	Building Materials, Garden Supply and Mobile Homes	\$1.00	\$2.60	\$4.50	\$981.60
53	General Merchandise Stores	\$0.30	\$9.90	\$11.00	\$836.00
54	Food Stores	\$0.60	\$23.40	\$42.90	\$1,443.90
55	Automobile Dealers and Gas Service Stations	\$6.30	\$19.60	\$37.00	\$1,905.40
56	Apparel and Accessory Stores	\$0.20	\$1.10	\$2.00	\$226.80
57	Home Furniture, Furnishings and Equipment	\$2.10	\$3.70	\$6.40	\$862.40
58	Eating and Drinking Places	\$1.30	\$8.10	\$12.50	\$1,202.90
59	Miscellaneous Retail	\$2.70	\$5.50	\$8.10	\$916.70
60	Depository Institutions	\$3.80	\$10.70	\$16.10	\$1,349.80
61	NonDepository Credit Institutions	\$5.00	\$6.30	\$9.40	\$1,635.60
62	Security and Commodity Brokers and Service	\$0.00	\$0.00	\$0.30	\$181.70
63	Insurance Carriers	\$0.90	\$0.90	\$0.70	\$106.00
64	Insurance Agents, Brokers and Service	\$2.30	\$5.10	\$5.00	\$1,646.80
65	Real Estate	\$1.60	\$3.40	\$9.20	\$1,148.00
67	Holding and Other Investment Offices	\$0.00	\$0.00	\$0.00	\$103.20
70	Hotels and Other Lodging Places	\$0.10	\$0.50	\$2.10	\$135.40
72	Personal Services	\$2.80	\$4.80	\$5.90	\$298.30
73	Business Services	\$0.10	\$2.00	\$20.30	\$1,916.00
75	Automobile Repair, Services and Parking	\$0.00	\$0.40	\$4.30	\$389.40
76	Miscellaneous Repair Services	\$0.20	\$0.30	\$1.60	\$114.70
78	Motion Pictures	\$0.10	\$0.10	\$0.40	\$72.30
79	Amusement and Recreational Service (Ex. Movies)	\$1.50	\$2.30	\$6.70	\$424.80
80	Health Services	\$2.70	\$18.40	\$29.90	\$3,162.70
81	Legal Services	\$5.40	\$6.30	\$6.10	\$919.50
82	Educational Services	\$0.30	\$40.20	\$78.00	\$3,149.60
83	Social Services	\$2.10	\$17.60	\$27.20	\$591.30
84	Museums, Art Galleries, Zoos, Etc.	\$0.30	\$0.30	\$0.50	\$6.20
86	Membership Organizations	\$1.60	\$5.80	\$23.40	\$834.60
87	Eng, Acct, Research and Mgmt Related Services	\$0.10	\$1.70	\$9.60	\$1,069.00
89	Miscellaneous Services	\$0.00	\$0.00	\$0.00	\$35.00
91	Exec., Leg. and Gen. Govt. (Except Finance)	\$0.00	\$0.00	\$0.00	\$0.00
92	Justice, Public Order and Safety	\$0.00	\$0.00	\$0.00	\$0.00
93	Public Finance, Taxation and Monetary Policy	\$0.00	\$0.00	\$0.00	\$0.00
94	Administration Of Human Resource Programs	\$0.00	\$0.00	\$0.00	\$0.00
95	Admin. Of Environ. Quality and Housing Programs	\$0.00	\$0.00	\$0.00	\$0.00
96	Administration Of Economic Programs	\$0.00	\$0.00	\$0.00	\$0.00
97	National Security and International Affairs	\$0.00	\$0.00	\$0.00	\$0.00
99	NonClassifiable Establishments	\$0.00	\$0.00	\$0.00	\$0.00

Source: Claritas

APPENDIX D
Parking Cost Tables



Congress Street South 100 Block Parking Area

Town of Winnsboro, SC

Scenario A	Quantity	Unit	Unit Cost	Total
Engineering / Testing	1	LS	\$30,000.00	\$30,000.00
Mobilization	1	LS	\$4,000.00	\$4,000.00
Demolition - Pavement	7,000	SY	\$3.00	\$21,000.00
Demolition - Storm Drain Structures	5	EA	\$1,000.00	\$5,000.00
Demolition - Storm Drain Pipe	200	LF	\$6.00	\$1,200.00
Landfill Fees (Allowance)	1	LS	\$10,000.00	\$10,000.00
Fine Grading	1	LS	\$5,000.00	\$5,000.00
Erosion & Sediment Control Measures/Inspections	1	EA	\$5,000.00	\$5,000.00
18" Curb & Gutter	580	LF	\$12.00	\$6,960.00
5' Concrete Sidewalk, 4" Thickness	2,000	SF	\$3.50	\$7,000.00
Asphalt Paving - 3" Asphalt, 6" Stone Base	7,000	SY	\$16.00	\$112,000.00
Handicap, Directional Signs, etc.	1	LS	\$500.00	\$500.00
Striping	1	LS	\$4,000.00	\$4,000.00
Storm Drain Pipe - 18" RCP	150	LF	\$30.00	\$4,500.00
Storm Drain Pipe - 24" RCP	100	LF	\$40.00	\$4,000.00
Catch Basins, Junction Boxes, Manholes	6	EA	\$3,000.00	\$18,000.00
Site Lighting (Base, conduit, wiring, etc.)	1	LS	\$20,000.00	\$20,000.00
Tree, Plants, Mulch, Etc.	1	LS	\$5,000.00	\$5,000.00
Irrigation	1	LS	\$10,000.00	\$10,000.00
ON-SITE SUMMATION				\$273,160.00
CONTINGENCY 10%				\$27,316.00
PROJECT SUMMATION				\$300,476.00



Congress Street South 100 Block Parking Area

Town of Winnsboro, SC

Scenario B	Quantity	Unit	Unit Cost	Total
Engineering / Testing	1	LS	\$30,000.00	\$30,000.00
Mobilization	1	LS	\$4,000.00	\$4,000.00
Demolition - Pavement	7,000	SY	\$3.00	\$21,000.00
Demolition - Storm Drain Structures	5	EA	\$1,000.00	\$5,000.00
Demolition - Storm Drain Pipe	200	LF	\$6.00	\$1,200.00
Landfill Fees (Allowance)	1	LS	\$10,000.00	\$10,000.00
Fine Grading / Earthwork	1	LS	\$4,000.00	\$4,000.00
Erosion & Sediment Control Measures/Inspections	1	EA	\$5,000.00	\$5,000.00
18" Curb & Gutter	730	LF	\$12.00	\$8,760.00
5' Concrete Sidewalk, 4" Thickness	3,500	SF	\$3.50	\$12,250.00
Asphalt Paving - 3" Asphalt, 6" Stone Base	3,200	SY	\$16.00	\$51,200.00
Handicap, Directional Signs, etc.	1	LS	\$500.00	\$500.00
Striping	1	LS	\$3,500.00	\$3,500.00
Storm Drain Pipe - 18" RCP	120	LF	\$30.00	\$3,600.00
Storm Drain Pipe - 24" RCP	100	LF	\$40.00	\$4,000.00
Catch Basins, Junction Boxes, Manholes	6	EA	\$3,000.00	\$18,000.00
Site Lighting (Base, conduit, wiring, etc.)	1	LS	\$20,000.00	\$20,000.00
Tree, Plants, Mulch, Etc.	1	LS	\$15,000.00	\$15,000.00
Irrigation	1	LS	\$10,000.00	\$10,000.00
ON-SITE SUMMATION				\$227,010.00
CONTINGENCY 10%				\$22,701.00
PROJECT SUMMATION				\$249,711.00

APPENDIX E
Ordinances



Sample Ordinances and Codes

The following revisions to the existing C-1 zoning classification are presented:

New text

~~Deleted text~~

6-5 C-1 PRINCIPAL COMMERCIAL DISTRICT

- 6-5.1 **Intent:** To provide a district for principal retail and office uses which serve the entire community and trade area. Since the principal commercial district of the Town serves a unique and special function, it is the intent of this Ordinance that the C-1 district classification be applied to the downtown commercial district ~~one contiguous and continuous area.~~

In addition to the requirements of this section of the ordinance, the following general principles should be considered in the downtown area:

- Owners and tenants should respect the historic design character of existing buildings;
- Owners and tenants should protect and maintain significant features and stylistic elements of existing buildings;
- Owners and tenants should preserve key, character defining features of the property; and
- Owners and tenants should repair deteriorated historic features and replace only those elements that cannot be repaired.

Following these basis principles will help to ensure the historic character of Winnsboro will continue to be enhanced in the future.

6-5.2 Permitted Principal Uses and Structures:

- (1) Public utilities, transformer stations, water tanks and towers, electrical transmission lines and towers, and telephone exchanges, subject to the height requirements of Section 5-9,
- (2) Child Daycare facilities subject to the requirements of Section 7-8.
- (3) See Chart.

6-5.3 Permitted Accessory Uses and Structures:

- (1) Accessory structures and uses which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.



- (2) Storage yards for permitted uses are permitted but must meet the screening requirements of Section 7-9.
- (3) Signs subject to the provisions of Article 8.
- (4) Dwelling units in connection with permitted or permissible uses or structures, located on the same premises ~~therewith for occupancy only by owners or employees thereof.~~

6-5.4 Special Exceptions Permissible by the Zoning Board of Appeals:

After public notice and hearing before the Board of Zoning Appeals, the Board may permit as special exceptions subject to appropriate conditions and safeguards:

- (1) Historic sites and structures, located on the same premises therewith for occupancy only by owners or employees thereof.
- (2) See chart.

For each of these special exceptions, the Board of Zoning Appeals shall consider:

- a) Existing zoning and characteristics of development in adjacent areas.
- b) Potential effect of such establishments on traffic flow characteristics of adjacent streets.
- c) Ingress, egress, parking, circulation, and site design of the proposed use.
- d) Potentially adverse characteristics of lighting and other characteristics of operation and use of adjacent property.

And after so doing so shall impose such conditions and safeguards as deemed appropriate to protect adjacent properties from potentially incompatible characteristics of use, to preserve efficient traffic flow on public streets, and otherwise fulfill the intent of this ordinance.

6-5.5 Minimum Area, Yard, and Height Requirements:

- (1) Minimum lot area: No minimum except as needed to meet other requirements herein.
- (2) Maximum lot coverage by all buildings: No maximum except as needed to meet other requirements herein.
- (3) Minimum lot width: No minimum except as needed to meet other requirements herein.
- (4) Minimum front yard: No minimum except as needed to meet other requirements herein.



- (5) Minimum side yard: No minimum except as needed to meet other requirements herein except that if a side yard is provided, it shall not be less than three (3) feet in width.
- (6) Minimum rear yard: No minimum except as needed to meet other requirements herein.
- (7) Maximum height of structures: 45 feet. * Any new construction in the downtown district should consist of 2 stories.

* See Sections 5-9 and 7-12 for exceptions to height limitations.

The following district policies are intended to preserve the historic character of Downtown Winnsboro.

6-5.6 Exterior building materials

- (1) Original building materials should be preserved in place, whenever feasible;
- (2) Deteriorated building materials should be repaired rather than replaced, whenever possible;
- (3) Original building materials that have deteriorated beyond repair should be replaced in kind;
- (4) The covering of original building materials is not appropriate;
- (5) Masonry construction should be preserved in its original condition; and
- (6) Architectural metals should be protected against corrosion.

6-5.7 Signage

- (1) Design a sign to be in balance with the overall character of the property;
- (2) Appropriate signs include flush-mounted, window, projecting, hanging and awning; and
- (3) A sign should be in character with the material, color and detail of a building.

6-5.8 Awnings and Canopies

- (1) An awning should be compatible in material and construction to the style of the building;
- (2) Internal illumination in an awning is inappropriate;
- (3) Mount an awning or canopy to accentuate character defining features; and
- (4) Awnings and canopies must be well-maintained or replaced when worn.



The following inoperable vehicle and junk ordinance is presented for consideration:

5-14 INOPERABLE MOTOR VEHICLES AND JUNK

- 5-14.1 Purpose and intent. The purpose and intent of this section is to protect the health, safety and welfare of the Town of Winnsboro residents and eliminate the inappropriate and unnecessary keeping and storage of inoperable motor vehicles, motor vehicle accessories and junk on public and private property.
- 5-14.2 Definitions. For the purpose of this chapter the following definitions shall be applicable:
- (1) "Inoperable motor vehicle" means any motor vehicle which satisfies one or more of the following criteria:
 - (a) That is partially dismantled or wrecked;
 - (b) That is not operable;
 - (c) That is unlicensed;
 - (d) That could not be safely or legally operated on a highway;
 - (e) That has become a habitat for rodents, vermin and insects;
 - (f) That in any other way constitutes a threat to public health, safety and welfare; or
 - (g) That has not been moved for a continuous period of more than 45 days.
 - (2) "Junk" means items such as bottles, rags, paper and paper products, tires, barrels and other containers, inoperable appliances and other materials, including but not limited to worn out or discarded materials, whether owned, abandoned, purchased or donated and whether they are being kept or stored for purposes for sale or resale or for other purposes.
 - (3) "Motor vehicle" means any self-propelled land vehicle which can be used for towing or transporting people, animals or materials, including but not limited to automobiles, trucks, buses, motorized campers, motorcycles and motor scooters.
 - (4) "Motor vehicle accessories" means any part or parts of any motor vehicle.
 - (5) "Person" shall mean all natural persons, partnerships, associations, corporations and other legal entities.
 - (6) "Private property" means any real property not owned by the federal government, state, county, city, school board or other public subdivisions.
 - (7) "Property Owner" shall mean the person shown of record to be the owner of the real property on which the inoperable motor vehicles, motor vehicle accessories or junk are located.
 - (8) "Removal" shall mean the physical relocation of or destruction of or disposal of an inoperable motor vehicle, motor vehicle accessories or junk in a manner consistent with applicable state and federal laws and regulations and county and municipal ordinances.



5-14.3 Storage prohibited.

(1) Subject to 5-14.4 it shall be unlawful for any person or property owner to keep or maintain upon or to allow any other person to keep or maintain upon real property under his/her control any of the following: junk, motor vehicle accessories or more than five (5) inoperable motor vehicles at any one time.

(2) No person, having been notified by the Town of the necessity of the removal of any inoperable motor vehicle, motor vehicle accessories or junk from private property shall physically relocate or dispose of or destroy the same in violation of state or federal laws or regulations or county or municipal ordinances.

5-14.4 Storage-permitted when and limitations on storage.

(1) This section shall not apply to any inoperable motor vehicle, motor vehicle accessories or junk stored within an enclosed building, or on the premises of a business enterprise operated in a lawful place and manner when necessary to the operation of such business enterprise, in a storage place or depository maintained in a lawful place and manner, or to seasonal use vehicles such as campers, etc. Such businesses enterprises shall include auto junk and salvage yards, auto repair and auto body shops but shall not include automobile service stations or tire, battery and accessory sales stores.

(2) This section shall not apply to the storage upon property under the control or ownership of persons, otherwise referred to as collectors, subject to this section, of not more than five (5) inoperable motor vehicles at one time. Such open storage shall, nonetheless, be subject to the following limitations:

(a) Each such motor vehicle shall be stored in such a manner as to prevent oil, grease, battery acid, gasoline or other fuel or contaminants from leaking into or upon the soil. The existence of such contamination shall cause the motor vehicles in question to be classified as junk and subject the owner of the property on which they are found to prosecution hereunder.

(b) Each such motor vehicle shall be stored at a location on the collector's lot or parcel which is not visible beyond the lot line thereof. The failure or refusal of the owner of the lot or parcel on which such motor vehicles are found to abide by this requirement, even if such owner is not the owner of the motor vehicles in question, shall subject said owner to the requirement that screening be erected in a manner approved of by the zoning administrator, consistent with the standards of this Ordinance. Should an order for screening be disobeyed, the inoperable motor vehicles shall lose their exempt status under this section and their continued storage upon the lot or parcel in question shall be in violation of this section.

(c) In the event that two (2) or more such motor vehicles are stored on a given lot or parcel, they shall not, at random, be scattered about the lot or parcel in a random or haphazard fashion or manner but shall, instead, be parked or stored in a row or rows in an orderly fashion.

(d) Each collector shall take steps to keep each, such motor vehicle free and clear of brush, trees, weeds and grass or other vegetation which might otherwise grow in, upon or immediately around vehicles which have not been moved for a substantial period of time, otherwise defined as one or



more growing seasons. Such a failure shall cause the motor vehicles to be classified as junk and subject the owner of the property on which they are found to prosecution hereunder.

(3) Subject to the standards under 2., above, enforcement of this section with respect to the open storage of motor vehicles shall be subject to the sound discretion of the zoning administrator.

5-14.5 Notice of removal. Any person found in violation of the provisions of this section shall be given written notice by the zoning administrator or that person's designee requiring compliance with the provisions of this section. The notice shall include a description of the inoperable motor vehicle(s), motor vehicle accessories or junk, the location or address of the item(s) in violation, and that failure to comply with the provisions of this section may result in forfeitures being assessed. Additionally, the notice shall inform the violator that removal from the specified location to another location upon which such storage is not permitted is prohibited and shall subject the person to additional penalties. Notice is not required for second and subsequent violations occurring within a one-year period of the first violation of this section.



The following ordinance pertaining to unsafe and unsanitary buildings is presented for consideration:

Regulation And Abatement Of Unsafe And Unsanitary Structures

Section X-1 Purpose and findings.

The Town council of the Town of Winnsboro finds that unkempt, unsafe, unsanitary, and otherwise improperly maintained premises and structures, sidewalks, and easements within the Town of Winnsboro, in addition to the obvious hazards which these conditions pose to the public health, safety, and welfare, adversely effect the value, utility, and habitability of the property within the Town as a whole and specifically cause substantial damage to adjoining and nearby property. A property which is merely unkempt, may substantially reduce the value of adjoining and nearby property and there are sufficient properties which are unkempt, unsightly and dangerous, that the habitability and economic well-being of the Town are materially and adversely affected. This chapter conveys to the Town administration, in accordance with the procedures set out below, all necessary and proper powers to abate nuisances as they are described or found to exist and to charge the costs of their abatement to those responsible, the owners and occupants of the property upon which nuisances exists, and those properties themselves. This chapter is an exercise of the Town's police power, and it shall be liberally construed to affect this purpose.

Section X-2 Definitions.

Unless specifically defined below or unless context clearly requires a different meaning, terms used in this chapter have the meaning given them by the currently adopted edition of the Uniform Building Code. Gender and number are interchangeable. Defined terms or concepts from this title generally apply to this chapter.

A. "Abandoned" means any property, real or personal, which is unattended and either open or unsecured so that admittance may be gained without damaging any portion of the property, or which evidences indicate that no person is presently in possession, e.g., disconnected utilities, accumulated debris, uncleanliness, disrepair and, in the case of chattels, location. Length of time or any particular state of mind of the owner or person entitled to possession are not conclusive in determining that property is abandoned.

B. "Boarded-up building" means any building the exterior openings of which are closed by extrinsic devices or some other manner designed or calculated to be permanent, giving to the building the appearance of non-occupancy or non-use for an indefinite period of time.

C. "Building" means any building, dwelling, structure, or mobile home, factory-built house, or part thereof, built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind.

D. "Director" means the applicable director of a Town department, that director's authorized deputies and representative.

E. "Health officer" means the head of the health department, his authorized deputies or representatives.

F. "Nuisance" includes:

1. A nuisance defined by statute or ordinance;

2. A nuisance at common law either public or private;

3. An attractive nuisance, whether in or on a building, a building premises or an unoccupied lot and whether realty, fixture or chattel, which might reasonably be expected to attract children of tender years and constitute a danger to them; including, but not limited to, abandoned wells, ice boxes or refrigerators with doors and latches, shafts, basements or other excavations, abandoned or inoperative vehicles or other equipment, structurally unsound fences or other fixtures, lumber, fencing, vegetation or other debris;



- 4. Uncleanliness or whatever is dangerous to human life or detrimental to health; or
- 5. Abandonment or vacancy.

G. "Owner" means any person having any interest in the real estate in question as shown upon the records of the office of the Fairfield County auditor, or who establishes his interest before the director or hearing examiner. For the purpose of giving notice, the term "owner" also includes any person in physical possession.

Section X-3 Duties of the director.

The director is the chief administrative officer for the purposes of this chapter, whose duties and powers include:

- A. Investigation of all buildings and premises for which there are reasonable grounds to believe such may be unfit, substandard, boarded up, or a nuisance;
- B. Preparation, service and posting of complaints against buildings or premises believed to be in violation; and
- C. Doing all things necessary and proper to carry out and enforce this chapter.

Section X-4 Unfit buildings.

A. In reaching a judgment that a building is unfit for human habitation, the director or the hearing examiner shall consider:

- 1. Dilapidation;
- 2. Disrepair;
- 3. Structural defects;
- 4. Defects increasing the hazards of fire, accidents or other calamities, such as parts standing or attached in such manner as to be likely to fall and cause damage or injury;
- 5. Inadequate ventilation;
- 6. Uncleanliness;
- 7. Inadequate light;
- 8. Inadequate sanitary facilities;
- 9. Inadequate drainage;
- 10. Substandard conditions.

B. If these or other conditions are found to exist to an extent dangerous or injurious to the health or safety of the building's occupants, or the occupants of neighboring buildings or of other residents of the Town of Winnsboro, and if:

- 1. Structural deterioration is of such degree that:
 - a. Vertical members list, lean or buckle to the extent that a plumb line passing through the center of gravity falls outside the middle third of its base; or
 - b. Thirty-three percent of the supporting members show damage or deterioration; or
- 2. The cost of restoration exceeds 60 percent of the value of the building; or
- 3. The building has been damaged by fire or other calamity, the cost of restoration exceeds 30 percent of the value of the building and it has remained vacant for six months or more; the director or the hearing examiner shall order the building or premises demolished and the land suitably filled and cleared, or shall order the property immediately vacated and secured as completely as possible pending demolition. (Value shall be determined by reference to a current edition of "Building Valuation Data" published by the International Conference of Building Officials or, if not published, as determined by the director. Cost of restoration is the actual estimated cost, which may be determined in the same manner as "value.")



C. An undertaking entered into at or prior to the hearing by a party in interest creates a presumption that the building or premises can be reasonably repaired. The failure to accomplish such an undertaking is grounds for the director or the hearing examiner to order demolition. If by reason of any of the above conditions a building is unfit, but no public necessity is found for its immediate demolition, the director or the hearing examiner may take other action, such as causing the property to be cleaned, cleared, vacated, secured or otherwise repaired, which will promote the public health, safety or general welfare.

Section X-5 Substandard buildings.

A. In reaching a judgment that a building or premises is substandard, the director and the hearing examiner shall be guided by such factors as:

1. Structural unsoundness;
2. Improper sanitation;
3. Improper safety;
4. Improper weatherproofing;
5. Defective or hazardous wiring, including wiring which:
 - a. Did not conform with law applicable at the time of installation; or
 - b. Has not been maintained in good condition; or
 - c. Is not being used in a safe manner;
6. Defective or hazardous plumbing, including plumbing which:
 - a. Did not conform with law applicable at the time of installation; or
 - b. Has not been maintained in good condition; or
 - c. Is not being used in a safe manner;
7. Defective or hazardous heating or ventilating equipment, including equipment, vents and piping which:
 - a. Did not conform with law applicable at the time of installation; or
 - b. Has not been maintained in good and safe condition;
8. Fire hazard, including any building, device, apparatus, equipment, combustible waste or debris, or vegetation which may cause fire or explosion or provide ready fuel to augment the spread or intensity thereof;
9. Nuisance.

B. Upon a finding by the director or hearing examiner that a building or premises is substandard, the director or hearing examiner shall order the building or premises repaired, cleaned, cleared or otherwise brought into compliance with current codes, and may order the property vacated and secured as completely as possible pending such repair or other action.

Section X-6 Nuisances.

A. In determining that a nuisance exists, the director and the hearing examiner will consider whether the conditions:

1. Injure, endanger or unreasonably annoy the comfort, repose, health or safety of others;
2. Offend decency;
3. Offend the senses;
4. Unlawfully interfere, obstruct, tend to obstruct or endanger the passage of any stream, park, parkway, square, street, sidewalk, easement or way;
5. Render others insecure in life or use of property;
6. Obstruct the full use of property so as to essentially interfere with the comfortable enjoyment of life or property;



- 7. Constitute a weed hazard;
 - 8. Violate any provision of this code; or
 - 9. Are unlawful or illegal.
- B. If the director or hearing examiner finds a nuisance to exist, they shall order it abated and may order the property otherwise secured ending abatement.

Section X-7 Complaint.

If, after a preliminary investigation of any building or premises, the director finds that it is unfit, substandard, boarded-up, required to be boarded-up, or a nuisance; he shall cause the owners to be served, either personally or by first class and certified mail with return receipt requested and shall post in a conspicuous place on such property, a complaint stating in what respect such building is unfit for human habitation or other use or is substandard or that it is or should be a boarded-up building or that the premises is a nuisance. If the whereabouts of such person is unknown and cannot be ascertained by the director in the exercise of reasonable diligence, he shall make an affidavit to that effect, then the serving of such complaint or order upon such person may be made either by personal service or by mailing a copy of the notice and orders by certified mail, postage prepaid, return receipt requested, to each person at the address appearing on the last equalized tax assessment roll of the county, or at the address known to the county assessor. A copy of the notice and order shall also be mailed, addressed to each person or party having a recorded right, title, estate, lien, or interest in the property. Such complaint shall contain a notice that a hearing will be held before the hearing examiner at a place therein fixed, not less than 10 days nor more than 30 days after the service of such complaint; that all parties in interest shall be given the right to file an answer to the complaint, and to appear in person or otherwise and give testimony at the time and place fixed in the complaint. A copy of such complaint shall also be filed with the auditor of Fairfield County, and such filing of the complaint and order shall have the force and effect of lis pendens.

Section X-8 Hearings before the hearing examiner.

- A. Unless, prior to the time fixed for hearing in the complaint issued by the hearing examiner, arrangements satisfactory to the hearing examiner for the repair, demolition, vacation or reoccupancy of the building or premises are made, including the proper application for permits, or abatement of the nuisance, the hearing examiner shall hold a hearing in accordance with this chapter for the purpose of determining the immediate disposition of the building or premises. The hearing examiner shall determine whether or not the building is an unfit building or whether the building is a substandard or boarded-up building or if the condition is a nuisance. The rules of evidence prevailing in courts of law or equity shall not be controlling at the hearing before the hearing examiner. Evidence, including hearsay evidence, is admissible if in the judgment of the hearing examiner it is the kind of evidence on which reasonably prudent persons are accustomed to rely in the conduct of their affairs.
- B. The hearing examiner shall determine whether or not the building should be repaired or vacated, whether or not the building should be demolished, whether an annual inspection fee is due or a building should be boarded-up or whether or not a nuisance should be abated.
- C. If, after the required hearing, the hearing examiner determines that the building is unfit, substandard or boarded-up, or the condition of the building or premises is a nuisance, the examiner shall state in writing his or her findings of fact in support of such determination, and shall issue and cause to be served upon the owner and other(s) appearing a copy of such findings. The examiner shall cause to be posted an order in a conspicuous place on said property:



1. Requiring the owner or party in interest, within the time specified in the order, to repair, alter or improve such building to render it fit for human habitation or for other use, and to vacate and close the building; or
 2. Requiring the owner or party in interest, within the time specified in the order, to repair, alter or improve such building to render it fit for human habitation or for other use, or to vacate and close the building; or
 3. Stating that an annual inspection fee has been assessed against the building until such time as it is reoccupied or demolished; or
 4. Requiring the owner or party in interest to abate the nuisance and setting out generally those steps necessary to abate it, including boarding-up an abandoned or vacant building. In addition, such order shall state that the owner has the right to appeal to the superior court and, unless he does appeal or comply with the order, the Town shall have the power, without further notice or proceedings, to vacate and secure the building or premises and do any act required of the owner in the order of the hearing examiner, and to charge any expenses incurred thereby to the owner and assess them against the property; provided, that if an annual inspection fee is the only order made by the hearing examiner, the addition to the notice need only state that unless the fee is paid or arrangements for payment are made or an appeal filed, that amount will be assessed against the property.
- D. If no appeal is filed, a copy of such order shall be filed with the auditor of Fairfield County and shall be a final order.

Section X-9 Enforcement.

- A. The order of the director or the hearing examiner may prescribe times within which demolition shall be commenced or completed. If the action is not commenced or completed within the prescribed time, or if no time is prescribed within the time for appeal, the director may cause the building to be demolished and the premises to be suitably filled and cleared. If satisfactory progress has been made and sufficient evidence is presented that the work will be completed within a reasonable time, the director or the hearing examiner may extend the time for completion of the work. If satisfactory or substantial progress has not been made, the director or the hearing examiner may cause the building to be demolished and the premises suitably filled and cleared.
- B. If other action ordered by the director or the hearing examiner is not taken within the time prescribed, or if no time is specified within the time for appeal, the director or the hearing examiner may cause the action to be taken by the Town.
- C. If the director or the hearing examiner deems it necessary to have the building secured as an interim measure for the protection of the public health and welfare while pending action, they may so order. If the owner is unable or unwilling to secure the building within 48 hours, the director or the hearing examiner may order the building secured by the Town.
- D. If the owner is unable to comply with the director or hearing examiner's order within the time required, and the time for petition to the superior court has passed, the owner may, for good and sufficient cause beyond his or her control, request in writing an extension of time. The director or the hearing examiner may grant a reasonable extension of time after a finding that the delay was for good and sufficient cause. There shall be no appeal or petition from the director's or the hearing examiner's ruling on an extension of time.



Section X-10 Costs.

A. 1. The costs of abatement, repair, alteration or improvements, or vacating and closing, or removal or demolition, when borne by the Town, shall be assessed against the real property upon which such costs were incurred unless paid. The director or the hearing examiner shall forward such costs to the Town treasurer, who shall certify them to the county treasurer for assessment on the tax rolls.

2. When necessary, bids for demolition shall be let only to a licensed contractor. All contract documents shall provide that the value of the materials and other salvage of the property shall be credited against the costs of the demolition. The contract documents may require the contractor to estimate the salvage value of the property and, by claiming the salvage, reduce the amount of his price accordingly. The contract price fixed by acceptance of the contract shall not be adjusted to reflect the actual salvage value. Such contracts may be let prior to the time for compliance or appeal, but shall not be binding or accepted until the order for demolition is final. The director shall have the authority to sign the contract on behalf of the Town.

3. There shall be charged against the owner and assessed against the property of any boarded-up building an annual inspection fee of \$120.00.

a. Such fee shall be payable at the time the building becomes a boarded-up building. The hearing examiner or director shall order a refund of the proportional amount not due if the building is reoccupied or demolished. Subsequent annual fees shall be payable on or before the preceding annual fee has been exhausted.

b. The director or the hearing examiner may waive the inspection fee if the building does not remain a boarded-up building for more than six months. In other cases, the director or hearing examiner may reduce or modify the time and method of payment of the fee as the condition of the property or the circumstances of the owner may warrant.

B. 1. Whenever a building is found to be unfit or substandard or a premises to be a nuisance and the cost of demolition, repair or abatement must be borne by the Town, there shall be charged against the owner and assessed against the property the costs for all administrative proceedings before the director and the hearing examiner including salaries, wages, material and other expenses incurred for inspecting, conducting hearings, or otherwise determining the status of the property.

2. The director or the hearing examiner may modify the time or methods of payment of such expenses as the condition of the property and the circumstances of the owner may warrant. In cases of extreme hardship, such expenses may be waived.

Section X-11 Permit required.

Any work including construction, repairs or alterations under this chapter to rehabilitate any building or structure may require a permit in accord with the provisions of this code.

Section X-12 Rules and regulations.

The director may make and promulgate such rules and regulations as will effectuate the purposes of this chapter and do substantial justice.

Section X-13 Violations.

It shall be unlawful and a violation of this chapter to knowingly:

A. Occupy or suffer to be occupied any building or premises ordered vacated;

B. Fail to comply with any order issued pursuant to this chapter; or

C. Obstruct any officer or agent of the Town of Winnsboro or other governmental unit in the enforcement of this chapter. Violation of this section is a gross misdemeanor.



Section X-14 Emergencies.

The provisions of this chapter shall not prevent the director or any other officer of the Town of Winnsboro or other governmental unit from taking any other action, summary or otherwise, necessary to eliminate or minimize an imminent danger to the health or safety of any person or property.