



ORANGEBURG COUNTY PLANNING COMMISSION MEETING
VIA MICROSOFT TEAMS VIRTUAL MEETINGS
MARCH 10, 2021
MINUTES

Members Present

James Albergotti
Antron Williams
Richard Stroman
Virginia Townsend
Paige Wayme

Members Absent

John Thomas

Staff Present

Amanda J. Sievers, Planning Director

Petitioner(s)

John Anderson
Amber Geohaghan
Demarcus Pelzer

Times & Democrat

Orangeburg Leader

Lee Hendren

CALL TO ORDER: James Albergotti, Chairman

On the 10th day of March 2021, Chairman Albergotti called to order the regular session of the Planning Commission meeting at 5:36 pm.

INVOCATION:

1. Approval of Agenda – *The Planning Commission approved the Agenda unanimously*
2. Approval of Minutes – *The Planning Commission approved the Meeting Minutes unanimously.*
3. Election of 2021 Planning Commission Officers

Chairman Albergotti opened the floor for nominations for Planning Commission Chair. A motion was made by Mr. Stroman to nominate Jim Albergotti as Planning Commission Chairman. It was seconded by Ms. Paige Waymer. No further nominations were made. Chairman Albergotti closed the floor for nominations. Chairman Albergotti accepted the nomination but indicated it would be his last year serving as Chair. *The Planning Commission voted unanimously to elect Jim Albergotti as the 2021 Planning Commission Chairman.*

Chairman Albergotti opened the floor for nominations for Planning Commission Vice-Chairman. A motion was made by Ms. Paige Waymer nominating herself as Vice-Chair. It was seconded by Chairman Albergotti. No further nominations were made. Chairman Albergotti closed the floor for nominations. *The Planning Commission voted unanimously to elect Paige Waymer as the 2021 Planning Commission Vice-Chairman.*

4. Review and Evaluation of Plats

- a. None

5. Road Name Request

- a. Mill Creek Marina: TMS# 0343-10-01-001.000

A motion was made by Mr. Richard Stroman to approve Premium View Drive as requested by Mill Creek Marina. It was seconded by Vice-Chair Waymer. *The Planning Commission unanimously approved the requested road name Premium View Drive for Mill Creek Marina.*

6. New Business

(1.) The consideration of a request from John M. Anderson to rezone property located at 118 Caribbean Ct., Vance, SC 29163, Tax Map#0343-05-01-003.000, and TMS# 0343-05-01-001.000/0343-05-01-004.000 from “RG (Residential General) District” to “FA (Forest Agricultural) District” for the purpose of establishing a campground/RV park.

- a. Public hearing

Chairman Albergotti opened the floor for public comments. Mr. John Anderson, applicant, and Jenise Scott, manager for Mill Creek Marina, spoke in favor of the request. They provided insight into the vision of the new proposed campground site.

Mrs. Amanda Sievers, Planning Director, stated that there were two (2) comments received in support of the request (1 email and 1 letter).

No further comments in favor of the request were made.

Chairman Albergotti called for comments in opposition of the request. Mrs. Amanda Sievers, Planning Director, submitted a signed petition of 32 signatures from the residents in the area who are opposed to the request. She also stated that (2) comments were received in opposition (1 phone call and 1 letter).

There were no further comments in opposition of the request.

Discussion ensued among the Planning Commission members. Ms. Sievers reviewed the staff report and provided her professional opinion that the request was supported by the future growth and development plan of the County, which indicated a variety of residential options and recreational uses in the area. There was no further discussion.

No further comments in favor or in opposition of the request was received. Chairman Albergotti closed the public hearing.

Chairman Albergotti called for a motion for the recommendation of the rezoning request of 118 Caribbean Ct., Vance, SC 29163, Tax Map#0343-05-01-003.000, and TMS# 0343-05-01-001.000/0343-05-01-004.000 from “RG (Residential General) District” to “FA (Forest Agricultural) District.” Vice-Chair Waymer made a motion to approve the request, and it was seconded by Mr. Stroman.

The Planning Commission voted unanimously to approve the rezoning request for 118 Caribbean Ct., Vance, SC 29163, Tax Map#0343-05-01-003.000, and TMS# 0343-05-01-001.000/0343-05-01-004.000 from “RG (Residential General) District” to “FA (Forest Agricultural) District” for the purpose of establishing a campground/RV park.

Chairman Albergotti stated that the recommendation to approve the request will be sent to County Council for their consideration.

(2.) The consideration of a request from Amber K. Geohaghan to rezone property located at 3262 Cleveland St., Elloree, SC 29047, TMS# 0282-00-08-003.000 from “FA (Forest Agricultural) District” to RG (Residential General) District” for the purpose of establishing a room and boarding home.

a. Public hearing

Chairman Albergotti opened the floor for public comments. Ms. Amber Geohaghan, applicant, and Mr. Clark Williams, owner, expressed their support of the request. No further comments in favor of the request were made.

Chairman Albergotti called for comments in opposition of the request. There were no comments made.

Discussion ensued among the Planning Commission members. Chairman Albergotti expressed his concerns of spot zoning and the location being in an FA district. Mr. Stroman questioned if DHEC would have to approve and give permits for the boarding home. Ms. Sievers stated that they would, and the County fire marshal would have to approve the structure for such use as well. There was no further discussion.

No further comments in favor or in opposition of the request was received. Chairman Albergotti closed the public hearing.

Chairman Albergotti called for a motion for the recommendation of the rezoning request of 3262 Cleveland St., Elloree, SC 29047, TMS# 0282-00-08-003.000 from “FA (Forest Agricultural) District” to “RG (Residential General) District.” Mr. Stroman made a motion to approve the request, and it was seconded by Vice-Chair Waymer.

The Planning Commission voted unanimously to approve the rezoning request for 3262 Cleveland St., Elloree, SC 29047, TMS# 0282-00-08-003.000 from “FA (Forest Agricultural) District” to “RG (Residential General) District” for the purpose of establishing a room and boarding home.

Chairman Albergotti stated that the recommendation to approve the request will be sent to County Council for their consideration.

(3.) The consideration of a request from DeMarcus Pelzer to rezone property located at 1553 Gregg St., Orangeburg, SC 29115, TMS# 0173-16-05-010.000 from 3262 Cleveland St., Elloree, SC 29047, TMS# 0282-00-08-003.000 from “FA (Forest Agricultural) District” to RG (Residential General) District” for the purpose of establishing a room and boarding home.

a. Public hearing

Chairman Albergotti opened the floor for public comments. Mr. DeMarcus Pelzer, applicant, expressed being in favor of the request. He stated he wants to create jobs and support the economy in Orangeburg County. No further comments in favor of the request were made.

Chairman Albergotti called for comments in opposition of the request. There were no comments made.

No further comments in favor or in opposition of the request was received. Chairman Albergotti closed the public hearing.

Chairman Albergotti called for a motion for the recommendation of the rezoning request of 1553 Gregg St., Orangeburg, SC 29115, TMS# 0173-16-05-010.000 from "RG (Residential General) District" to "CG (Commercial General) District." A motion to approve the request was made by Vice-Chair Waymer and seconded by Mr. Antron Williams.

The Planning Commission voted unanimously to approve the rezoning request for 1553 Gregg St., Orangeburg, SC 29115, TMS# 0173-16-05-010.000 from "RG (Residential General) District" to "CG (Commercial General) District" for the purpose of establishing an auto sales business.

Chairman Albergotti stated that the recommendation to approve the request will be sent to County Council for their consideration

7. Old Business

a. None

8. Public Comments

There were no additional public comments.

9. Vote for Adjournment

A motion to adjourn was made and properly seconded.

10. Adjournment

The regular session of the Planning Commission adjourned at 6:12 pm.

Respectfully Submitted,

Amanda J Sievers

Planning Director