



**ORANGEBURG COUNTY PLANNING COMMISSION MEETING**  
**VIA MICROSOFT TEAMS VIRTUAL MEETINGS**  
**MAY 12, 2021**  
**MINUTES**

**Members Present**

James Albergotti  
Antron Williams  
Virginia Townsend  
Paige Waymer  
William Ray

**Members Absent**

John Thomas  
Richard Stroman

**Staff Present**

Amanda J. Sievers, Planning Director

**Petitioner(s)**

Yolanda Harper  
Kelsey Harper  
Marshall Crown

**Other Guests**

18 participants

**Times & Democrat**

**Orangeburg Leader**

Lee Hendren

**CALL TO ORDER:** James Albergotti, Chairman

On the 12<sup>th</sup> day of May 2021, Chairman Albergotti called to order the regular session of the Planning Commission meeting at 5:50 pm.

**INVOCATION:**

1. Approval of Agenda – A motion was made by Antron Williams to withdraw item #2 under agenda item #5 New Business. The motion was seconded by William Ray. *The Planning Commission voted unanimously to revise and approve the Agenda for May 12, 2021.*
2. Approval of Minutes – A motion was made by Vice-chair Paige Waymer and seconded by Virginia Townsend. *The Planning Commission approved the Meeting Minutes for April 14, 2021 unanimously.*
3. Review and Evaluation of Plats
  - a. None

4. Road Name Request
  - a. None
5. New Business

**(1.) The consideration of a request from Yolanda Erinn Snell Harper to rezone property at 1991 Graham St., Orangeburg, SC 29118, TMS# 0174-15-01-008.000 and TMS# 0174-15-01-007.000 from “RG (Residential General) district” to “CG (Commercial General) district” for the purpose of operating a bar/lounge.**

a. Public Hearing

Chairman Albergotti opened the floor for public comments. There were no comments received during the virtual meeting. Ms. Amanda Sievers, Planning Director, stated that fourteen (14) emails were received in support of the request, four (4) phone calls in support, and a signed petition of 36 residents in favor of the request.

No further comments in favor of the request were made.

Chairman Albergotti called for comments in opposition of the request. One resident spoke in opposition of the request. Ms. Sievers stated that two (2) calls were received in opposition citing concerns with an increase in crime, traffic and noise, and one email was received in opposition. There were no further comments in opposition of the request.

There was no further discussion and the public hearing was closed.

Chairman Albergotti called for a motion for the recommendation of the rezoning request of 1991 Graham St., Orangeburg, SC 29118, TMS# 0174-15-01-008.000 and TMS# 0174-15-01-007.000 from “RG (Residential General) district” to “CG (Commercial General) district.” Vice-chair Waymer made a motion to approve the request, and it was seconded by Antron Williams.

*The Planning Commission voted unanimously to approve the rezoning request at 1991 Graham St., Orangeburg, SC 29118, TMS# 0174-15-01-008.000 and TMS# 0174-15-01-007.000 from “RG (Residential General) district” to “CG (Commercial General) district” for the purpose of operating a bar/lounge.*

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 Mark Johnson to rezone property at 113 Green St., TMS# 0324-20-04-003.000, Santee, SC 29142 from “RS (Residential Single-Family) district” to “CG (Commercial General) district” for the purpose of establishing parking and operating a boat rental business.**

*This item was withdrawn from the Agenda*

**(3.) The consideration of a request from Bunch Ford Road, LLC to rezone property on Bunch Ford Rd., Holly Hill, SC 29059, TMS# 0332-12-01-026.000 from “FA (Forest Agricultural) district” to “RS (Residential Single-Family) district” for the purpose of establishing a single family detached community.**

a. Public Hearing

Chairman Albergotti opened the floor for public comments. There were no comments received during the virtual meeting. Ms. Amanda Sievers, Planning Director, stated that several phone call inquires had been received prior to the meeting.

No further comments in favor of the request were made.

Chairman Albergotti called for comments in opposition of the request. One resident voiced their concerns with the flood zone and issues with flooding in the area, as well as her concerns with water and wastewater capacity. She also stated her concerns with an increase in traffic.

Marshal Crown, developer for the proposed site, stated that a floodplain study has been commissioned which will reflect stormwater design, impacts and the reduction of downstream flooding. He stated that a sewer study has also been commissioned for the town of Holly Hill, which will reflect options and a commitment to improving the drainage basin. A traffic impact study is also being prepared with projected traffic counts.

There were no further comments in opposition of the request.

There was no further discussion and the public hearing was closed.

Chairman Albergotti called for a motion for the recommendation of the rezoning request of Bunch Ford Rd., Holly Hill, SC 29059, TMS# 0332-12-01-026.000 from "FA (Forest Agricultural) district" to "RS (Residential Single-Family) district." Vice-chair Waymer made a motion to approve the request, and it was seconded by Antron Williams.

*The Planning Commission voted unanimously to approve the rezoning request on Bunch Ford Rd., Holly Hill, SC 29059, TMS# 0332-12-01-026.000 from "FA (Forest Agricultural) district" to "RS (Residential Single-Family) district" for the purpose of establishing a single-family residential community.*

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

**6. Old Business**

None

**7. Public Comments**

Ms. Sievers introduced and welcomed new Commission member Mr. William Ray, representing District 4, to the Planning Commission.

**8. Vote for Adjournment**

A motion to adjourn was made and properly seconded.

**9. Adjournment**

The regular session of the Planning Commission adjourned at 6:17 pm.

Respectfully Submitted,

**Amanda J Sievers**

Planning Director