



ORANGEBURG COUNTY PLANNING COMMISSION MEETING
VIA MICROSOFT TEAMS VIRTUAL MEETINGS
SEPTEMBER 8, 2021
MINUTES

Members Present

James Albergotti
Antron Williams
Paige Waymer
William Ray
Richard Stroman

Members Absent

Virginia Townsend

Staff Present

Amanda J. Sievers, Planning Director

Petitioner(s)

Kenneth Beason
Cynthia Langston
Chad Rast

Other Guests

23 participants

Times & Democrat

Orangeburg Leader

CALL TO ORDER: James Albergotti, Chairman

On the 8th day of September 2021, Chairman Albergotti called to order the regular session of the Planning Commission meeting at 5:33 pm.

INVOCATION:

1. Approval of Agenda – Ms. Amanda Sievers informed the Commission that applicant for item #3 under New Business was being withdrawn. Chairman Alergotti called for a motion to amend the Agenda to reflect. A motion was made by Mr. Ricard Stroman to remove item #3 under New Business, it was properly seconded by Ms. Paige Waymer. *The revised agenda was approved unanimously by the Commission.*
2. Approval of Minutes – The August 11, 2021 meeting minutes were approved unanimously by the Commission.
3. Review and Evaluation of Plats
 - a. None
4. Road Name Request
 - a. None

5. New Business

1. The consideration of a request from Kenneth A. Beason to rezone property at 1606 Shillings Bridge Rd., Orangeburg, SC 29115, TMS# 0125-09-01-026.000 from “RG (Residential General) district” to “CG (Commercial General) district” for the purpose of operating a business.

a. Public Hearing

Chairman Albergotti called on Ms. Amanda Sievers, Planning Director to provide a staff report on the request. Ms. Sievers reviewed the staff report with the Commission.

Chairman Albergotti opened the floor for public comments. Mr. Ken Beason, applicant, stated that he has no known issues with his neighbors and is keeping the property neat and orderly. Mr. Michael Utsey, a neighbor directly behind Mr. Beason, stated that he is a good neighbor and provides a service to the entire neighborhood.

Ms. Eleanor Fields, next door neighbor, stated that she had originally submitted a letter in opposition, but after hearing the intent of the business and use of the property she would like to remove her objection. Her initial concerns were safety, peace, disruptions, and traffic.

There was no further comments or discussion, and the public hearing was closed.

Chairman Albergotti called for discussion among the Planning Commission. Chairman Albergotti and Mr. Stroman both stated their concern with spot zoning. Vice-Chair Waymer stated that she had no issues as the neighbors were in support of the request.

Chairman Albergotti called for a motion for the recommendation of the rezoning request of 1606 Shillings Bridge Rd., Orangeburg, SC 29115, TMS# 0125-09-01-026.000 from “RG (Residential General) district” to “CG (Commercial General) district.” A motion was made by Vice-Chair Waymer to approve the request, and it was seconded by Mr. Antron Williams.

The Planning Commission voted 4-0, with Mr. Stroman recusing himself, to approve the rezoning request at 1606 Shillings Bridge Rd., Orangeburg, SC 29115, TMS# 0125-09-01-026.000 from “RG (Residential General) district” to “CG (Commercial General) district” for the purpose of operating a business. The recommendation to approve the request PASSED.

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 Cynthia Langston to rezone property at 1532 Cordova Rd., Orangeburg, SC 29115, TMS# 0153-10-01-061.000 from “RG (Residential General) district” to “RC (Rural Community) district” for the purpose of placement of a single-wide mobile home.

a. Public Hearing

Chairman Albergotti called on Ms. Sievers to provide a staff report on the request.

Chairman Albergotti opened the floor for public comments. Ms. Cynthia Langston, applicant stated that she was requesting the rezoning to allow for a single-wide mobile home to care for her elderly, handicapped sibling and that the home had been condemned

and needed to be demolished. There were no further comments received in favor or opposition of the request during the virtual meeting and the public hearing was closed.

Chairman Albergotti called for discussion among the Planning Commission. Mr. Stroman stated that this was a clear case of spot zoning. Vice-Chair Waymer commented that she was unsure of the spot zoning. Chairman Albergotti stated his concern for spot zoning.

There was no further discussion among the Planning Commission. Chairman Albergotti called for a motion for the recommendation of the rezoning request at 1532 Cordova Rd., Orangeburg, SC 29115, TMS# 0153-10-01-061.000 from “RG (Residential General) district” to “RC (Rural Community) district.”

A motion was made by Vice-Chair Waymer to approve the request, and it was seconded by Mr. Williams.

The Planning Commission voted 4-0, with one (1) no vote from Mr. Stroman, to approve the rezoning request at 1532 Cordova Rd., Orangeburg, SC 29115, TMS# 0153-10-01-061.000 from “RG (Residential General) district” to “RC (Rural Community) district” for the purpose of placement of a single-wide mobile home. The recommendation to approve the request PASSED.

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 Gateway One Development LLC to rezone property on Kings Rd/Bruin Parkway, Orangeburg, SC 29118, TMS# 0181-13-00-003.000 from “RG (Residential General) district” to “PUD (Planned Development) district” for the purpose of a mixed-use development.

a. Public Hearing

Chairman Albergotti called on Ms. Sievers to provide a staff report on the request.

Chairman Albergotti opened the floor for public comments. Chad Rast, VP of OCain Construction and partner in the development provided an overview of the Plan. There were no further comments received in favor or opposition of the request during the virtual meeting and the public hearing was closed.

Chairman Albergotti called for discussion among the Planning Commission. Mr. Stroman stated that this is a great project. There was no further discussion among the Planning Commission. Chairman Albergotti called for a motion for the recommendation of the rezoning request on Kings Rd/Bruin Parkway, Orangeburg, SC 29118, TMS# 0181-13-00-003.000 from “RG (Residential General) district” to “PUD (Planned Development) district.”

A motion was made by Mr. Stroman to approve the request, and it was seconded by Mr. Williams.

The Planning Commission voted unanimously 5-0 to approve the rezoning request on Kings Rd/Bruin Parkway, Orangeburg, SC 29118, TMS# 0181-13-00-003.000 from “RG (Residential General) district” to “PUD (Planned Development) district” for the purpose of a mixed-use development. The recommendation to approve the request PASSED.

6. Old Business

None

7. Public Comments

None

8. Vote for Adjournment

A motion to adjourn was made by Mr. Stroman.

9. Adjournment

The regular session of the Planning Commission adjourned at 6:30 pm.
Respectfully Submitted,

Amanda J Sievers

Planning Director