



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

Members Present

James Albergotti
Antron Williams
William Ray
Richard Stroman
Virginia Townsend

Members Absent

Paige Waymer

Staff Present

Amanda J. Sievers, Planning Director

Petitioner(s)

Michael Goetz and Michael Elliott (Holly Hill Land, LLC)
Colin Stiles
Marshal Crown
Kelsey Harper
Edward Wolfe and Russell Wolfe

Other Guests

25 participants

Times & Democrat

Orangeburg Leader

Lee Hendren

CALL TO ORDER: James Albergotti, Chairman

On the 8th day of December 2021, Chairman Albergotti called to order the regular session of the Planning Commission meeting at 5:43 pm.

INVOCATION:

1. Approval of Agenda – Agenda was approved by the Commission
2. Approval of Minutes – Minutes from 11/10/21 were approved unanimously by the Commission
3. Adoption of 2022 Planning Commission Meeting Schedule
The Commission adopted the 2022 Meeting Schedule unanimously.
4. Review and Evaluation of Plats
 - a. Bunch Ford Rd. Subdivision TMS# 0332-12-01-026.000

The Final pre-construction plans were submitted and reviewed by the Commission. Chairman Albergotti called for a motion to approve the plans. A motion was made by Mr. William Ray and properly seconded by Mr.

Antron Williams. *The final pre-construction plans for Bunch Ford Rd. Subdivision were unanimously approved by the Commission.*

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

Chairman Albergotti explained the public hearing procedures for new business agenda items.

1. The consideration of a request from Holly Hill Land, LLC to rezone property on State Park Rd/Acorn Ln, Santee, SC 29142, TMS# 0307-00-02-052.000 from “RS (Residential Single-Family) district” to “PUD (Planned Development) district” for the purpose of a mixed-use development.

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. Michael Elliott, developer and applicant, presented the plans for the PUD. He explained that the vision was for a state-of-the-art resort RV park facility with the opportunity to benefit everyone.

No comments were received from citizens in favor or opposition of the request, and the public hearing was closed.

Chairman Albergotti called for discussion among the Commission. Commission members agreed that the project as presented looks great.

Chairman Albergotti called for a motion for the recommendation of the rezoning request of State Park Rd/Acorn Ln, Santee, SC 29142, TMS# 0307-00-02-052.000 from “RS (Residential Single-Family) district” to “PUD (Planned Development) district.” A motion was made by Mr. Richard Stroman to accept the request, and it was seconded by Mr. William Ray.

The Planning Commission voted unanimously (5-0) to recommend the approval of the rezoning request of State Park Rd/Acorn Ln, Santee, SC 29142, TMS# 0307-00-02-052.000 from “RS (Residential Single-Family) district” to “PUD (Planned Development) district” for the purpose of a mixed-use development.

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 Edward H. Wolfe and Russell S. Wolfe, Jr. to rezone property on Five Chop Rd., Orangeburg, SC 29115 TMS# 0182-20-01-003.000 from “CG (Commercial General) district” to “FA (Forest Agricultural) district” for the purpose of preserving agricultural land.

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. Ladson Beach spoke in favor of the request, stating that the property has been in the family for 100 years and is a

nice agricultural tract. He stated the use is consistent with the surrounding area and to please consider the request for approval. Mr. Edward Wolfe, applicant, spoke in favor of his request and asked the Commission to consider the approval.

There were no further comments in favor or in opposition of the request and Chairman Albergotti closed the public hearing.

Chairman Albergotti called for discussion among the Commission members. Mr. Stroman stated that the request was in compliance with the regulations. Chairman Albergotti called for a motion for the recommendation of the rezoning request of Five Chop Rd., Orangeburg, SC 29115 TMS# 0182-20-01-003.000 from “CG (Commercial General) district” to “FA (Forest Agricultural) district.” A motion was made by Mr. Richard Stroman to accept the request, and it was seconded by Mr. William Ray.

The Planning Commission voted unanimously (5-0) to recommend the approval of the rezoning request of Five Chop Rd., Orangeburg, SC 29115 TMS# 0182-20-01-003.000 from “CG (Commercial General) district” to “FA (Forest Agricultural) district” for the purpose of preserving agricultural land.

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

7. Old Business

Chairman Albergotti made the suggestion to the Commission that a review of the Comprehensive Plan, particularly focusing on the growth and development along the Five Chop Road corridor and the I-26 vicinity would be beneficial.

8. Public Comments

None

9. Vote for Adjournment

A motion to adjourn was made by Mr. Stroman.

10. Adjournment

The regular session of the Planning Commission adjourned at 6:10 pm.

Respectfully Submitted,

Amanda J Sievers

Planning Director