



ORANGEBURG COUNTY PLANNING COMMISSION MEETING
VIA MICROSOFT TEAMS VIRTUAL MEETINGS
FEBRUARY 9, 2022
MINUTES

Members Present

James Albergotti
William Ray
Richard Stroman
Paige Waymer

Members Absent

Antron Williams - excused
Virginia Townsend - excused

Staff Present

Amanda J. Sievers, Planning Director

Petitioner(s)

Scott Utsey
Eduardo Villeda Guillen

Other Guests

22 participants

Times & Democrat

Orangeburg Leader

Lee Hendren

CALL TO ORDER: James Albergotti, Chairman

On the 9th day of February 2022, Chairman Albergotti called to order the regular session of the Planning Commission meeting at 5:36 pm.

INVOCATION:

1. Approval of Agenda – Agenda was approved by the Commission
2. Approval of Minutes – Minutes from 12/08/21 were approved unanimously by the Commission
3. Review and Evaluation of Preliminary Plats
 - a. None
4. Road Name Request
 - a. None
5. New Business

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

1. The consideration of a request from Red Pill Partners, LLC to rezone property on Old State Rd. (US 176), TMS# 0338-00-01-078.000, Holly Hill, SC 29059 from “FA (Forest Agricultural) district” to “RG (Residential General) district” for the purpose of a residential 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. Scott Utsey, applicant, discussed the proposed development. He stated that the desire was to offer homes that are an affordable option for the citizens in a great location.

Questions from the Commission members regarding price points of homes arose. Mr. Utsey stated that the costs of homes will be determined based on the size of lots, water/wastewater availability and other factors. The desire it to keep them under \$300K.

A representative from the Holcim plant stated that the company supports growth and economic development but wanted to point out that the proposed subdivision would be within 1,000 feet of property owned by Holcim.

Three (3) comments from citizens were received in opposition of the request. Similar concerns of the number of homes, traffic, safety, environmental/wildlife impacts, emergency services and response times, and water/wastewater availability were voiced by the citizens.

There were no further comments in support or against the rezoning request, and the public hearing was closed.

Chairman Albergotti called for discussion among the Commission. Commission members agreed that the proposed residential development complies with the growth and development plans for both the County and Town of Holly Hill.

Chairman Albergotti called for a motion for the recommendation of the rezoning request of Old State Rd. (US 176), TMS# 0338-00-01-078.000, Holly Hill, SC 29059 from “FA (Forest Agricultural) district” to “RG (Residential General) district.” A motion was made by Vice-Chair Waymer to recommend approval of the request, and it was seconded by Mr. William Ray.

The Planning Commission voted unanimously (4-0) to recommend the approval of the rezoning request of Old State Rd. (US 176), TMS# 0338-00-01-078.000, Holly Hill, SC 29059 from “FA (Forest Agricultural) district” to “RG (Residential General) district” for the purpose of a residential 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 Dolphin Fiberglass Pools, LLC to rezone property at 203 and 207 Grassy Ln., TMS# 0233-00-03-052.000/0233-00-03-001.000, Bowman, SC 29018 from “RG (Residential General) district” to “CG (Commercial General) district” for the purpose of 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. Eduardo Villeda Guillen, applicant, stated that his desire is to start his own business making and selling fiberglass pools at the proposed location. One resident inquired about the anticipated increase in

traffic. Mr. Guillen stated not a lot of traffic would be generated, only one truck per week would be scheduled.

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. Chairman Albergotti expressed his concerns with the rezoning request due to the numerous allowed uses in the CG district. He stated that once the rezoning is approved those broad uses are allowed permanently, not just tied to the proposed request. He raised the issue of spot zoning being a concern.

Chairman Albergotti called for a motion for the recommendation of the rezoning request at 203 and 207 Grassy Ln., TMS# 0233-00-03-052.000/0233-00-03-001.000, Bowman, SC 29018 from "RG (Residential General) district." A motion was made by Vice-Chair Waymer to recommend approval of the request, and it was seconded by Mr. Ray.

The Planning Commission voted unanimously (4-0) to recommend the approval of the rezoning request at 203 and 207 Grassy Ln., TMS# 0233-00-03-052.000/0233-00-03-001.000, Bowman, SC 29018 from "RG (Residential General) district" to "CG (Commercial General) district" for the purpose of a business.

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

6. Old Business

a. None

7. Public Comments

None

8. Vote for Adjournment

A motion to adjourn was made.

9. Adjournment

The regular session of the Planning Commission adjourned at 6:38 pm.

Respectfully Submitted,

Amanda J Sievers

Planning Director