



ORANGEBURG COUNTY PLANNING COMMISSION MEETING
VIA MICROSOFT TEAMS VIRTUAL MEETINGS
APRIL 13, 2022
MINUTES

Members Present

James Albergotti
William Ray
Virginia Townsend
Antron Williams
Richard Stroman
Paige Waymer

Members Absent

Staff Present

Amanda J. Sievers, Planning Director

Petitioner(s)

Patrick Quinn
Kelsey Santiago
Greg Googer

Other Guests

19

Times & Democrat

Orangeburg Leader

Lee Hendren

CALL TO ORDER: James Albergotti, Chairman

On the 13th day of April 2022, Chairman Albergotti called to order the regular session of the Planning Commission meeting at 5:42 pm.

INVOCATION:

1. Approval of Agenda – Ms. Amanda Sievers noted that items #1 and #4 under New Business were being postponed until the May 11th meeting. Agenda was approved by the Commission
2. Approval of Minutes – Minutes from 03/09/22 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 CDP Holly Hill 2, LLC to rezone property on Old State Rd. (US 176) Holly Hill, SC 29059, TMS# 0338-06-01-011.000 from**

“RG (Residential General) district” to “CG (Commercial General) district” for the purpose of general retail.

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. Greg Googer, applicant, discussed the request and asked the Commission to please consider approval. He stated that the purpose was for a small tenant retailer, approximately a 10,000 to 12,000 sq. ft. facility.

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. The members agreed that the request would be acceptable and met the growth and development trends for the area.

Chairman Albergotti called for a motion for the recommendation of the rezoning request for Old State Rd. (US 176) Holly Hill, SC 29059, TMS# 0338-06-01-011.000 from “RG (Residential General) district” to “CG (Commercial General) district.” A motion was made by Mr. Richard Stroman to recommend approval of the request, and it was seconded by Mr. William Ray.

The Planning Commission voted unanimously (6-0) to recommend the approval of the rezoning request on Old State Rd. (US 176) Holly Hill, SC 29059, TMS# 0338-06-01-011.000 from “RG (Residential General) district” to “CG (Commercial General) district” for the purpose of general retail.

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 BRD Land & Investment, LP to rezone property on Old Number Six Hwy. (SC 6) Vance, SC 29163, TMS# 0327-00-00-002.000 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. Patrick Quinn, applicant, explained the development intended for single-family detached homes, with 60x125 sq ft lots. He stated that the developer was currently exploring options for water/wastewater service. He also stated that they were proposing 400-500 lots and the development would be phased. He gave a price range of \$200-\$300K for the homes. Currently no builder has been selected.

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. The members agreed that the request would be acceptable and met the growth and development trends for the area.

Chairman Albergotti called for a motion for the recommendation of the rezoning request for Old Number Six Hwy. (SC 6) Vance, SC 29163, TMS# 0327-00-00-002.000 from “FA (Forest Agricultural) district” to “RG (Residential General) district.” A motion was made by Ms. Paige Waymer to recommend approval of the request, and it was seconded by Mr. Ray.

The Planning Commission voted unanimously (6-0) to recommend the approval of the rezoning request on Old Number Six Hwy. (SC 6) Vance, SC 29163, TMS# 0327-00-00-002.000 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.

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 6:06 pm.

Respectfully Submitted,

Amanda J Sievers

Planning Director