



ORANGEBURG COUNTY PLANNING COMMISSION MEETING
VIA MICROSOFT TEAMS VIRTUAL MEETINGS
APRIL 14, 2021
MINUTES

Members Present

James Albergotti
Antron Williams
Richard Stroman
Virginia Townsend
Paige Waymer

Members Absent

John Thomas

Staff Present

Amanda J. Sievers, Planning Director

Petitioner(s)

John Anderson
Amber Geohaghan
Demarcus Pelzer
Michael Goetz
Philip Hayes

Times & Democrat

Orangeburg Leader

Lee Hendren

CALL TO ORDER: James Albergotti, Chairman

On the 14th day of April 2021, Chairman Albergotti called to order the regular session of the Planning Commission meeting at 5:39 pm.

INVOCATION:

1. Approval of Agenda – *The Planning Commission approved the Agenda unanimously*
2. Approval of Minutes – *The Planning Commission approved the Meeting Minutes 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 Holly Hill Land, LLC to rezone property at Academy Lane and Eutaw Rd. (SC 453) Holly Hill, SC, 29059, TMS# 0339-05-01-001.000 from “FA (Forest Agricultural) district” to “RG (Residential General) district” for the purpose of residential housing.

a. Public Hearing

Chairman Albergotti opened the floor for public comments. Mr. Michael Goetz, applicant, spoke in favor of the request. He provided insight into the vision of the proposed residential development.

No further comments in favor of the request were made.

Chairman Albergotti called for comments in opposition of the request. There were no 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 Academy Lane and Eutaw Rd. (SC 453) Holly Hill, SC, 29059, TMS# 0339-05-01-001.000 from “FA (Forest Agricultural) district” to “RG (Residential General) district.” Richard Stroman 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 Academy Lane and Eutaw Rd. (SC 453) Holly Hill, SC, 29059, TMS# 0339-05-01-001.000 from “FA (Forest Agricultural) district” to “RG (Residential General) district” for the purpose of residential housing.

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 Land Investment Resources, LLC to rezone property TMS# 0373-00-00-003.000/0328-00-03-012.000, Vance, SC 29163 from “FA (Forest Agricultural) district to a “PUD (Planned Use Development) district” for the purpose of developing a mixed-use residential community.

a. Public Hearing

Chairman Albergotti opened the floor for public comments. Mr. Philip Hayes, applicant, spoke in favor of the request. He provided a presentation with the proposed concept of the development (Serenity Resort Community).

There were no further comments in favor of the request. Discussion ensued with several questions from the Planning Commission members in regard to access to the property, security, wastewater system, and potential for retail.

Chairman Albergotti called for comments in opposition of the request. A citizen voiced his concern with the water/wastewater plan, as well as ingress/egress to the site, and an increase in traffic. Mr. Hayes expressed that there would be a dedicated private entrance to the site.

There were no further comments in opposition of the request and the public hearing was closed.

Chairman Albergotti called for a motion for the recommendation of the rezoning request of property TMS# 0373-00-00-003.000/0328-00-03-012.000, Vance, SC 29163 from “FA (Forest Agricultural) district to a “PUD (Planned Use Development) district.” Richard Stroman made a motion to approve the request, and it was seconded by Vice-chair Waymer.

The Planning Commission voted unanimously to approve the rezoning request of property TMS# 0373-00-00-003.000/0328-00-03-012.000, Vance, SC 29163 from “FA (Forest Agricultural) district to a “PUD (Planned Use Development) district” for the purpose of developing a mixed-use residential community.

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

6. Old Business

(1.) The consideration of a request from John M. Anderson to rezone property at 118 Caribbean Ct., Vance, SC 29163, TMS# 0343-05-01-003.000, nd TMS# 0343-05-01-001.000/0343-05-01-004.000 from “RG (Residential General) district” to “FA (Forest Agricultural) district” to for the purpose of establishing a campground/RV park.

a. Public Hearing

Chairman Albergotti opened the floor for public comments. A citizen voiced his support of the request and stated that the applicant is a good resident and already operates a good campground. The applicant, Mr. John Anderson spoke in favor of the request and stated he wanted to expand his business around the lake system. He stated that the development would improve the existing property and he would ensure good customers and neighbors.

Mrs. Amanda Sievers, Planning Director noted that a signed petition of 183 signatures from the residents was received in support of the request.

There were no further comments in favor of the request and there was no discussion.

Chairman Albergotti called for comments in opposition of the request. Mrs. Sievers stated that there were numerous emails, letters, calls and the previous signed petition against the rezoning received.

There were no further comments in opposition of the request.

Discussion ensued among the Planning Commission members. Mr. Stroman stated that there was no change in the proposal or outlook of the request. Vice-chair Waymer stated that the proposal had been reviewed previously and there was no reason to not move forward. Ms. Sievers reviewed the staff report and provided her professional opinion that the request was supported by the future growth and development plan of the County, which indicated a variety of residential options and recreational uses in the area. There was no further discussion.

No further comments in favor or in opposition of the request was received. Chairman Albergotti closed the public hearing.

Chairman Albergotti called for a motion for the recommendation of the rezoning request of 118 Caribbean Ct., Vance, SC 29163, Tax Map#0343-05-01-003.000, and TMS# 0343-05-01-001.000/0343-05-01-004.000 from “RG (Residential General) District” to “FA (Forest Agricultural) District.” Vice-Chair Waymer made a motion to approve the request, and it was seconded by Mr. Stroman.

The Planning Commission voted unanimously to approve the rezoning request for 118 Caribbean Ct., Vance, SC 29163, Tax Map#0343-05-01-003.000, and TMS# 0343-05-01-001.000/0343-05-01-004.000 from “RG (Residential General) District” to “FA (Forest Agricultural) District” for the purpose of establishing a campground/RV park.

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

7. Public Comments

There were no additional public comments.

8. Vote for Adjournment

A motion to adjourn was made and properly seconded.

9. Adjournment

The regular session of the Planning Commission adjourned at 6:46 pm.

Respectfully Submitted,

Amanda J Sievers

Planning Director