



**ORANGEBURG COUNTY PLANNING COMMISSION MEETING**  
**COUNCIL CHAMBERS**  
**MAY 11, 2022**  
**MINUTES**

**Members Present**

James Albergotti  
William Ray  
Virginia Townsend  
Richard Stroman  
Paige Waymer

**Members Absent**

Antron Williams  
District 7- Vacant

**Staff Present**

Amanda J. Sievers, Planning Director

**Petitioner(s)**

Gerald Davis  
Brenda Edmonds  
Chris Donato

**Other Guests**

10

**Times & Democrat**

**Orangeburg Leader**

Lee Hendren

**CALL TO ORDER:** James Albergotti, Chairman

On the 11th day of May 2022, Chairman Albergotti called to order the regular session of the Planning Commission meeting at 5:30 pm.

**INVOCATION:**

1. Approval of Agenda –Agenda was approved by the Commission
2. Approval of Minutes – Minutes from 04/13/22 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 Brenda Singleton Edmonds to rezone property at 8108 Neeses Hwy. (SC 4) Springfield, SC 29146, TMS# 0027-00-01-004.000 from “FA (Forest Agricultural) district” to “CG (Commercial General) district” for the purpose of establishing an event hall.**

- 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. Gerald Davis, representing property owner and applicant Ms. Brenda Edmonds, provided comments in support of the request. He stated the reclassification to CG is warranted and encouraged the Commission to recommend approval. Ms. Edmonds also voiced her support for the request.

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. Mr. William Ray voice his concerns with safety regarding number of people in the facility, parking, and lighting at the facility. The members agreed that the request would be acceptable and met the growth and development trends for the area. Vice-Chair Paige Waymer spoke in favor, stating that it would be a good use for the community. Chairman Albergotti commented that the facility could add an economic benefit to the community and that the location has special circumstances which provides an opportunity to operate as a commercial business. Mr. Stroman stated that it should be submitted to Council as spot zoning. There was no further Commission discussion.

Chairman Albergotti called for a motion for the recommendation of the rezoning request for 8108 Neeses Hwy. (SC 4) Springfield, SC 29146, TMS# 0027-00-01-004.000 from “FA (Forest Agricultural) district” to “CG (Commercial General) district.” A motion was made by Vice-Chair Waymer to recommend approval of the request, and it was seconded by Ms. Virginia Townsend.

*The Planning Commission voted (3-2) to recommend the approval of the rezoning request of 8108 Neeses Hwy. (SC 4) Springfield, SC 29146, TMS# 0027-00-01-004.000 from “FA (Forest Agricultural) district” to “CG (Commercial General) district” for the purpose of establishing an event hall.*

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 American Star Development SC, LLC to rezone property at 9159 Old State Rd. (US 176) Holly Hill, SC 29059, TMS# 0338-00-02-034.000 & 0338-00-02-019.000 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. Mr. Chris Donato, applicant, provided comments supporting the request. He stated that the property owner can no longer maintain the golf course. He explained that there is no preliminary layout at this time but anticipate having large lots and keeping the rural nature of the area. He also noted that survey work, wetlands and other relevant studies would need to be conducted.

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

Chairman Albergotti called for discussion among the Commission. Vice-Chair Waymer asked about the number of proposed homes. Mr. Donato stated that it is to-be-determined and has no information at this time. Chairman Albergotti commented that small town/municipal golf courses are struggling across the US and upkeep of the facilities is difficult.

Chairman Albergotti called for a motion for the recommendation of the rezoning request for 9159 Old State Rd. (US 176) Holly Hill, SC 29059, TMS# 0338-00-02-034.000 &

0338-00-02-019.000 from “FA (Forest Agricultural) district” to “RG (Residential General) district.” A motion was made by Mr Stroman to recommend approval of the request, and it was seconded by Vice-Chair Waymer.

*The Planning Commission voted unanimously (5-0) to recommend the approval of the rezoning request at 9159 Old State Rd. (US 176) Holly Hill, SC 29059, TMS# 0338-00-02-034.000 & 0338-00-02-019.000 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.

**3. The consideration of a request from Gramling and Gramling, LLC to rezone property on Brentwood Dr., Orangeburg, SC 29115, TMS# 0182-18-01-011.000 (portion f) 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. Ms. Sievers stated that the applicant was not present due to being out of the country. There were no public comments in support or against the rezoning request, and the public hearing was closed.

Chairman Albergotti called for discussion among the Commission. There was no discussion.

Chairman Albergotti called for a motion for the recommendation of the rezoning request on Brentwood Dr., Orangeburg, SC 29115, TMS# 0182-18-01-011.000 (portion of) 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. Stroman.

*The Planning Commission voted unanimously (5-0) to recommend the approval of the rezoning request on Brentwood Dr., Orangeburg, SC 29115, TMS# 0182-18-01-011.000 (portion f) from “FA (Forest Agricultural) district” to “RG (Residential General) district” for the purpose of a residential development.*

**6. Old Business**

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 6:18 pm.

Respectfully Submitted,

Amanda J Sievers

Planning Director