



ORANGEBURG COUNTY PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
JUNE 8, 2022
MINUTES

Members Present

James Albergotti
William Ray
Virginia Townsend
Paige Waymer

Members Absent

Richard Stroman
Antron Williams
District 7- Vacant

Staff Present

Amanda J. Sievers, Planning Director

Petitioner(s)

Michael Elliott
O.H. Driggers
Pharris Collier

Other Guests

14

Times & Democrat

Orangeburg Leader

Lee Hendren

CALL TO ORDER: James Albergotti, Chairman

On the 8th day of June 2022, Chairman Albergotti called to order the regular session of the Planning Commission meeting at 5:32 pm.

INVOCATION:

1. Approval of Agenda –Agenda was approved by the Commission
2. Approval of Minutes – Minutes from 05/11/22 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 Maedrine McMichael to rezone property at 2251 Magnolia St (US 601) Orangeburg, SC 29115, TMS# 0173-07-02-008.000 from “RG (Residential General) district” to “CG (Commercial General) district” for the purpose of a medical diagnostic testing facility.

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. Pharris Collier, son of applicant, provided comments in support of the request. Three (3) citizens expressed their opposition to the requested rezoning. A letter was received and read aloud in opposition to 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. Vice-Chair Waymer expressed some concern with the operation of the diagnostic facility and questioned the process of disposing of the biological waste. There was no further Commission discussion.

Chairman Albergotti called for a motion for the recommendation of the rezoning request for 2251 Magnolia St. (US 601) Orangeburg, SC 29115, TMS# 0173-07-02-008.000 from “RG (Residential General) district” to “CG (Commercial General) district.” A motion was made by Ms. Virginia Townsend to recommend approval of the request, and it was seconded by Mr. William Ray.

The Planning Commission voted (3-1) to recommend the approval of the rezoning request of 2251 Magnolia St (US 601) Orangeburg, SC 29115, TMS# 0173-07-02-008.000 from “RG (Residential General) district” to “CG (Commercial General) district” for the purpose of a medical diagnostic testing facility.

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 Crescent Property Holdings, LLC to rezone property on Academy Lane, Holly Hill, SC 29059, TMS# 0331-00-03-019.000 from “FA (Forest Agricultural) district” to “RG (Residential General) district” for the purpose of residential housing.

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, partner of Crescent Property Holdings, LLC, provided comments supporting the request. He stated the intent for the project was affordable workforce housing.

There were no comments received in opposition of the request.

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. Mr. Ray asked how many homes were proposed. Mr. Elliott stated that it is premature to respond at this time as further studies are necessary.

Chairman Albergotti called for a motion for the recommendation of the rezoning request on Academy Lane, Holly Hill, SC 29059, TMS# 0331-00-03-019.000 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 Ms. Townsend.

The Planning Commission voted unanimously (4-0) to recommend the approval of the rezoning request on Academy Lane, Holly Hill, SC 29059, TMS# 0331-00-03-019.000 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.

3. The consideration of a request from Othell H. C. Driggers Jr. to rezone property at 7324 Old Number Six Hwy., Santee, SC 29142, TMS# 0287-00-03-001.000 (portion of) from “FA (Forest Agricultural) district” to “CG (Commercial General) district” for the purpose of a boat repair shop.

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. Othell Driggers, applicant stated his desire to have a boat repair business at the location.

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. There was no discussion.

Chairman Albergotti called for a motion for the recommendation of the rezoning request at 7324 Old Number Six Hwy., Santee, SC 29142, TMS# 0287-00-03-001.000 (portion of) 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 Mr. Ray.

The Planning Commission voted unanimously (4-0) to recommend the approval of the rezoning request at 7324 Old Number Six Hwy., Santee, SC 29142, TMS# 0287-00-03-001.000 (portion of) from “FA (Forest Agricultural) district” to “CG (Commercial General) district” for the purpose of a boat repair shop.

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 6:20 pm.

Respectfully Submitted,

Amanda J Sievers

Planning Director