



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

Members Present

James Albergotti
Antron Williams
Paige Waymer
William Ray
Richard Stroman

Members Absent

Virginia Townsend
John Thomas

Staff Present

Amanda J. Sievers, Planning Director

Petitioner(s)

Tonia Stone
Ryan Bland, WTC of Bowman, LLC

Other Guests

10 participants

Times & Democrat

Orangeburg Leader

CALL TO ORDER: James Albergotti, Chairman

On the 14th day of July 2021, Chairman Albergotti called to order the regular session of the Planning Commission meeting at 5:30 pm.

INVOCATION:

1. Approval of Agenda – The agenda was approved unanimously by the Commission.
2. Approval of Minutes – The June 9th, 2021 meeting minutes were approved unanimously by the Commission.
3. Review and Evaluation of Plats
 - a. None
4. Road Name Request
 - a. None
5. New Business

1. The consideration of a request from James L. Sharperson to rezone property at 3099 Rowesville Rd., Orangeburg, SC 29115, TMS# 0185-00-00-023.000 from “FA (Forest Agricultural) district” to “CG (Commercial General) district” for the purpose of operating a business.

a. Public Hearing

Chairman Albergotti called on Ms. Amanda Sievers, Planning Director to provide a staff report on the request. Ms. Sievers stated that an email was received in opposition of the request.

Chairman Albergotti then opened the floor for public comments. There were no comments received in favor or opposition of the request during the virtual meeting.

There was no discussion and the public hearing was closed.

There was no discussion among the Planning Commission. Chairman Albergotti called for a motion for the recommendation of the rezoning request of 3099 Rowesville Rd., Orangeburg, SC 29115, TMS# 0185-00-00-023.000 from "FA (Forest Agricultural) district" to "CG (Commercial General) district."

A motion was made by Vice-Chair Paige Waymer to approve the request, and it was seconded by Mr. Richard Stroman.

The Planning Commission voted unanimously to approve the rezoning request at 3099 Rowesville Rd., Orangeburg, SC 29115, TMS# 0185-00-00-023.000 from "FA (Forest Agricultural) district" to "CG (Commercial General) district" for the purpose of operating a business.

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 WTC of Bowman, LLC to rezone property on Bowman Ave./Charleston Hwy., Bowman, SC 29018, TMS# 0246-14-02-001.000 from "FA (Forest Agricultural) district" to "CG (Commercial General) district" for the purpose of developing a general retail store.

a. Public Hearing

Chairman Albergotti called on Ms. Amanda Sievers, Planning Director to provide a staff report on the request. Ms. Sievers stated that no comments were received in favor or opposition of the request. One phone call inquiry was received.

Chairman Albergotti then opened the floor for public comments. There were no comments received in favor or opposition of the request during the virtual meeting.

There was no discussion and the public hearing was closed.

There was no discussion among the Planning Commission. Chairman Albergotti called for a motion for the recommendation of the rezoning request of Bowman Ave./Charleston Hwy., Bowman, SC 29018, TMS# 0246-14-02-001.000 from "FA (Forest Agricultural) district" to "CG (Commercial General) district."

A motion was made by Mr. Stroman to approve the request, and it was seconded by Vice-Chair Waymer.

The Planning Commission voted unanimously to approve the rezoning request on Bowman Ave./Charleston Hwy., Bowman, SC 29018, TMS# 0246-14-02-001.000 from "FA (Forest Agricultural) district" to "CG (Commercial General) district" for the purpose of developing a general retail store.

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 Pierre Mercure & Tonia Stone to rezone property at 5979 North Rd., Orangeburg, SC 29118, TMS# 0115-00-08-004.000 from “FA (Forest Agricultural) district” to “BI (Business Industrial) district” for the purpose of an auto salvage business.

a. Public Hearing

Chairman Albergotti called on Ms. Amanda Sievers, Planning Director to provide a staff report on the request. Ms. Sievers stated that three (3) residents submitted written letters in opposition of the request and one (1) resident submitted an email in opposition.

Chairman Albergotti then opened the floor for public comments. Ms. Tonia Stone, applicant, expressed being in favor of her request, and that the property is being requested to be rezoned to accommodate the continued operation of the business. She stated that they are in the process of cleaning up the property and are in compliance with SCDHEC. She also stated that they wanted to be good neighbors in the community.

Two residents spoke in opposition of the request, stating their concerns for environmental and contamination issues. They also stated that the area is rural and farmland properties.

Discussion ensued among the Commission members. The consensus was that the property is obsolete from any other operation, that the former business had operated there for many years, and that the location meets the requirements for approval. Ms. Sievers stated that proper screening, buffers and setbacks must be met. Chairman Albergotti commented that there appears to be no alternative to the functionality of the facility other than the intended use.

Chairman Albergotti called for a motion for the recommendation of the rezoning request of 5979 North Rd., Orangeburg, SC 29118, TMS# 0115-00-08-004.000 from “FA (Forest Agricultural) district” to “BI (Business Industrial) district.”

A motion was made by Vice-Chair Paige Waymer to approve the request, and it was seconded by Mr. Antron Williams.

The Planning Commission voted unanimously to approve the rezoning request at 5979 North Rd., Orangeburg, SC 29118, TMS# 0115-00-08-004.000 from “FA (Forest Agricultural) district” to “BI (Business Industrial) district” for the purpose of an auto salvage business.

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

- 6. Old Business
 - None
- 7. Public Comments
 - None
- 8. Vote for Adjournment
- 9. Adjournment

The regular session of the Planning Commission adjourned at 6:17 pm.
Respectfully Submitted,

Amanda J Sievers

Planning Director