



ORANGEBURG COUNTY PLANNING COMMISSION MEETING
VIA MICROSOFT TEAMS VIRTUAL MEETINGS
AUGUST 11, 2021
MINUTES

Members Present

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

Members Absent

Staff Present

Amanda J. Sievers, Planning Director

Petitioner(s)

Josh Nexsen
Todd Bailey
Loraine Robinson
Paulette Robinson
Jonathan Robinson

Other Guests

20 participants

Times & Democrat

Orangeburg Leader

CALL TO ORDER: James Albergotti, Chairman

On the 11th day of August 2021, Chairman Albergotti called to order the regular session of the Planning Commission meeting at 5:38 pm.

INVOCATION:

1. Approval of Agenda – The agenda was approved unanimously by the Commission.
2. Approval of Minutes – The July 14th, 2021 meeting minutes were approved unanimously by the Commission.
3. Review and Evaluation of Plats
 - a. None
4. Road Name Request
 - a. **TMS# 0148-00-02-094.000**
 1. **Shiplap Ln**
 - b. **TMS# 0343-00-02-020.000**
 1. **Two Sons Way**

c. TMS# 0236-00-05-005.000

1. Palmetto Commerce Pkwy

Chairman Albergotti presented the road name requests to the Planning Commission. Amanda Sievers, Planning Director, stated that the names had been reviewed by the Addressing Coordinator and meet the County requirements for approval purposes. Chairman Albergotti called for a motion to approve the three (3) road name requests. Mr. Richard Stroman made a motion to approve the request, and it was properly seconded by Mr. William Ray. *The Planning Commission unanimously approved the three (3) road name requests.*

5. New Business

1. The consideration of a request from Paulette Robinson to rezone property at 2729 Binnicker Bridge Rd., Cope, SC 29038, TMS# 0078-00-04-001.000 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 reviewed the staff report with the Commission. She stated that three (3) residents submitted written comments in opposition for the request, and nine (9) residents provided anonymous call-in oppositions for the request.

Chairman Albergotti then opened the floor for public comments. There were no comments received in opposition of the request during the virtual meeting. Mr. Jonathan Robinson, property owner, stated that his intent to operate a business is for a bar/restaurant, not a club.

There was no further comments or discussion, and the public hearing was closed.

Chairman Albergotti called for discussion among the Planning Commission. Paige Waymer, Vice-Chair questioned the statements in opposition and asked for more information about the use of the business. Mr. Robinson, property owner stated that he would be submitting plans to renovate the building and would like to operate a bar/restaurant, not a club. Chairman Albergotti stated that this was a clear case of spot zoning. Mr. Richard Stroman stated that this request was in direct conflict with the ordinance and adopted plans and should not be approved. No further discussion was had among the Commission.

Chairman Albergotti called for a motion for the recommendation of the rezoning request of 2729 Binnicker Bridge Rd., Cope, SC 29038, TMS# 0078-00-04-001.000 from “FA (Forest Agricultural) district” to “CG (Commercial General) district.”

A motion was made by Mr. Richard Stroman to deny the request, and it was seconded by Chairman Albergotti.

The Planning Commission’s vote, 2-4, to deny the rezoning request at 2729 Binnicker Bridge Rd., Cope, SC 29038, TMS# 0078-00-04-001.000 from “FA (Forest Agricultural) district” to “CG (Commercial General) district” for the purpose of operating a business, FAILED.

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

The Planning Commission voted 4-2 to approve the rezoning request at 2729 Binnicker Bridge Rd., Cope, SC 29038, TMS# 0078-00-04-001.000 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 RTB Capital, LLC to rezone property on Riverbank Dr./Jessamine Dr., Orangeburg, SC 29118, TMS# 0142-12-06-010.000 from "FA (Forest Agricultural) district" to "RS (Residential Single-Family) district" for the purpose of a single-family residential development.

a. Public Hearing

Chairman Albergotti stated that he would be recusing himself from voting, due to a conflict of interest. He turned the meeting over to Vice-Chair Waymer to conduct business. Vice-Chair Waymer called on Ms. Sievers to provide a staff report on the request. Ms. Sievers stated that no comments were received in favor or opposition of the request.

Vice-Chair Waymer then opened the floor for public comments. One citizen questioned if this was another housing development. Todd Bailey, applicant, and Josh Nexsen, property owner, stated that it is a proposed housing development with 97 proposed single-family houses. One resident voiced their opposition of the request, stating her concerns with all the growth and development in the area, and the impact it will have on the environment and wildlife. There were no further comments received in favor or opposition of the request during the virtual meeting and the public hearing was closed.

Mr. Stroman commented that the request was in compliance with the ordinance and adopted Comprehensive Plan. There was no further discussion among the Planning Commission. Vice-Chair Waymer called for a motion for the recommendation of the rezoning request on Riverbank Dr./Jessamine Dr., Orangeburg, SC 29118, TMS# 0142-12-06-010.000 from "FA (Forest Agricultural) district" to "RS (Residential Single-Family) district."

A motion was made by Mr. Williams to approve the request, and it was seconded by Mr. Stroman.

The Planning Commission voted unanimously (5-0) to approve the rezoning request on Riverbank Dr./Jessamine Dr., Orangeburg, SC 29118, TMS# 0142-12-06-010.000 from "FA (Forest Agricultural) district" to "RS (Residential Single-Family) district" for the purpose of a single-family residential development.

Vice-Chair Waymer stated that the recommendation to approve the request will be sent to County Council for their consideration.

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.

6. Old Business

None

7. Public Comments

None

8. Vote for Adjournment

A motion to adjourn was made by Vice-Chair Waymer and properly seconded by Mr. Stroman

9. Adjournment

The regular session of the Planning Commission adjourned at 6:45 pm.
Respectfully Submitted,

Amanda J Sievers

Planning Director