



Orangeburg County Planning Commission Meeting
September 12, 2012
Minutes

Members Present

James M. Albergotti, Chairman
Joseph Brendenberg
Reddick Richardson
Fred Mallard
Bob Wannamaker

Members Absent

John Fairey
Donald Jarvis

Staff Present

Lakesha Jeffries, Attorney
Odell Wadell
Angel Howell

CALL TO ORDER: James M. Albergotti, Chairman

INVOCATION: Fred Mallard

1. Approval of Agenda- Approved with no change request.
2. August 8, 2012 Minutes-Approved with no change request.
3. Review and Evaluation Plats
 - a. None.
4. Road Name Request
 - a. None
5. Old Business
 - a. Robert L. and Betty R. Caldwell wish to have their property located in the Whitaker Community rezoned from RS (Residential Single-Family) District to RG (Residential General) District.

According to Betty Caldwell the property was purchased 15 years ago without knowledge of any zoning regulations. Her husband wishes to establish a mobile home park in memory of his parents. The homes would be underpinned and kept in excellent condition.

Thomas Stroman of 1995 Whitaker Parkway only had one objection. He was concerned about the tenants.

Odell Waddell, Zoning Administrator, said that only 4 doublewide mobile homes could be placed there if rezoned.

After careful consideration, Mr. Wannamaker made a motion to decline and the motion carried. A recommendation will be sent to County Council to decline the request.

- b. Ronald Palmer wishes to have his property rezoned from FA (Forest and Agriculture) District to CG (Commercial General) District. Mr. Palmer purchased property in Vance that was once used commercially. When the Zoning Ordinance was being created, the fact that the property could only have a commercial use was not taken into consideration. As a result, the commission voted unanimously to make recommendation to County Council to approve the zoning request made by Mr. Palmer. No one came to the meeting to object the request for the zoning change.
- c. ZMG Corp wishes to have their property located in the Four Holes Community rezoned from FA (Forest and Agriculture) District to PUD (Planned Use District). ZMG wanted to create a retirement community with amenities. Several residents came out to object to the zone change request.

John Bozard lives in the Four Holes Community and wants to keep it FA. He stated that his family farms land from one end of Wild Heart to the other. He also stated that there is not enough space for both cars and farm equipment. Mr. Bozard is concerned about the safety of people who are not familiar with farm equipment. Mr. Bozard mentioned the fact that there is no municipal sewer in the area to accommodate the plans of ZMG Corp.

George Ulmer stated that he has 2 chicken houses and that tractor trailer comes thru periodically, which may pose a safety concern to increased traffic.

James Ulmer of Pedro lane is a third generation farmer. His family farms 62 acres of Pine trees directly across from his house and he is against it. Mr. Ulmer also state that some areas of the community is 15 miles per hour and that farmers move cattle back and forth across the road.

Thomas McCants of 146 Canary Lane wanted to state his objection. He stated that he was concerned about the environmental impact and the fact that the roads aren't designed for consistent traffic.

Will Ulmer also objects. He has goats and donkeys. He is concerned about run-off.

After hearing the presentation of ZMG Corp. and listening to the concerns of the community, Wannamaker made a motion to deny request and the motion carried. A recommendation will be sent to County Council recommending denial of request.

6. Public Comments: See each agenda item
7. Vote for Adjournment
8. Adjournment