



**Orangeburg County Planning Commission Meeting**  
**December 12, 2012**  
**Minutes**

**Members Present**

James M. Albergotti, Chairman  
Joseph Brendenberg  
John Fairey  
Donald Jarvis  
Reddick Richardson  
Fred Mallard  
Bob Wannamaker

**Members Absent**

Fred Mallard

**Staff Present**

Lakesha Jeffries, Attorney  
Odell Wadell  
Angel Howell

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

**INVOCATION:** Reddick Richardson

1. Approval of Agenda- Approved with no change request.
2. Approval of September 12, 2012 Minutes-Approved with no change request.
3. Review and Evaluation Plats
  - a. None.
4. Road Name Request
  - a. None
5. New Business
  - a. Nell S. Fogle, Paula F. Walling, and Jarol J. Fogle wished to have their property rezoned from FA (Forest and Agriculture) District to BI (Business and Industrial) District. The property is located on 2366 Charleston Highway and the TMS Number is 0183-17-01-001.000. The purpose of the zoning change request is to allow the applicants to put a billboard on the property. Off-premise billboard is

not permitted in the FA District according to Odell Wadell, Zoning Administrator. Mr. Odell stated that the zoning request was posted on the property. He also noted that the property was adjacent to BI, RG and FA Districts. Jimmy Smoak objected and stated that the property is mostly residential and agriculture and that he did not want that (billboard placed) in his area which is the property adjacent to the Fogles. Though he did not object to the zoning change, as he has nearby property that is zoned BI, he objects to the billboard being placed in view of his property. After considering the information provided, Wannamaker made a motion to approve. Brendenberg second the motion and the motion carried. A request to approve will be sent to County Council.

- b. Carey Wade Jr. wished to have his property rezoned from a RG (Residential General) District to a FA (Forest and Agriculture) District. The property is located at 2855 Darby Street. The TMS Number is 0126-00-02-029-.000. Mr. Wade would like to place a single-wide mobile home on the property for rental. He feels this is the only way to get the best benefit out of the property. According to the Zoning Administrator, Odell Wadell, the property once had a single-wide mobile home on it, but it was removed more than a year ago and the zoning district does not support the use of single-wide mobile homes. Mr. Wadell did mention that the area was comprised of mostly single-wide and double-wide mobile homes with a few stick built homes. Mr. Albergotti, Chairman of the Planning Commission stated that the RG District was introduced to reduce the number of single-wide mobile homes. Mr. Wade stated that he bought the property 12 years ago and has two single-wide mobile homes already there. Wannamaker made a motion to decline and the motion carried and the request was denied. The Planning Commission will make a recommendation to County Council to deny the request.
- c. Louis Rivers wished to have his property rezoned from FA (Forest and Agriculture) District to CG (Commercial General) District. The property is located at 9238 Charleston Highway. The TMS Number is 0270-00-07-027.000. Mr. Rivers purchased the property and opened up a biker club name Big Tyme Ryders. He said he was not aware of Orangeburg County's zoning ordinance when he purchased the property. Mr. Rivers was represented by his attorney Charlie Williams. Joe Easterlin, a neighbor to the property, commended Mr. Rivers on the clean-up. However, he noted that four people had been killed on the highway near the property. Mr. Easterlin noted that one person wrecked his motorcycle and was injured badly. Charlie Williams, Mr. Rivers' attorney, stated that Big Tyme Riders is a national organization whose certificate of incorporation was issued in 2008. The organization has three chapters in South Carolina. The local chapter has seven members and they meet twice a month. The organization is a non-religious fraternal organization and they believe they could operate a private non-profit club according to Attorney Williams. The organization has various fundraisers to contribute to other organizations such as Toys for Tots. Attorney Williams stated that the main purpose of the organization, however, is to educate riders and their number one importance is the safety of riders. 20 nearby residents and property owners signed a petition stating that they do not have any objections to the biker club. Chairman Albergotti stated that the decision was difficult due to objections from area residents and thought that the request came close to spot zoning. Attorney Williams stated that the zoning ordinance was not intended to hinder growth and economic opportunity in those areas that like it and

need it and Chairman Albergotti agreed. Odell did mention that permits were not obtained during the renovation process. After considering all of the information provided, the Planning Commission approved the zoning request. A recommendation will be sent to County Council for final approval.

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