

City of Orangeburg
Planning Commission Public Hearing Minutes
October 26, 2021

Members Present

Guy Best – Chairperson
Paula Payton-Vice-Chairperson
Stephon Edwards
Williams Evans
Dr. Shirlan Moseley-Jenkins
Jeanna Reynolds (Arrived at 6:03)
John Wolfe

Members Absent

Guests

Anna Fonseca, Winding Path, LLC

Staff Members

John D. Singh, Assistant City Administrator
Leann Holloway, Secretary

Citizens from the community
Press present

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REGULAR MEETING

Approval of Minutes

A motion was made by Commissioner Stephon Edwards and seconded by Commissioner Shirlan Jenkins to approve the minutes for January 28, 2021. The motion was unanimously approved.

New Business

Chairman Guy Best stated, "Under new business, review and approval of the preliminary survey and plat for a major subdivision known as Chestnut Ridge Subdivision with County Tax Map 3s 0151-16-06-018.000 through 0151-16-06-040.000, 0151-16-06-042.000 through 0151-16-06-061.000, 0151-16-06-062.000, 0151-16-06-007.000. Mr. Singh, would you like to address the Commission?"

Mr. John D. Singh, Assistant City Administrator stated, "I am going to give you a brief background and then ask the representative, who is actually one of the partners with Winding Path, LLC, to come up and give a little information. Then I will come back up and talk about a few more things. What we are doing tonight is a little different. It is part of our Land Development Ordinance. One of the requirements of that Ordinance is for the Planning Commission to review a preliminary plan. It is not so much a yay or nay vote on the project itself. It is a stamp that it meets all the requirements in the Land Development Ordinance for a major subdivision. I will turn it over to Ann Fonseca of Winding Path, LLC to say a few words."

Ms. Anna Fonseca of Winding Path, LLC addressed the Commission, she stated, "Thank you Commissioners for entertaining a couple of words. My name is Anna Fonseca. I am a land development planner by trade, and I am a major partner in Winding Path. This company, our philosophy, for the past ten years or so, because of the economy, one of the things that we do is purchase subdivisions that are on the ground that the infrastructure may or may not be in place and we finish them out. We believe in infill and that is one of my expertise. We do develop in the hinterlands and from scratch, but our biggest goal is to go in and finish what other developers were unable to finish and make it a better place and more of a community. Usually, those areas have been built up and usually they are infills. When we did our due diligence, we realized this site was a great little piece that we felt could give the community a nice boost. It has been dormant for more than 10 years we were told, and the current owners were more than happy to sell it to us. We are excited to come in and finish that subdivision. We have another company that has also purchased some lots in other areas of the City. We have done a subdivision more on the County level and this is our first in the City of Orangeburg. We are excited to show you what we can do and finish it out. Hopefully, you will all be happy with it."

Chairperson Best asked if anyone had any questions.

Commissioner Jenkins asked, "What will be the average cost of a home inside the subdivision?"

Ms. Fonseca replied, "We have a builder, Conquest Homes, that is building for us. Our minimum square footage is 1200. They do not build anything below that. The average price is running around \$230,000 to \$270,000. The market is very good right now. They are making a good product."

Chairperson Best asked, "How strict are you going to be on boats in the yard or stacks of firewood? Is that going to be in your covenants?"

Ms. Fonseca replied, "We have very strict covenants and restrictions. We build across the state, so we do not like to reinvent the wheel. It is a cumbersome document, but we feel that we want to give this subdivision, even though it is 40 or so lots, the same restrictions that we do a subdivision that we build 100-200 houses. So yes, it will have restrictions on what you can and cannot do. It is a pretty cumbersome document that is all encompassing."

Assistant City Administrator Singh stated, "I am going to briefly talk about some of those covenant restrictions because our Land Development Ordinance has certain requirements. They have a set of covenants and restrictions that have been reviewed by the City Attorney and they are in the process of finalizing them. As far as we are concerned, they are in place and the developers has already indicated if they are amenable to minor changes. They have also provided their Homeowners Association (HOA) documents, so we have those in place. With that said we do have a few requirements that our Building Official has put in place. Again, the developer had no problem with them, but we want to make sure we have them on record."

- 1) The Ordinance requires minor (residential) streets to have 50 feet Right-of-Way and 22 feet pavement width. A variance to allow 40 feet Right-of-Way and 22 feet of pavement width to be shown on final plat and plans.
- 2) The ordinance requires utility easements to be 20 feet and shown on the final plat. A variance to allow 15 feet utility easements shown on the final plat.
- 3) The ordinance requires the preliminary & final plat to include the existing zoning. The existing zoning is A-1 Residential, Single-Unit.
- 4) The ordinance requires building setback lines to be shown on the final plat. Front Yard – 30 feet, Side yard – 18 feet total, one (1) side yard shall not be less than ten (10') feet and one (1) side yard shall not be less than six (6') feet. A variance to the street side yard on a corner lot from 75 percent of the front yard setback to ten (10') feet.
- 5) The final plat needs to show location of the six (6') feet high fencing around the detention ponds.
- 6) Access to and from properties within the Chestnut Ridge Subdivision shall be prohibited from Chestnut Street.

We want to have all that on record. We feel from a staff standpoint and an attorney standpoint that the developer has met all the requirements and will complete the project with final plat approval and confirmation of the requests stated. If you have any questions, I will be glad to answer them."

A motion was made by Commissioner Edwards and seconded by Commissioner John Wolfe to approve the preliminary survey and plat for a Major Subdivision and the requirements stated in this meeting. The motion was unanimously approved.

Chairman Best asked, "Is there any more business to come before this Commission?"

A motion was made by Commissioner Jenkins and seconded by Commissioner Edwards to adjourn the meeting. The motion was unanimously approved.

Respectfully submitted,



John D. Singh
Assistant City Administrator