

City of Orangeburg  
Planning Commission Minutes  
December 9, 2021

**Members Present**

Guy Best – Chairperson  
Paula Payton  
Stephon Edwards II  
Williams Evans  
Dr. Shirlan Moseley-Jenkins  
Jeanna Reynolds  
John Wolfe

**Members Absent**

**Staff Members**

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

**Citizens from the community**

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**Press present**

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**PUBLIC HEARING 1**

Chairman Guy Best opened the Public Hearing. Chairman Best stated, "The first item of business is to hold a Public Hearing to consider a Zoning District Map change from A-2 Residential to O-I Office-Institutional-Residential property belonging to Claflin University located at 631 and 671 Goff Avenue, TMS# 0173-10-07-007.000. Is there anyone here to speak at the Public Hearing? Is there anyone here to speak at the Public Hearing? Is there anyone here to speak at the Public Hearing?" No one spoke at the Public Hearing. Public Hearing 1 was closed.

**PUBLIC HEARING 2**

Chairman Guy Best opened the Public Hearing. Chairman Best stated, "Our second item of business is to hold a Public Hearing to consider B-1, General Business zoning classification and annexation of the property belonging to Orangeburg County Fair Association located at 161 Sprinkle Avenue containing approximately 25 acres lying on the East side of Magnolia Street and the Northwestern side of Sprinkle Avenue. The property is contiguous to TMS # 0172-07-01-001.000 which is located within the City of Orangeburg and encompasses all properties within these borders, and the entire abutting public rights of way. Tax Map Number of property included in this annexation is: TMS # 0172-07-01-0002.000. Is there anyone here to speak at the Public Hearing? Is there anyone here to speak at the Public Hearing? Is there anyone here to speak at the Public Hearing?" No one spoke at the Public Hearing. Public Hearing 2 was closed.

## **REGULAR MEETING**

### Approval of Minutes

A motion was made by Commissioner Edwards and seconded by Commissioner Payton to approve the minutes for November 18, 2021. The motion was unanimously approved.

### New Business

Chairman Guy Best stated, "Under new business, to consider Zoning District Map change from A-2 Residential to O-I Office-Institutional-Residential property belonging to Claflin University located at 631 and 671 Goff Avenue, TMS# 0173-10-07-007.000."

Mr. John D. Singh, Assistant City Administrator addressed the Planning Commission, he stated, "Good Evening Commissioners. I come before you tonight to present a Zoning District Map change from A-2 Residential to Office-Institutional-Residential for Claflin University. I want to note that we have posted the property and advertised it in the newspaper as required. We have not received any responses for or against from those notices. This particular property is pretty much encompassed in the campus of Claflin in terms of it certainly fits in the O-I classification that is already established for Claflin and South Carolina State University's campuses. The request does not adversely affect any residential areas in this case. The request is for the construction of a new student center."

Chairman Best asked if anyone had any questions for Assistant City Administrator Singh.

Commissioner Payton stated, "I will have to recuse myself because I work at Claflin University."

A motion was made by Commissioner Edwards and seconded by Commissioner Wolfe to approve the Zoning District Map change from A-2 Residential to O-I Office-Institutional-Residential property belonging to Claflin University located at 631 and 671 Goff Avenue, TMS# 0173-10-07-007.000. The motion was approved 6-0 with one recusal by Commissioner Payton."

Chairman Guy Best stated, "Our next item is to consider B-1, General Business zoning classification and annexation of the property belonging to Orangeburg County Fair Association located at 161 Sprinkle Avenue containing approximately 25 acres lying on the East side of Magnolia Street and the Northwestern side of Sprinkle Avenue. The property is contiguous to TMS # 0172-07-01-001.000 which is located within the City of Orangeburg and encompasses all properties within these borders, and the entire abutting public rights of way. Tax Map Number of property included in this annexation is: TMS # 0172-07-01-0002.000. Mr. Singh, would you like to address the Commission on this matter?"

Assistant City Administrator Singh responded, "Yes. We have two things going on with this. We had a request from the Orangeburg County Fair Association to annex the rest of their land into the City limits. Currently, the part of the fair with the buildings is in the City while the parking lot is outside the City. With that said, they are asking to be annexed in as a whole. We do run a cost benefit analysis for all properties that request annexation. That is for the benefit of the individual requesting it as well as informing the bodies that make decisions for the City. In this particular case, there is not a lot of difference in cost due to them being an

exempt body. There are no taxes, and all the services are already at City rates, so many of the benefits that you receive by coming into the City are already in place. One thing I will note in being transparent, law enforcement is a benefit in terms of there is no confusion over who has jurisdiction over the property when you have the whole property as one. The one caveat In terms of resources, the annexation may increase their resource use slightly and that is something that Council will consider in their decision. Most of the time the cost benefit is to the party requesting the annexation based on what benefits they may receive by coming into the City, but if you look at the actual code it also talks about both the benefit of the entity coming in and the benefit to the City in what those costs may be to the current taxpayers.

All annexations come in as A-1 automatically on their application unless specified otherwise. The Association requested to come in at B-1, which would be the same zoning they have now so that request for the zoning change is included here too."

Chairman Best asked if anyone had any questions for Assistant City Administrator Singh.

A motion was made by Commissioner Edwards and seconded by Commissioner Wolfe to approve B-1, General Business zoning classification and annexation of the property belonging to Orangeburg County Fair Association located at 161 Sprinkle Avenue containing approximately 25 acres lying on the East side of Magnolia Street and the Northwestern side of Sprinkle Avenue. The property is contiguous to TMS # 0172-07-01-001.000 which is located within the City of Orangeburg and encompasses all properties within these borders, and the entire abutting public rights of way. Tax Map Number of property included in this annexation is: TMS # 0172-07-01-0002.000. The motion was unanimously approved.

Chairman Best asked, "Is there any other business to come before this Commission? Seeing none, I call for a motion to adjourn. Do I have a second?"

Commissioner Edwards seconded the motion. The motion was unanimously approved.

Respectfully submitted,



John D. Singh  
Assistant City Administrator

## Recusal Statement

Member Name: Paula C. Payton

Meeting Date: December 9, 2021

Agenda Item: 6a-Zoning District Map change

Topic: Zoning District Map Change from A-2 to O-I Office Institutional Residential  
Property belonging to Claflin University at 631/671 Goff Avenue TMS # 0173-10-07-  
007.000

Nature of Conflict:

The rezoning is for Claflin University and Mrs. Payton is employed by Claflin University.

*The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member ( 1991 Op. Atty. Gen. No 91-37) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.*

The matter being presented to the Planning Commission I serve may have a potential conflict of interest and I therefore recuse myself from all discussions and actions in specific matter.

Date: 12/9/21



Member

Received by Recording Clerk:

