

City of Orangeburg  
Planning Commission Minutes  
March 17, 2022

**Members Present**

Guy Best – Chairperson  
Dr. Shirlan Moseley-Jenkins-Vice-Chairperson  
Stephon Edwards II  
Williams Evans  
Paula Payton (via phone)  
John Wolfe

**Members Absent**

Jeanna Reynolds

**Guests**

John Ford, Robert & Company

**Staff Members**

Sidney Evening, City Administrator  
John D. Singh, Assistant City Administrator  
Leann Holloway, Secretary  
David Epting, Building Official

<b>Citizens from the community</b>	<b>14</b>
<b>Press present</b>	<b>0</b>

**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-1 Residential, Single-Unit District to B-1, General Business District for property belonging to Phyllis Pelzer located at 1090 St. Matthews Road, TMS #0173-05-05-001.000, property belonging to Harry Ken Floyd, Jr. located at 1070 St. Matthews Rd, TMS #0173-05-05-015.000, and property belonging to Glenda Zeigler located at 1080 St. Matthews Rd, TMS #0173-05-05-016.000. Is there anyone here to speak at the Public Hearing?

Ms. Phyllis Pelzer, 1090 St. Matthews Road addressed the Planning Commission. She stated, "We are on St. Matthews Road right across from GrandSouth Bank. The properties next to us are already zoned B-1 General Business. Those businesses have been there for almost 50 years now. It has been zoned that way for quite some time so it is not like it would be an anomaly to have our three lots zoned B-1. Given the proximity to the credit union it could allow expansion of the credit union. I do not see that it effectively harms anyone on the interior of PecanWay Terrace. The Walgreens on the corner of Chestnut Street and St. Matthews Road used to be houses, then someone was selling vegetables and then it became a strip mall. You basically have businesses fronting St. Matthews Road. St. Matthews Road has effectively become a business thoroughfare. It makes sense to me that ultimately everything that fronts St. Matthews Road will become business anyway because of proximity,

the ease of getting out, and the stuff that is already there, banks, mall, and pharmacy. We are experiencing the same dynamic that all the businesses are experiencing. Everything there is already B-1 not O-I. Most of those properties are rentals. It really makes sense that these properties be zoned B-1 General Business. I want to point out that when you rezone something, it does not take effect until someone else buys it. When a new buyer buys the property, he is buying it as a B-1 General Business property. As long as we still own our properties they will function as residential until they are sold."

There was no one else to speak at Public Hearing 1.

Chairman Best stated, "I would like to thank you for your comments. Public Hearing 1 is closed, and we will now move into Public Hearing 2."

## **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 annexation into the City by 75 Percent Petition and Ordinance Method property belonging to:

### **Subject property:**

Lewis and Flossie M. Robinson, 831A Travers Street: TMS #0172-07-01-008.000  
Local Mortgage Corp Re Ben Connors J, 879 Travers Street: TMS #0172-07-01-007.000  
Lorraine R. Shuler & Michelle Robinson, 831 Travers Street: TMS #0172-07-01-006.000  
Gary James Sr Etal, 891 Travers Street, TMS #0172-07-01-005.000  
Sylvia J. Fogle, 171 Sprinkle Avenue, TMS #0172-07-01-013.000  
Eva Lee Robinson, 868 Travers Street, TMS #0172-07-01-011.000  
Gussie Mae Gooden Heirs, 888 Travers Street, TMS #0172-07-01-012.000  
Jessie James, 848 Travers Street, TMS #0172-07-01-010.000  
Harry and Pearl S. Tucker, 820 Travers Street, TMS #0172-07-01-009.000

Mr. Ray Shuler, 841 Travers Street addressed the Planning Commission. He stated, "On behalf of all the addresses on Travers Street, we all really need sewer, City lights, and City police protection. When things happen in the Fairgrounds, they come down Sprinkle Avenue and we need protection. We have a lot of senior citizens in the area. Most of the property owners are here this afternoon."

There was no one else to speak at the Public Hearing 2.

Chairman Best stated, "I would like to thank you for your comments. Public Hearing 2 is now closed."

## **REGULAR MEETING**

### **Approval of Minutes**

A motion was made by Commissioner Edwards, seconded by Commissioner Jenkins to approve the minutes for December 9, 2021. The motion was unanimously approved.

### **New Business**

Chairperson Best stated, "Under new business, we have election of Chairperson and Vice Chairperson. We will do these separately. The floor is now open for nominations for Chair."

A motion was made by Commissioner Jenkins, seconded by Commissioner Edwards to nominate Guy Best as Chairperson. The vote was unanimous.

Chairperson Best stated, "The floor is open for Vice Chairperson."

A motion was made by Chairperson Best, seconded by Commissioner Edwards to nominate Dr. Shirlan Mosley-Jenkins as Vice-Chairperson. The motion was unanimously approved.

Chairman Guy Best stated, "Under new business to consider a Zoning District Map change from A-1 Residential, Single-Unit District to B-1, General Business District for property belonging to Phyllis Pelzer located at 1090 St. Matthews Road, TMS #0173-05-05-001.000, property belonging to Harry Ken Floyd, Jr. located at 1070 St. Matthews Rd, TMS #0173-05-05-015.000, and property belonging to Glenda Zeigler located at 1080 St. Matthews Rd, TMS #0173-05-05-016.000.

Assistant City Administrator Singh addressed the Commission, he stated, "I will give a quick summary. If you remember some time back, we had a request for rezoning. It was not approved at the Council level or Commission level, but City Council requested we do a study to see what the best uses would be and so forth. The recommendations from the study were given to Council and we made changes to buffering and zoning. These changes allow that opportunity for B-1 or O-I or a decision that is made by the Commission or Council. We have Mr. John Ford, Robert and Company with us virtually if you have any questions or need any review of buffering. We will be happy to answer any questions you may have regarding this request."

A motion was made by Commissioner Edwards, seconded by Commissioner Wolfe to approve a Zoning District Map change from A-1 Residential, Single-Unit District to B-1, General Business District for property belonging to Phyllis Pelzer located at 1090 St. Matthews Road, TMS #0173-05-05-001.000, property belonging to Harry Ken Floyd, Jr. located at 1070 St. Matthews Rd, TMS #0173-05-05-015.000, and property belonging to Glenda Zeigler located at 1080 St. Matthews Rd, TMS #0173-05-05-016.000. The motion was unanimously approved.

Chairperson Best stated, "Our second item under new business is to consider annexation into the City by 75 Percent Petition and Ordinance Method property belonging to:

**Subject property:**

Lewis and Flossie M. Robinson, 831 Travers Street: TMS #0172-07-01-008.000  
Local Mortgage Corp Re Ben Connors J, 879 Travers Street: TMS #0172-07-01-007.000  
Lorraine R. Shuler & Michelle Robinson, 831 Travers Street: TMS #0172-07-01-006.000  
Gary James Sr Etal, 891 Travers Street, TMS #0172-07-01-005.000  
Sylvia J. Fogle, 171 Sprinkle Avenue, TMS #0172-07-01-013.000  
Eva Lee Robinson, 868 Travers Street, TMS #0172-07-01-011.000  
Gussie Mae Gooden Heirs, 888 Travers Street, TMS #0172-07-01-012.000  
Jessie James, 848 Travers Street, TMS #0172-07-01-010.000  
Harry and Pearl S. Tucker, 820 Travers Street, TMS #0172-07-01-009.000

Assistant City Administrator Singh stated, "Everyone who is here for Travers Street please stand so the Commission can get an idea of who we have here in support. Commissioners, we received a request for a 75% annexation from the residents on Travers Street. I want to highlight a couple of things regarding this. We do have one person that is in opposition to this. I met the gentleman when I was putting the signs out. Mr. Jesse James located at 848 Travers Street clearly indicated to me that he did not want to be annexed. Based on State law, if 75% of the residents initiate an annexation petition and their assessed value is 75% of the area to be annexed, they get annexed. But at the same time, we need to state for the record that he is opposed. We will send another letter to that person letting them know and reminding them of the law, so they can address that item with Council at the next Public Hearing. We also have another individual, Ms. Sylvia Fogle at 171 Sprinkle Avenue that was included in the petitions because she is on the end of Travers Street but has a Sprinkle Avenue address. We have not heard from her. Her property was posted, and she has not given any indication of being against it. We just want it to be on the record that we have one that is not in support of it and one we have not heard from that would be annexed with the others.

Mr. Shuler brought up the other item that there is no sewer system. When we look at annexations, we look at being able to provide all services to that area. This is unique in that this area does not currently have sewer. We are not providing sewer as it sits today when we annex it, but the caveat to that is Orangeburg County has committed to running the sewer lines onto Travers Street. I have been informed verbally and by email that Orangeburg County has committed to that. So, they will have sewer and they already have the other services, but I want to point out that item has been addressed where they will have full services."

A motion was made by Commissioner Edwards, seconded by Commissioner Wolfe to approve the annexation of 9 properties on Travers Street by 75 Percent Petition and Ordinance Method. The motion was unanimously approved.

A motion was made by Chairperson Best, seconded by Commissioner Edwards to adjourn the meeting. The motion was unanimously approved.

Respectfully submitted,



John D. Singh  
Assistant City Administrator