

City of Orangeburg
Planning Commission Minutes
November 17, 2022

Members Present

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

Members Absent

John Wolfe

Guests

John Ford, Robert & Company

Staff Members

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

Citizens from the community 21
Press present 0

PUBLIC HEARING 1

Chairman Best opened Public Hearing 1 for consideration of an application for 100% annexation of property belonging to South Carolina State University Housing LLC, 100 University Village Drive, **TMS# 0173-11-06-001.000** and 400 University Village Drive, **TMS# 0173-08-16-004.000**. Chairman Best asked three times if there was anyone to speak at the Public Hearing. There was no one to speak. Chairman Best closed Public Hearing 1.

PUBLIC HEARING 2

Chairman Best opened Public Hearing 2 for consideration of a Zoning District Map change from A-1 Residential to A-2 Residential Multi-Unit for property belonging to Guri Sandhu located at 1700 Hillsboro Road, **TMS# 0174-17-08-003.000**.

Mr. Jamye Myers, 115 Wells Grove Lane addressed the Planning Commission. He stated, "I own properties on Wells Grove Lane, Chestnut Street, and Hillsboro Road. I am on the Board of Directors for Wells Grove Homeowners Association and the Secretary and Treasurer. As a resident in this area, I oppose the zoning change being requested for several reasons: the surrounding properties are all zoned Single-Family Residential, this would increase traffic on Hillsboro Road and Little Street which is already extremely busy, the highly travelled intersection of Columbia Road and Chestnut Street has a history of accidents which I feel would increase thereby creating more traffic calls for the Department of Public Safety, and we as a senior development are concerned about the increase in noise level. I feel that I represent several of our communities. Chairman, with your permission I would like those who agree with my statements to please stand."

Seventeen people stood representing WellsForest, Crescent Oaks, The Orchard, Orange Park, and Hillsboro Road.

Dr. Arden Weathers, 168 Cloister Cove Lane addressed the Planning Commission. He stated, "I received a call from Frances Binnicker of Orange Park who said that area had too many old people to come out at night, but she asked me to represent them. There are a fair number of people in there that feel the same way we do in WellsForest for the same reasons that were already put forward."

Ms. Susan Berry, 1093 Moore Road addressed the Planning Commission. She stated, "My family and I own and maintain The Orchard. I am very concerned that this new development of multi-family units would be detrimental to my property. I have turned down many offers from people who wanted to buy my property because I really care about the people. They are elderly people from all types of life. Traffic would be horrible, the water runoff, everything needs to be considered, but I think it would be a bad idea."

Ms. Martha Burleson, 1340 Hillsboro Road addressed the Planning Commission. She stated, "My main concern is if you start multi-family use there, where would it stop? Could it progress down the road as well? We have a four-acre lot there. If we were to sell it in a few years, someone could decide to tear down our house and build even higher density there. If we open the field to do that, I am really concerned that it could change the whole dynamic of the neighborhood. As stated before, the traffic is terrible. People fly down Hillsboro Road and I think any additional multi-family use would be detrimental for anyone that lives on that road. Do you have any idea of how much density is being proposed for that area?"

Assistant City Administrator John Singh responded, "Seventeen units could be placed on that property according to our building codes. The property is 1.25 acres."

Mr. Chuck Nichols, 115 Crescent Oaks Court addressed the Planning Commission. He stated, "We already have a problem at the corner of Wells Drive and Hillsboro Road due to the school traffic. We have no traffic light at the end of Wells Drive so the traffic going toward Sheridan School is backed up around the curve every afternoon. We have several families that park on the side of Wells Drive and walk their kids to the school to avoid getting in traffic. Then they come in Crescent Oaks and turn around, so the traffic situation is already bad, especially during the school year. There needs to be serious consideration of installing a traffic light there."

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

PUBLIC HEARING 3

Chairman Best opened Public Hearing 3 for consideration of a Zoning District Map change from A-1 Residential to Office-Institutional 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 Road, **TMS# 0173-05-05-015.000**, and property belonging to Glenda Zeigler located at 1080 St Matthews Road, **TMS #0173-05-05-016.000**.

Mr. Randy Shuler, 2364 Hillside Street addressed the Planning Commission. He stated, "My wife owns the property at 1080 St. Matthews Road. I think you are all aware of all we have gone through with this property. We appreciate your support prior to this and ask for your support again tonight in approving this rezoning."

There was no one else to speak at the Public Hearing. Chairman Best closed Public Hearing 3.

PUBLIC HEARING 4

Chairman Best opened Public Hearing 4 for consideration of an amendment to the City of Orangeburg Zoning Ordinance proposed to modify and expand the definition and requirements of Article 24-4.1a.6.: B-2, Central Business District to provide greater flexibility and more opportunities to develop commercial and mixed uses in the downtown area. This includes changes to Articles V: Table I "Schedule of Permitted and Conditional Uses and Off-Street Parking by Zoning Districts" and Table II "Schedule of Lot Area, Yard, Setback, Height, Density, Floor Area Ratio, and Impervious Surface Requirements by District", and Article X recommendations regarding Accessory Apartments, Drinking Places and Clubs, Temporary Uses, Group Occupied Dwellings, Bed and Breakfast Inns, Upper Story Dwellings, and Multi-Family and Residential Care Facilities. The proposed amendments are considered to be consistent with the City of Orangeburg Comprehensive Plan and the City of Orangeburg Downtown Vision Plan. Chairman Best asked three times if there was anyone to speak at the Public Hearing. There was no one to speak. Chairman Best closed Public Hearing 4.

REGULAR MEETING

Approval of Minutes

A motion was made by Commissioner Stephon Edwards, seconded by Commissioner Shirlean Jenkins to approve the minutes for March 17, 2022. The motion was unanimously approved.

New Business

Chairman Best stated, "Under New Business to consider an application for 100% annexation of property belonging to South Carolina State University Housing LLC, 100 University Village Drive, **TMS# 0173-11-06-001.000** and 400 University Village Drive, **TMS# 0173-08-16-004.000.**"

Assistant City Administrator Singh stated, "The first thing I am going to do is yield to the property manager for South Carolina State University Housing LLC who just came in a few minutes ago to hear any comments that she may have."

Ms. Robyn Perrineau-Kendrick, South Carolina State University Housing Foundation, LLC addressed the Planning Commission. She stated, "I am the property manager of student housing at University Village. The students housed at University Village go through the South Carolina State University housing process. The funding to pay us comes from the University. As you know the University is a part of the City and we would like to annex to make it a smooth transition. We use Public Safety for fire, but we must utilize the County to address any issues at University Village. We feel that it would be beneficial to the students who populate that area and support Orangeburg to be annexed into the City. There are seven buildings there with a capacity of 288 students and they are all full-time students at the University who are a part of the student housing program. We feel as though it would benefit us as a 501(c)(3) non-profit that supports the University. The Board of Directors are all alumni and volunteers. The students we serve are all a part of the University. We feel with the increase in students at South Carolina State University (SCSU), it would benefit us."

Assistant City Administrator Singh stated, "A review of the process, this is a 100% annexation with one property owner, South Carolina State Housing Foundation, LLC. We provided a Cost Benefit Analysis in your packets. I would like to note there is a cost benefit to South Carolina State University Housing Foundation, LLC and a significant loss to the City in terms of revenues. That just needs to be noted, but it is one of many items you check off on when you are going through the process. Annexation of any kind is a benefit to the City in the sense that it allows us to expand. In this case, we have some interesting dynamics. We have a few properties that are not zoned in the City at the end of SCSU campus, but in this location the road from SCSU directly goes to the road for University Village, which gives us continuity. So there is no issue in terms of us being able to serve them."

A motion was made by Commissioner Edwards, seconded by Commissioner Jenkins to approve the request. The motion was unanimously approved.

Chairman Best stated, "Our next order of business is to consider a Zoning District Map change from A-1 Residential to A-2 Residential Multi-Unit for property belonging to Guri Sandhu located at 1700 Hillsboro Road, **TMS# 0174-17-08-003.000.**"

Assistant City Administrator Singh stated, "I want to give the property owner a chance to speak if he is here. For the record, the property owner is not present at this time. We have covered a lot of this. Mr. Sandhu is looking for a zoning change to allow multi-family housing on 1.25 acres looking at doing 17 units on that property. I will be glad to answer any questions you may have."

A motion was made by Commissioner Edwards, seconded by Commissioner Jenkins to deny the request. The motion was unanimously approved.

Chairman Best stated, "The next item is to consider a Zoning District Map change from A-1 Residential to Office-Institutional 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 Road, **TMS# 0173-05-05-015.000**, and property belonging to Glenda Zeigler located at 1080 St Matthews Road, **TMS #0173-05-05-016.000.**"

Assistant City Administrator Singh stated, "We have looked at this area before for Commercial zoning. The residents are requesting a change to Office-Institutional which fits into what that area has at present such as banks and doctor's offices. They are aware of the options. They could wait a year to apply again for Commercial or go forward with applying for Office-Institutional."

Chairman Best made a motion, seconded by Commissioner Edwards to approve the request. The motion was approved 5-1. Commissioner Evans was opposed.

Chairman Best stated, "Our last item is to consider an amendment to the City of Orangeburg Zoning Ordinance proposed to modify and expand the definition and requirements of Article 24-4.1a.6.: B-2, Central Business District to provide greater flexibility and more opportunities to develop commercial and mixed uses in the downtown area. This includes changes to Articles V: Table I "Schedule of Permitted and Conditional Uses and Off-Street Parking by Zoning Districts" and Table II "Schedule of Lot Area, Yard, Setback, Height, Density, Floor Area Ratio, and Impervious Surface Requirements by District", and Article X

recommendations regarding Accessory Apartments, Drinking Places and Clubs, Temporary Uses, Group Occupied Dwellings, Bed and Breakfast Inns, Upper Story Dwellings, and Multi-Family and Residential Care Facilities. The proposed amendments are considered to be consistent with the City of Orangeburg Comprehensive Plan and the City of Orangeburg Downtown Vision Plan."

Assistant City Administrator Singh stated, "As you know, Railroad Corner is being redeveloped. As part of that, we have to add certain things to expand what is allowed in that area for the developer to move forward with their plans. They are looking at student housing, some open apartment housing, stores, and restaurants. If you have questions about any of the changes stated, Mr. Ford and I will be glad to answer them."

Mr. John Ford, Robert and Company, stated, "We were asked to compare the Railroad Corner proposal to the existing zoning requirements within the City. In addition to that, we also looked at just the Downtown B-2 Zoning District. One of the things we discovered in our review is the Downtown District had parking requirements and did not allow Residential to occur in the Downtown core. These areas are being discussed throughout the country in all downtowns to allow multi-use facilities. We went through the existing B-2 Ordinance and determined how this could be tweaked to allow more mixed uses in the Downtown core. As Railroad Corner is being rezoned, these same elements can be considered. This actually took some of the pieces proposed for Railroad Corner and looked at the rest of the Downtown core to change the overall requirements to allowed Mixed Use and Residential in the upper floors. It also allowed some uses that are not currently allowed in your B-2 or B-1 District. B-1 is a local Commercial type of use. B-2 is your Downtown District, and it does need to have more opportunities for Mixed Use so that is one of the reasons we proposed these changes."

Commissioner Jenkins asked, "What affect would this have on the churches downtown?"

Mr. Ford responded, "This really would not affect the churches unless there is a state law or a local ordinance that requires certain distances from religious facilities. That may or may not change at the state level or the local ordinance. They are allowed in the current B-2 District."

A motion was made by Commissioner Jeanna Reynolds, seconded by Commissioner Edwards. The motion was unanimously approved.

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

Respectfully submitted,



John D. Singh
Assistant City Administrator