

City of Orangeburg
Planning Commission Minutes
November 16, 2023

Members Present

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

Members Absent

William Evans

Guests

John Ford, Stantec Engineering Consultant
(via Zoom)

City Council Members

Councilwoman, Annette Grevious

Staff Members

Theresa Williams, Interim Assistant City Administrator
Kenith Salley, Jr., Administrator Coordinator
John Singh, Director of Public Works
David Epting, Deputy Director of Public Works
Clayton Bozard, Director of Innovation & Technology
Olivia Singletary, Information Technology Support Technician

Citizens from the community **18**
Press present **1**

PUBLIC HEARING 1

Chairman Best opened Public Hearing 1 to consider a Zoning District Map change from B-1, General Business to B-2, Central Business District for the following Railroad Corner properties: 122 Treadwell Street, **TMP# 0173-14-04-014.000**, 118 Treadwell Street, **TMP# 0173-14-04-013.000**, 110 Treadwell Street, **TMP# 0173-14-04-026.000**, 1701 Russell Street, **TMP# 0173-14-04-012.000**, 1705 Russell Street, **TMP# 0173-14-04-027.000**, 1711 Russell Street, **TMP# 0173-14-04-011.000**, 1715/1719 Russell Street, **TMP# 0173-14-04-010.000**, 1721 Russell Street, **TMP# 0173-14-04-009.000**, 111/117 Boulevard Street, **TMP# 0173-14-04-008.000**, 135 Boulevard Street, **TMP# 0173-14-04-007.000**. 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 to consider a Zoning District Map Change from O-I, Office-Institutional-Residential District to B-1, General Business District for properties belonging to Phyllis Pelzer, 1090 St. Matthews Road, **TMP# 0173-05-05-001.000**, Harry Ken Floyd, Jr., 1070 St. Matthews Road, **TMP# 0173-05-05-015.000**, and Glenda Zeigler, 1080 St. Matthews Road, **TMP# 0173-05-05-016.000**.

Ms. Phyllis Pelzer, 1090 St. Matthews Road, stated “When looking at the Zoning Map most areas are in red or yellow which indicates business and residential, looking at the map you can see there are a lot of businesses from Boulevard Street to St. Matthews Road. What we found out is that, even though the last time it was zoned as O-I, Office-Institution-Residential District, no one knows what that means which makes it hard to have conversations, they understand residential and business. O-I, Office-Institution-Residential District is not congruent with what is going on around it. Everything that is residential now will move to B-1, General Business not O-I, Office-Institution-Residential District. We just want to have it rezone so that it can be congruent with what's already there. Everything around there is going to business, if you ever drive through there, it is a lot of business activity. As a Civil Engineer, I really think everything from Chestnut Street to Boulevard Street that faces St. Matthews Road will eventually become a business district because more businesses are coming. I think it would do the City a great deal to have those lots zoned for business, in that case, we would not tie people hands or restrict them. As a realtor, I have had people call me about having an office or a restaurant there and I informed them that it was O-I, Office-Institution-Residential District and they asked, what does that mean? Ultimately, that area may end up having office spaces there, but you don't want to tie people hands, right? What

if an ice cream, sandwich, or coffee shop or a restaurant or some business that would be amenable to that area would like to be there, they would not be able to do that in an O-I, Office-Institution-Residential District. I just ask that we make it all consistent and turn it to B-1, General Business as you see on the map.”

Ms. Paula O'Neal, 1205 Dantzler Street, stated “I am completely against what Ms. Pelzer said. I grew up on Pecanway Terrace, I do not know if a lot of people knew that is the real name of the neighborhood and I brought the home I am in now from my grandmother's estate. I have been in that house since I was born in 1971. Unlike the houses she pointed to that wants to sell to become a business, I am just one street back on Dantzler Street, which would greatly affect me if you allowed more businesses there. Let me tell you how it affects us in the neighborhood. Dantzler Street has become a racetrack to get through from Chestnut Street to St. Matthews Road or the CPM Bank. A lot of people think the neighborhood back there is just a lot of old people that sit in their houses all day and do not come outside but that is not the truth. I have a daughter who plays in the front yard. It is extremely concerning to me that this City that is full of run-down businesses and buildings would allow such a thing to happen to a neighborhood that has been around since 1953. Did realtors even know that? It is a part of the heritage in Orangeburg. Before that, it was a farm. Do people know that? Sorry I'm so passionate about it, you should know I never speak out about anything. I just vote and keep quiet. It was so important for me to come tonight to tell you that this is the worst decision your Council could ever make concerning that neighborhood.”

Ms. Betty Ulmer, 1216 Dantzler Street, stated, “I am afraid that if you do this for those three properties it is going to cause a trickle effect that is not going to be big or deep enough for somebody to put a business there. Then, they are going to hop backwards and go to Dantzler Street and that is way too close to where we need to be for a residential area, and I am afraid the traffic is bad enough as it is. Like Ms. O'Neal said, they use it as a racetrack to see how fast they can go in front of our houses, so I am totally against this.”

Ms. Laura Moorer, 1191 Dantzler Street, stated “My concern is with the traffic also, I have two young kids and cars are constantly speeding. My other concern is crime. If you allow all these businesses to come into our neighborhood crime comes in also. That's a problem, a real big problem. That is all I have to say.”

Mr. Randy and Glenda Shuler, 1080 St. Matthews Road, stated, “I understand their concerns, those concerns are behind the property where we are looking at on St. Matthews Road. We went through all the efforts ten years ago to get the covenants and restrictions for Pecanway Terrace changed. Everyone was sent notifications, served, and signed papers. All of that was done in advance. Covenants and restrictions were changed to prevent disruptive businesses in the area. If you look at the covenants and restrictions, you cannot have liquor stores or any other business that may be disruptive. As far as buffers are concerned, we had buffers included in the covenants to determine what you can and cannot do. The City has also come along and put in buffers Citywide in different areas. We appreciate what the Commission has done before, and we would like your support on this also. I do not want to see Orangeburg go backwards, I do not want to hurt any development in any way, shape, or form. Everyone will have to apply to have a zone change, we are not asking for the entire neighborhood throughout Pecanway Terrace zone to be changed, each individual lot and owner will have to apply just like we have. So, we are asking the Commission for your support.” There was no one else to speak at the Public Hearing. Chairman Best closed Public Hearing 2.

REGULAR MEETING

Approval of Minutes

A motion was made by Commissioner Reynolds, seconded by Commissioner Edwards to approve the minutes for February 16, 2023. The motion was unanimously approved.

New Business

Public Works Director, John Singh, addressed the Planning Commission considering a Zoning District Map change from B-1, General Business to B-2, Central Business District for the following Railroad Corner properties: 122 Treadwell Street, **TMP# 0173-14-04-014.000**, 118 Treadwell Street, **TMP# 0173-14-04-013.000**, 110 Treadwell Street, **TMP# 0173-14-04-026.000**, 1701 Russell Street, **TMP# 0173-14-04-012.000**, 1705 Russell Street, **TMP# 0173-14-04-027.000**, 1711 Russell Street, **TMP# 0173-14-04-011.000**, 1715/1719 Russell Street, **TMP# 0173-14-04-010.000**, 1721 Russell Street, **TMP# 0173-14-04-009.000**, 111/117 Boulevard Street, **TMP# 0173-14-04-008.000**, 135 Boulevard Street, **TMP# 0173-14-04-007.000**. He stated, “Good

evening Commissioners, I would first like to introduce Interim Assistant City Administrator, Theresa Williams and Administrative Coordinator, Kenith Salley. I would also like to recognize Councilwoman, Annette Grevious for her attendance. The crux of what we have with B-1, General Business to go to B-2, Central Business is to expand the ability of what the developer can do with housing and a mixed use of property setup at the Railroad Comer to an extend where they would be able to maximize the uses of the property for their development. So basically, expanding from B-1, General Business to different forms of housing structure that they can use. I can answer any questions, we also have Mr. John Ford with Stantec Engineering Company who is joining us via Zoom that will be able to answer any questions as well.”

Chairman Best asked if anyone had any questions for Mr. Singh or Mr. Ford. There was no one who had any questions.

A motion was made by Chairman Best, seconded by Commissioner Wolfe to approve the request. The motion was unanimously approved.

Public Works Director, John Singh, addressed the Planning Commission considering a Zoning District Map change from O-I, Office-Institutional-Residential District to B-1, General Business District for properties belonging to Phyllis Pelzer, 1090 St. Matthews Road, **TMP# 0173-05-05-001.000**, Harry Ken Floyd, Jr., 1070 St. Matthews Road, **TMP# 01 73-05-05-015.000**, and Glenda Zeigler, 1080 St. Matthews Road, **TMP# 01 73-05-05-016.000**. He stated "I think that the Public Hearing has given the history and discussion of the area and what is being looked at. We have included in your packet the histories from the minutes from past meetings to give you some background information. I do want to touch on one thing that was brought up about the covenants and restrictions. From a historical standpoint, when you apply for rezoning with the City, there is a question on the application that asked, are there any covenants or restrictions? Because if there are, that has to be cleared before or prior to coming in front of the Commission and Council. In that way, the whole area has agreed and changed those covenants and restrictions because there were things in those covenants and restrictions that do not match anything that society believes in now. It was great they have gotten those things taken care of, I just wanted to point out that history for you. Any questions that I can answer for the Commission or for Mr. Ford to answer, we will be glad to do so.”

Chairman Best asked if anyone had any questions for Mr. John Singh or Mr. John Ford. There was no one who had any questions.

Chairman Best entertained a motion to approve or deny the request. A motion was made by Commissioner Edwards, seconded by Commissioner Wolfe to approve the request. All was in favor except Commissioner Reynolds, she stated, “I’m debating”. She later reconsidered. The motion was unanimously approved.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Theresa Williams', written over a horizontal line.

Theresa Williams
Interim Assistant City Administrator