

City of Orangeburg  
Planning Commission Meeting Minutes  
April 17, 2025  
6:00 pm

**Members Present**

Guy Best – Chairman  
Dr. Shirlan Mosley-Jenkins – Vice-Chairwoman  
Paula Payton  
Stephon Edwards II  
John Wolfe

**Absent**

Jeanna Reynolds  
Vincent Pendarvis

**Staff Members**

Theresa Williams, Assistant City Administrator  
Kenith Salley, Jr., Administrative Coordinator  
Clayton Bozard, Director of Innovation & Technology  
David Epting, Public Works Director & Building Official

**Citizens from the community**        **17**  
**Guests (Developers)**                    **4**

**PUBLIC HEARING 1**

Chairman Best opened Public Hearing 1 at 6:00 PM to consider a Zoning District Map change from A-3 Residential, General District to B-1, General Business District for property located at 390 Wheeler Street TMS# 0173-18-05-001.000.

Ms. Betty Coakley, 1148 Woodbine Drive, stated, “I have property on Wheeler Street and what I really want to know from residential to general district, are those apartments or houses that are going to be built on Wheeler Street?”

Chairman Best asked, “Mrs. Williams, would you like to address that?”

City Assistant Administrator Williams, stated, “It is my understanding that the property that is on Wheeler Street is going to be a lay down yard. The applicant owns property that is adjacent to this property, and that property is already considered general business. The property that is in question is residential. They’re wanting to change the zoning for the residential to make it general business, because they want to use the property for commercial use.”

Ms. Coakley stated, “Will that raises taxes in that area?”

City Assistant Administrator Williams stated, “It may have an impact on taxes, I am not quite sure, that is something you would have to find out about through the city finance department.”

Ms. Coakley stated, “I do not support it, because I have had a lot of break ins and vandalism at my property.”

Developer Brian Holiday stated, “I am the new property owner of 780 Nottingham Street, which is the adjacent property to the one we are talking about. Yes, it would be for general business purposes, to run our commercial operation, all we are interested in doing is having a business there.”

City of Orangeburg  
Planning Commission Meeting Minutes  
April 17, 2025  
6:00 pm

**PUBLIC HEARING 2**

Chairman Best opened Public Hearing 2 to consider a Land Development other than a Subdivision for properties located at 1509 Amelia Street and 250 Summers Avenue. TMS# 0173-13-12-003.000 and TMS# 0173-14-012.000.

Ms. Frida Summers, 1105 Columbia Road stated, "Mr. Chairman, I would just like details on what is being planned to be put in this area. This is a historic district, so I don't know if the representative is here to tell us what he plans to do."

Chairman Best asked, "Mrs. Williams, would you like to expand?"

City Assistant Administrator Williams stated, "I think we have a representative here regarding that property, who would like to speak."

Mr. Cliff Wilson, Hexagon Group, 2800 Bush River Road, Columbia, South Carolina, stated, "What we will be building is a multi-family property with four buildings, roughly 24 units, it is going to be three stories and roughly 42,000 square feet."

Chairman Best asked, "Is it going to be student housing or other housing?"

Mr. Wilson stated, "No, multi-family housing."

Ms. Summers stated, "As I stated, this is in a historic district. Is that allowed in a historic district?"

City Assistant Administrator Williams stated, "The applicant met all of the requirements, and all of the plans have been reviewed by our zoning official, so it is allowable."

Ms. Summers stated, "I go that way to go to an office building and go up to the corner of Amelia and Summers Street and I have a difficult time turning left to go there. I do not know if this is an appropriate place for a three-story apartment building in that area. Traffic is one of my concerns, and three-story, I would also like to know the layout of it too. I just want it to go with the neighborhood."

Michael Herger, 1432 Moore Road, stated, "I have an office building on Center Street and the concern I have is the parking is so bad on Center Street it is difficult for people to come and go, and there are problems with parking there. I am curious as to what the parking ratio is and how that is being addressed so that the appropriate off-street parking, because that is a busy intersection, it is a lot of traffic there, and I do not know if Amelia Street or Summer Street can accommodate any more parking space for a multi-family family unit. I have not seen the plans but ask the commission to be sure to look at the appropriate ratios for parking so that there would be off-street parking for the facilities being proposed."

Chairman Best asked developer Cliff Wilson, "Would you like to address the parking concerns?"

City of Orangeburg  
Planning Commission Meeting Minutes  
April 17, 2025  
6:00 pm

Mr. Wilson stated, "One of the parking lots are going to be dedicated strictly for parking to accommodate the additional requirements for parking. So, we have looked into that, and we address that concern to ensure that we meet the requirements for adequate parking."

Chairman Best asked, "Would every unit will have two parking spaces?"

Mr. Wilson stated, "The requirement is one and a half per door, so we would meet that requirement."

### **PUBLIC HEARING 3**

Chairman Best opened Public Hearing 3 to consider a Zoning District Map change from B-1, General Business District to B-2, Central Business District for properties belonging to Martin Roache located at 812 Russell Street TMS# 0152-20-07-002.000 and 776 Russell Street TMS# 0152-20-08-001.000.

Mr. Martin Roache, 1371 Tolly Ganley Street, stated, "I am here today to talk to you about an exciting project in our town. I am also here to ask for the rezoning of 812, and 776, Russell Street, from B-1 to B-2, to make this project feasible. I am from Orangeburg and care deeply about our town and its universities. I have been in the real estate business for over 23 years. Creating a student housing project in this area would be transformational. It would enliven this area of downtown, create commercial opportunities and stimulate economic growth for both the town and its universities. The universities and our downtown area are both in need of housing development. I point to examples in Savannah, Charleston, Columbia, Rock Hill and many other cities around America, if it is good enough for those towns, why is it not good enough for Orangeburg, a college town. I've got a great team of fantastic people, starting with my good friend Mr. Richard rouse from New York, representing his firm, LCP, which is on the development and finance side. LCP currently manages assets exceeding a billion dollars. Mr. Chad Askew our architect, from a housing studio out of Charlotte, North Carolina. We also have Mr. Rusty Porter from Orangeburg, based CF Evans, one of the finest multi-family building companies in the southeast. Also with us is Mr. Howard Jackson, the executive director of the South Carolina State real estate foundation. I would like to invite Chad Askew you up to go through the project for you."

Mr. Chad Askew, Housing Studio, 333 West Trade Street, Charlotte, North Carolina stated, "As Martin indicated we are the architecture firm that he approached and asked to design and conceptualize the project for him. I just wanted to walk through these slides quickly and give the group here tonight, a flavor of what we are looking to do here. There is a rendering here that shows along Russell Street and Elmwood Street what we are looking at, in addition to the student housing that is happening in this project, there is retail space along Russell Street in both buildings, so that we will be able to activate that streetscape and enhance the downtown area. In a larger context, a piece of this is a separate parcel at the back of the site that Martin is working, potentially, to acquire for the parking for the project and then our two buildings are at the front of the site along Russell Street. The pink areas, those are the retail areas and then the residential apartment units for the students are behind that. There is also amenity space for students. Both projects have courtyards

City of Orangeburg  
Planning Commission Meeting Minutes  
April 17, 2025  
6:00 pm

that are kind of tucked away and more private, outdoor space for the students to use recreationally. There are passive spaces, not volleyball courts and swimming pools and those sorts of things, there are more quiet, calm spaces, but natural spaces for the students to be able to use. So, we have done a fair amount of due diligence on this already to help Martin envision this project. You can see, these are the elevations along the front edge of Russell Street and the top of Elmwood Street. That is a longer elevation of that building because it is such a linear site. But what you cannot see here is that that center section steps back five or six feet, so that there is a break in the facade. It is not a continuous wall all the way down. It kind of moves in and out so that there is, there is interest in character as you move down the streetscape. So, that is a very quick summary of the project design. Our feeling is that it is a great opportunity to bring much needed student housing and help enliven downtown."

Ms. Joyce Rainey, 279 Livingston Terrace, asked, "Are we speaking of something down near the gardens again?"

Chairman Best stated, "We are on the other side of the road from the pecan plant where Duncan's supply used to be back in the day."

Ms. Rainey asked, "Are these buildings four or five stories?"

Chairman Best stated, "Four stories."

Ms. Rainey stated, "The one thing that draws people to our city right now, I think, are the Edisto Gardens, and they have been exquisite, but I think this, again, is something that is going to crowd that area and would take away from the gardens. I know where the colleges are, but I think it is a long way from college, and especially if they are walking students, can this not be somewhere closer? I just do not understand why they want to keep concentrating on the garden area, and I just do not think it is something that we want in Orangeburg."

Mr. Michael Herder, 1432 Moore Road, stated, "My only comment or thought is, when I saw the plans, and it seems to be some parking spaces, but when you mentioned other projects in Charleston, I know in Beaufort, for example, or when you even go to Charlotte, you'll see that the historical one and a half parking places per door is grossly inadequate. You cannot find a parking place in downtown Charleston. You cannot find one downtown Beaufort, and so I think that it's something that the Planning Commission needs to look at, that if there is parking that it be adequate for the future. I think if the zoning regulations are one and a half per door, does that mean per bedroom? You have a three-bedroom apartment, but only one and a half parking spaces? That is the recipe for disaster, which has occurred in other cities, Charlotte, Charleston, Beaufort and other places, because there is inadequate off-street parking. I am happy to see the possibility of some development and growth in Orangeburg. I just think it needs to be done in a way that addresses the possibilities for the future and adequate for the needs of the people that will be tenants in those projects."

City of Orangeburg  
Planning Commission Meeting Minutes  
April 17, 2025  
6:00 pm

Mr. Roache, stated, "We are currently trying to acquire 1.75 acres behind which would allow 134 parking spaces, which is more than is required, or what we need for one and a half per door. In fact, this project would be a non-starter for any of the universities, if we did not have parking, this is for juniors, seniors and graduate students, the college would likely not allow freshmen and sophomores to be this far away, and they will also have shuttle services. So, we tried to be thoughtful about everything that we are doing. So, we thought a lot about this. I started buying and developing property at this end of town years ago. The way that I felt was, why don't we have development close to the Edisto gardens? I have been to so many cities around our country and whenever you have something that's so special, like the gardens or the longest Blackwater River in North America there is development around it, and I think it makes it more pleasant, further it enlivens the town, in an area that is much needed. We started a restaurant there as kind of a test market at the garden, and people came. And because of that, people are saying, you know what, this area is pleasant, when before, maybe they were not so inclined to come to that area of town. And finally, I think that that atmosphere would be very special for students, and in having a development of this kind not only helps universities that need housing but also creates a what is already a special place, and some special architecture and buildings in that area that I think would enhance it."

Mr. Herder stated, "The question I have is parking, and what I hear juniors, seniors, and graduate students are the ones are all likely going to have cars. So, we are talking about one and a half cars per door. Is that per unit? Or is that per bedroom unit, per sleeping unit? And as I said, I am glad to hear that they are addressing 134 parking places and I see the diagram that shows the parking lot that is across the road from it, but I am not sure that that really addresses the question of the accommodation of the number of vehicles. They mentioned it would be more than one and a half, but I think one and a half is totally inadequate. Has it been studied or reviewed to see with graduate students, juniors and seniors in college who are going to be drivers with vehicles, how many parking places would be adequate for the size of the unit and the number of sleeping spaces and occupants that would be there? That would be a question I would have for the developers."

Mr. Roache stated, "I think what we have done is done some studies with existing multi-family or student housing units, and it would not be that many. We have 77 units and 134 parking spaces, so that is almost two parking spaces per door. We do not anticipate just looking at the demographic of South Carolina State University students, it is not nearly that high in terms of the number of students that have cars. Yes, some do, but not all of them, which is why we are taking into consideration as well as the college of having shuttles. Under the B-2 zoning requirement, we are not required to have parking, but we are still doing that and want to do that on behalf of our students that will be there."

Dr. Gerald Smalls of South Carolina State University stated, "We are so excited about corporate developers coming to Orangeburg to support our growth. Right now, we have 15,000 applicants for our freshman class. We only have 1000 beds available. As you can see, there is a renaissance occurring with South Carolina State University. We are excited about it. We testified before the

City of Orangeburg  
Planning Commission Meeting Minutes  
April 17, 2025  
6:00 pm

House and the Senate two months ago. One of the major issues was housing, is Orangeburg able to accommodate the growth that you have? They also asked us, are the developers coming to Orangeburg? And we say, yes, they are coming. So, they gave us, over the last three years, close to \$300 million for capital development. Right now, in the Senate's proposed budget is a brand new SHM gymnasium, that is not only for South Carolina State University, but as you know, that's for the city and for the county of Orangeburg. They did this because of the growth that we have, the excitement that we have right now, currently, underneath the leadership of our foundation, we have seven properties throughout Orangeburg, outside of the gates of South Carolina State. We provide security for those properties, a 30-minute shuttle going from each one of those properties back to South Carolina State, all day long, we are investing a multitude of capital to make sure these students have services. As of right now, you are talking about parking, I cannot answer all those questions, but we have one car for every four students right now, all of our students do not have cars but we do require some parking for those that do that want to live off campus, but we accommodate all through our shuttle when they do not want to drive or those that do not have available cars to drive. We are very excited. We're going to put seniors, juniors and graduates, on our properties outside of the peninsula of South Carolina State. We keep freshmen on campus, and we provide them with security and a bus line and travel. So, we're very, very excited."

Mr. Howard Jackson, representing South Carolina State University, real estate Foundation, stated, "As Dr. Gerald Smalls said, we are currently managing seven off campus properties across from Dairy-O. With no parking issues. It is about 80 beds there. Another location, the old hotel behind Applebee's that is under a purview of SCSU as well. We are currently engaging, including this development, three other private developers for housing for the university. The President's goal is 5000 students. We must have some place to house them, not only some place to house them, but we also need adequate housing, places that you and I would leave our kids. So that is why we need new student housing to be attracted to Orangeburg, and we are very excited to partner with this group, as we are the other three, to ensure that they can bring adequate student housing Orangeburg. So, the real estate foundation is very much in support of this project."

Ms. Cheryl Wilson, 2800 Bush River Road, Columbia, SC stated, "I just came up to say how I was a student at South Carolina State, 1997 I came here, and I am just excited. I came from Brooklyn, New York, and we had Wendy's and a McDonald's to go to when I was a student here. I am excited about the expansion and what all these different groups that are here are trying to do for the students and the community. I just had to come up here and just say that I am excited about what is happening here."

Mr. Herder stated, "I just want to come back up and say I am excited about the developments and the things coming to Orangeburg too. I thank the developer for the explanation about parking. I was concerned about a bare minimum, but it sounds like they are considering more than that and making those accommodations. I thank them for that, and I think that is something that is

City of Orangeburg  
Planning Commission Meeting Minutes  
April 17, 2025  
6:00 pm

important, because Orangeburg deserves more than the bare minimum. We need good development, and it looks like we got people that are coming and trying to accomplish that, and I thank them for that.”

## **REGULAR MEETING**

### Approval of Minutes

A motion was made by Commissioner Edwards, seconded by Commissioner Payton to approve the minutes from February 27, 2025. The motion was unanimously approved.

### New Business

Chairman Best stated, “Under New Business to consider a zoning district map change from A-3 Residential, General District to B-1, General Business District for property located at 390 Wheeler Street TMS# 0173-18-05-001.000. Mrs. Williams would you like to address the Commission?”

Assistant City Administrator Williams stated, “Mr. Chairman, the applicant complied with the stipulations and all the requirements were met.”

Vice-Chairwoman Jenkins asked, “You said that you were you going to put businesses at the property, you were not explicit, what type of business, can you share?”

Developer Cliff Wilson stated, “We own an event rental business, and we would like to hub out of Orangeburg so that we can access all parts of the state with our event rentals, we have the warehouse space that is a part of this parcel, and we need to be able to park our equipment. So that is the purpose to rezone, and to create job and hire people here in Orangeburg to work with us.”

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

Chairman Best stated, “Second item is to consider a Land Development other than a Subdivision for properties located at 1509 Amelia Street and 250 Summers Avenue. TMS# 0173-13-12-003.000 and TMS# 0173-14-012.000. Mrs. Williams would you like to address the commission concerning this?”

City Assistant Administrator Williams stated, “The applicant complied with all requirements for this application.”

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

Chairman Best stated, “Third item is to consider a Zoning District Map change from B-1, General Business District to B-2, Central Business District for properties belonging to Martin Roache

City of Orangeburg  
Planning Commission Meeting Minutes  
April 17, 2025  
6:00 pm

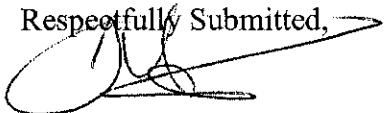
located at 812 Russell Street TMS# 0152-20-07-002.000 and 776 Russell Street TMS# 0152-20-08-001.000. Mrs. Williams would you like to address the commission concerning this?"

City Assistant Administrator Williams stated, "Again, the applicant complied with all stipulations and all requirements were met."

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

The meeting was adjourned at 6:35 p.m.

Respectfully Submitted,

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

Theresa Williams,  
Assistant City Administrator