

**City Council Minutes**  
**May 5, 2026**

Orangeburg City Council held its regularly scheduled meeting on Tuesday, May 5, 2026, at 6:00 pm in Council Chambers, 933 Middleton Street with Mayor Butler presiding.

**PRESENT:**

**Michael C. Butler, Mayor**  
**Annette Dees Grevious**  
**Jerry Hannah**  
**Jordan E. Hawkins**  
**Dr. Kalu Kalu, Mayor Pro Tem**  
**L. Zimmerman Keitt**  
**Sandra P. Knotts**

A motion was made by Mayor Pro Tem Kalu, seconded by Councilmember Knotts to approve April 21, 2026, City Council Minutes. The motion was unanimously approved.

Mayor Butler recognized Accountability as the May Orangeburg County Community of Character Trait.

Mr. William Green appeared before Council concerning City Concerns. He stated, "The first page of the handout shows a pothole at the corner of Cemetery and Green Streets that has been there for some time. Cars are getting damaged going through the pothole or when they try to avoid it, they are driving in the other lane with oncoming cars. The next sheet shows Green Street behind DPS during church hours. There are cars parked on both sides of the street and cars must go in the middle of the street in this area of Green Street. I have seen several accidents at the corner of Henley Street. The next sheet is the Adden Street baseball field showing that the fence is torn open. The park is in very bad condition and needs to be revamped. There are children in the playground unattended at two and three in the morning. People are walking dogs there and do not pickup droppings. It is not a dog park; it is a children's park. The next sheet shows a shopping cart on Green Street. Sometimes there are 12 shopping carts there. I think DPS should fine people when they are walking through a residential area with a shopping cart. The next sheet is the walk-up window behind DPU. I have requested several times that an awning be placed there for DPU customers to be out of the elements. The next sheet shows my relationship with the Greyhound Bus Company since July 27, 2010. The next sheet is about the State Theatre property where the museum is being constructed. If you read the highlighted area, I was the founder for a museum to go on that corner, but people refuse to give me credit. People should give credit where credit is due."

Mayor Pro Tem Kalu asked, "What is your suggestion for the issues you described on Green Street?"

Mr. Green stated, "Cars not to park on one or both sides of the street."

Councilmember Hannah stated, "Mr. Green your concerns are being heard. Without knowing what you were presenting this week, I discussed with the City Administrator about this situation at the corner of Cemetery and Green Streets."

Breathe Easy SC and FIRE Squad Youth Coalition and the Tri-County Commission on Alcohol and Drug Abuse addressed Council concerning an update on point-of-sale research conducted in the area on tobacco retailers as it pertains to local youth.

Council presented a Retiree Resolution to Sharon Stephens Fisk – Department of Public Utilities for twenty-six years, three months and nineteen days with a retirement date of May 1, 2026.

City Administrator addressed Council concerning the AECOM Railroad Corner Pedestrian Overpass Feasibility Study presentation. He stated, "The next presenter is Ms. Emily Swearingen, Operations Leadership Sr. Manager with AECOM. AECOM was hired to complete a feasibility study for the pedestrian overpass. As you all are aware, the City received a Federal RAISE Grant for \$22.8 million to construct a pedestrian overpass along with a parking deck. Before we could

enter the construction phase, we had to do a feasibility study. Ms. Swearingen is here to present the findings.”

Ms. Emily Swearingen with AECOM presented an update on the Railroad Corner Pedestrian Overpass Feasibility Study. She stated, “We were hired to look at the feasibility of a pedestrian bridge overpass over the Norfolk Southern Railroad and Magnolia and Boulevard Streets to find viable options for that pedestrian bridge to see if it would be suitable in that area. We looked at environmental considerations, railroad considerations, community considerations, working with the schools and the stakeholder group as well as a high-level costs and benefits to the community. There were a couple of constraints that we noted about the project in the study area. One of the key ones is the coordination with the National Historic Preservation Act. There are three historic districts in the vicinity of the project. We coordinated with the State Historic Preservation Office to get some feedback from them and some of the preliminary work. We also coordinated with the universities and other stakeholders in the group. The coordination and compliance with that as the project moves forward is one of the key considerations. We coordinated with the Norfolk Southern Railroad projects manual and their requirements to lay out a bridge to clear the railroad horizontally and vertically to meet their needs as well as coordinate with the Orangeburg DPU on the utilities in the area to see what kind of impacts would be required or potentially relocations required as part of the project. There are a few that would need to be relocated, some overhead power and water lines in the vicinity of where the foundation would be located and maybe some sewer encasement as well. We did find that it was feasible to meet the requirements of the railroad and the utilities. When we started the process, we met with a stakeholder group, and we looked at three areas crossing Magnolia. Number one is near Russell Street at the intersection. Number two is an area between the entrance to South Carolina State University (SCSU) and Russell Street. Number three is north between Claflin University and SCSU. After our first stakeholder meeting and talking with the community, the most direct connection was important to make sure people can access it. Number two was preferred because Number one is too close to the intersection and there are overhead signals and utilities related to the railroad. One of the components of the grant for implementation is a parking garage which is needed to access the railroad corner development as it continues and the idea of tying in the bridge to the parking garage was favored from the stakeholders. We looked at different alternatives for a parking garage and built that into our alternative evaluation. We had four alternatives but the two in the study that we highlighted provided up to 200 parking spaces and at least three floors to meet the elevation requirements. We looked at multiple alternatives. On the west side of the bridge, which is on the Railroad Corner side, we had one location, but we looked at different ways to access the bridge through the parking deck, separate ramps, stairs, and some alternatives. There were three alternatives on that side and one on the campus side. There were different ways to access and then multiple alternatives within whether stairs, elevators, ramps and how it went into the campus and around. All of these were presented at our public meeting. On the screen is a rendering showing the general location and how it would work with the parking deck on the west side and one of the alternatives in the location on the east side. We engaged the public to see the community’s needs and wants. We had two stakeholder meetings. About 15 – 20 people attended each one. We asked for feedback in those meetings and included members of the community, some churches, the museum, SCDOT, and DPU. We held one public meeting in December, and we also went to both Claflin and SCSU campuses and engaged the students and anyone walking by. We had over 60 participants and we received a lot of feedback. A lot of students are making that route in the nighttime hours when it is not as safe as it is during the day. There is a strong need especially as the community continues to develop and there are more destinations on the Railroad Corner side. We are considering improvements to Boulevard Street to make that a one-way street, and parking and wider sidewalks. Ultimately, long-term having a transit stop for local routes and servicing the universities and the community. We evaluated all the alternatives, and these are some of the five key areas. Each alternative had multiple variations, and we ranked them based on the criteria looking at ADA accessibility, looking at cost compared to other alternatives, what does the community think, the impact to utilities, and the feedback from the stakeholders. After we went through that process, we came up with five that are the best value for the City to consider. There are some good options that will provide access that is needed and that are supported by the community. The feasibility study is coming to an end as the reports have been submitted to the City and next is the grant implementation process. There are NEPA documents required for federal funding. There is digital, engineering and permitting required and then consideration for different ways you could procure the project to get it to construction. Based on the grant, we would need that construction completed by the fall of 2032 based on the funding that they provided for the implementation.”

Councilmember Grevious asked, "Based on the feasibility study, is there a design that is preferred that you can share?"

Ms. Swearingen stated, "The rendering that we showed with the parking deck on one side is the preferred side on the west side with stairs and elevator. On the other side, there were a couple of variations but the one with the most support from the community would be an elevator with stairs and a smaller footprint. As you progress, there may be a need for ramps."

Councilmember Keitt asked, "When are start and completion dates scheduled?"

Ms. Swearingen stated, "The City is working with SCDOT now on the next step of the design and the construction phase. They are still working through the specifics of the grant agreement."

Councilmember Hannah asked, "Will the parking deck be free or a cost to park? Will there be parking in front of the museum?"

Ms. Swearingen stated, "There are multiple angled parking spaces in front of the museum. There is a loading zone as suggested by the Civil Rights Museum Coordination for bus pullovers to load and unload people. The parking deck would have access as well from the sidewalk to the museum. Whether parking is free or paid will need to be coordinated with the City on preferences and policy."

City Administrator Evering stated, "A decision has not been made yet as whether parking will be free or paid."

Councilmember Hawkins asked, "Is there a place for the buses to park?"

Ms. Swearingen stated, "During coordination I believe it was stated there are some lots that in the future that could be staging for buses."

City Administrator Evering addressed Council concerning third reading of an ordinance authorizing the transfer of approximately 1.3 acres of real property located at 1895 Columbia Road with TMS# 0174-17-08-005.000. He stated, "As a reminder this is the City property on Columbia Road. The sale price is \$150,000. It compares well with similar properties that have sold in that area. It is my understanding that the buyer wants to use it for a small facility."

A motion was made by Councilmember Grevious, seconded by Councilmember Hannah to approve third reading of an ordinance authorizing the transfer of approximately 1.3 acres of real property located at 1895 Columbia Road with TMS# 0174-17-08-005.000. The motion was unanimously approved.

City Administrator Evering addressed Council concerning second reading of an ordinance authorizing the transfer of approximately 0.28 acres of real property with improvements, if any, located at 1125 Russell Street TMS #0173-13-34-013.000, and approximately 0.33 acres of real property with improvements, if any, located at or about 1067 Amelia Street TMS #0173-13-33-004.000. He stated, "As a reminder, this is the development proposed by the Hexagon Development Group. On the property located at 1067 Amelia Street, they are proposing a restaurant on the ground floor with approximately 37 apartment units above it. We have investigated the question about parking. It is currently zoned B1, which would require about 72 dedicated spaces. There are about 95 spaces in the City owned lot located diagonally across the street next to the Williamson Printing Shop. The developers also said that they want to include a parking structure on the first level that will provide parking as well as some surface parking behind it. There are about 200 parking spaces available in that area."

Councilmember Grevious asked, "Does that include the parking lot across the street?"

City Administrator Evering stated, "Yes, the parking lot across the street is 95 total spaces."

Councilmember Grevious asked, "Have the developers purchased the building on Broughton Street next to the vacant lot?"

City Administrator Evering stated, "I was told it was purchased and closed."

Councilmember Grevious asked, "Is this workforce or market rate housing?"

City Administrator Evering stated, "These are one- and two-bedroom units market rate housing with the expected rent to be \$1,350 and \$1,850. Again, they would target young professionals. The property at 1125 Russell Street is known as the old Braxton Shoe Store building. They are proposing to have a sports bar lounge on the first floor again with about 37 market rate housing units above at the same price point. This is zoned B-2 so a specific amount of parking is not requirement. There is a parking lot across the street and behind the buildings across Russell Street."

Councilmember Grevious asked, "Given the businesses located on Russell Street, the parking lot behind this building and behind the building on the other side of Russell Street are utilized by those businesses. With residents, is it first come, first serve if you get a parking space in or near where you reside?"

City Administrator Evering stated, "Technically, I think so."

Councilmember Grevious stated, "I can understand the patrons that visit various businesses. As a resident, I guess that is my choice if I choose to live there as I may have a parking space close and I may not."

City Administrator Evering stated, "As some additional information about the proposal, they are asking to purchase the property at five percent of the tax value which would be a little less than \$2,000 on the Amelia Street property. The sales agreement would have a reversionary clause that would require the developer to start the project within a two-year period and substantially complete within a four-year period, or the City could purchase the property back at that price which would apply to both parcels. The property tax value of the 1125 Russell Street property is \$157,000 and five percent would be \$7,800."

Councilmember Grevious asked, "For the property located on Amelia Street, are there plans to have a conversation with South Carolina Department of Transportation (SCDOT) in terms of crossing that street because I can see that area getting busy with the restaurant and housing there?"

City Administrator Evering stated, "I think that is a good idea. I can certainly talk with SCDOT."

A motion was made by Councilmember Keitt, seconded by Mayor Pro Tem Kalu to approve second reading of an ordinance authorizing the transfer of approximately 0.28 acres of real property with improvements, if any, located at 1125 Russell Street TMS #0173-13-34-013.000, and approximately 0.33 acres of real property with improvements, if any, located at or about 1067 Amelia Street TMS#0173-13-33-004.000. The motion was unanimously approved.

City Administrator Evering addressed Council. He stated, "I want to remind Council and the public there will be a public hearing scheduled at the next Council meeting on May 19<sup>th</sup> to give the public an opportunity to address both items. The first is second reading of an ordinance amending, restating, striking, and replacing Section 30 of Chapter 5 of the City Code Smoking in public places. As a reminder, at the March 17<sup>th</sup> meeting, Reverend McCutcheon presented the Clean Air is Fair Initiative to ensure the citizens have access to clean air and are not affected by second-hand smoke. The ordinance replaces and strikes the entire current ordinances found in Chapter 5, Section 30. It also adds electronic vaping devices. Councilmember Hawkins had some questions or requested revisions to remove smokeless tobacco which has been addressed in this version. It would prohibit smoking in all City owned buildings, vehicles, and adjacent outdoor properties. Smoking would be prohibited in restaurants, bars, retail stores, offices, healthcare facilities, educational institutions, public transportation, and related facilities. It would also be prohibited within 25 feet of building entrances, windows, or ventilation systems, outdoor dining, seating areas, public events, playgrounds, and recreational areas. Penalties can include up to \$100 for a first offense, up to \$200 for second offense and up to \$500 for any subsequent offenses."

Mayor Butler stated, "We want to consider the public hearings as we need to hear from the public on Items #4 and #5."

Councilmember Grevious stated, "In the meantime I would ask if the City Attorney could look at the public health laws in terms of the Clean Air is Fair ordinance to see how that aligns with what was prepared."

A motion was made by Mayor Pro Tem Kalu, seconded by Councilmember Keitt to postpone second readings of an ordinance amending, restating, striking and replacing Section 30 of Chapter 5 of the City code: Smoking Public Places and an ordinance amending, restating, striking and replacing Chapter 12 of the City Code – Animal Control to receive public input at the public hearings at the May 19, 2026 Council meeting. The motion was unanimously approved.

Public Works Director Epting addressed Council concerning Building Codes Office Update. He stated, "I am here to share information on permitting for the month of April. Thirty-seven permits were issued anywhere from new construction through minor renovations, electrical repairs, and plumbing repairs. We received a request to begin including a report in your packets monthly. At the first meeting of each month, we will have a presentation for the previous month to review the number, type and fees of permits issued as well as the estimated construction cost. This will give you an idea of construction being done in the City, fees received for permitting and an update of what type of construction is being done. In April, you will notice we had one new construction and three new residential construction permitted. We permit new construction, additions, plumbing, roofing, signs, solar and trees. You will notice at the bottom of the report; we do a tree permit for the removal of large trees when they are in the buildable area and need to be removed. During the month of April, we also had one completion which was the Orangeburg Family Medicine, 1550 Sims Street which was a 4800 square foot building that will house approximately thirty-three folks for medical procedures and prescriptions."

Councilmember Hawkins asked, "I appreciate this update. Does Council like getting this update?"

Mayor Butler stated, "Yes, I think it is good information."

Councilmember Grevious asked, "In the future, can you provide a comparison to last year's information in the report?"

Public Works Director Epting, stated, "Absolutely."

Councilmember Hannah asked, "Is there a dollar amount required to get a permit? How do citizens know a permit is needed?"

Public Works Director Epting stated, "Any type of repairs or construction over \$500 requires a permit. Once the permit is pulled, we will come out and complete the inspection to make sure everything was done properly and up to code. If there is a release for utilities, we will send the release to DPU, and they will schedule the reconnection."

DPU Manager Harley stated, "In most cases, contractors are aware of the rules. We have for the most part repeat contractors, and our rules are not unlike most cities they work in. Also, this information is listed on our website."

Councilmember Hawkins asked, "Please give Council and the public an update on the code enforcement third party company?"

Public Works Director Epting stated, "We had an interview today. It should be up and going next week."

A motion was made by Councilmember Hannah, seconded by Councilmember Knotts to go into Executive Session concerning discussion of negotiations incident to proposed contractual arrangements and the receipt of legal advice. Section 30-4-70(a)(2) a) Use of City owned office space and b) DORA. The motion was unanimously approved.

Council did not return to open session. There being no further business, the meeting was adjourned.

Respectfully submitted,

*Linda McDaniel*

Linda McDaniel  
City Clerk





## RESOLUTION

**WHEREAS,** Sharon Stephens Fisk faithfully served the Department of Public Utilities for twenty-six years, three months and nineteen days with a retirement date of May 1, 2026; and,

**WHEREAS,** she, through her long and faithful service, contributed greatly to the successful operation of the City of Orangeburg; and,

**WHEREAS,** the City Council, in recognition of the fine contribution rendered the City of Orangeburg, wants to inscribe on the records its appreciation.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Members of Council, in Council assembled, do officially recognize the faithful service rendered to the City of Orangeburg in the capacities in which she served the City, and we take pride in commending her for a job well done.

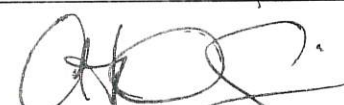
**BE IT FURTHER RESOLVED** that a copy of this Resolution, in appreciation for her devotion of duty to the City of Orangeburg, be placed in the minute book of the City and a copy furnished to Ms. Fisk in recognition of her services.

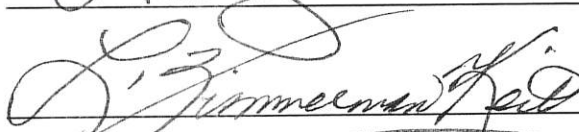
**PASSED BY** the City Council of the City of Orangeburg, State of South Carolina, this 5th day of May 2026.

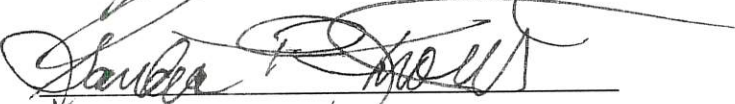


  
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MAYOR

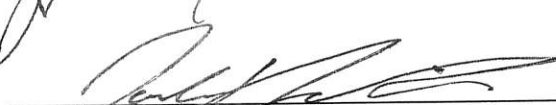
  
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MEMBERS OF COUNCIL

ATTEST:

  
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CITY CLERK