

City of Orangeburg
Planning Commission Meeting Minutes
June 18, 2026
6:00 p.m.

Members Present

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

Absent

Jeanna Reynolds
John Wolfe
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 1
Guests (Developer) 1

PUBLIC HEARING

Chairman Guy Best opened the Public Hearing at 6:00 PM to consider a Zoning District Map change from A-1 Residential, Single-Unit District to B-3, Neighborhood Business District for property belonging to Donald G. and Steven M. Adkins located at 1374 St. Matthews Road TMS# 0174-18-09-005.000.

Developer John Politis from Apollo Realty Partners, LLC stated, “My company Apollo Realty is based in Boca Raton, Florida. I currently have the property in question under contract. I have been a developer for approximately 50 years. As a side note, I have owned the Big Lots Plaza in Orangeburg for 41 years, so I am not a stranger to Orangeburg. What I plan to do is develop the property into a coffee tenant, which would have a small building with a double driveway coming in off of St. Matthews Road and in off of Chestnut Street, and cars can exit off of both accesses once they have received their coffee or their energy drink. I have several coffee tenants who are interested in the property. Basically, what I have to do is make my best deal, notify the city of my plans, and once it is approved by the commission and council, get them into the building department, and start construction. One side note, there would be no seating inside. It is all takeout. That is the reason for the double driveway.”

Developer Politis asked the commission if there were any questions?

There were none.

Chairman Best asked three times if there were anyone else to speak at the public hearing?

No one else spoke during the public hearing.

REGULAR MEETING

Approval of Minutes

A motion was made by Commissioner Edwards, seconded by Commissioner Payton to approve the minutes from March 19, 2026. The motion was unanimously approved.

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New Business

Chairman Best stated, "Under New Business to consider a zoning district map change A-1 Residential, Single-Unit District to B-3, Neighborhood, Business District for property belonging to Donald G. and Steven M. Adkins located at 1374 St. Matthews Road TMS# 0174-18-09-005.000. Mrs. Williams would you like to address the Commission?"

Assistant City Administrator Williams stated, "Mr. Chairman, members of the Planning Commission, the applicant met all of the requirements for the rezoning application."

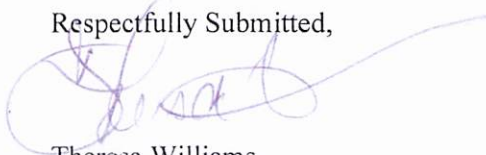
Chairman Best asked the commission if there were any questions for Mrs. Williams?

There were none.

A motion was made by Commissioner Edwards, second by Commissioner Payton to approve the request. All Commissioners were in favor. The motion was unanimously approved.

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

Respectfully Submitted,



Theresa Williams,
Assistant City Administrator