



ORDINANCE NO. 2026-03

AN ORDINANCE TO APPROVE A CHANGE TO THE ZONING DISTRICT MAP FROM A-2 RESIDENTIAL, MULTI-UNIT DISTRICT TO A-3, RESIDENTIAL, GENERAL DISTRICT FOR PROPERTY BELONGING TO PARAGON DEVELOPMENT OF SC LLC LOCATED AT 245 MAXCY STREET TMS# 0173-15-14-033.000; AND PROVIDE FOR RELATED MATTERS.

WHEREAS, the City Council ("Council") of the City of Orangeburg ("City") finds:

- (a) Paragon Development of SC LLC, owns property located at 245 Maxcy Street with county tax map number TMS# 0173-15-14-033.000, which are all zoned as A-2 Residential, Multi-Unit District;
- (b) according to a resolution adopted November 20, 2025, a copy of which is attached as Exhibit A ("Resolution"), the City's Planning Commission has, following a duly noticed public hearing, recommended approval to the Council of the rezoning of the referenced properties from A-2 Residential, Multi-Unit District to B-1, General Business District;
- (c) proper notice of the public hearings for the proposed amendments for the Planning Commission, held on November 20, 2025, and the Council, held on December 2, 2025, First Reading, December 16, 2025, Second Reading and Public Hearing, and January 6, 2026, Third Reading, have been duly published in accordance with Section 24-12.5 of the City Code;
- (d) each parcel has been duly posted in accordance with Section 24-12.6 of the City Code;
- (e) the Council has reviewed the Resolution and the related, supporting material presented at each of the readings of this Ordinance and received any comments from the public at the public hearing. Council voted to change zoning to A-3, Residential, General District.

NOW, THEREFORE, by a majority vote of the Councilmembers present, the Council ordains that the City's Zoning Map be amended by changing the classification of the property located at 245 Maxcy Street with county tax map numbers TMS# 0173-15-14-033.000, A-2 Residential, Multi-Unit District to A-3, Residential, General District.

BE IT FURTHER ORDAINED that, no later than seven days from this Ordinance's enactment, the City's Zoning Administrator shall update the City's Zoning Map to reflect that the property is rezoned as described in this Ordinance.

ENACTED BY the City Council on January 6, 2026, and effective immediately.



Michael C. Bull
Mayor

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Members of Council

Attest: Hinda M Daniel
City Clerk

First Reading:	December 2, 2025
Second Reading:	December 16, 2025
Public Hearing:	December 16, 2025
Third Reading:	January 6, 2026

EXHIBIT A
PLANNING COMMISSION REZONING RESOLUTION
(November 20, 2025)



RESOLUTION

WHEREAS, the Planning Commission of the City of Orangeburg, South Carolina, conducted a Public Hearing on November 20, 2025, for consideration of a Zoning District Map change from A-2, Residential, Multi-Unit District to B-1, General Business District for property belonging to Paragon Development of SC, LLC located at 245 Maxcy Street with county tax map numbers TMS# 0173-15-14-033.000.

WHEREAS, § 24-12 of the City Code requires that any amendments to the zoning ordinance, text or map, shall first be reviewed by the Planning Commission; and,

WHEREAS, § 24-12.3 of the City Code requires that the Planning Commission shall make a written recommendation to the Mayor and City Council; and that at minimum the recommendation shall include an evaluation of the proposed zoning amendment relative to the following:

1. How the proposed zoning amendment relates to and affects the City's Comprehensive Plan.
2. The validity of the Comprehensive Plan relative to the area under consideration.
3. The need to correct an error or deficiency in the Zoning Ordinance.
4. Any benefits which would be derived from the proposed amendment.
5. Any cost to the City in terms of expenditures for public improvements, facilities and services.
6. The public interest.

WHEREAS, the Planning Commission has considered a request to change from A-2, Residential, Multi-Unit District to B-1, General Business District on the property located at 245 Maxcy Street, and we have concluded the following:

1. It is consistent with the Comprehensive Plan.
2. The Comprehensive Plan appears valid relative to the area under consideration.
3. We note no errors or deficiencies to the zoning ordinance regarding this matter.
4. There would be a benefit to be derived in the rezoning of this area.
5. We note no cost to the City in terms of public improvements, facilities and services.
6. The public interest would be served by allowing this change.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, this 20th day of November 2025, based on its evaluation and findings above, recommend to the Mayor and City Council of the City of Orangeburg, South Carolina, that the aforementioned request be **approved**.

On behalf of the Planning Commission of the City of Orangeburg, South Carolina;
Chicago


Chairperson, Planning Commission

ATTEST: 