

**TOWN OF IRMO PLANNING COMMISSION**

***Agenda***

Monday, December 5, 2022, at 6:00 p.m.

Municipal Building

7300 Woodrow Street | Phone: 803.781.7050

**In compliance with the FOIA, a copy of the agenda was provided to the local news media and persons requesting information.**

- I. Call to Order
- II. Approval of Agenda
- III. Invocation
- IV. Minutes Approval: November 7, 2022
- V. **New Business**
  - A. Consideration of site plan and landscape plan for proposed commercial development on 1.1 acres located on Richland County TMS# R03300-08-04 at 10605 Broad River Road zoned General Commercial (CG).  
**ACTION CONSIDERATION:** Approve, Approve Conditionally, Deny
  - B. Consideration of a site plan and landscape plan for proposed commercial development on 3.0 acres located on Lexington County TMS# 001919-01-004 at 1517 Lake Murray Boulevard zoned General Commercial (CG).  
**ACTION CONSIDERATION:** Approve, Approve Conditionally, Deny
  - C. Public Hearing(s):
    - 1. **Zoning Designation Assignment**  
*Applicant:* 814 Services, LLC. on behalf of Savage Realty and Development, Inc.  
*Property TMS/Location:* R03303-01-03 (1194 Dutch Fork Road)  
*Property Owner:* Savage Realty and Development, Inc.  
  
*Staff Notes:* 814 Services, LLC. is requesting to assign CG (General Commercial) zoning to the property owned by Savage Realty and Development, Inc. [R03303-01-03]. The owner has consented to the zoning request. The requests will be consistent with the General Commercial District. Savage Realty and Development, Inc. has petitioned the Town of Irmo to be annexed. Town Council accepted the annexations on Tuesday, November 15, 2022, at its regularly scheduled meeting. Assigning a zoning classification is also part of the annexation process. Simply, the Town must designate the appropriate zoning for newly annexed properties.  
  
**ACTION CONSIDERATION:** Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

2. **Zoning Amendment Request – Conditional Uses for Townhouses and Multifamily Housing**

*Applicant/Developer:* Town of Irmo

**Staff Notes:** As a result of our zoning ordinance review, we are noting errors, omissions, vague language, and adding appropriate standards.

**PROPOSED CHANGES TO THE ZONING AND LAND REGULATIONS ARE IN RED**

**2-3.6 Conditional Uses for Townhouses and Multifamily Housing**

**2-3.6(A) Conditional Uses for Townhouses**

Due to the unique design features of townhouses, the dimensional and density requirements of Table 2 are hereby modified, as follows:

- A. Such projects shall have a minimum of one acre.
- B. Minimum lot area shall be 3,000 square feet per unit, on average.
- C. Not more than eight townhouses may be joined together, with approximately the same (but staggered) front line.
- D. Side yard setbacks at the end unit shall be as required for the district in which the project is to be located, with not less than 20 feet distance between buildings in the project area.
- E. Rear yard setbacks shall be 20 feet.
- F. Minimum lot width shall be 24 feet.
- G. Sidewalks not less than five feet in width shall be provided along the front property line of each project building.
- H. Rear yards, where enclosed, shall be by a masonry or brick wall not less than six feet in height.
- I. Where proposed for the RG district, maximum density of a townhouse project shall not exceed four units per acre.
- J. The building façades shall alternate between units.

**2-3.6(B) Conditional Uses for Multifamily Housing**

Due to the unique design features of multifamily housing (apartments), the dimensional and density requirements of Table 2 are hereby modified, as follows:

- A. Such projects shall have a minimum of one acre.
- B. Multifamily buildings may not cover more than twenty-five percent (25%) of the total lot acreage.
- C. Front yards, rear yards and side yards shall surround multifamily buildings by twenty-five (25) feet on all sides.
- D. Off-street parking must be provided for not less than two vehicles per single housing unit in the multifamily housing complex.
- E. Street access. Multifamily housing shall access only four lane paved streets.

**Amendments to Table for Conditional Use**

Use	NAICS	RS	RG	CO	CN	CG	LN	FA	Parking Standards
Townhouses, patio homes, multifamily (see conditional uses for townhouses, <b>multifamily</b> , and patio homes and zero lot line houses)			C		C	C			2.0 per unit

**ACTION CONSIDERATION:** Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

- VI. Acknowledgement of Guests
- VII. Commissioners Requests/Comments
- VIII. Adjournment