

TOWN OF IRMO PLANNING COMMISSION

Agenda

Monday, July 11, 2022, at 6:00 p.m.
Municipal Building, Council Chambers/Courtroom
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: June 6, 2022
- V. New Business

A. PUBLIC HEARINGS:

1. Zoning Designation Assignment

Applicant: Jonnathan L. Priestino Trust
Property TMS/Location: R03207-01-22 (1342 Farming Creek Road)
Property Owner: Jonnathan L. Priestino
Attachment: Proposed Zoning Designation Map

Staff Notes: Request to assign FA (Fringe Agricultural) zoning designation to property [R03207-01-22] owned by Jonnathan L. Priestino Trust. The property in question has rural, agricultural characteristics. The property’s use and characteristics are consistent with the Fringe Agricultural District. Mr. Priestino petitioned the Town of Irmo to be annexed. Town Council had its first reading/meeting to consider the annexation request on Tuesday, June 21. The second reading and public hearing will be on Tuesday, July 19 at 7:00 pm in the Municipal Building. 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 Designation Assignment

Applicant: MPG Arden
Property TMS/Location: R03303-02-01 (1191 Dutch Fork Road)
Property Owner: St. Andrews Road Church of Christ
Attachment: Proposed Zoning Designation Map

Staff Notes: MPG Arden is requesting to assign CG (General Commercial) zoning to the property [R03303-02-01] owned by St. Andrews Road Church of Christ. The church consents to the zoning request. This is the first of four zoning designations as part of a potential commercial development project. Subsequent zoning requests are anticipated. The property in question is among several commercial developments. The property's request will be consistent with the General Commercial District. MPG Arden with St. Andrews Road Church of Christ petitioned the Town of Irmo to be annexed. This is one of three annexation requests. Town Council had its first reading/meeting to consider the annexation requests on Tuesday, June 21. The second reading and public hearing will be on Tuesday, July 19 at 7:00 pm in the Municipal Building. 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

3. **Zoning Amendment Request (Delete) – Sections 2-3.8 Conditional Uses for Manufactured Housing, 2-3.9 Conditional Uses for Pre-existing Mobile Homes, and 2-3.10. Conditional uses for manufactured home parks.**

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.

The request is to remove the conditional use standards for mobile homes. In practice, the Town prohibits new mobile, also known as manufactured homes, within its incorporated limits. These sections are obsolete. We are proposing under Nonconformities in Article 8 the replacement of existing mobile homes for households who currently own the land or at the adoption of the proposed amendment. No additional mobile homes on the same property regardless of ownership will be allowed, even if subdivided. This only allows existing property owners currently residing in mobile homes to replace their home with a newer model mobile unit due to convenience, deterioration, severe damage, or total loss.

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

4. **Zoning Amendment Request (Change) – Section 2-2 Use of Table 1**

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.

The request mirror the proposed removal of the conditional use standards and the insertion of the Nonconforming Mobile Homes standard. See proposed change.

AS-IS:

Section 2-2 Use of Table 1. Table 1 is the schedule of permitted, conditional, and special exception uses and off-street parking requirements by zoning district.

USE	NAICS	RS	RG	CO	CN	CG	LM	FA	PARKING STANDARDS ¹
Mobile homes (see conditional use requirements for pre-existing mobile homes)									
Manufactured housing homes (see conditional uses for manufactured housing)			C					C	2.0 per unit
Manufactured home parks (see conditional uses)			C					C	Refer to conditional uses

PROPOSED:

USE	NAICS	RS	RG	CO	CN	CG	LM	FA	PARKING STANDARDS ¹
Mobile homes (see Nonconforming Mobile Homes – Section 8-2.3 <i>Nonconforming Mobile Homes</i>)									

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

5. Zoning Amendment Request – (Addition) Section 8-2.3. Nonconforming Mobile Homes

Applicant: Town of Irmo

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

The addition of Section 8-2.3 reflects the intent of deleted Sections Sections 2-3.8 *Conditional Uses for Manufactured Housing*, 2-3.9 *Conditional Uses for Pre-existing*

Mobile Homes, and 2-3.10. *Conditional uses for manufactured home parks*, and provides a provision for the specific replacement of mobile homes. Again, we are proposing that only existing property owners currently residing in mobile homes may replace their home with a newer model mobile unit due to convenience, deterioration, severe damage, or total loss.

PROPOSED:

Section 8-2.2. Nonconforming Mobile Homes. No new mobile homes shall not be permitted within the town incorporated limits. Existing mobile homes shall be permitted until they are removed. New/replacement mobile homes may be allowed under the following exception provisions:

1. the mobile homeowner owns the land on which the mobile is located before the adoption of this Ordinance. The property must be in the person's name reflected in the deed, not as part of et al and specifically listed in survivorship.
2. the mobile home is the owner's primary residence.
3. the purchased mobile home must be ten years or less than the current calendar year (i.e. 2012 mobile home purchased in 2022).
4. the mobile home must meet the Town's latest zoning and land development standards, including:
 - a. installed per HUD's foundation requirements and the following:
 - i. the foundation piers shall bear upon reinforced poured concrete footings that are constructed below the frost line.
 - ii. piers shall be constructed of reinforced concrete, masonry, or steel;
 - iii. a permanent perimeter wall (skirting) shall enclose the foundation to keep out vermin and water. This wall shall be self-supporting and shall rest on a concrete footing. An access opening must be constructed in this perimeter wall. The perimeter wall shall be constructed of masonry (clay, cement, or stone) block or brick. If cement or cement block or brick is used, it shall be painted or rendered with stucco. A completely enclosed masonry foundation meets meet the latest IBC [building code standards] and,
 - iv. the home shall have adequate tie downs anchored to the footings to resist horizontal overturning, transverse and longitudinal loads; and,
 - v. the dirt floor of the crawl space shall be covered with a 6-mil polyethylene plastic vapor barrier.
 - b. the tongue, axles, and wheels shall be removed.
 - c. an adequate number of screened vents shall be installed around the entire perimeter of the building to provide air circulation in the crawl space (one square foot of net free area per 150 square feet of crawl space floor area).
 - d. the perimeter walls shall extend at least eight inches above grade.
 - e. the exterior grade must taper away from the home for drainage.
 - f. utilities must be permanently installed.
 - g. firmly anchor stairs, porches, entrance platforms, ramps, etc.

- h. roof pitched with a minimum of four-inch vertical rise for every 12 inches of horizontal run and consists of roofing shingles.
- i. roof overhang of not less than eight inches, measured from the vertical side of the structure.

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

6. Zoning Amendment Request (Delete) – Section 2-4 Temporary Uses - (H)
Temporary Structure for Use or Storage of Material or Goods following Destruction of a Principal Use

Applicant: Town of Irmo

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

Staff is proposing to delete subsection H of Section 2-4 to eliminate redundancy. Both subsection F are storage facilities. This distinguishing difference is time allowed on-premise. One allows for 30 days, the other 90 days. In practice, the Town only allows portable and temporary structures for up to 30 days. Included in the proposed is synchronizing the subsequent subsections in the absence of subsection H. The current subsection I will be H and so on.

AS IS:

- H. Temporary structure for use or storage of material or goods following the destruction of principal use, not to exceed 60 days, unless re-permitted. Refer to the regulations on shipping containers in this appendix.

PROPOSED:

- G. Temporary outdoor displays of merchandise not customarily used outdoors may be permitted from time to time as a temporary use for a period not to exceed 14 days duration at intervals of not less than 90 days.
- H. Real estate sales office in any district for a period not to exceed 12-month increments, providing no cooking or sleeping accommodations are maintained in the structure. A temporary use permit for a real estate sales office may be renewed, providing that the project is still under development.
- I. Yard sales, garage sales, attic sales, tag sales, or similar types of sales.
 - 1. Residential uses. Limited to two per year at any given location, in all zoning districts except LM. Such sales shall be limited to not more than two consecutive days per event. All items to be sold shall be owned, utilized, and maintained by persons living on or in connection with the premises which they

occupy, and shall not have been acquired or consigned for the purposes of resale. Directional signs shall not be erected more than 24 hours prior to the advertised event and shall be removed within 24 hours after the event has terminated.

2. Civic and non-profit institutions. Institutional uses including educational, religious, recreational, civic, municipal, and other institutional uses may hold up to six fund-raising yard sales, garage sales, attic sales, tag sales, or similar types of sales per year. Such events must be conducted on the premise or property owned or permanently leased by the institutional organization. Such sales shall be limited to not more than two consecutive days per event. All items to be sold must be contributed to the institutional organization and shall not have been acquired or consigned for the purpose of resale. Directional signs shall not be erected more than 24 hours prior to the advertised event and shall be removed
- Acknowledgment of Guests

VI. Commissioners Requests/Comments

VII. Adjournment