

TOWN OF IRMO PLANNING COMMISSION

Agenda

Monday, September 12, 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: August 1, 2022

V. New Business

A. PUBLIC HEARINGS:

1. **Approved Subdivision and Road Names**

Applicant: Great Southern Homes

Property TMS/Location: R03300-03-02, R03300-03-37, and R03300-03-44 (off Shady Grove Road)

Property Owners: Lee Peggy Barr and Barr Investors LP

Proposed: Approve the naming of the Shady Grove development as Mallard Creek Subdivision and its applicable road names. The proposed road names are Hop Hill Rd, Dun Esker Way, Lombard Rd, Shantalla Ct, Waldron Way, Matterhorn Way, and Creekfall Ct.

Staff Notes: Great Southern Homes is seeking the approval of the proposed subdivision and road names per SC Code § 6-29-1200. The local development plans to bring the preliminary subdivision plat in the coming future. The Mallard Creek Subdivision, if approved by the planning commission, is being designed for 140+ single-family units. The three properties under contract are zoned Neighborhood Commercial (CN). The developer will obtain Richland County land disturbance, SCDOT Encroachment, and the US Army Corps' 404 permits in addition to the appropriate bonds/letters of credit before submitting to the planning commission for bonded plat approval.

Staff has no objections to the aforementioned names. All were vetted by Richland County's E-911 Office to eliminate duplicate and similar soundings names.

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

2. Zoning Amendment Request (Delete/Replace) – Section 6-1.3(11) Design Standards/Maneuverability

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 bicycle rack from the off-street parking provision and replace it with maneuverability. Irmo’s roadways discourage cycling by the absence of bike lanes. Cycling is an infrequently used mode of transportation to commercial shopping nodes. Without a comprehensive transportation design, it is counterproductive to require non-residential centers to have bike racks. Bike racks within the context of the current transportation network design are better required within parks and nearby neighborhood facilities. Its replacement is parking maneuverability. Parking areas for the most part are designed to facilitate smooth internal traffic flow within its parking facilities. In the past, parking spaces were permitted immediately adjacent to roadways, encouraging motorists to use the roadway to maneuver in a forward direction. This design is no longer acceptable because of the higher exposure to vehicular, pedestrian, and cycling accidents. Maneuverability defines appropriate design for non-residential uses.

AS IS:

- (11) ~~Bicycle parking spaces. A minimum of one bicycle rack providing space for at least two bicycles shall be provided for all off-street parking lots. For buildings 15,000 square feet or greater, bicycle racks providing spaces for five percent of the required number of auto spaces or a maximum of 15 spaces shall be provided.~~

PROPOSED:

- (11) Maneuverability. Parking areas/lots shall be designed to facilitate internal traffic circulation in a manner to avoid congestion and collision between entering and exiting vehicles and other structures. No parking space shall be designed to permit a vehicle to use an immediate sidewalk or roadway to maneuver in a forward direction.

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

VI. Acknowledgment of Guests

VII. Commissioners Requests/Comments

VIII. Adjournment