

TOWN OF IRMO ZONING BOARD OF APPEALS AGENDA

Monday, January 24, 2022, at 6:00 p.m.

Municipal Complex, Courtroom

7300 Woodrow Street | Phone: 803.781.7050

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

- I. Call to Order
- II. Approve November 15, 2021 Minutes
- III. Chair and Vice-Chair Election
- IV. Approval of 2022 Meeting Dates

V. **OLD BUSINESS**

A. Cell Tower Construction

TM #: (Richland Co. R03907-03-03/Lexington Co. 001999-01-001)

Address: 7777 St. Andrews Road

Owner: Jaks Suites, LLC & Kal Short Sale, LLC

Zoned: Neighborhood-Commercial (CN)

Flood Hazard Area (FHA): Not in FHA 45079C0208L, 450063C0129J, & 45079C0205L

Staff Background/Notes: Mr. Johnathan Yates with Hellman Yates, representing Jaks Suites, LLC & Kal Short Sale, LLC, is requesting a Special Exception to construct a cell tower and co-location antennas on 7777 St. Andrews Road. The request is according to Section 2-3.18 Special Exception for *Wireless Communication (Cell) Towers and Permit Requirement for Co-Location of Antenna of Existing Towers* in the Town's zoning ordinance. The design team, after the November 15 public hearing, has reduced the proposed height from 195 feet to 150 feet.

On November 15, 2021, Mr. Yates and his team presented the proposed 195-foot tower to the ZBA for approval. During the hearing, the design team agreed to a community meeting, TBA, to address any concerns from the public as part of the approval process. On January 10, 2022, only Al Dozier from Irmo News was in attendance.

The cell tower application checks all the boxes of the standards outlined in Section 2-3.18 Special Exception for *Wireless Communication (Cell) Towers and Permit Requirement for Co-Location of Antenna of Existing Towers*.

B. Updated ZBA Procedures Adoption

Staff Notes: Staff presented and discussed the current procedures against MASC's procedure template. The Board made several suggestions to staff, which were changed.

VI. Personal Appearances: Acknowledgement of Visitors

VII. Adjournment