

TOWN OF IRMO PLANNING COMMISSION

Agenda

Monday, May 2, 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: April 4, 2022
- V. New Business

A. PUBLIC HEARINGS:

1. Rezoning Request

Applicant/Developer: Peter Caye, III, Managing Partner (Giddings Group)

Property TMS/Location: R03203-03-01 (Located at the corner of Farming Creek Road and Dreher Shoals Road)

Property Owner: Michael Green dba Green Acres West, Inc.

Attachment A Proposed Re-zoning Map; *Attachment B:* Conceptual Design; & *Attachment C:* Visual Design Example from Previous Projects

Staff Notes: Mr. Peter Caye with the Giddings Group is requesting to rezone approximately 16 acres of R03203-03-01. Mr. Green, the owner, consents to the rezoning request. The property is currently zoned Fringe Agricultural (FA). Currently, the property is +/- 30 acres. Mr. Caye is seeking General Commercial (CG) zoning for apartments. If the rezoning request is successful, the developer will subdivide the approximate 16 acres out of the parent tract before Council's second reading.

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

2. Zoning Designation Assignment

Applicant: Town of Irmo

Property TMS/Location: R03207-01-25 (Located at 33 Busch Oaks Court)

Property Owner: Georgia Busch

Attachment D: Proposed Zoning Designation Map

Staff Notes: Request to assign FA (Fringe Agricultural) zoning designation to property [R03207-01-25] owned by Ms. Georgia Busch. The property in question has rural,

agricultural characteristics reflective of the surrounding properties. The property's use and characteristics are consistent with the Fringe Agricultural District.

Ms. Busch petitioned the Town of Irmo to be annexed. Town Council had its first reading/meeting to consider the annexation request on Tuesday, April 19. The second reading and public hearing will be on Tuesday, May 17 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. **Request to Approve for Adoption of the Town's Official Zoning Map**

Applicant: Town of Irmo

Staff Notes: The Town is presenting an updated Official, Zoning Map reflecting updated zoning districts, streets, parcels, boundaries, etc per *SC Codes § 6-29-760 Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges.* The Official Zoning Map is the visual reference to the Town's zoning districts and applicable standards.

B. STAFF REPORT

1. Projects under Review:

- a. Might Wash (Car Wash) R04000-02-02 off Broad River Road
Status: Waiting on SCDOT Encroachment Permit
- b. Modwash: 102 Harban Court (002797-01-019)
Status: Reviewing site plan for compliance and Town Sign Permit
Extra Storage (Same developer proposing to subdivide 002797-01-019 to create the self-storage facility)
Status: Awaiting a revised site plan, zoning permit for the demolition of the existing building, and Town Sign Permit.
- c. Extra Storage: Off Harban Court (002797-01-019)
Status: Reviewing site plan for compliance and Town Sign Permit
Extra Storage (Same developer proposing to subdivide 002797-01-019 to create the self-storage facility)
Status: Awaiting a revised site plan, and Town Sign Permit.
- d. Murray Landing Outparcel
001800-01-050 (parcel adjacent to the Publix off N. Lake & Irmo Driver)
Status: Waiting on the platted easement, sewer capacity letter, revising site plan, landscaping plan, and updated stormwater permit.
- e. Cassell Brothers 10042 Broad River Road (R04007-02-09)
Project: Large Storage Building
Status: Reviewed site plan. The project requires a land disturbance permit from Richland County to approve construction.

- f. Plat Subdivision Review (R03300-03-07 off Koon Road)
Project: Subdividing 5-acre tract from parent tract for sale
Status: Approved

VI. Acknowledgment of Guests

VII. Commissioners Requests/Comments

VIII. Adjournment