

**IRMO PLANNING COMMISSION  
MEETING MINUTES  
Monday, January 9, 2023**

**MEMBERS PRESENT**

Walter Lindler – Chair  
Edward Wadelington – Vice Chair  
Michelle Carpenter  
Judy Deloach  
Robert Cox  
Clint Scoville  
Joseph Murphy

**MEMBERS ABSENT**

**OTHERS PRESENT**

Courtney Dennis, Town Administrator  
Doug Polen, Assistant Administrator  
Karley Lever, Zoning Clerk

**“The agenda was published and posted on January 6, 2023, to meet FOIA requirements.”**

**I. CALL TO ORDER:**

The Irmo Planning Commission held a regular meeting on Monday, January 9, 2023, in the Irmo Municipal Building located at 7300 Woodrow St, Irmo, SC 29063. Mr. Lindler called the meeting to order at 6:00 p.m.

**II. APPROVAL OF AGENDA:**

Mr. Lindler made a motion to approve the agenda, and Mr. Robert seconded it. The vote to approve the agenda passed 6-0.

**III. INVOCATION**

The invocation was given by Mr. Lindler.

**IV. APPROVAL OF MINUTES**

Mr. Edward made a motion to approve the December 5, 2022, minutes and Mr. Joseph seconded it. The vote to approve the minutes was approved 6-0.

**V. Old Business**

**A. 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~~ 25 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

**Staff Notes:** Approve as presented, approve with changes, table for further discussion, Or Deny Request

Mr. Robert made a motion for discussion and Mr. Clint seconded it.

**DISCUSSION:**

Mr. Clint suggested to change item E to read that access will be on a minimum 3 lane streets either already existing or modified by the developers to include a right turn lane and a left turn lane into the development to be designed to current SCDOT standards and approved by SCDOT encroachment permit and Town of Irmo. Proposing a minimum of three lanes and not four.

Motion passed 7/0.

Edward made a motion to open discussion about item H.

Joseph made a motion to change the Townhouse ordinance, item H, to walls not being a minimum of 5ft in height.

Planning commission wanted to know why they chose only masonry brick. They wanted a better understanding on the limit maximum. They wanted to request that the wall should be no greater than 5 ft.

Motion was carried 6/1 with Mr. Clint opposing.

Changes to both items E and H. On item H it should read that: Rear yards, where enclosed, shall be by a masonry or brick wall not more than 5 feet in height. And item E to be changed to: Street access to be on at minimum 3 lane streets either already existing or modified by the developer to include a right turn lane and a left turn lane into the development to be designed to current SCDOT standards and approved by SCDOT encroachment permit and Town of Irmo.

Vote passed 7/0.

**VI. New Business**

**A. PUBLIC HEARING - Zoning Amendment Request – Conditional uses for mini-warehouses and self-storage units.**

*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.

Propose the deletion of section 2-3.4 – Conditional uses for mini-warehouses and self-storage units and the creation of 2-3.21 – Special exceptions for mini-warehouses and self-storage units.

PROPOSED CHANGES

**Deletion of Section 2-3.4:**

~~2-3.4. Conditional uses for mini-warehouses and self-storage units.~~

~~Where conditionally allowed in Table 1, mini-warehouses shall meet the following standards:~~

~~(1) Mini-warehousing sites shall not exceed four acres.~~

- ~~(2) Lot coverage of all structures shall be limited to 50 percent of the total area.~~
- ~~(3) Vehicular ingress-egress shall be limited to one point for each side of property abutting any street lot line.~~
- ~~(4) No business or residential activities other than use as storage units shall be conducted within or from the units.~~
- ~~(5) The storage space or gross floor area of a single unit shall not exceed 300 square feet.~~
- ~~(6) Four parking spaces shall be provided in the vicinity of the leasing office to include one handicapped accessible space. Drive aisles adjacent to all exterior storage unit doors shall be a minimum of 27 feet wide.~~

**Creation of Section 2-3.21:**

**2-3.21. Special exceptions for mini-warehouses and self-storage units.**

The location of these uses, where permitted by special exception per Table 1, shall be regulated by the following:

- (1) Mini-warehousing sites shall not exceed four acres.**
- (2) Lot coverage of all structures shall be limited to 50 percent of the total area.**
- (3) Vehicular ingress-egress shall be limited to one point for each side of property abutting any street lot line.**
- (4) No business or residential activities other than use as storage units shall be conducted within or from the units.**
- (5) The storage space or gross floor area of a single unit shall not exceed 300 square feet.**
- (6) Four parking spaces shall be provided in the vicinity of the leasing office to include one handicapped accessible space. Drive aisles adjacent to all exterior storage unit doors shall be a minimum of 27 feet wide.**

**Changes to Table 1:**

Table 1  
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 <sup>1</sup>
Leasers of mini warehouses and self-storage units (refer to <del>conditional uses</del> <b>special exceptions</b> for mini warehouses)	53113			<del>€</del> <b>SE</b>		<del>€</del> <b>SE</b>	<del>€</del> <b>SE</b>		Refer to <del>conditional uses</del> <b>Special Exceptions</b>

**Discussion:**

Mr. Courtney explain that this change in the table for mini warehouse and storage units came from a council member to try to limit how many we have in the town. This would require only to be approved by a special exception to try to cut down the volume of these types of units. These types of special exceptions would have to go to our Zoning Board of Appeal. Planning Commission would like to add a buffer regulation. By adding buffer regulations, it would have to be approved by Zoning Board of Appeal. A proper buffer should with making these types of businesses not so noticeable. Planning Commission would like to add item 7 for requiring buffers for beautification and noise.

Mr. Joseph made a motion and Mr. Clint seconded the vote was 6/1 with Mr. Clint opposing.

Mr. Lindler made a recommendation about what type of material we would want these types of building to be constructed out of masonry, metal, or a combination. Mr. Polen suggested that the ZBA make this type of decisions based on the environment around the surrounding potential business. Mr. Linder thinks if an office is going to be present at these locations, then the office should be more appealing than the self-storage units themselves. The ZBA should have the ability to make sure things like that are being done for these types of businesses.

Planning Commission would like to add that the ZBA must approve all construction materials and all offices must be constructed of masonry materials instead of metal.

Adding another amendment to this request for special exceptions. All construction of exterior office materials must be of brick or masonry type structure.

Mr. Edward made a motion that the ZBA must approve all exterior construction materials for mini self storage units and warehouses, and associated offices.

Vote passed 7/0.

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

Mr. Joseph made a motion to approve changes, Mr. Clint seconded vote passed 7/0.

- B. Acknowledgement of Guests
- C. Commissioners Requests/Comments
- D. Adjournment

There being no further business, Ms. Michelle made a motion to adjourn, Mr. Clint Seconded, the meeting adjourned at 6:48 pm.

ATTEST:

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Zoning Clerk / Designee

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Chair