

**IRMO PLANNING COMMISSION  
MEETING MINUTES  
Monday February 6, 2023**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

**OTHERS PRESENT**

Doug Polen, Assistant Administrator  
Karley Lever, Zoning Clerk

**“The agenda was published and posted on February 3, 2023, to meet FOIA requirements.”**

**I. CALL TO ORDER:**

The Irmo Planning Commission held a regular meeting on Monday, February 6, 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. Murphy made a motion to approve the agenda, seconded by Mr. Wadelington. The vote to approve the agenda passed 7-0.

**III. INVOCATION**

The invocation was given by Mr. Lindler.

**IV. APPROVAL OF MINUTES**

Mr. Murphy made a motion to amend the January 9, 2023, minutes adding another amendment for brick or masonry walls behind units are not more than five feet in height seconded by Mr. Wadelington.

Mr. Murphy made a motion to approve the minutes, seconded by Mr. Wadelington. The vote to approve the minutes was approved 7-0.

**V. OLD BUSINESS**

None

**VI. NEW BUSINESS**

Recommendation for the annexation of 13.19 acres located at 153 Rocky Creek Trail. TMS # 01998-04-025 with a concurrent rezoning from D, Development (Lexington County) to FA, Fringe Agricultural (Town of Irmo)

**Discussion:**

Citizens from Lexington County came out to speak about their comments towards the property at 153 Rocky Creek Trail being annexed into the Town of Irmo. Concerned about the noise late at night and the traffic coming into the property and exiting. Especially since Systems Lane is a one-way dirt road which makes it already very limited for traffic going through that area. Citizens feel this is going to create more

traffic on a one lane road for the residents already traveling. Several speakers talked about the trail gaining access and worried about people trespassing onto properties nearby the property of 153 Rocky Creek Trail. Members of the public asked for the Town to make sure they receive a wetlands study on the property to see if owners can even gain access legally.

The Public's main concern was about the amount of people that would be brought in by this business and the traffic in the area, including the sounds from the venue at late hours. Especially with up to 200 people being allowed at an event, and potentially alcohol being involved during these types of events. Property value being decreased by the venue being allowed in that area was repeatedly mentioned by the citizens.

Property owner Michelle James explained that traffic wouldn't ever be coming through the walking trail. This trail would remain natural walking trails. Mrs. Michelle explained this a very small business and the bridge on the trail would be the only use for pictures to be taken. The only access to their property is on Rocky Creek Trail. With two neighbors on that road that are not in Town of Irmo. It would cost too much for them to be able to afford an access road from the Systems Road side of the property. Also, there is a large cliff on that side of the property making such access difficult.

Mrs. James is already zoned for the business in the County of Lexington. Michelle and her family currently have a home on the property, and they operate a small farm on the property. Mrs. & Mr. James are building a barn/event venue on the property to allow for ministry- related events and, to lesser extent, private events such as weddings and corporate events. Mr. & Mrs. James are excited about the possibility of being annexed into the town. Explaining that they wanted to come to the Town of Irmo because they love dealing with the Town.

The applicant stated that the venue would be a nice addition to the Town of Irmo. Mrs. James explained she really liked the property taxes better than the County. Mrs. Michelle is willing to work with the community and not against them. They would be thrilled to be a part of Irmo. They love the small-town feel.

Doug Polen suggested to the planning commissioners that they could make an approval on the project with a recommendation that the ordinance be changed to not allow access to Systems Lane. Ultimately to be able to gain a second access on that road you would have to apply for an encroachment permit. It would also have to meet the County's road requirements. Mrs. James explained that they have no intentions of putting in a road to gain access to that side of the property.

Doug Polen also explained by Mrs. James obtaining a business license with the Town of Irmo the Town would gain more enforcement to the conditions on this property. If property owner/business owner didn't not obey by the codes of ordinance or by the conditions, then the business license would be revoked just like any other business in Town of Irmo that doesn't follow by the code of ordinance.

Planning commissioners asked the property owner if the walls of the barn/venue were insulated and if they would be willing to use a higher rate insulation made for blocking sound to try to cut down on sound for property owners around their property where the venue would be. They suggested maybe putting up a fence to block out trespassers on their property and suggesting maybe putting a lock on the other side of the bridge. Making it where the bridge cannot be used to access the neighbor's side of the property.

Mrs. James explained that the walls are sound insulated as well as insulated for climate control. Commissioners asked if she would be willing to have a fence put up around the property. Mrs. Michelle

explained that a fence would be ideal although they are not sure they are willing to complete that task at this time. Mrs. James explained that they are not willing to do anything with the bridge.

Mr. Linder explained that this wedding venue is going to be allowed to make money whether it's in Lexington County or Irmo. Explaining that we can have a better way to control this property if it was annexed into the Town of Irmo as opposed to it remaining in Lexington County. Mr. Linder would like to make a proposal to make it FA with the condition that no road access would be allowed on Telfair Way, and it would be used for FA purposes only.

Mr. Murphy made a suggestion to table discussion for this request at a workshop to review application, zoning, business regulation, wetlands regulation, and bring it back to the next meeting that will be held in March. Planning commissioners agreed to get more information and have a second meeting on 153 Rocky Creek Trail being annexed into the Town of Irmo.

Mr. Murphy made the motion to table the request to a workshop, seconded by Mr. Scoville. Motion passed 7-0.

**VII. ACKNOWLEDGEMENT OF GUESTS**

**VIII. COMMISSIONERS REQUESTS/COMMENTS**

**IX. ADJOURNMENT**

There being no further business, Mr. Murphy made a motion to adjourn, seconded by Ms. Carpenter. Motion passed 7-0. The meeting adjourned at 7:32 pm.

ATTEST:

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Zoning Clerk / Designee

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Chair