

TOWN OF IRMO PLANNING COMMISSION

Agenda

Monday, January 9, 2023, at 6:00 p.m.

Municipal Building

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: December 5, 2022

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, multifamily , 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

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 ¹
Leasers of mini warehouses and self-storage units (refer to conditional uses special exceptions for mini warehouses)	53113			C SE		C SE	C SE		Refer to conditional uses Special Exceptions

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

VII. Acknowledgement of Guests

VIII. Commissioners Requests/Comments

IX. Adjournment