

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

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Robert Cox

**OTHERS PRESENT**

Doug Polen, Assistant Administrator  
Karley Lever, Zoning Clerk

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

**I. CALL TO ORDER:**

The Irmo Planning Commission held a regular meeting on Monday, March 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. Scoville. The vote to approve the agenda passed 6-0.

**III. SPECIAL PRESENTATION**

Mayer Barry Walker gave a special award to Chairman Walter Linder for his dedicated services for 15 years as the chair man of the planning commission and served six years on town council. The town would like to thank him for all he has done for the Town of Irmo.

**IV. INVOCATION**

The invocation was given by Mr. Lindler.

**V. APPROVAL OF MINUTES**

Mr. Murphy made a motion to approve the minutes, seconded by Mr. Scoville. The vote to approve the minutes was approved 6-0.

**VI. OLD BUSINESS**

Recommendation for the annexation of 13.19 acres located at 153 Rocky Creek Trail, TMS # 001998-04-025, with a concurrent rezoning from D, Development (Lexington County) to FA, Fringe Agricultural (Town Of Irmo)

**Discussion:**

The applicant currently has a home on the property and operates the property as a farm. However, the applicant is building a barn/event venue on the property to allow for ministry- related events and, to a lesser extent, private events such as weddings and corporate events. Michelle James (applicant) wishes to annex her property into the Town of Irmo. The property is currently zoned D, Development, in Lexington County and the applicant wishes to zone the property FA, Fringe Agriculture in Irmo. Since the Planning Commission meeting on February 6, 2023 the planning commissioners have observed the property along

with the adjacent neighborhoods near and at 153 Rocky Creek Trail. During the visit the applicants were playing music at over 100 decibels in the barn, and the music was barely detectable within 10' of the structure. This seems to be the biggest concern for Lexington residents. The annexation would seem to be a benefit for the community according to staff findings. It would be low-impact, the proposed commercial use is supported by the Zoning Ordinance and would be accessed off of Lake Murray Boulevard, and such a venue would seem to be a nice addition to the Town if annexed into the Town of Irmo.

Numerous residents of the Sheffield community spoke, raising concerns about the annexation and possible venue. Their main concerns related to noise, traffic, and whether the proposed zoning would be appropriate for the proposed use. Mr. Polen spoke to the zoning concern, explaining that the Zoning Ordinance allows that Zoning Administrator to decide whether a use is permitted in a certain zone if that use isn't expressly mentioned in the Code. These types of venues have become very popular within the last 10 years in rural areas.

The applicant, Michelle James, spoke in favor of the annexation.

Mr. Scoville made a motion to annex the property 153 Rocky Trail as FA (Fringe Agricultural) as submitted by staff. Mr. Murphy seconded. Motion passed 6/0.

**VII. NEW BUSINESS**

None

**VIII. ACKNOWLEDGEMENT OF GUESTS**

**IX. COMMISSIONERS REQUESTS/COMMENTS**

**X. ADJOURNMENT**

There being no further business, Mr. Murphy made a motion to adjourn, seconded by Ms. Wadelington. Motion passed 6-0. The meeting adjourned at 6:48 pm.

ATTEST:

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Zoning Clerk / Designee

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Chair