

IRMO PLANNING COMMISSION
MEETING MINUTES
Tuesday April 25, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

OTHERS PRESENT

Doug Polen, Assistant Administrator
Karley Lever, Zoning Clerk

“The agenda was published and posted on April 21, 2023, to meet FOIA requirements.”

I. CALL TO ORDER:

The Irmo Planning Commission held a regular meeting on Tuesday, April 25, 2023, in the Irmo Municipal Building located at 7300 Woodrow St, Irmo, SC 29063. Mr. Wadelington 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. Cox. The vote to approve the agenda passed 6-0 (Ms. Carpenter was not yet in attendance).

III. APPROVAL OF MINUTES

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

IV. NEW BUSINESS

A. Election of Chair & Vice Chair

Mr. Scoville made a motion to approve Mr. Wadelington to Chair, Mr. Greco seconded that motion. The vote was approved 6-0. Ms. Deloach made a motion to approve of Mr. Cox as vice chair, Mr. Murphy seconded, vote was approved 6-0.

B. Consideration of an application to rezone 4.54 acres located at the NE corner of Muskrat Run and Emerald Cove. Richland County TMS R03202-01-16. From RG General Residential, to FA Fringe Agricultural

Ms. Carpenter arrived during item discussion.

Mr. Murphy made a motion to approve the rezoning of 4.5 acres located at the NE corner of Muskrat Run and Emerald Cove and Mr. Cox seconded the motion, vote was approved 7-0.

C. Consideration of Plat, Subdivision Name, and Street Names for Bickley Station, 11 acres located along Palmetto Wood Parkway, Lexington County TMS 001999-02-005 &-061

Mr. Cox made a motion to approve, and Mr. Murphy seconded. Commissioners then went into discussion. Mr. Greco had several questions regarding the name of the subdivision being called Bickley Station, considering that several roads have similar names, would this potentially cause confusion for the police and fire. Especially since there is already currently a Bickley Estates.

Josh Rabon, Vice President of Civil Engineering of Columbia and engineer for this project, stated that eight or nine names were submitted to the County for review of names. All names will have to be approved by 911 and the County of Lexington. Phillip Reames with Great Southern Homes, also spoke. Discussion points also included stormwater ponds, parking, the square footage of the homes, and upgraded electric service for electric vehicles.

The vote passed 6-1 with Mr. Greco abstaining.

D. Consideration of a text amendment to Article 3, Zoning Regulations for Use of Lots; Table 2, Schedule of Lot Area, Yard, Setback, Height, Density, Floor Area, and Impervious Surface Requirements, by District of the Town of Irmo Zoning and Land Development Regulations

During the discussion of the ordinance to create separate conditional use requirements for townhomes and multi-family housing, Town Council noticed a discrepancy in Table 2 of the Zoning Ordinance, which describes lot requirements. Specifically, the maximum residential density counts either weren't exact or they could be misleading based on housing type. As such, the recommendation was made by Council to remove the line describing Maximum Residential Density and add further detail to note describing various housing types.

Staff further has minor edits to this chart, such as making residential setbacks N/A in the Light Manufacturing zone, as residential is not a permitted use in the LM, as well as removing Note F, as there is currently no reference to a Note F and accessory unit setbacks are covered elsewhere in the Code. The only addition is clarification to the lot size of duplex units, as that was not previously detailed in the Code. Duplex lot sizes have been set at 8,000 sf for each two-unit structure.

Mr. Polen, Assistant Town Administrator, gave an overall view of what Council was thinking by removing the line from ordinance. In 2022 at the time of the original Bickley Station rezoning, there was a question as to whether patio homes were allowed in the RS district. It was decided that such homes should be allowed in the RS district, and this amendment clarifies that decision.

Mr. Greco made a motion for a proposed amendment to Table Reference D.2., which would state "Patio and Zero Lot Line Homes: 3,000 s.f. per unit on average, *with a maximum of six units per acre.*" Mr. Wadelington seconded.

Mr. Polen asked for clarification - would this be per gross or net acre? Mr. Cox made a motion to amend the amendment to include "six units per *net* acre." Mr. Greco seconded.

The vote on the amendment to the amendment, to add the word *net*, passed 7-0.

The vote on the amendment, to add the line *with a maximum of six units per acre*, passed 7-0.

The vote on the text amendment itself passed 7-0.

V. COMMISSIONERS REQUESTS/COMMENTS

Mr. Polen stated that the Town is currently working on an update to the 2017 Comprehensive Plan, and he hopes to have that amendment to the Planning Commission in June. Additionally, the Town is budgeting to hire a consultant to perform a full, new Comprehensive Plan this upcoming budget year.

Also, discussion was held on when to schedule Planning Commission meetings going forward. It was decided that the Planning Commission will meet on the second Monday of the month.

VI. ADJOURNMENT

There being no further business, Mr. Greco made a motion to adjourn, seconded by Mr. Scoville. Motion passed 7-0. The meeting adjourned at 6:57 pm.

ATTEST:

Zoning Clerk / Designee

Chair