

IRMO PLANNING COMMISSION
MEETING MINUTES
June 12, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

Clint Scoville

OTHERS PRESENT

Doug Polen, Assistant Administrator
Karley Lever, Zoning Clerk

“The agenda was published and posted on June 9, 2023, to meet FOIA requirements.”

I. CALL TO ORDER:

The Irmo Planning Commission held a regular meeting on Monday, June 12, 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 MINUTES

Mr. Murphy made a motion to approve the minutes of the April 25, 2023 Planning Commission meeting. Motion was seconded by Mrs. Deloach. The vote to approve the minutes passed 5/0. (Ms. Carpenter was not yet in attendance).

III. APPROVAL OF AGENDA:

Mr. Murphy made a motion to approve the agenda, seconded by Mr. Greco. The vote to approve the agenda passed 5-0 (Ms. Carpenter was not yet in attendance).

IV. NEW BUSINESS

A. Consideration of a text amendment to multiple locations withing Town of Irmo Zoning and Land Development Regulations concerning fees

Mr. Polen presented the item and discussion was held. Of note was ensuring that fees are properly edited or removed from applications.

Mr. Murphy made a motion to approve with a second from Mr. Greco; vote passed 6/0.

B. Consideration of a text amendment concerning the appropriate zoning of self-storage facilities

Mr. Polen presented the item and discussion was held. Mr. Greco raised a question concerning buffering uses in NAICS Code 48-49 from adjoining zones.

Mr. Murphy made a motion to amend the Staff Recommendation as follows:

Type D buffer area required. Wherever a new or fifty percent enlargement of an existing industrial, warehouse, outdoor storage or other similar use is proposed for a site or lot adjoining any zoning district other than LM, Light Manufacturing, with no intervening public or private street or right-of-way of 18 feet or greater, a type D buffer shall be provided along the boundary of the adjoining district's property line.

Mr. Greco seconded the motion; vote passed 6/0.

Mr. Murphy made a motion to accept the accept the item as amended, seconded by Mr. Greco. Motion passed 6/0.

C. Consideration of a text amendment concerning special exceptions for car washes

Mr. Polen presented the item and discussion was held.

Murphy made a motion to pass item C with the amendment that Mr. Polen look into verbiage concerning the proliferation of car washes as an additional metric for the ZBA. Mr. Greco seconded; vote passed 6/0.

V. COMMISSIONERS REQUESTS/COMMENTS

Discussion was had on the results of past Planning Commission votes. Also, Mr. Polen discussed the use of Robert's Rules of Order in an effort to streamline discussion and voting.

VI. ADJOURNMENT

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

ATTEST:

Zoning Clerk / Designee

Chair