



TOWN OF IRMO PLANNING COMMISSION

Agenda

Monday, July 10, 2023, at 6:00 p.m.

Municipal Building

7300 Woodrow Street | Phone: 803.781.7050

- I. Call to Order
- II. Invocation
- III. Approval of Agenda
- IV. Minutes
 - a. Approval of the minutes of the June 12, 2023 Planning Commission meeting
- V. New Business
 - a. Consideration of a resolution to recommend approval of the 2023 Update to the Town of Irmo Comprehensive Plan to Town Council
- VI. Comments
- VII. Adjournment

In compliance with the FOIA, a copy of the agenda was provided to the local news media and persons requesting information.

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 within 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 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



THE TOWN OF
Irmo
GATEWAY TO LAKE MURRAY # #

Staff Report

Approval of the 2023 Comprehensive Plan

DATES: Planning Commission: July 10, 2023
First Reading: July 17, 2023
Second Reading & Public Hearing: August 15, 2023

TO: Irmo Planning Commission

FROM: Douglas Polen, Assistant Town Administrator

SUBJECT: Recommendation of Approval of the 2023 Comprehensive Plan

ACTION REQUESTED: Consideration of a Resolution recommending the approval of the 2023 Comprehensive Plan to the Irmo Town Council

#

Background

According to the Local Government Comprehensive Planning Enabling Act of 1995, amended, local governments are to research and create a Comprehensive Plan every ten years. At the five-year mark, an updated plan is to be generated.

On April 18, 2017, the Irmo Town Council adopted the latest edition of the Comprehensive Plan, necessitating a five-year update in 2022. This update is now complete and features new data from the latest available sources.

Per the Planning Enabling Act, the Town Planning Commission must recommend approval of the Plan prior to consideration by the Town Council. Historically the Irmo Planning Commission has approved a resolution of recommendation, attached herein.

Staff Recommendations

Staff has been working on this update, with help from Gregory Sprouse, Planning & Development Director with the Central Midlands Council of Governments, since the beginning of 2023. Town Staff and CMCOG Staff agree that this update meets the requirements and intent of the Planning Enabling Act.

Staff recommends **APPROVAL** of this resolution to recommend approval of the Town of Irmo 2023 Comprehensive Plan Update to the Town Council.

**RESOLUTION OF
THE TOWN OF IRMO PLANNING COMMISSION
RECOMMENDATION OF ADOPTION OF THE COMPREHENSIVE PLAN**

WHEREAS, Pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the Town of Irmo Planning Commission has revised the Comprehensive Plan which contains all elements required by the *South Carolina Local Government Comprehensive Planning Enabling Act of 1994* as amended in 2007; and

WHEREAS, the Planning Commission, pursuant to S.C. Code Sections 6-29-520(B), desires to recommend to the Town of Irmo Council the adoption by ordinance the plan;

NOW, THEREFORE BE IT RESOLVED by the Town of Irmo Planning Commission that the revised Comprehensive Plan, including the text and maps, are recommended to the Town of Irmo Council for adoption by ordinance, after public hearing, in accordance with S.C. Code Section 6-29-530.

Adopted by the affirmative votes of at least a majority of the entire membership of the Planning Commission this 10th day of July, 2023.

Chairman

ATTEST: _____
Secretary