

THE IRMO ZONING BOARD OF APPEALS
HEARING MINUTES
Tuesday, April 17,2023

In compliance with the Freedom of Information Act, a copy of the agenda was provided to the local news media and persons requesting information on April 14, 2023.

MEMBERS PRESENT

Marsha Clarke - Chair
Arthur McClain - Vice Chair
John Davis
Sharon Slashinski
Labrina Myers

OTHERS PRESENT

Courtney Dennis, Town Administrator
Doug Polen, Assistant Town Administrator
Karley Lever, Zoning Clerk

CALL TO ORDER

The Irmo Zoning Board of Appeals held a hearing on Tuesday, April 17, 2023, in the Irmo Municipal Building located at 7300 Woodrow St, Irmo, SC 29063. Marsha Clarke called the meeting to order at 5:59 p.m.

APPROVAL OF MINUTES: October 17, 2022

Arthur McClain made a motion for approval. Sharon Slashinski seconded. The vote to approve was 5-0.

NEW BUSINESS

A. Elect 2023 Chair

Sharon Slashinski nominated Marsha Clarke to serve again as the ZBA chair, Labrina Myers seconded. The vote to approve was 5-0. Marsha Clark, made a motion to nominate Arthur McClain as the Vice Chair. Sharon Slashinski then seconded. Motion carried 5-0

B. Consider a special exception and variance for a property seeking to be permitted as a mini warehouse. The property is located at 10616 Broad River Rd, TMS R03300-03-15.

Brad Brodie, the property owner, presented to the Zoning Board of Appeals the project - a multi-level self-storage facility on the 4.15 acres of land next to San Jose Mexican Restaurant on Broad River Road. The ZBA board was concerned about the traffic pattern and the fact that there is only one entrance; and with the handicap parking being so close to that side of the entrance could potentially be hazardous. Traffic patterns are extremely busy in that area already. DOT is only allowing one entrance onto the

property; Mr. Brodie explained that it would be hard to make turns in out if they moved the handicap parking. It must meet DOT throat requirements of 30ft if it was moved, and they wouldn't meet that requirement. They also wanted it to be as close to the office as possible. The builder explained this is one of the most minimum traffic businesses. It is very low traffic flow coming in and out. The business would only operate the hours of 6:00 am - 9:00 pm. All storage would be inside the building, no outside storage. This would be a very low traffic business.

Ms. Clarke asked about the maintenance of the gravel road; the builder explained that the road wouldn't be used for business; the gravel road is a private drive for residents who live to the rear of the property. Mr. Brodie has been trying to contact the residents that lived on that road due to water flow and drainage going on the adjacent dirt road drive that is directly beside the property. Unfortunately, he hasn't had any luck contacting the residents. Mr. Brodie would like to clean out the culverts which are clogged and no longer working. Very small existing water will go to their culverts; and they have a right to the easement for their property. The amount of runoff water is extremely bad, and the architect stated that the amount of water they will see will be 8 times less when they finish replacing the pipes. An easement will be done to help flow water to the retention pond coming off the right side of the property. Ms. Clarke wondering what they are going to offer to prove what they are going to do about the back of the property flooding. Builders and architects are following DHEC and Richland country storm water requirements.

Marsha Clarke asked for a motion to approve the applicant application as submitted. Motion was not seconded.

Courtney Dennis, Town Administrator, gave a little clarification on how we usually process a zoning application. We will not issue a zoning permit until we have a storm water permit from the County. This project is in the early stage, and zoning permits would not take place until we have storm water permit. An irrigation plan and landscape plans are usually not submitted until early stages of construction and usually comes from the landscaper. We ask them to put those plans that are submitted. Once construction is done, we then have a final inspection to make sure the work meets all requirements. The frustration of traffic is being communicated with SCDOT. They don't seem concerned about the development. Currently, they don't think it is necessary to hold off on development in the area or add in left hand turns.

Mr. McClain made a motion to approve the applicant plans recommended by staff, Mr. Davis seconded. The vote to approve was 5-0.

ADJOURNMENT

There being no further business. Ms. Clarke concludes this meeting adjourned; the meeting was adjourned at 6:45pm.

ATTEST:

Karley Lever / Zoning Clerk

Marsha Clarke / Chair