



TOWN OF IRMO ZONING BOARD OF APPEALS

Agenda

Monday, April 17, 2023, at 6:00 p.m.

Municipal Building

7300 Woodrow Street | Phone: 803.781.7050

- I. Call to Order
- II. Approval of Agenda
- III. Minutes
 - a. Approval of the minutes of the October 17, 2022 Zoning Board of Appeals meeting
- IV. Old Business
- V. New Business
 - a. Elect 2023 Chair
 - 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 Road, TMS R03300-03-15.
- 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.

THE IRMO ZONING BOARD OF APPEALS
HEARING MINUTES
Monday, October 17,2022

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 October 14, 2022.

MEMBERS PRESENT

Marsha Clarke - Chair
Arthur McClain - Vice Chair
Edward Greco

MEMBERS ABSENT

Sharon Slashinski
Labrina Myers

OTHERS PRESENT

Courtney Dennis, Town Administrator
Rodney Tucker, Assistant Town Administrator
Karley Lever- Zoning Clerk

CALL TO ORDER

The Irmo Zoning Board of Appeals held a hearing on Monday, October 17, 2022, in the Irmo Municipal Building located at 7300 Woodrow St, Irmo, SC 29063. Marsha Clarke called the meeting to order at 6:01 p.m.

APPROVAL OF AGENDA- (OUT OF ORDER)

Edward Greco made a motion for approval. Arthur McClain seconded it. The vote to approve was 3-0.

APPROVAL OF MINUTES: October,17, 2022

Marsha Clarke made a motion to approve, and Arthur McClain seconded it. The vote to approve was 3-0.

NEW BUSINESS

A. Cell Tower Equipment
TM #: (Richland Co. R05000-01-13
Address: 208 Shady Lane
Owner: Eunice B. Dowdy
Zoned: General Commercial (CG)
Flood Hazard Area (FHA): Not in FHA

Marsha Clarke started the discussion asking if any representative was here on behalf of this item. Mr. Anthony Stewart was present and spoke. Marsha Clarke then asked what Mr. Stewart's nature of request to have special exception for this business. He explains that Verizon is just removing and

replacing antennas that are currently at this location 208 Shady Lane. He then explained the project of removing the antennas and replacing with same exact antennas. Mr. Stewart also stated that they are not doing any groundwork, electrical, nor raising the height of the tower, or any extra equipment being installed. Mr. Stewart also explained that there wouldn't be any change in foundation or fencing work around the cell tower. Mr. Stewart explained they are simply changing out antennas and replacing with the same size. Just a simple process of removing pre-existing antennas and replacing with new ones. Marsha Clarke asked what Mr. Stewart relationship is to the job site. Mr. Stewart stated he was representing his father, Tony Stewart. Marsha Clarke then asked Mr. Stewart if he was familiar with the zoning plans that were submitted. Mr. Stewart commented back and said yes but doesn't have a copy with him. Marsha then gave Mr. Stewart a copy. Marsha Clarke asked Mr. Stewart about the tower elevations and if they were higher than what was originally approved. Mr. Stewart explained that there are already pre-existing towers and antennas. Tower elevations would not change.

Also, same exact antennas would be replaced at 208 Shady Lane that are already preexisting. Marsha Clarke asked Mr. Stewart if there would be any change in the power consumption. Mr. Stewart explained there wouldn't be any types of upgrades to electrical during this change out of the antennas. Arthur McClain asked Mr. Stewart if the weight of the antennas would change. Mr. Stewart confirmed that it wouldn't change. Edward Greco asked Mr. Stewart what the height would be of the tower, Mr. Stewart confirmed they would be going in at 243' with max elevation of 275'. Edward Greco then asked again about the foundation and Mr. Stewart confirmed nothing else would take place other than changing out pre-existing antennas and the new antennas would be at 243', which is pre-existing and present now at this location. Marsha Clarke stated if no change is being done to the foundation, the footings, the fence height, and change from the previous zoning application, plans, and just replacing and upgrading pre-existing antennas, no reason not to approve. Marsha Clarke asked for a motion. Edward Greco made a motion to approve, and Marsha Clarke seconded it. The vote to approve was 3-0.

PERSONAL APPEARANCES: ACKNOWLEDGEMENT OF VISITORS: None

ADJOURNMENT

There being no further business. Edward Greco made a motion to adjourn, and Arthur McClain seconded it. The motion was approved unanimously; therefore, the meeting was adjourned at 6:10pm.

ATTEST:

Karley Lever / Zoning Clerk

Marsha Clarke / Chair



Staff Report

Special Exception / Variance Request

DATE: April 17, 2023

TO: Irmo Zoning Board of Appeals

FROM: Douglas Polen, Assistant Town Administrator

SUBJECT: Special Exception / Variance Request

**SUBJECT
PROPERTY:** A 4.15-acre tract located at 10616 Broad River Road,
TMS R03300-03-15

**ACTION
REQUESTED:** Consider a special exception to approve the exterior materials and landscaping for a mini storage warehouse, and consider a variance to allow individual units in excess of 300 sf

Background

The applicant, Brad Brodie, is planning to construct mini storage warehouses at 10616 Broad River Road, adjacent to San Jose Mexican Restaurant. On February 21, 2023 Town Council passed an ordinance creating Sec. 2-3.21, Special Exceptions for mini-warehouses and self-storage units. Per this ordinance, the Zoning Board of Appeals must approve the exterior materials and landscaping for new facilities of this sort.

Analysis

Per Sec. 2-3.21 of the Irmo Zoning & Land Development Regulations:

The location of these uses, where permitted by special exception per Table 1, shall be regulated by the following:

- A. Mini-warehousing sites shall not exceed four acres.

The subject property is 4.15 acres in size. The applicant is applying for a variance from this requirement.

- B. Lot coverage of all structures shall be limited to 50 percent of the total area.

The total lot size is 4.15 acres, or 180,774 sq. ft. The total lot coverage of all structures is 56,390 sq. ft., or 31.2% of the total lot size.

- C. Vehicular ingress-egress shall be limited to one point for each side of property abutting any street lot line.

The site only features one access point.

- D. No business or residential activities other than use as storage units shall be conducted within or from the units.

No business or residential activities will be conducted within or from the units.

Businesses may use the units for storage of vehicles or materials.

- E. The storage space or gross floor area of a single unit shall not exceed 300 square feet.

The applicant is seeking a variance from this requirement. From the application:

Construction of a multi-level self-storage facility on the 4.15 acres of land next to the San Jose Mexican restaurant on Broad River Road. The facility will contain 103,750 sf of climate controlled storage in the multi-story building and 14,420 sf in two separate non-climate controlled, drive-up buildings located in the lower rear of the property. One of these single story buildings in the lower rear is 41.5' deep x 280' wide. It contains 10 large storage units that are 18' x 41.5' (747 sf each) and 5 units that are 20' x 41.4' (830 sf each). Great effort has been taken to minimize the view of roll up access doors from Broad River Road thus the drive-up access units were placed in the rear. The property drops from a street elevation of 444 to 407 (37') in the rear so these units will not be visible from Broad River Road. The proposed elevations are included in this submittal.

- F. Four parking spaces shall be provided in the vicinity of the leasing office to include one handicapped accessible space. Drive aisles adjacent to all exterior storage unit doors shall be a minimum of 27 feet wide.

The drive aisles adjacent to the side and rear exterior doors are at least 30' wide.

However, the drive aisle in the front of the facility is 25' wide, meeting the requirements for typical 90° parking.

- G. The Zoning Board of Appeals shall approve all buffer landscaping on the exterior lot lines of any such proposed facilities.

The provided landscaping plan provides for 24 willow oaks, 7 laurel oaks, 17 Mary Nell hollies, and 295 shrub-sized wax myrtles and hollies. In the opinion of Staff, this should provide a reasonable buffer along Broad River Road and against adjacent properties.

- H. The Zoning Board of Appeals shall approve all exterior building materials for any and all structures located within such proposed facilities.

The exterior materials on the primary building, visible from Broad River Road, are a mixture of EIFS (stucco over Styrofoam), glass and metal. The sides and rear are all metal, including the side visible from the San Jose Mexican Restaurant. The rear two buildings appear to be primarily metal warehouses, but the exterior materials are not shown in the plans.

Staff Recommendation

Staff recommends **CONDITIONAL APPROVAL** of the special exception. The landscaping has been reviewed by the Public Works Director and we feel that it will be sufficient. As for the exterior materials, additional information is required from the applicant. Staff recommends approval if, at a minimum, all exterior materials visible from offsite are concrete, brick, stone, hardiplank or other cementitious material with metal only used as an accent. EIFS may be considered cementitious. A primarily metal building visible from offsite would not meet Staff's interpretation of what Council is seeking with this special exception requirement.

For the variances, Staff recommends **APPROVAL**. At 4.15 acres, the site is just 3.8% larger than the maximum, which Staff feels is imperceptible in practice. As for the units larger than 300 sq. ft., Staff is unsure as to the origin of this requirement. It is common to have contractors and tradesmen use facilities such as this to store vehicles and materials, and as long as the tenants aren't using the facility as an office or having customers come to the property, Staff sees no concern with the larger units.

Town of Irmo Zoning Board of Appeals | April 17, 2023

10616 Broad River Road



Town of Irmo Zoning Board of Appeals | April 17, 2023

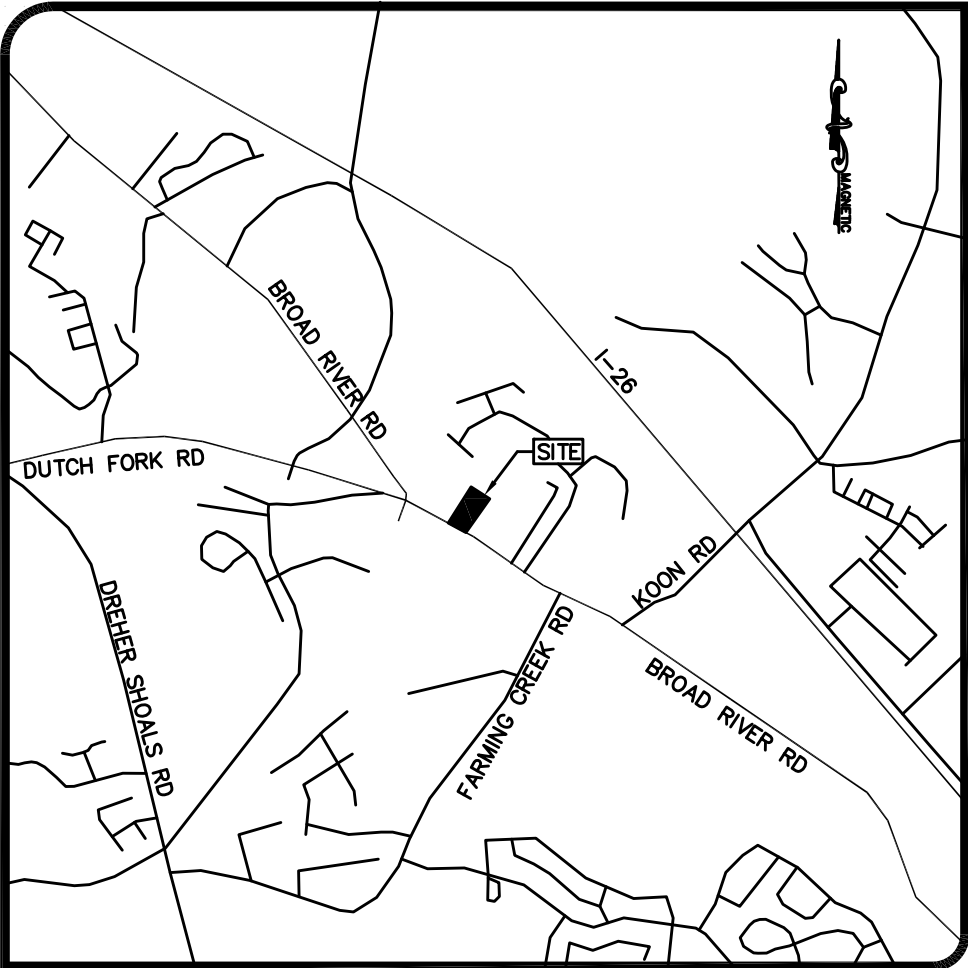
10616 Broad River Road



Town of Irmo Zoning Board of Appeals | April 17, 2023

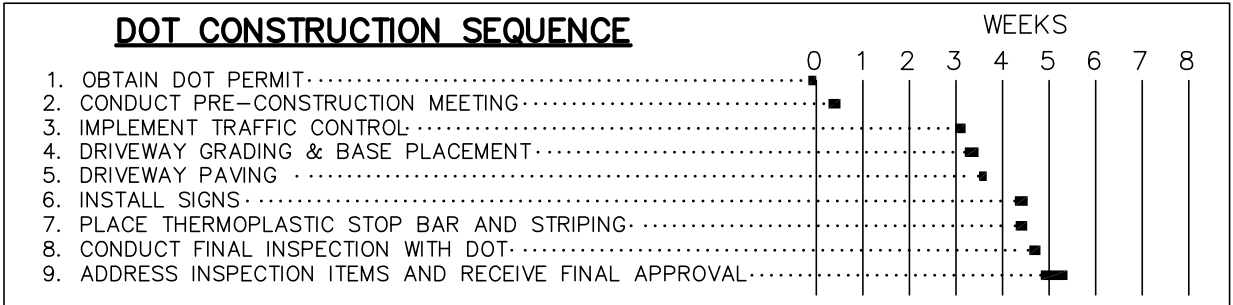
10616 Broad River Road





LOCATION MAP
N.T.S.

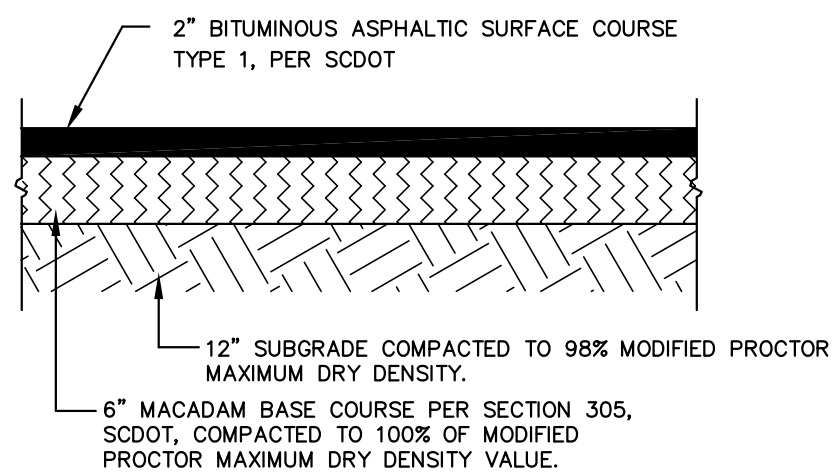
- SCDOT NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING ALL APPLICABLE AND CURRENT SCDOT STANDARD DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE DRAWINGS INCLUDED WITHIN THESE PLANS AND THE APPROVED PERMIT PACKAGE.
 2. CONTRACTOR TO CLEAR EXISTING CULVERTS/PIPES, CATCH BASINS, AND DITCHES ALONG FRONTAGE AND DOWNSTREAM AS NECESSARY TO ACHIEVE POSITIVE DRAINAGE.
 3. ALL MARKINGS WITHIN SCDOT R/W SHALL BE APPROVED PERMANENT PAVEMENT MARKINGS PER SECTION 625, 626, OR 627 WITHIN THE SCDOT STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION.
 4. CONTRACTOR TO REPLACE TOP OF EXISTING CATCH BASIN ALONG HOOK AVE. IF DAMAGED.
 5. ALL PROPOSED OR RELOCATED SIGNAGE SHALL BE PLACED OR REPLACED IN ACCORDANCE WITH SECTION 650-000 AND INSTALLED ON SCDOT APPROVED BREAKAWAY SIGN SUPPORTS AS DETAILED IN SECTION 654-000 IN THE SCDOT STANDARD DRAWINGS.
 6. CONTRACTOR TO REMOVE AND REPLACE DAMAGED SIDEWALK OR CURB & GUTTER ALONG PROPERTY FRONTAGE AS NECESSARY AND/OR AS SPECIFIED BY DISTRICT PERMIT STAFF.
 7. SIDEWALK AND CURB & GUTTER TO BE REMOVED AND REPLACED FROM JOINT TO JOINT.
 8. ANY PROPOSED SIDEWALK WITHIN THE R/W SHALL NOT EXCEED 2% CROSS SLOPE PER ADA AND PR/WAG GUIDELINES. ALL RAMPS SHALL NOT EXCEED 8.33% FOR EVERY SCENARIO EXCEPT WHERE ALLOWED BY PROWAG.
 9. IN PRESENCE OF SIDEWALK OR OTHER ADA PATHWAY, ACCESS(ES) TO PROVIDE A MINIMUM OF 3' PEDESTRIAN PATH OF NO GREATER CROSS SLOPE THAN 2% ACROSS THROAT OF DRIVEWAY.
 10. CONTRACTOR TO SAWCUT EXISTING ASPHALT FOR SMOOTH JOINT NOT ALIGNED WITH WHEEL PATH.



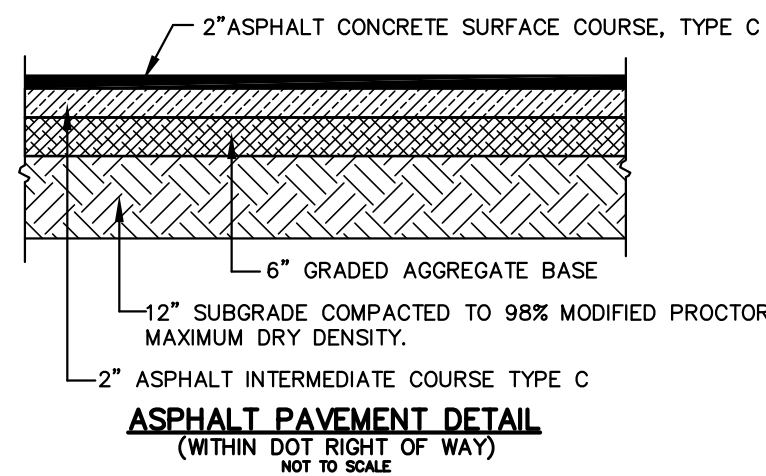
PAVEMENT LEGEND



SCDOT DETAILS	REF. #
FLAGGING	610-005-10
SHOULDER CLOSURE	610-205-00
RCP END SECTION	719-610-00



LIGHT DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE



ASPHALT PAVEMENT DETAIL
(WITHIN DOT RIGHT OF WAY)
NOT TO SCALE

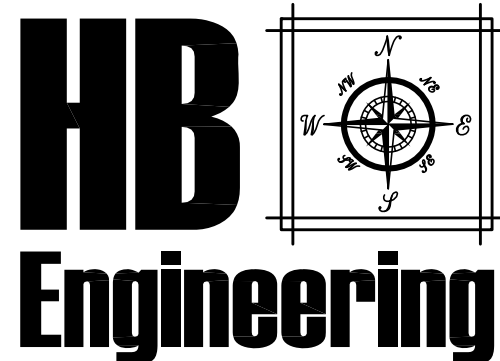
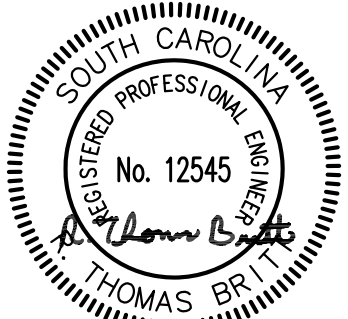
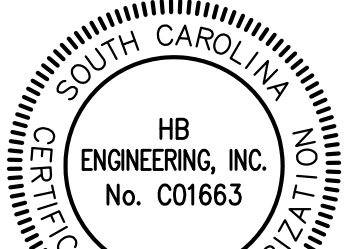
OWNER:	STORAGE UNITS COLUMBIA, LLC 350 E CROWN POINT RD, STE 1080 WINTER GARDEN, FL 34787 PH: 864-276-9604 CONTACT: STEVE PATEL EMAIL: stevepatel@gmail.com
TMS#:	R03300-03-15
PROP. AREA:	4.15 AC
DISTURBED AREA:	4.3 AC
PROPOSED USE:	MINI-WAREHOUSE CG
SETBACKS:	
FRONT:	40'
SIDE:	5'
REAR:	15'

PARKING:	
REQUIREMENT:	4 SPACES PLUS ONE HANDICAP NEAR OFFICE
PARKING SHOWN:	6 SPACES & 1 HANDICAP

TOTAL AREA OF STRUCTURES:	56,470 SF
PERCENT OF PROPERTY:	31.2%



Know what's below.
Call before you dig.



SITE DEVELOPMENT CONSULTANTS

720 OLD CHEROKEE ROAD
LEXINGTON, SOUTH CAROLINA 29072
803-957-7027 FAX 877-728-0808

SELF STORAGE BUILDING
10616 BROAD RIVER ROAD
TOWN OF IRMO
SOUTH CAROLINA

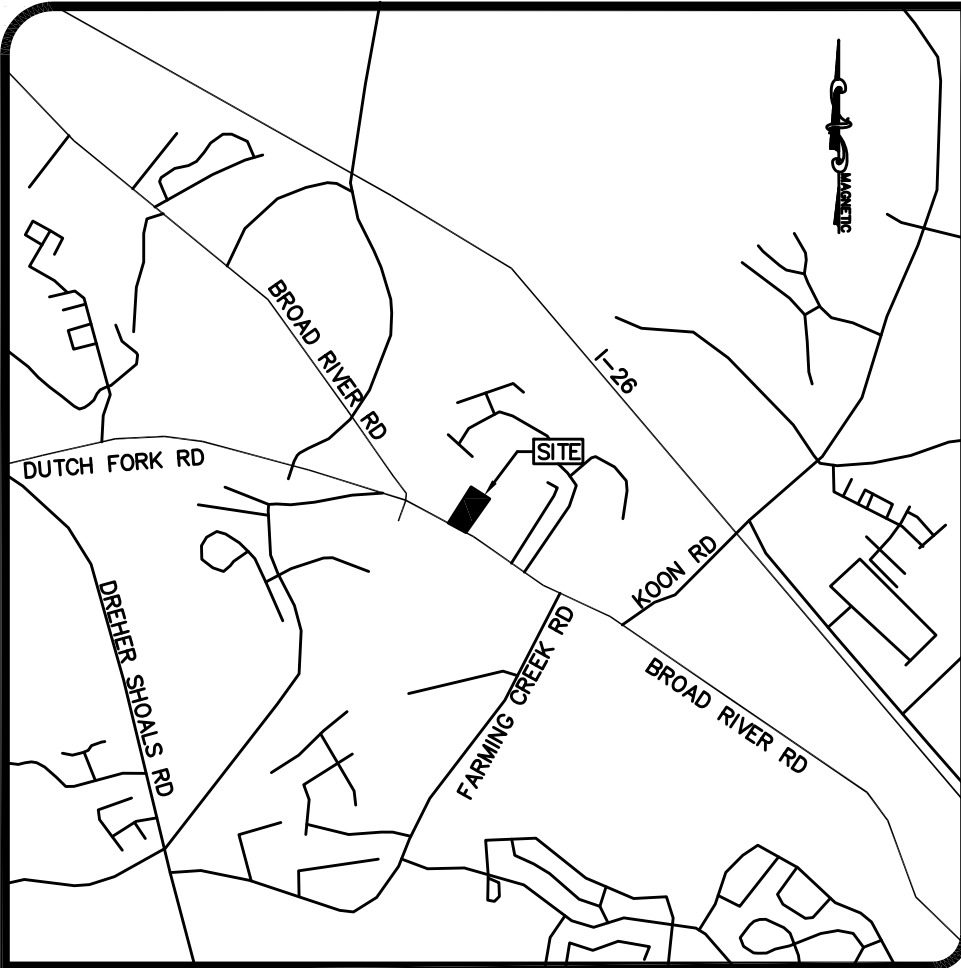
No.	Date	Revision

Sheet Title:

SITE PLAN

Drawn by:	TB	Sheet
Designed by:	TB	
Checked by:	TB	
Scale:	1"=30'	
Project No:	21161	or 8
Date:	4/3/23	Drawing No.

C1



LOCATION MAP
N.T.S.

PLANTING SCHEDULE				
QUANTITY	SYMBOL	COMMON NAME	SIZE	CALIPER
24		WILLOW OAK	MIN. 10'	2"
7		LAUREL OAK	MIN. 10'	2"
17		MARY NELL HOLLY	MIN. 6'	1"
113		DWARF YAUPOH HOLLY	3 GAL.	*
66		WAX MYRTLE	3 GAL.	*
116		DWARF BURFORD HOLLY	3 GAL.	*
* NOT APPLICABLE IN THIS CASE				
** TRELLISED TO FENCE				
NOTES: 1. SOIL IN PLANTING BEDS SHOULD BE AMENDED WITH ORGANIC MATERIAL AS APPROPRIATE FOR PROPER GROWTH OF PLANT MATERIALS. A SOILS TEST IS RECOMMENDED. 2. ALL PLANTING BEDS WILL BE MULCHED WITH A HARDWOOD OR PINESTRAW MULCH. 3. SIZE IS MINIMUM PLANTED HEIGHT. 4. IRRIGATION SHALL BE PROVIDED FOR ALL NEW PLANTINGS.				

- NOTE:
1. ALL DISTURBED AREAS NOT COVERED WITH BUILDING, PAVEMENT OR SOD ARE TO BE HYDROSEEDDED.
2. IRRIGATION SYSTEM TO BE PROVIDED FOR ALL LANDSCAPE AREAS AND NEW SOD.
3. CONTRACTOR TO PROVIDE ALTERNATE IRRIGATION PRICE FOR HYDROSEEDDED AREAS.

OWNER:	STORAGE UNITS COLUMBIA, LLC 350 E CROWN POINT RD, STE 1080 WINTER GARDEN, FL 34787 PH: 864-276-9604 CONTACT: STEVE PATEL EMAIL: stevepatel1@gmail.com
TMS#:	R03300-03-15
PROP. AREA:	4.15 AC
DISTURBED AREA:	4.3 AC



Know what's below.
Call before you dig.

N/F
BALLENTINE PROPERTIES LLC.
TM# R03300-03-39
PB 838-989

N/F
SUSANA LEON & JOSE N. ORTEGA
TM# R03300-03-16
PR Z-4226

EXISTING POND
SITE BENCHMARK
TOP OF IPF 1/2" ROD
N: 833329.16
E: 1935919.06 (NAD83)
ELEV.: 426.47
(NAVD88)

NEW STORAGE
BUILDING
3,520 SF
FF=417.45

NEW STORAGE
BUILDING
11,620 SF
FF=417.00

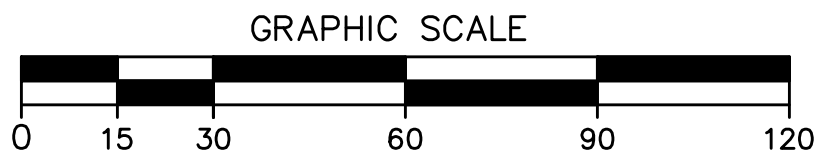
N/F
STORAGE UNITS COLUMBIA LLC
TM# R03300-03-15

N/F
ELIJAH L. & LORA N. HARRIS
TM# R03300-03-45
PR FF-190

N/F
STORAGE UNITS COLUMBIA LLC
TM# R03300-03-15

30' ACCESS ROADWAY
(15' EACH SIDE OF LINE)
PR 52-5120

N/F
SAFE FEDERAL CREDIT UNION
TM# R03300-03-14

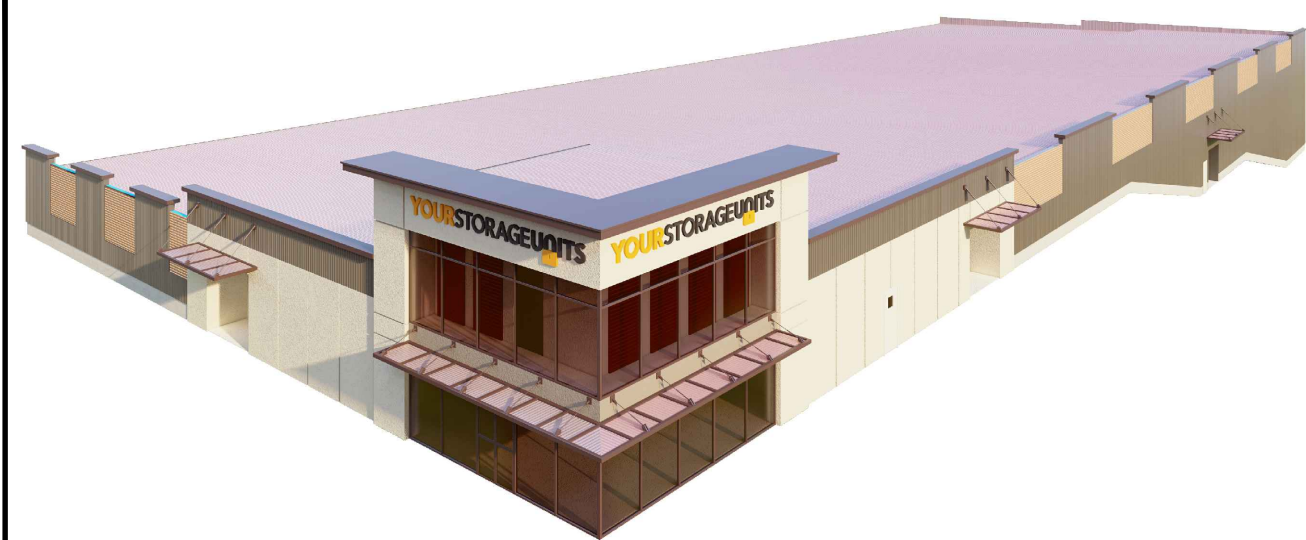


HB
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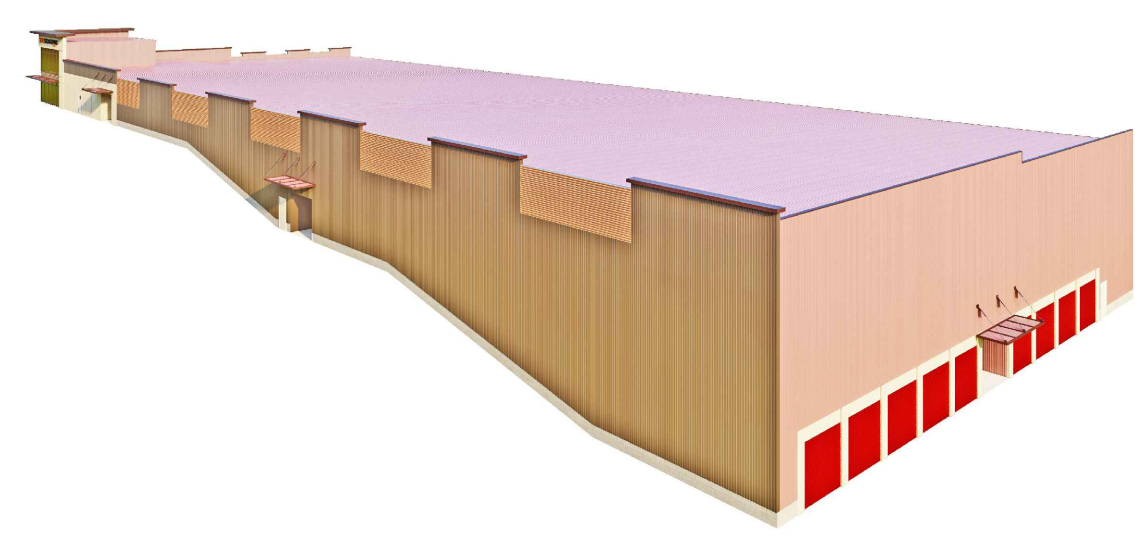
SELF STORAGE
10616 BROAD RIVER ROAD
TOWN OF IRMO
SOUTH CAROLINA

No.	Date	Revision

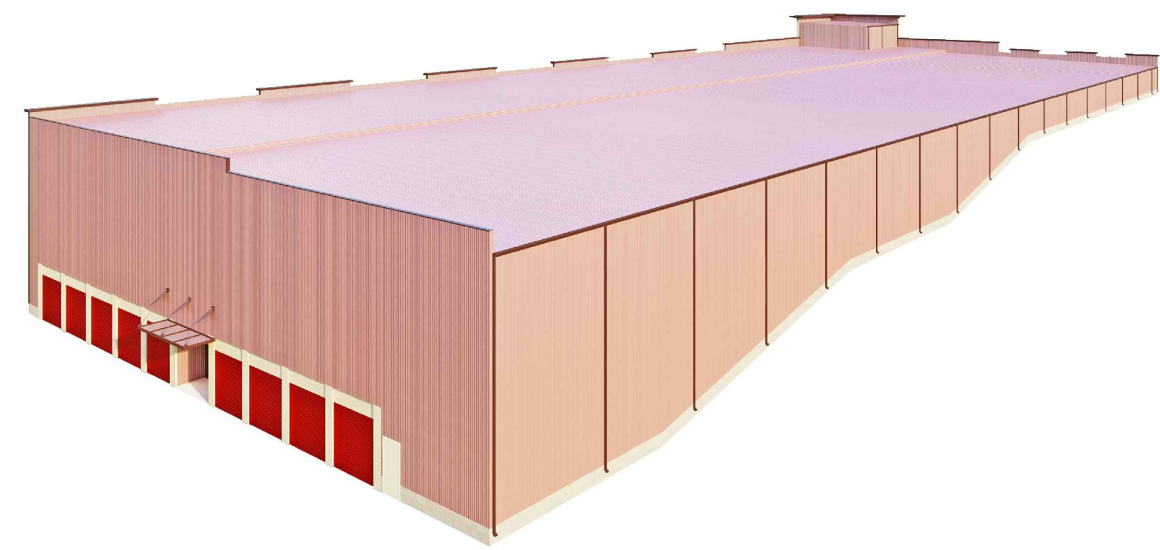
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Drawn by:	TB	Sheet	L1
Designed by:	TB		
Checked by:	TB		
Scale:	1"=30'		
Project No.	21161	or	1
Date:	4/3/23	Drawing No.	



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE



NORTH WEST PERSPECTIVE

CLIMATE CONTROLLED UNITS						NON-CLIMATE CONTROLLED UNITS					
① 5 x 5	⑤ 5 x 12	⑨ 10 x 10	⑬ 10 x 25	⑰ 15 x 25	⑳ 20 x 30	Ⓐ 5 x 5	Ⓔ 5 x 12	Ⓘ 10 x 10	Ⓜ 10 x 25	Ⓠ 15 x 25	Ⓤ 20 x 30
② 5 x 7	⑥ 5 x 15	⑩ 10 x 12	⑭ 10 x 30	⑱ 15 x 30	㉑ 25 x 25	Ⓑ 5 x 7	Ⓕ 5 x 15	Ⓩ 10 x 12	Ⓝ 10 x 30	Ⓡ 15 x 30	Ⓥ 25 x 25
③ 5 x 7.5	⑦ 7 x 7	⑪ 10 x 15	⑮ 15 x 15	⑲ 20 x 20	㉒ 25 x 30	Ⓒ 5 x 7.5	Ⓖ 7 x 7	Ⓚ 10 x 15	Ⓞ 15 x 15	Ⓢ 18 x 41.5	Ⓦ 25 x 30
④ 5 x 10	⑧ 7 x 10	⑫ 10 x 20	⑯ 15 x 20	㉓ 20 x 25	㉔ 25 x 40	Ⓓ 5 x 10	Ⓗ 7 x 10	Ⓛ 10 x 20	Ⓟ 15 x 20	Ⓣ 20 x 41.5	Ⓧ 25 x 40

ZTE

ZABIK TURNER ENGINEERING

Jennifer Zabik, P.E., S.E.
1024 N Fullers Cross Road
Winter Garden, FL 34787
jzabik@ztengineering.com

SEALS



350 E Crown Point Rd
Suite 1080
Winter Garden, FL 34787
Phone: (407)347-9614

Info@
rapidbuildingsolutions.com

JOB NAME:
STORAGE UNITS COLUMBIA

JOB NUMBER:
401-21-SC-R-1

REV	DATE	DESCRIPTION	APP
1	04/20/22	PLAN	AB
2	05/11/22	PLAN	AB
3	01/05/23	PLAN-ELEV-MUC	AB
4	02/01/23	PLAN-ELEV-MUC	AB
ISSUE DATE: DATE			
DESIGNED BY:	DRAWN BY: XX		
CHECKED BY:	SUBMITTED BY: XX		

FOR APPROVAL ONLY

NOT FOR FIELD USE

SIGNATURE

DATE

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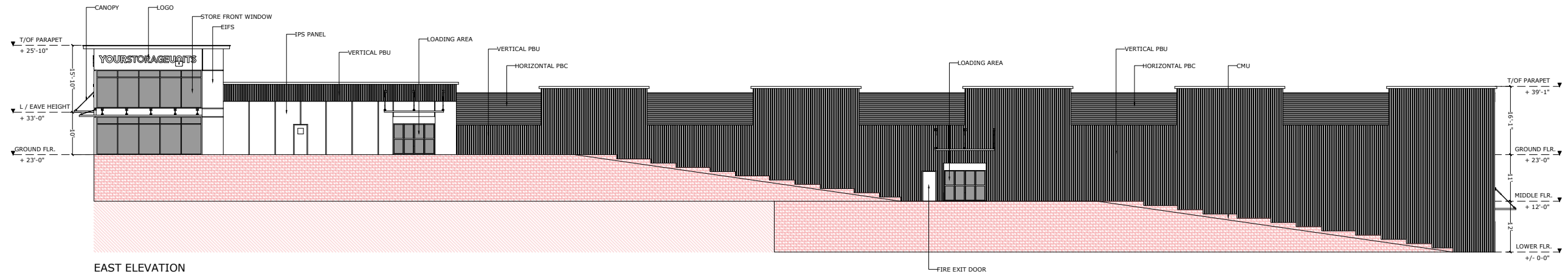
ISSUE DATE: DATE	
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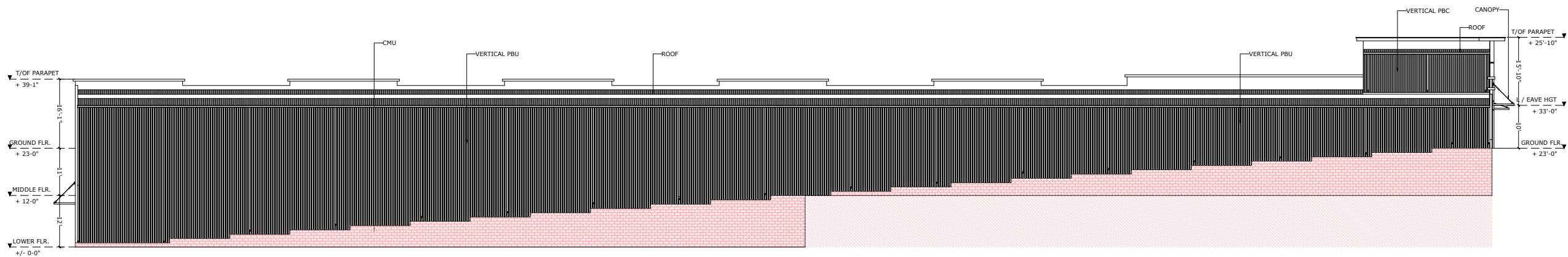
SIGNATURE

DATE

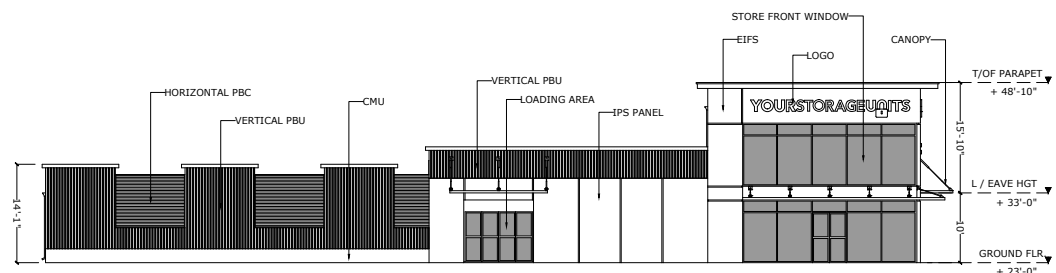
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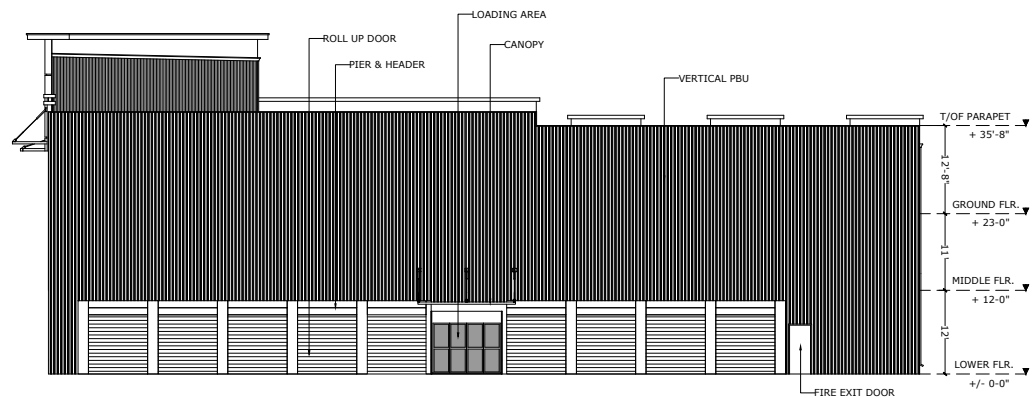
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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Submission data should now be visible.

Special Exception Application

Print

Submitted by: Brad Brodie

Submitted On: 2023-03-01 10:25:10

Submission IP: (72.28.164.232)
proxy-IP (raw-IP)

Status: Open



TOWN OF IRMO

FORMS & APPLICATIONS

7300 Woodrow Street, Irmo, SC 29063
p: [\(803\) 781-7050](tel:8037817050) | info@townofirmosc.com | Follow Us [@TownofIrmoSC](#)

Special Exception Application

Complete and submit the application and attachments. If the applicant is not the owner(s), the owner(s) must complete and sign the [Designation Agent](#) form. **Staff cannot place this application on the agenda if it is incomplete and/or without the appropriate supporting documentation.** Please use additional paper. Submit a digital and hardcopy site plan, and any additional materials (i.e. photographs, elevation drawing with dimensions, or renderings). Site plans must be no longer than 24" x 36", and show scale, tax map number, property owner/developer information, date, vicinity map, north arrow, property shape and dimensions, landscaping, buffering, and location and size of existing and/or proposed structures, and drives, etc. **The site plan must be designed by a registered land surveyor, landscape architect, or engineer.**

Designated Agent Form: [DOWNLOAD](#)

APPLICANT INFORMATION

<p>* First Name</p> <p>Brad</p>	<p>* Last Name</p> <p>Brodie</p>
<p>* Phone</p> <p>803-215-6600</p>	<p>* Email</p> <p>bradb@rapidcsllc.com</p>

* Zoning District

CG

* Pertinent Ordinance Section

23-02-03.21

* Current property use:

☐ Residential ☒ Commercial ☐ Industrial ☐ Vacant Lot

* Area (sq/ft)/acre of proposed project:

4.15 total site acreage (180,774 sf) minus an existing gravel drive easement - 9,684 sf = 171,090 sf (3.93 acres)

I am appealing/ we appeal to the Zoning Board of Appeals for a special exception for use of the property. Describe proposed use/project:

I am proposing to construct a multi-level self-storage facility on the 4.15 acres of land next to the San Jose Mexican restaurant on Broad River Road. The facility will contain 103,750 sf of climate controlled storage in the multi-story building and 11,620 sf in two separate non-climate controlled, drive-up buildings located in the lower rear of the property. Great effort has been taken to minimize the view of roll up access doors and create a more retail appearance. The property drops from a street elevation of 444 to 407 (37') in the rear. The proposed elevations are included in this submittal.

Demonstrate how the special exception request meets the special exception provision:

The proposed use of self-storage meets all of the eight (8) key points of the newly adopted ordinance of Section 2-3.21 A. The mini-warehousing site to be developed is less than 4 acres (3.93 ac). B. Lot coverage of all structures is less than 50% of the total area (32.5%). C. There will be one vehicular ingress-egress onto Broad River Road located at the existing gravel road. D. As stated in our tenant lease agreement, there will be no business or residential activities conducted from/within the storage units. E. Unless the attached variance is granted, there will be no storage units exceeding the 300 sf maximum. F. The office area will have, at a minimum, 4 parking spaces plus the required handicap spaces. The drive aisles will be a minimum 30' wide. G. The landscaping plan will be submitted with this application and it is understood that the ZBA must approve this plan. H. Drawings showing the exterior building materials will be submitted with this application and it is understood that ZBA must approve these materials.

Will the proposed special exception have an adverse impact on the adjacent properties or public safety, or create a nuisance? Please explain:

This proposed use is compatible with existing uses adjacent to and near the property and does not otherwise adversely affect the development of the general neighborhood of the district in which the use is proposed. The proposed use will not be hazardous, detrimental or disturbing to surrounding land uses due to noise, smoke, dust, odor, fumes or general nuisance. The proposed use will not be contrary to the public's health, safety or welfare.

Will the proposed special exception create any undue traffic congestion or hazardous conditions? Please explain:

The proposed use will not generate vehicular traffic or create vehicular circulation problems or parking demands that have an unacceptable adverse impact on nearby properties when compared with uses by in the same district. Although Broad River is a high-traffic arterial, self-storage facilities are among the lowest traffic-generating uses in the commercial spectrum, particularly in relationship to size. A Trip Generation article by the self-storage industry is included. There will be a single SCDOT approved entrance into the property located at the existing gravel drive currently in use.

Plat:

Choose File

 No file chosen

Scaled site plan:

Choose File

 No file chosen

For new improvements

Applicable permits/approvals:

Choose File

 No file chosen

Photographs:

Choose File

 No file chosen

Elevation drawings w/ dimension:

Choose File

 No file chosen

Renderings:

Choose File

 No file chosen

Designated Agent:

Choose File

 No file chosen

Required if the applicant is not the home owner(s)

Other documentation:

Choose File

 No file chosen

Indicate the applicable supporting documentation:

- ☒ Plat
- ☒ Scaled site plan (for new improvements)
- ☒ Applicable permits/approvals
- ☒ Photographs
- ☒ Elevation drawings with dimensions
- ☒ Renderings

I attest to the best of my knowledge the information and the attachment(s) provided are accurate. The proposed activity does not contradict any restrictions and covenants. I authorize the subject property, if applicable, to be posted with a notice for the Zoning Board of Appeals public hearing.

* Applicant First & Last Name	Date
Brad Brodie	03/01/2023
	Format: MM/DD/YYYY

Submission data should now be visible.

Variance Application

Print

Submitted by: Brad Brodie

Submitted On: 2023-03-01 09:32:59

Submission IP: (72.28.164.232)
proxy-IP (raw-IP)

Status: Open



TOWN OF IRMO

FORMS & APPLICATIONS

7300 Woodrow Street, Irmo, SC 29063

p: [\(803\) 781-7050](tel:(803)781-7050) | info@townofirmosc.com | Follow Us [@TownofIrmoSC](#)

Variance Application

Complete and submit the application and attachments. If the applicant is not the owner(s), the owner(s) must complete and sign the **Designation of Agent. Staff cannot place this application on the agenda if it is incomplete and/or without the appropriate supporting documentation.** Submit a digital and hardcopy site plan, and any additional materials (i.e. photographs, elevation drawing with dimensions, or renderings). Site plans must be no longer than 24" x 36". **The site plan must be designed by a registered land surveyor, landscape architect, or engineer.**

For questions, please contact **[Business Licensing & Zoning](#)**.

STANDARDS FOR GRANTING VARIANCES

The applicant must provide sufficient evidence to support an unnecessary hardship. A variance allows the board to modify an otherwise legitimate zoning restriction when, due to unusual conditions, the restriction may be more burdensome than was intended. The variance must not impair the public purpose. To obtain a variance on the ground of "unnecessary hardship," there must at least be proof that a particular property suffers a singular disadvantage through the operation of a zoning regulation. An owner is not entitled to relief from a self-created or self-inflicted hardship. A claim of unnecessary hardship cannot be based on conditions created by the owner nor can one who purchases property after the enactment of a zoning regulation complain that the nonconforming use would work a hardship upon him.

The board has some discretion when deciding to grant or deny a variance. However, it is not free to make whatever determination appeals to its sense of justice. SC Code §6-29-800(A)2 states and explains the following variance criteria:

- Extraordinary/Exceptional conditions.** There are extraordinary and exceptional conditions pertaining to the particular piece of property. Extraordinary conditions could exist due to size, shape, topography, drainage, street widening, beachfront setback lines, or other conditions that make it difficult or impossible to make an economically feasible use of the property.
- Other property.** These conditions do not generally apply to other properties in the vicinity.
- Utilization.** Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

4. **Detriment.** The authorization of a variance will not be of substantial detriment to adjacent property owners to the public good, and the character of the district will not be harmed by granting the variance.

SC Code § 6-29-800(A)(2)d prescribes other factors:

1. **Use variance.**SC Code § 6-29-800(A)(2)(d)(i) states: The board may not grant a variance, the effect of which would allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.
2. **Conditions.** In granting a variance, the Board may attach conditions to it. These conditions may affect the location, character, or other features of the proposed building, structure, or use as the board may consider it advisable to protect established property values in the surrounding area or to promote public health, safety, or general welfare.

• • •

APPLICANT INFORMATION

* First Name

Brad

* Last Name

Brodie

* Phone

(803) 215-6600

* Email

bradb@rapidcsllc.com

• • •

* Zoning District

CG

* Pertinent Ordinance Section

23-02-03.21

* Current property use:

☐ Residential

☒ Commercial

☐ Industrial

☐ Vacant Lot

* Area (sq/ft)/acre of proposed project:

4.15 total site acreage (180,774 sf) minus an existing gravel drive easement - 9,684 sf = 171,090 sf (3.93 acres)

* Describe the proposed project:

Construction of a multi-level self-storage facility on the 4.15 acres of land next to the San Jose Mexican restaurant on Broad River Road. The facility will contain 103,750 sf of climate controlled storage in the multi-story building and 14,420 sf in two separate non-climate controlled, drive-up buildings located in the lower rear of the property. One of these single story buildings in the lower rear is 41.5' deep x 280' wide. It contains 10 large storage units that are 18' x 41.5' (747 sf each) and 5 units that are 20' x 41.4' (830 sf each). Great effort has been taken to minimize the view of roll up access doors from Broad River Road thus the drive-up access units were placed in the rear. The property drops from a street elevation of 444 to 407 (37') in the rear so these units will not be visible from Broad River Road. The proposed elevations are included in this submittal.

* I/we hereby appeal the zoning official’s denialto the ZoningBoard ofAppeals for a variance from the applicable zoning provision (cite article and section)_____to permit the use of property in the manner shown on the attached scaled plot/site plan and/or above description.

Ordinance 23-02 Section 2-3.21 Item F: The storage space or gross floor area of a single unit shall not exceed 300 sf. We wish to construct a single story building in the lower rear that will be 41.5' deep x 280' wide. It will contain 10 large storage units that are 18' x 41.5' (747 sf each) and 5 units that are 20' x 41.4' (830 sf each).

Cite article and section.

The application of the ordinance is believed to result in unnecessary hardship, and the standards for a variance set by SC Code§6-29-800(A)2 and the ordinance are met by the following facts. Please describe in detail how you meet the below variance criteria.

* **There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:**

The only exceptional/extraordinary issue about the property is that it slopes downward 37' towards the rear, thus concealing any of the buildings in that area.

* **These conditions do not generally apply to other properties in the vicinity as shown by:**

Lake Murray Storage at 103 Marina Rd in Irmo has several storage units that exceed the 300 sf maximum. 12 x 30 = 360 sf 14 x 40 = 560 sf 14 x 50 = 700 sf 14 x 70 = 980 sf See the attachment showing their various sizes.

* **Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:**

Other than the need for large enclosed storage units for RV's/boats in this lake district, the denial of this variance would not unreasonably restrict the utilization of this property.

* **The authorization of the variance will not be of substantial detriment to adjacent properties or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:**

In my opinion the authorization of the variance will not be of substantial detriment to adjacent properties or to the public good, and the character of the district will not be harmed by the granting of the variance because these oversized units are completely concealed in a secure area and the Fire Marshall, Brain Haley, has no issue with these larger units as long as they comply with the accepted building codes relating to fire wall separation. Chief Haley also suggested that I speak with Wayne Willis with CC&I to determine if they had had any input into the "300 sf" ordinance, and Wayne's response was, "Absolutely not".

* **Indicate Supporting Documentation:**

- Scaled Site Plan (Required)
- Plat
- Photographs
- Elevation Drawings w/ Dimensions

If others, please describe:

* **Upload Supporting Documentation**

Choose File

No file chosen

The Upload Supporting Documentation field is required

. . .

I attest to the best of my knowledge the information and the attachment(s) provided are accurate. The proposed activity does not contradict any restrictions and covenants. I authorize the subject property, if applicable, to be posted with a notice for the Zoning Board of Appeals public hearing.

* **Applicant First & Last Name**

Date

Brad Brodie

03/01/2023

Format: MM/DD/YYYY