



**TOWN OF IRMO PLANNING COMMISSION**

*Minutes*

Monday, January 8, 2024, at 6:00 p.m.

Municipal Building

7300 Woodrow Street | Phone: 803.781.7050

**MEMBERS PRESENT**

Edward Wadelington – Chair

Robert Cox – Vice-Chair

Michelle Carpenter

Judy Deloach

Edward Greco

**OTHERS PRESENT**

Doug Polen, Assistant Administrator

Karley Lever, Zoning Clerk

**MEMBERS ABSENT**

Joseph Murphy

Clint Scoville

I. Call to Order

Mr. Wadelington called the meeting to order at 6:00 p.m.

II. Invocation

The Invocation was given by Mr. Wadelington.

III. Approval of Agenda

Mr. Greco made a motion to accept the agenda, seconded by Mr. Cox. Motion passed 5-0.

IV. Minutes

Mr. Greco made a motion to accept the minutes of the October 9, 2023 meeting, seconded by Mr. Cox. Motion passed 5-0.

V. New Business

- a. Consideration of a revision to various sections of the Zoning Ordinance regarding patio homes and residential development

Mr. Polen presented the item and discussion was held. On the following items:

1. Move away from MD, Mixed-Use Development District and replace with a section on Negotiated Districts
2. Districts – Planned Development Districts, Development Agreement Districts, and Conditional Zones.
3. Planned Developments will be mixed-use developments over 25 highland acres with a development agreement, Development Agreement Districts are single use developments over 25 acres with a development agreement, and conditional zones are negotiated developments under 25 highland acres that cannot have a development agreement by state law.
4. Add public notice requirement that negotiated districts are required to post 4' x 6' signs 15 days prior to Planning Commission describing the project. The Zoning Administrator may also require public meetings prior to the Commission meeting so that questions can be answered, and the developer has a chance to make changes prior to going to Planning Commission.
5. Requirement that sidewalks, streetlights, street trees, stormwater facilities outside the right-of-way, custom street signs, crosswalks and amenities must be maintained in perpetuity by the HOA/POA.
6. Create stronger regulations around residential lot size and require the earning of density bonuses to be permitted to build lots smaller than the 12,500-sf allowed by right in the RS district.
7. Remove references to patio homes – what were patio homes will now just be homes on smaller lots.

The planning commission was very happy with the changes to the zoning ordinances on Patio Homes and residential development. The Town wants to go forward with only allowing a minimum of 6,000 square lots. The Town's goal is to have more attractive lots going forward. The planning commission agreed that ordinances changes are a great idea and will help with building homes on top of each other moving forward. No major changes were made. These changes will be presented to our Town Council on February 6, 2024.

VI. Comments

VII. Adjournment

Mr. Greco x made a motion to adjourn the meeting, seconded by Mr. Cox. Motion passed 5-0. The meeting was adjourned at 6:57 p.m.

ATTEST:

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Zoning Clerk / Designee

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Chair