



TOWN OF IRMO PLANNING COMMISSION

Minutes

Monday, February 13, 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

Clint Scoville

OTHERS PRESENT

Doug Polen, Assistant Administrator

Karley Lever, Zoning Clerk

MEMBERS ABSENT

Joseph Murphy

I. Call to Order

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

II. Invocation

The Invocation was given by Mr. Greco.

III. Approval of Agenda

Mr. Greco made a motion to accept the agenda, seconded by Ms. Deloach. Motion passed 6-0.

IV. Minutes

Mr. Greco made a motion to accept the minutes of the January 8, 2024, meeting, seconded by Mr. Cox. Motion passed 6-0.

V. New Business

- a. Consider an ordinance to rezone 1 acre located at 900 Lake Murray Boulevard Richland County TMS # R03915-01-10 from CN, Neighborhood Commercial, to CG, General Commercial.

Mr. Greco made a motion to bring item A into discussion, seconded by Mr. Scoville.

Commissioners wanted to make sure that the sign requirements would be kept within the town's ordinances. The applicant explained that he would be having a sign company complete zoning with the Town and would go by all ordinances. Mr. Polen explained the type of signage this applicant is wanting is not allowed in CN zones and it is allowed in CG. The property around his business is mostly commercial property, with no residential property near this parcel. Mr. Polen felt it wasn't properly zoned in the first place based on nearby properties in that area.

Mr. Scoville made a motion to approve, seconded by Ms. Carpenter. Motion passed 6/0.

- b. Consider an ordinance to annex 0.13 acres located at 141 Quick Terrace Road Richland County, TMS R03207-01-05 into the Town Limits of Irmo and to rezone said property to RS, Single Family Residential.

Mr. Greco made a motion to bring item B into discussion, Mr. Scoville seconded.

Mr. Greco wanted to know about the right of way and easements on the property. Mr. Polen explained that it wasn't showing the Plat. Mr. Scoville explained he knew about the property and knew there were no easements on the property. Mr. Polen explained that this was just a piece of property, that a Gazebo was built on the wrong property and nearby neighbor sold them this piece. The property needs to be annex so that we can approve the purchase of this piece, so we don't have half of the property in the Town limits and half of the property in the County.

Mr. Scoville made a motion to approve, Ms. Carpenter seconded. Motion passed 6/0.

- c. Consider an ordinance to rezone 67 acres located at or near 1424 Shady Grove Road, Richland County, TMS # R03300-03-02, -37, -44 from CN Neighborhood Commercial, to CG, General Commercial.

Mr. Polen explained that the project would be a nice benefit to the Town of Irmo. Right now, this property is zoned CN, and the applicant is looking to have it rezoned to CG. The general idea of CN is to buffer residential property nearby. The project would be a

light density commercial. It's not designed for gas stations or used car lots. This project would be to put a sports complex. Outdoor practice fields as well as an indoor training facility. This is the primary purpose of the proposed project and rezoning. There is associated commercial property on that lot. Applicant is looking at proposed hotel. Possibly a Marriott. And looking at three additional commercial spaces that will be available. Around 10,000 sq ft each. The applicant wants it to be largely supported by the sports complex. Looking into something like an athletic shoe store, like a Hibbett Sports type store, or potential restaurants.

Mr. Greco was asking about storm water, landscaping, water and sewer, and utilities. Mr. Greco wanted to know if it was going to have the required buffer. The applicant would work with the Town on all required requirements regarding landscaping during the phases of construction. The applicant has not applied for those types of requests as of this date.

Mr. Polen asked the applicant to do a traffic impact analysis with SCDOT. To find out what if and if any road improvements are needed. Speak with the utilities, water, and sewer out in that area to make sure they can provide services. Mr. Scoville mentioned the accommodation taxes that the hotel would bring to the Town of Irmo.

Mr. Scoville made a motion to approve with the state of conditions, Mr. Cox seconded. Motion passed 6/0.

- d. Consideration of a revision to various sections of the Zoning Ordinance regarding negotiated zoning

Mr. Cox made a motion for discussion, seconded by Mr. Greco.

Commissioners wanted to let staff know they were very happy with the ordinance changes and thought it was great work by staff. Approved new zoning ordinances are the following:

1. RN is a planned residential community with a possible mix of residential types. MD is for mixed- use projects (usually residential and commercial) with negotiated aspects.

2. The requirement to add public notice by adding a 4x 6 sign 15 days prior to Planning Commission describing the project.
3. 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.
4. Create stronger regulations around residential lot size and require the earing of density bonuses to be permitted to build lots smaller than the 12,500 sf allowed by right in the RS district. 6,000 sf is the proposed lower limit for single family detached.
5. Remove references to patio homes- what were patio homes will now just be on smaller lots.

Mr. Scoville made a motion to approve, Mr. Cox seconded. Motion passed 6/0.

VI. Comments- None

VII. Adjournment

Mr. Cox made a motion to adjourn the meeting, seconded by Mr. Greco. Motion passed 6-0. The meeting was adjourned at 6:35 p.m.

ATTEST:

Zoning Clerk / Designee

Chair