



TOWN OF IRMO PLANNING COMMISSION

Agenda

Monday, April 8, 2024, 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 February 12, 2024 Planning Commission meeting
- V. New Business
 - a. Review of the 2024 Comprehensive Plan
 - b. Consider changes to Section 12-3, Board of Zoning Appeals, of the Town Zoning Ordinance
- 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.



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 earring 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



Staff Report

Comprehensive Plan Update

DATE: April 8, 2024
TO: Irmo Planning Commission
FROM: Douglas Polen, Assistant Town Administrator
SUBJECT: Comprehensive Plan Update

Summary

The 2024 Comprehensive Plan is well underway. Staff has been meeting with our consultants with Stewart and Boudreaux regularly, and they have met with members of the community numerous times. The Comprehensive Plan Steering Committee consists of seven members who have now met with the consultants three times.

- Beach Loveland, Loveland Coffee
- Ed Greco, Planning Commission
- J.J. Priestino, Citizen
- Kerry Powers, Greater Irmo Chamber of Commerce
- Rev. Dr. Maxine Sumter, Young's Chapel A.M.E.
- Ed Wadelington, Planning Commission
- William Bowman, Citizen

Additionally, the consultants met with a number of community members in February to discuss a wide range of topics such as area planning, parks & recreation, history, business, etc.

We are also preparing our first public meetings, as follows:

- Wed. May 1st, 5:00 – 7:00 pm, Town of Irmo Courthouse
- Thurs. May 2nd, 9:00 – 10:30 am, Loveland Coffee
- Thurs. May 2nd, 5:00 – 7:00 pm, Youngs Chapel AME



COMPREHENSIVE LAND USE PLAN

Steering Committee Meeting 2

April 5, 2024



AGENDA

Schedule & Process

Previous and Ongoing Planning Efforts

Community Profile Highlights

Issues & Opportunities

Engagement

- Community Survey
- Public Meetings

Vision & Goals Discussion





PROJECT CONTACTS

IRMO

Doug Polen, AICP, CFM – Assistant Town Administrator

(803) 781-7050 x108

dpolen@townofirmosc.com

BOUDREAUX

Jake Petrosky, AICP – Project Manager

(919) 866-4812

jpetrosky@stewartinc.com

Jaquasha Colón, AICP – Planner

(919) 866-4780

jcolon@stewartinc.com

BOUDREAUX

Irene Dumas Tyson

(803) 799-0247 x126

ityson@boudreauxgroup.com

Ryan Bland – Senior Planner

(803) 799-0247 x134

rbland@boudreauxgroup.com

SCHEDULE & PROCESS

	2023						2024											
PHASE / TASK	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	
1. Project Approach, Initiation & Analysis																		
Plan Assessment																		
Public Involvement Schedule																		
Project Brand																		
Existing Conditions Analysis																		
Steering Committee Meetings																		
2. Visioning & Plan Development																		
Community Survey																		
Public Workshops																		
Draft Vision and Goals																		
Policy Recommendations																		
Draft Plan																		
Steering Committee Meetings																		
3. Implementation & Adoption																		
Implementation Strategies																		
Draft Plan Open House																		
Plan Adoption																		

A COMPREHENSIVE LAND USE PLAN IS...

Long-range

- Makes forecasts based on past trends and data
- 10-20-year time frame

Guidance

- Land uses, intensity, design
- Staff, programs and infrastructure investment

Collaborative

- Documents a community conversation

Policy, not Regulatory

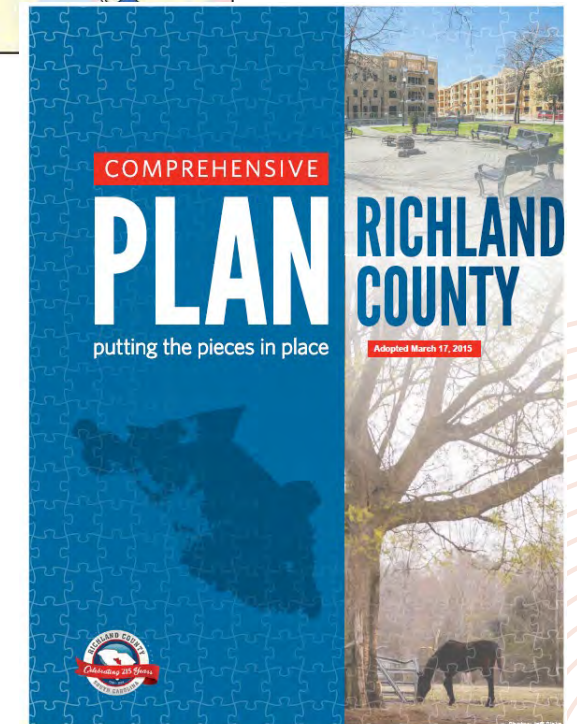
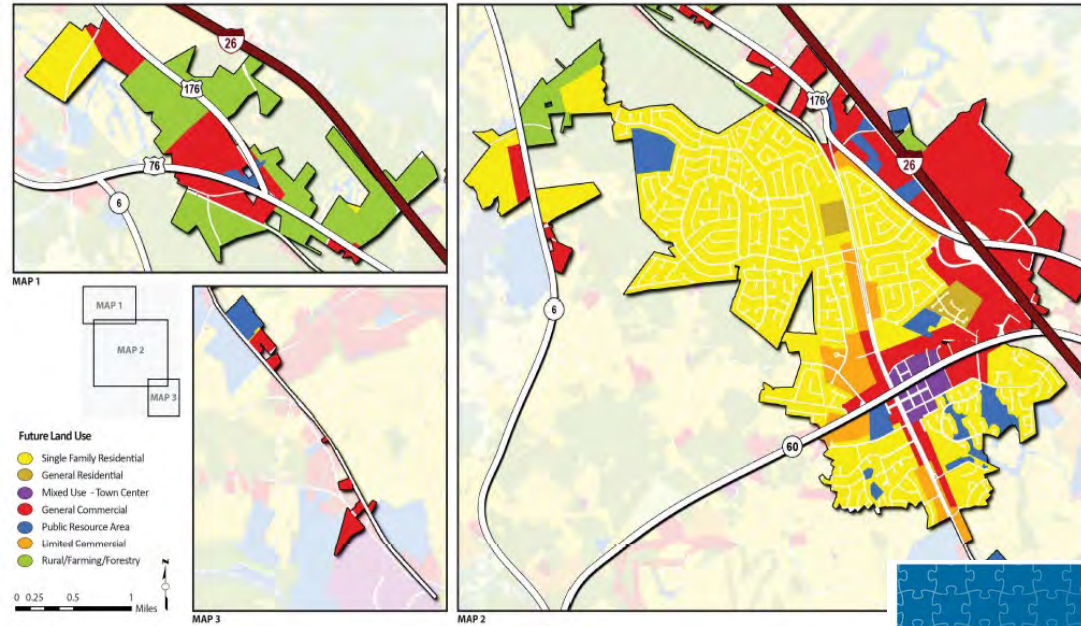
- Lays the groundwork for current and future regulations

PLAN ELEMENTS



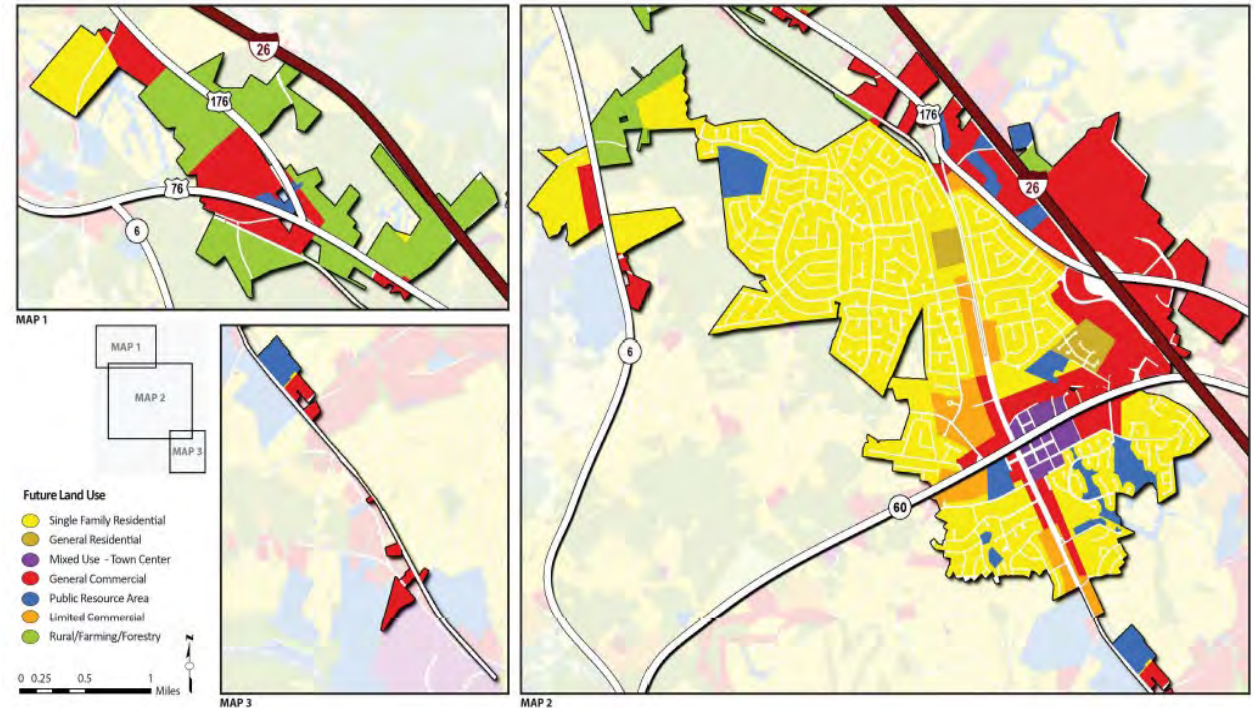
PREVIOUS PLANNING EFFORTS

- Irmo 2023 Comprehensive Land Use Plan
- Lexington County 2022 Comprehensive Plan
- Richland County 2015 Comprehensive Plan
- Central Midlands COG
 - Region Population Projection Report 2020-2050
 - MTP
 - Corridor Study
- SCDOT



IRMO 2023 COMP PLAN

- Minor updates made in summer of 2023
- Removed reference to Downtown Irmo
- Future Land Use Map very general and does not cover potential annexation areas, need to provide more detail on recommendations for growing areas
- Needed more engagement and a full rewrite



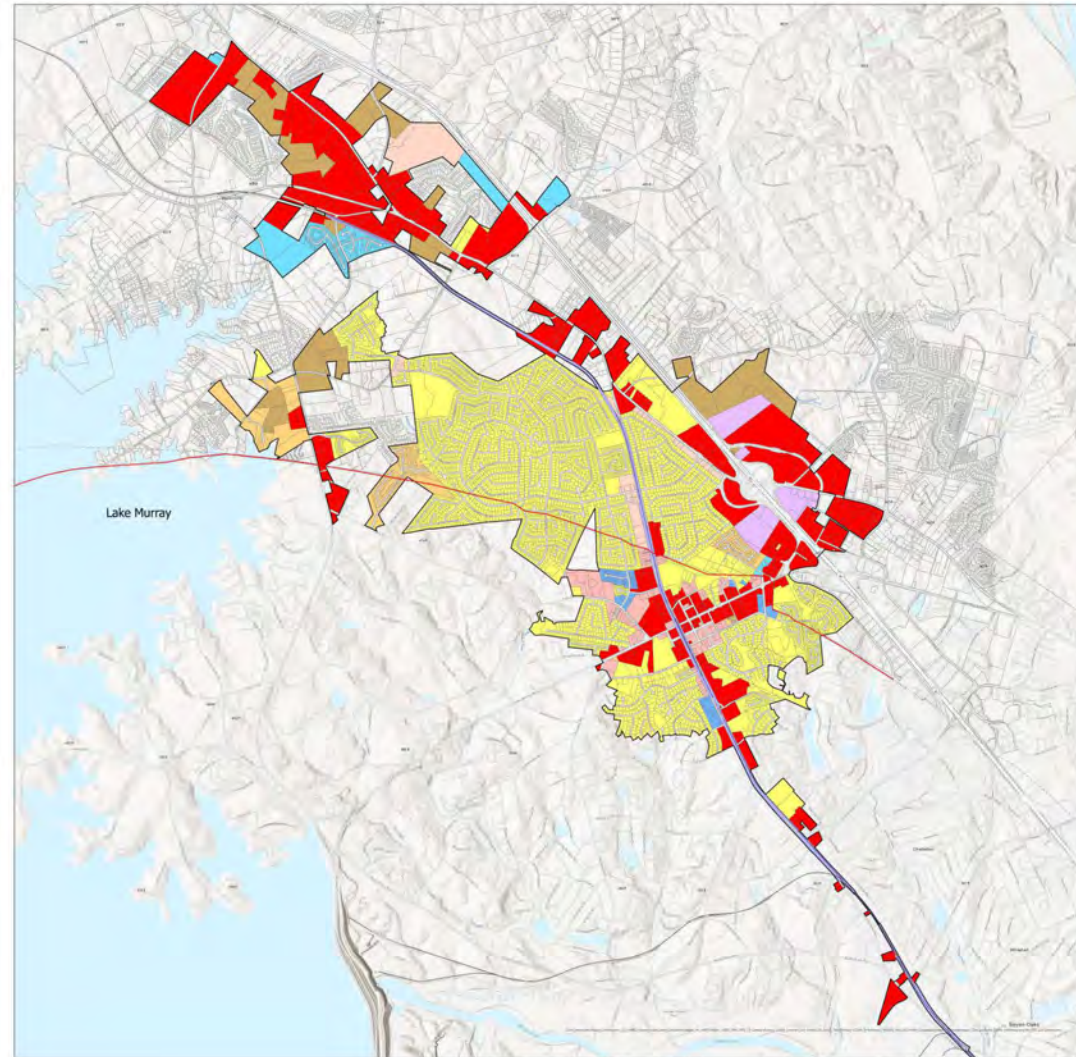
ZONING

Districts

- GC – General Commercial
- CN – Neighborhood Commercial
- CD – Office-Commercial
- FA – Fringe Agricultural
- LM – Light Manufacturing
- MD – Mixed-Use Development
- RG – General Residential
- RS – Single Family Residential
- RN – Negotiated Residential (NEW)

Issues

- Updates may be needed to accomplish long-term goals of Town



Town of Irmo
Official Zoning Map



Legend

- CG - General Commercial District
- CN - Neighborhood-Commercial District
- CO - Office-Commercial District
- FA - Fringe Agricultural District
- LM - Light Manufacturing District
- MD - Mixed-Use Development District
- RG - General Residential District
- RS - Single-Family Residential District
- Irmo Town Limits
- Railroad
- Richland / Lexington County Boundaries



January 2023

COMMUNITY PROFILE

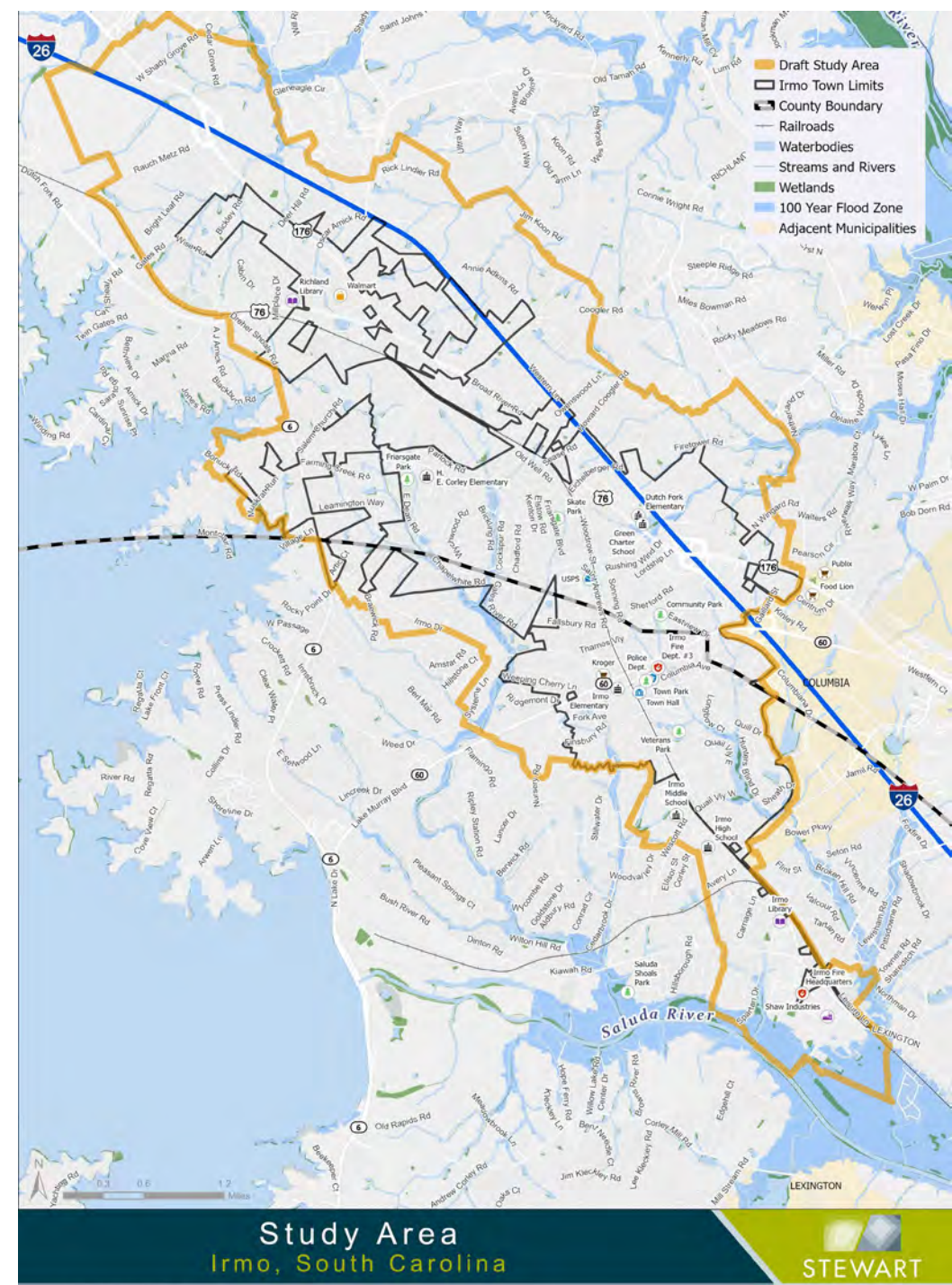
PROJECT STUDY AREA

Town Limits

- 4,651 acres
- 7.3 square miles

Study Area

- 10,939 acres
- 17 square miles



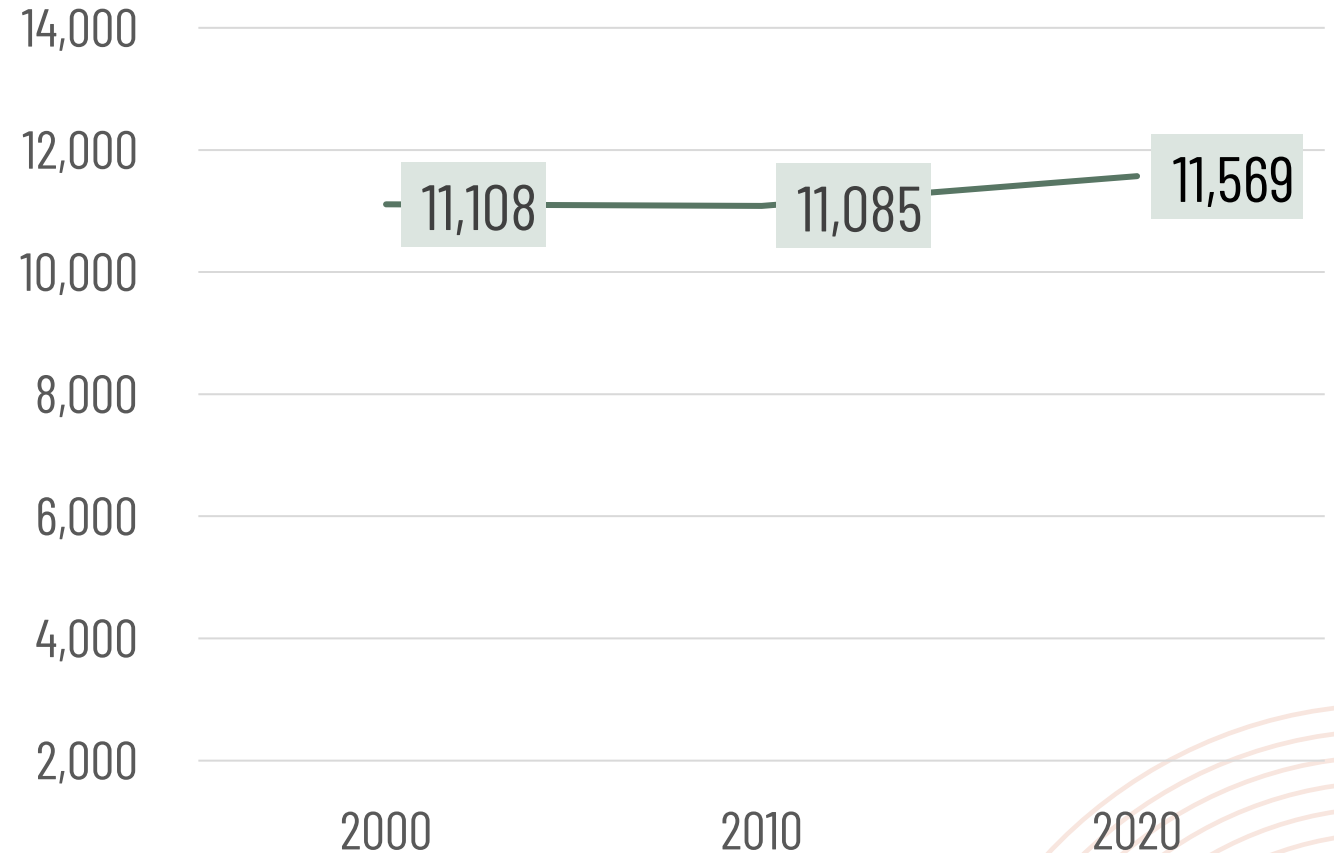
POPULATION

Since 2000, Irmo's population increased by 461 (4.2%)

- The annual growth rate (AGR) is 0.2% since 2000.
- 2022 Population is 11,942 showing recent growth.
- The annual growth rate (AGR) is 1.6% between 2020 and 2022.

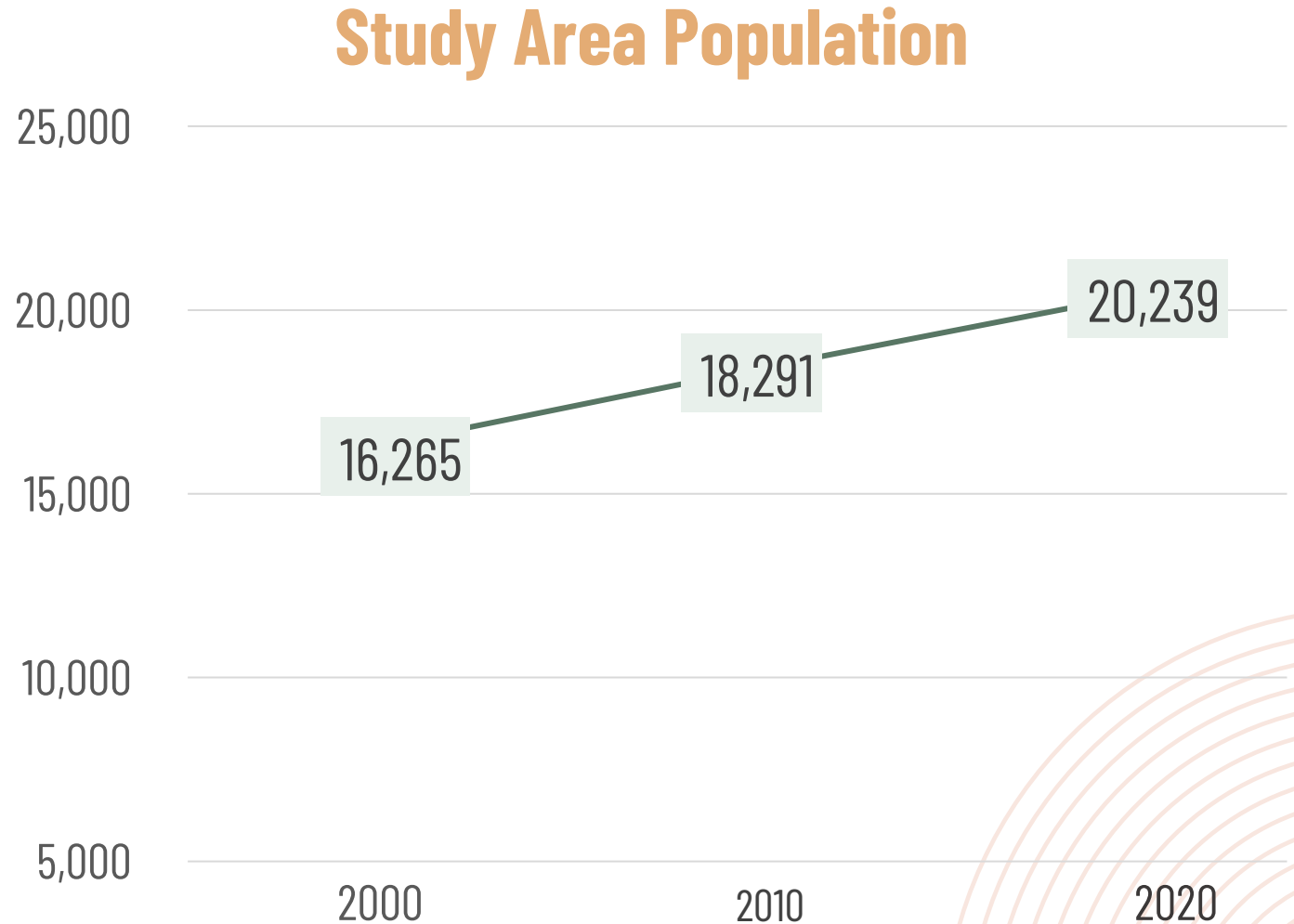
If Irmo continues to grow at a 1% the population will increase by 4,800 people by 2055.

Irmo Population



POPULATION – STUDY AREA

- Study area population increased from 16,265 in 2000 to 20,239 in 2020- an increase of 3,974 (24.4%)
- 1.1% annual growth from 2000-2020
- Study area's median age was 39.5 in 2020; Up from 37 in 2010



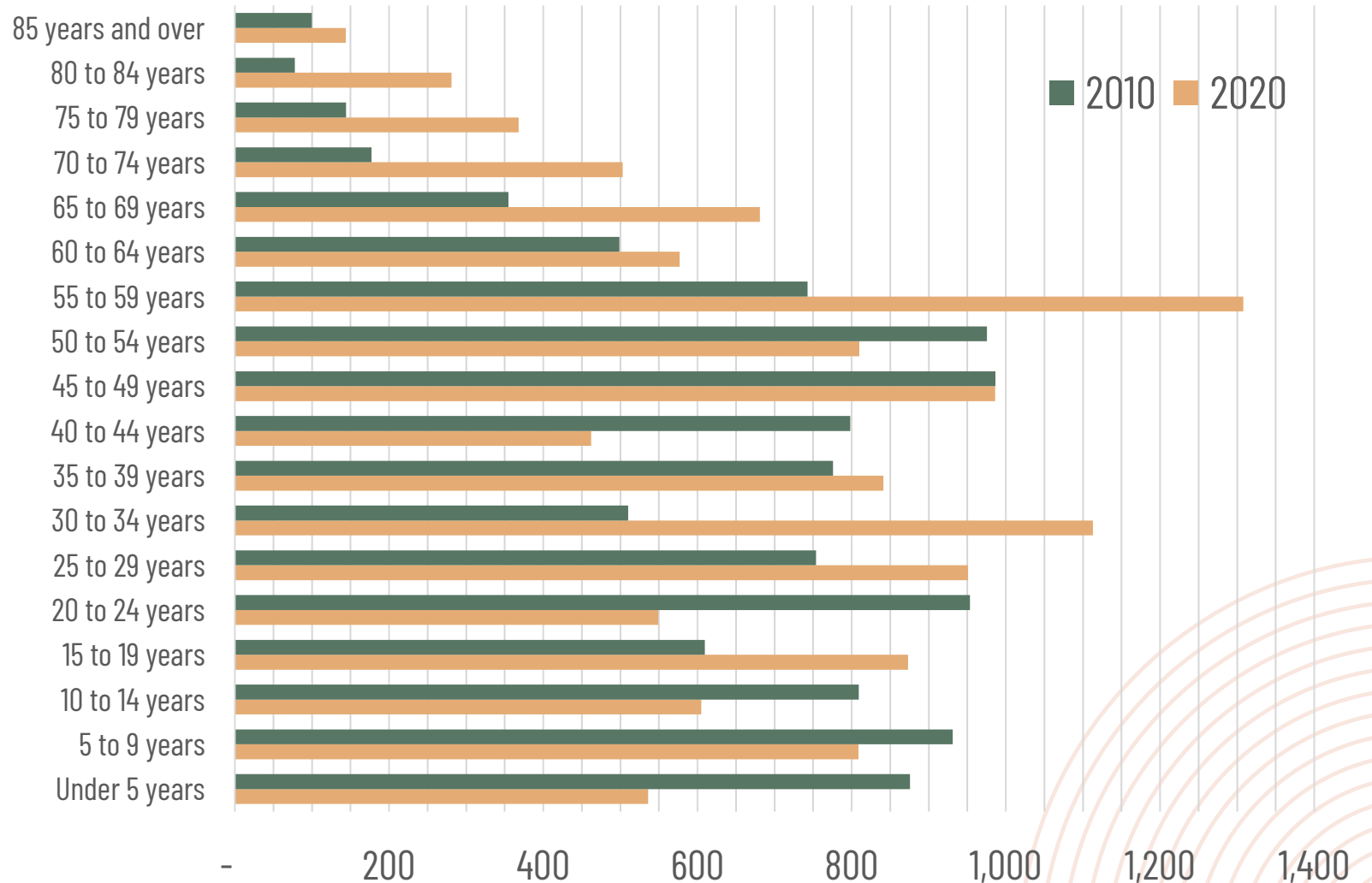
AGE COHORTS

Irmo's Median age has increased by 3.8 years since 2010 but Irmo's median age is still less than South Carolina (39.7). The largest growing age cohorts are:

- 30 to 34 years
- 55 to 59 years
- 65 to 69 years
- 70 to 79 years
- 80 and over



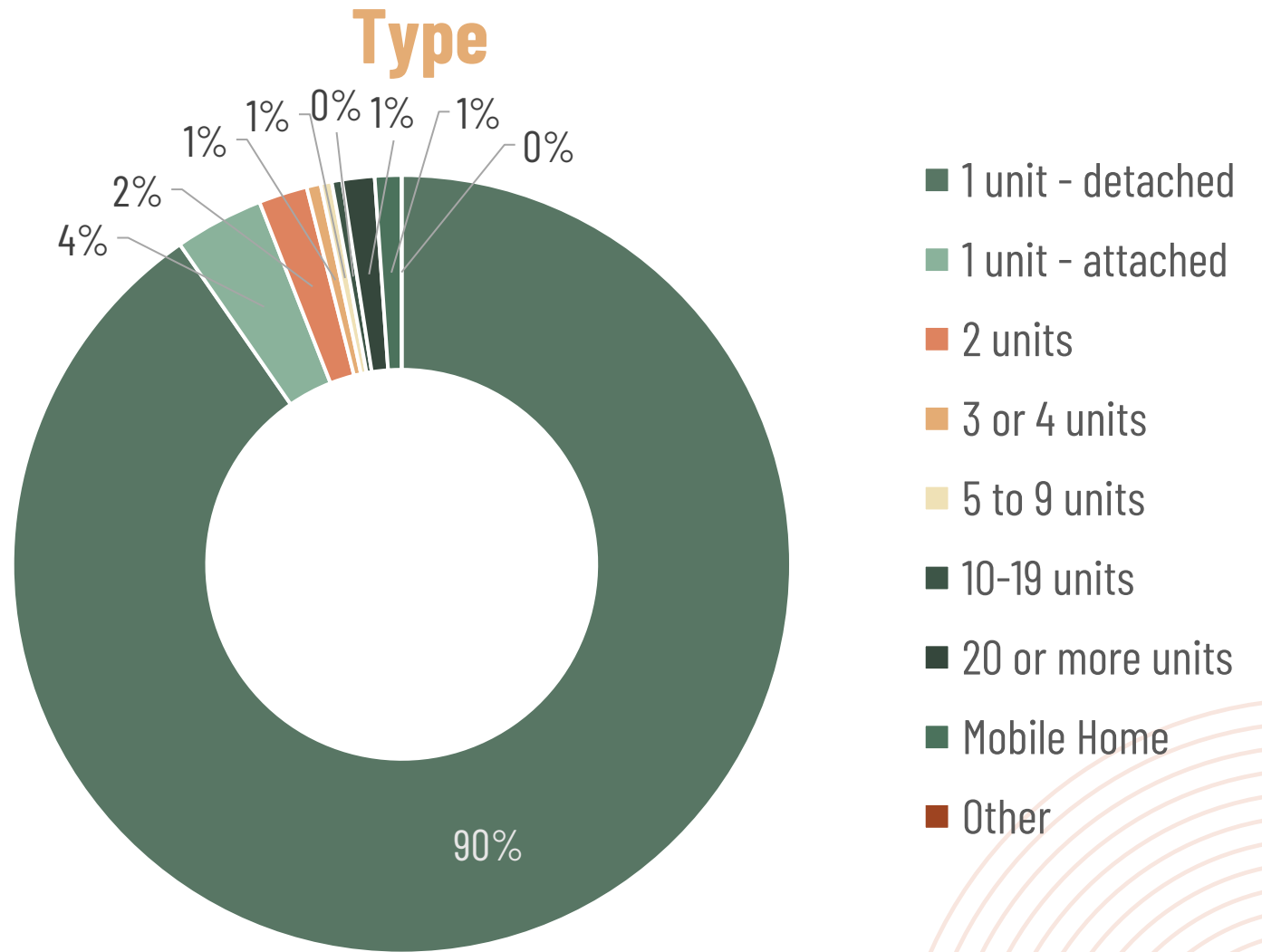
**Median Age:
39.6 years**



HOUSING

Detached single-family homes make up **90.4%** of Irmo's housing stock.

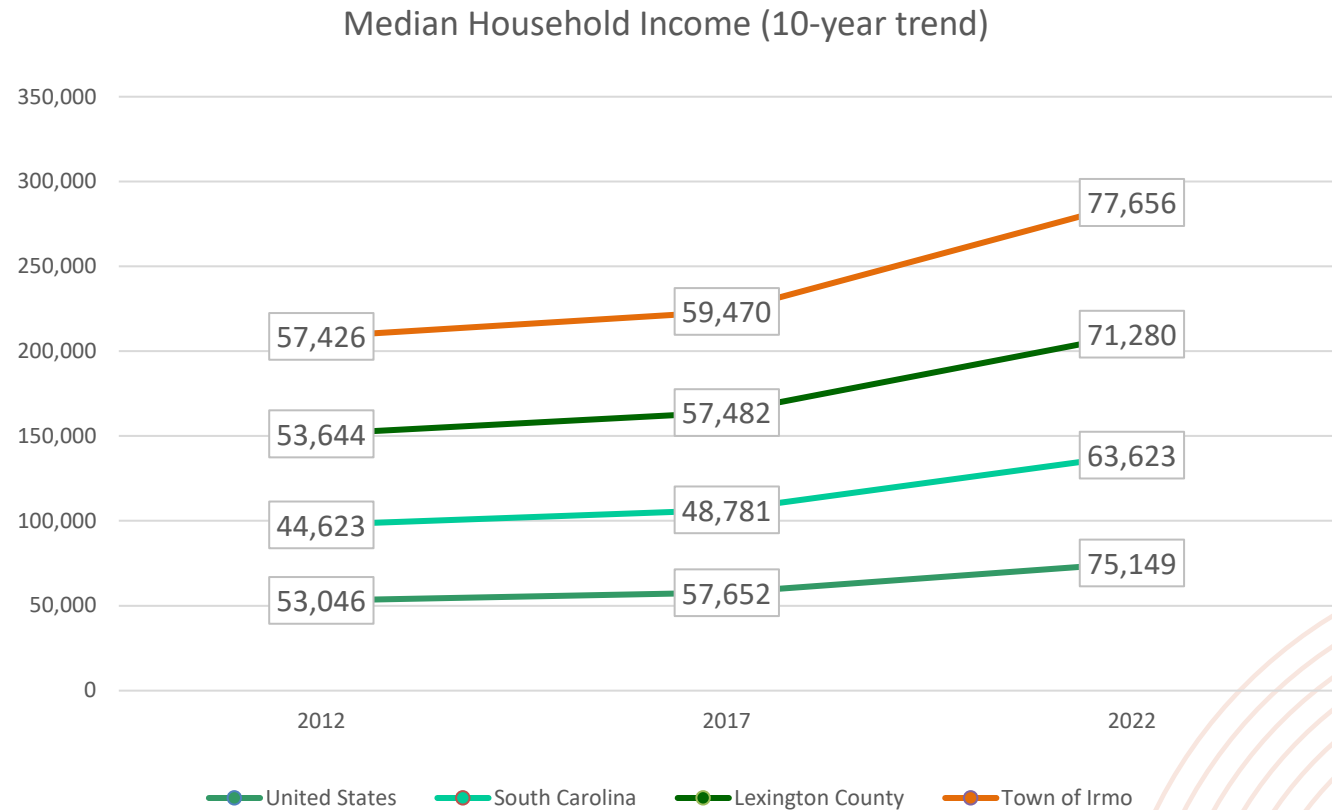
- 8.5% attached
- 1.1% Mobile Homes



MEDIAN HOUSEHOLD INCOME

Irmo has a high median household income when compared to neighboring communities and the state average.

- **Irmo: \$75,344**
- Lexington: \$71,850
- Seven Oaks: \$61,064
- Chapin: \$59,514
- Lexington County: \$62,740
- Richland County: \$54,441
- South Carolina: \$54,864

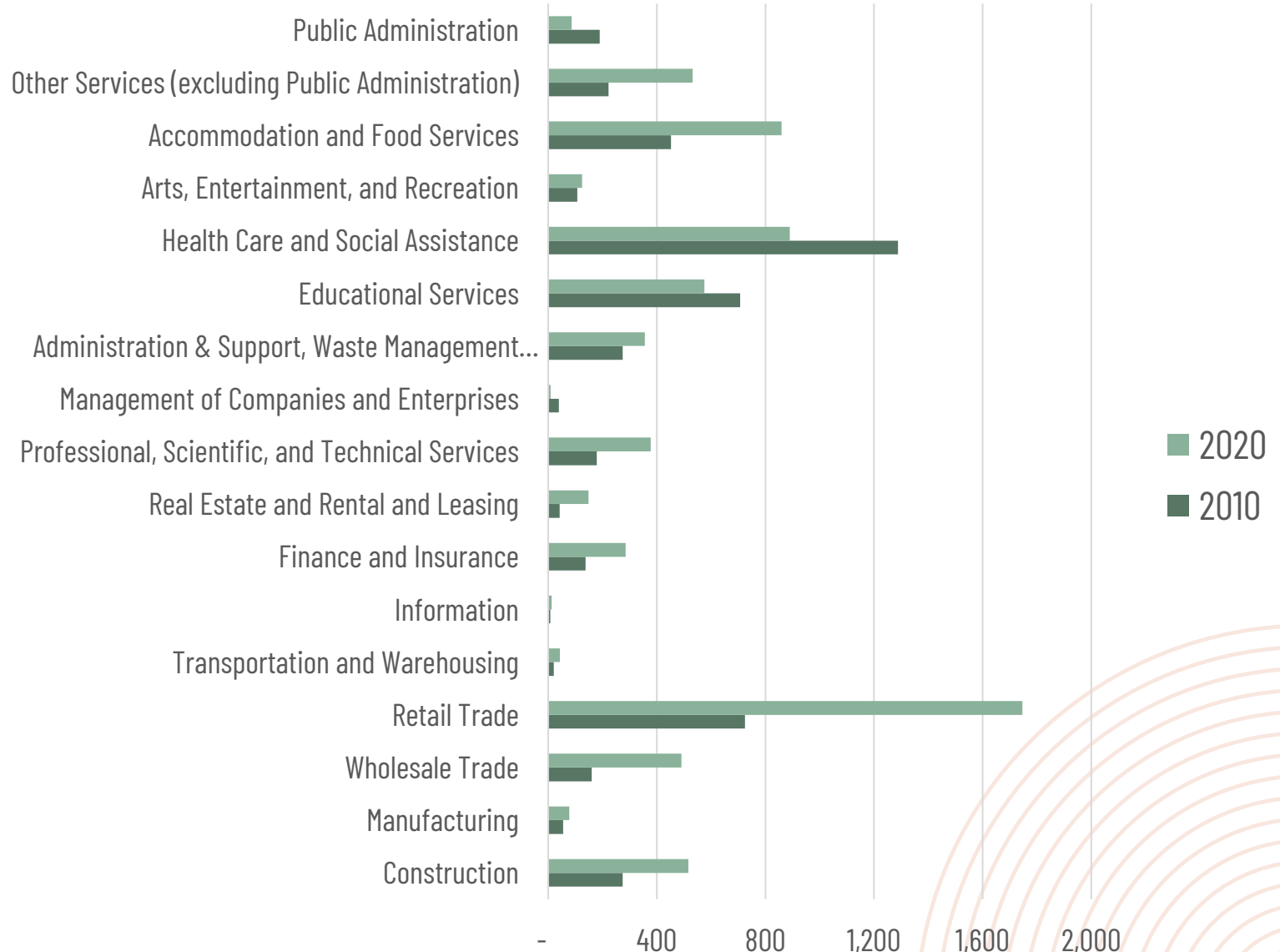


EMPLOYMENT

Industry Growth

- From 2010-2020, there was a **significant increase in jobs**
- Retail, wholesale trade, real estate and other services **increased over 100%**
- Construction jobs increased **88%**

Irmo Employment by Industry



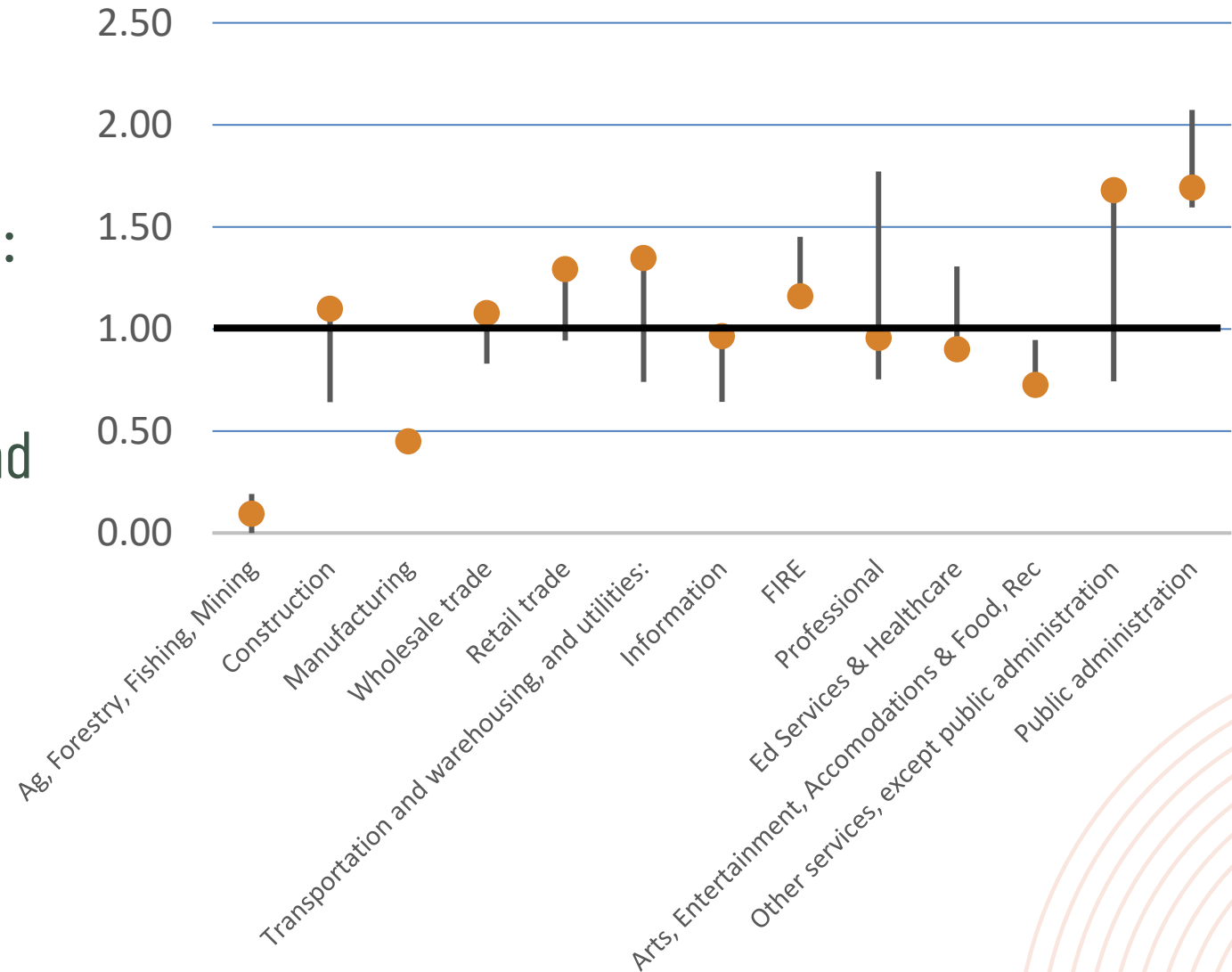
EMPLOYMENT

Comparative Employment

Comparatively high employment in:

- Other administrative services
- Public Administration
- Transportation, warehousing and utilities
- Retail Trade
- Finance, Insurance and Real Estate
- Wholesale Trade

LOCATION QUOTIENT (2012-2022)

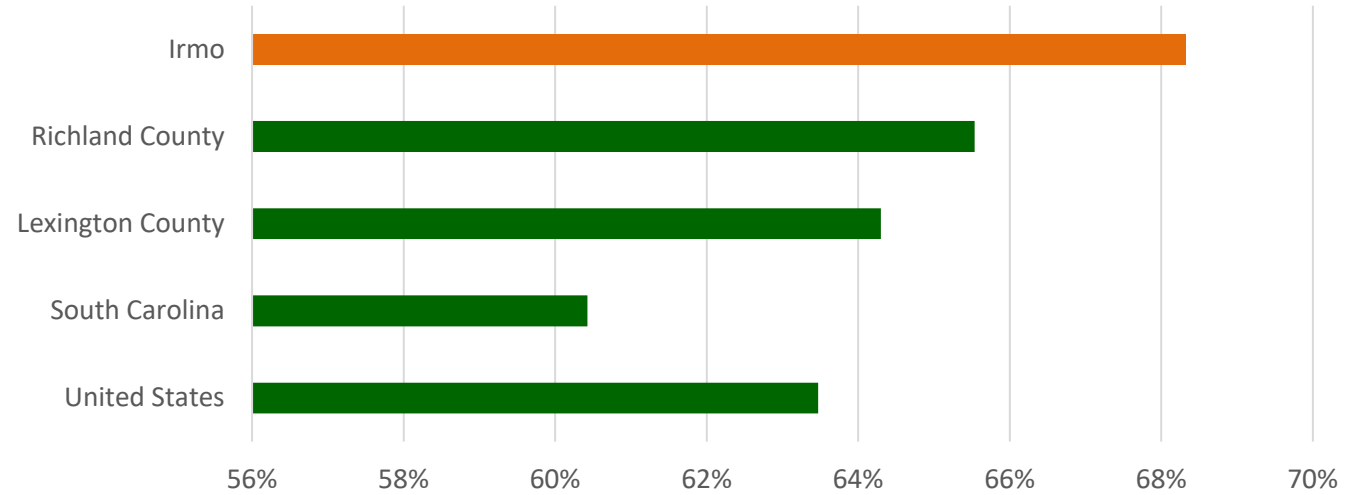


EMPLOYMENT

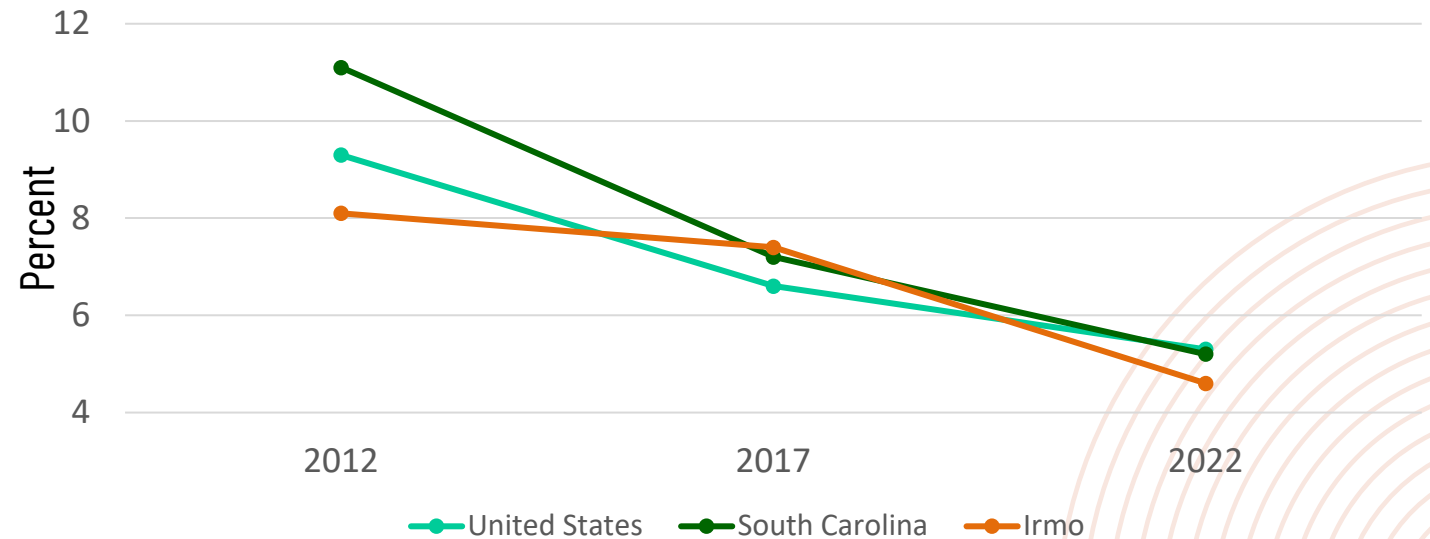
Labor Force Participation and Unemployment

- Comparatively high labor force Participation
- Comparatively low unemployment

Labor Force Participation



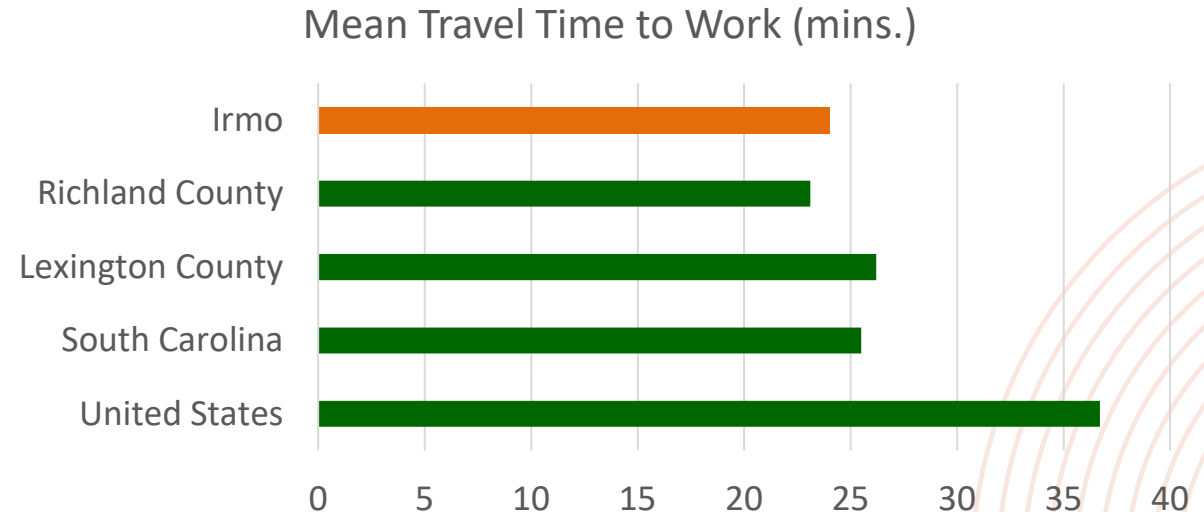
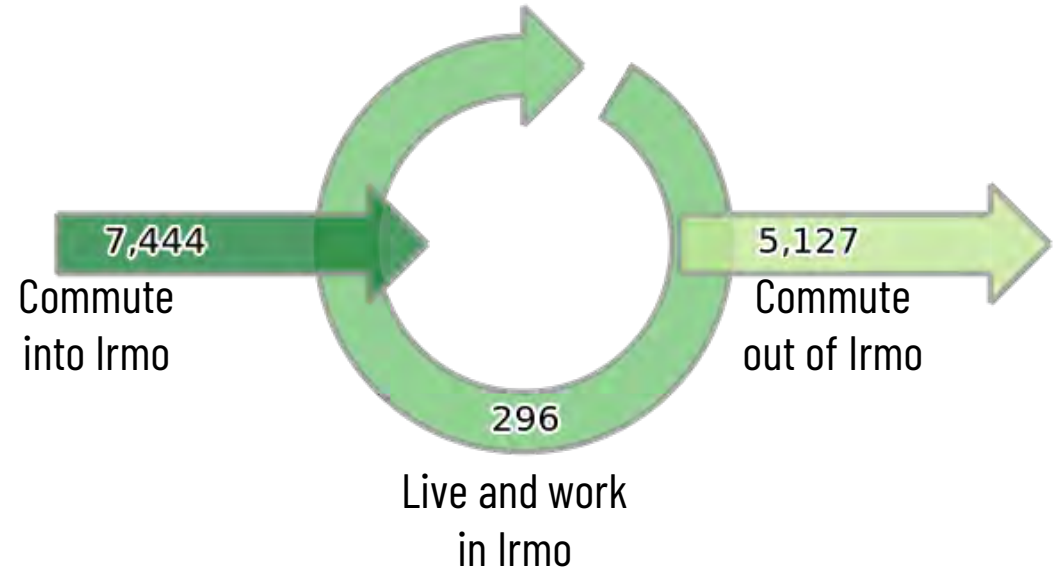
Unemployment



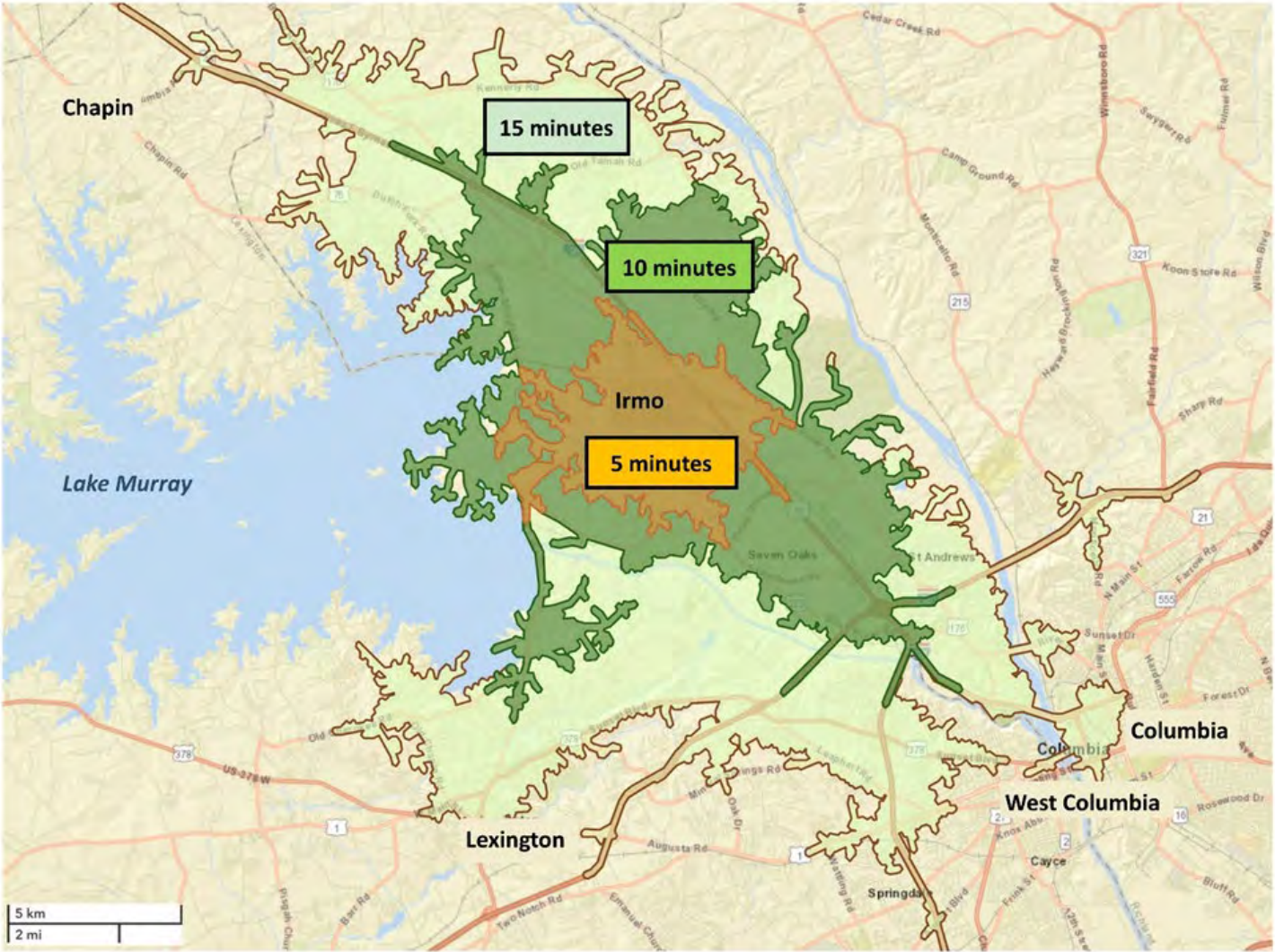
COMMUTE PATTERNS

- 7,444 workers live outside of Irmo but commute in to work in Irmo
- 296 workers live and work in Irmo
- 5,127 workers live in Irmo but commute to work outside of Irmo
 - Over 30% (1656) of these workers are commuting to Columbia, SC, which is approximately 11.6 miles from Irmo

Source: onthemap.ces.census.gov,
Google Maps

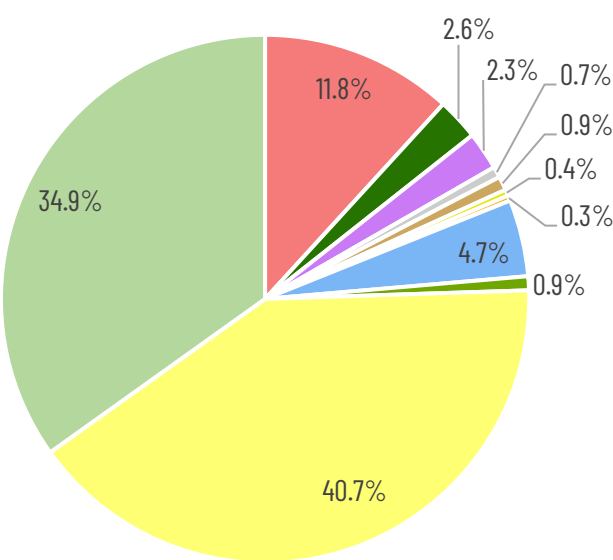


COMMUTE PATTERNS



EXISTING LAND USE

Land Use	Acres
Commercial	1,137.2
Conservation/Open Space	247.6
Industrial	225.0
Infrastructure	65.3
Mobile Home	82.0
Attached Res	36.7
Multi-Family	31.3
Office/Institutional	453.6
Parks/Recreation	82.4
Residential	3,920.5
Vacant/Agriculture	3,362.8



- Commercial

Industrial

Mobile Home

Multi-Family

Parks/Recreation

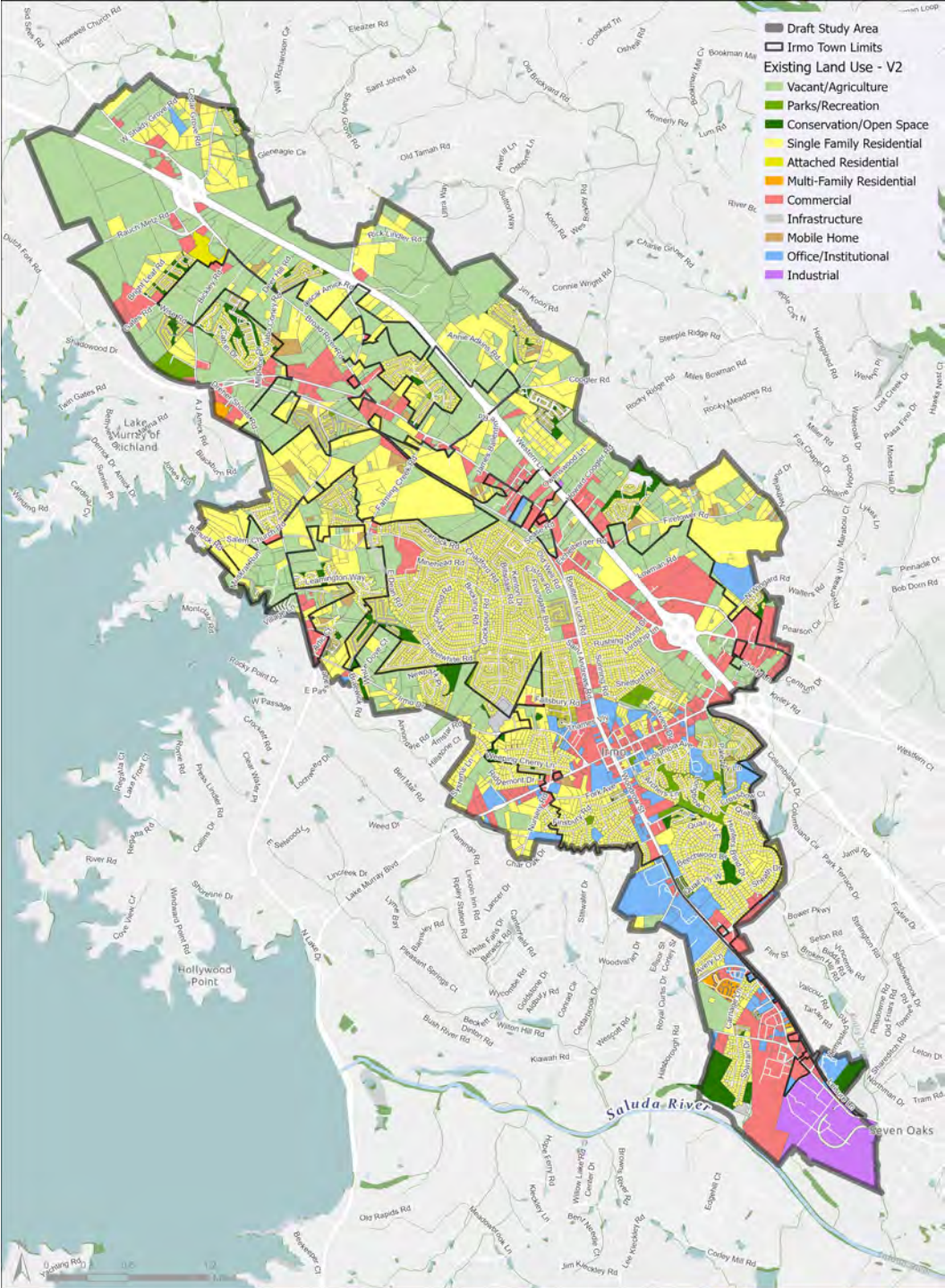
Vacant/Agriculture
- Conservation/Open Space

Infrastructure

Attached Res

Office/Institutional

Residential



HISTORY

- Irmo was named for two railroad officials, C.J. Iredell and H.C. Moseley
- On December 24, 1890, the Town of Irmo was incorporated by the South Carolina General Assembly
- The town's boundaries originally extended half of a mile in all directions from Irmo's train depot
- Rapid residential growth occurred in the 1960's-late 1970's
- The first Okra Strut was held in October 1973. Established by the Lake Murray-Irmo Woman's Club, this festival originated as a fundraiser to build a community library for Irmo
- Irmo celebrated its Centennial in 1990

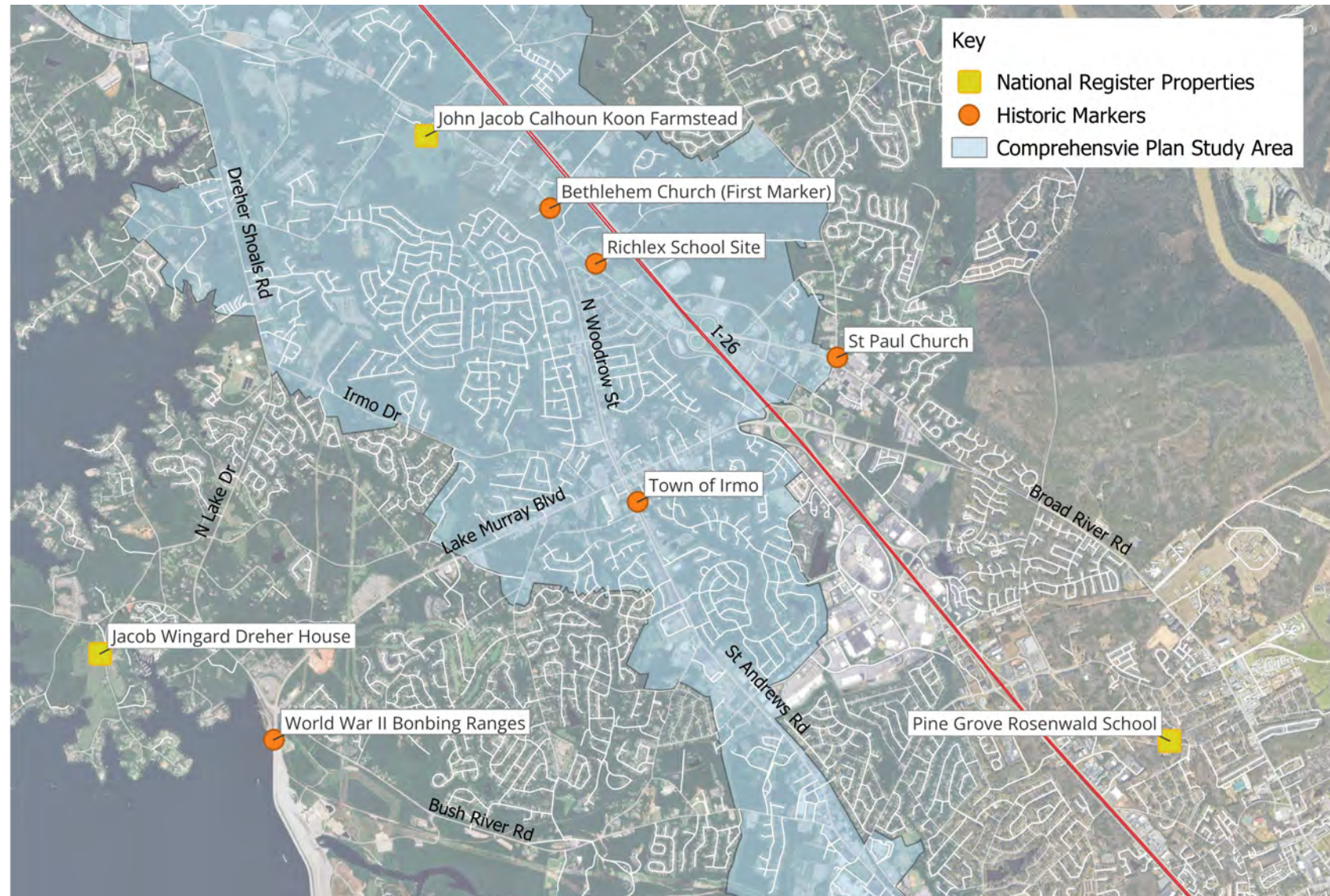


Source: irmoinfo.com

HISTORY

Irmo Historic Sites:

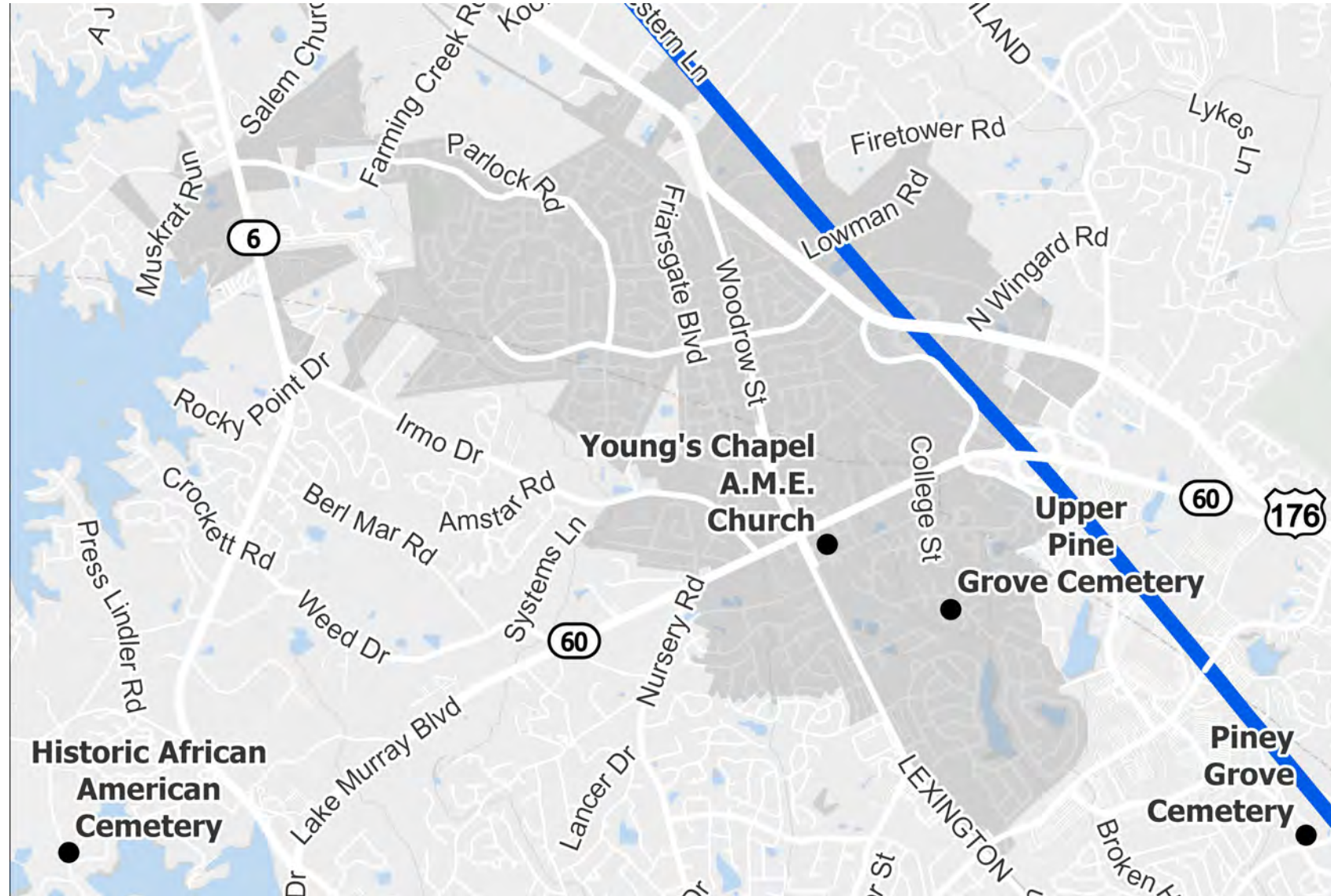
- John Jacob Calhoun Koon Farmstead
- Jacob Wingard Dreher House (Glencoe Farm)
- Pine Grove Rosenwald School
- Historic African American Cemeteries
 - St. Paul AME Cemetery
 - Young's Chapel AME Church
 - Historic African American Cemetery
 - Upper Pine Grove Cemetery
 - Piney Grove Cemetery



HISTORY

Irmo Historic Sites:

- John Jacob Calhoun Koon Farmstead
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CULTURAL RESOURCES

Special Events

- Okra Strut
- Cherry Blossom Festival
- Juneteenth
- National Night Out
- International Festival
- Tree Lighting

Local Resources

- Harbison Theater at Midlands Technical College
- Lexington County Museum
- African American Historical Society



IRMO PARKS

Rawls Creek Park*: Under construction with groundbreaking in August. Will have a community garden, dog park, inclusive playground and skate park.

Community Park*: Home to the Okra Strut Festival, amphitheater, picnic shelters, scenic trails, playgrounds, shelters, restrooms

Town Park*: Gazebo, gardens, annual Christmas tree lighting, reservations for weddings and other events

Irmo Veterans Park*: Walking trail, gym equipment

Mungo Park: Greenspace, walking trails, Meech House meeting facility

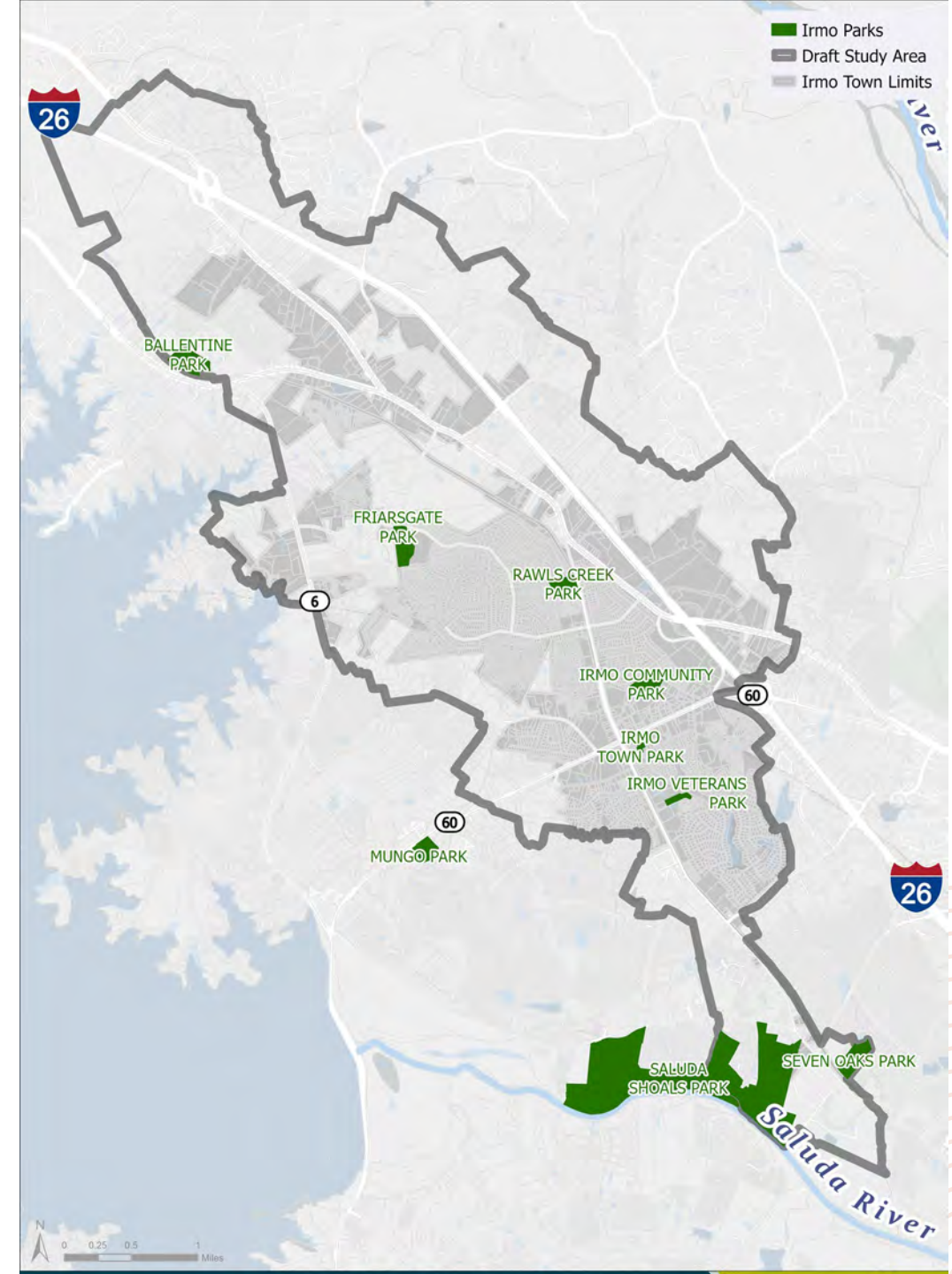
Saluda Shoals Park: Environmental Education Center and Exhibit Hall, River Center Conference Facility, Administrative Offices for the Irmo Chapin Recreation Commission, tennis and tournament complexes, dog park, ropes course, disc golf course, Saluda Shoals Wetland Preserve, unpaved trails, boat ramps, canoe and kayak launch, picnic shelters, inclusive playground, splash pad and play area

Seven Oaks Park: Community center, three gyms, fitness area, indoor walking track, senior center, dance studio, art studio and meeting rooms, nine athletic fields, paved walking trails, picnic shelters, playgrounds

Ballentine Park: Recreation building/community center, basketball courts, football and soccer fields, playground, walking trail

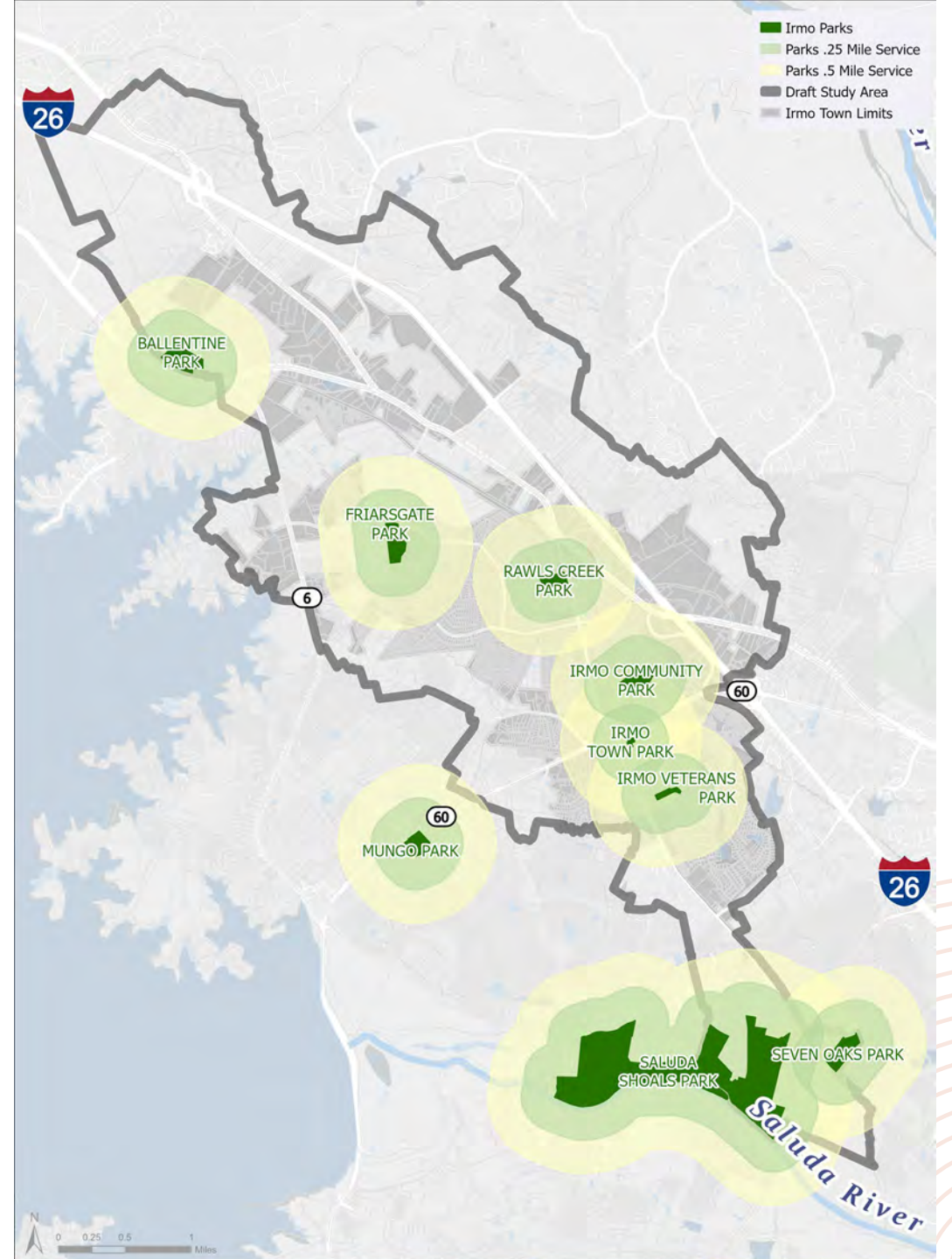
Friarsgate Park: Community center, two racquetball courts, basketball, baseball, football, and soccer fields, playground, picnic shelter, walking trail, concessions stand, restrooms

*Town park



PARKS LEVEL OF SERVICE

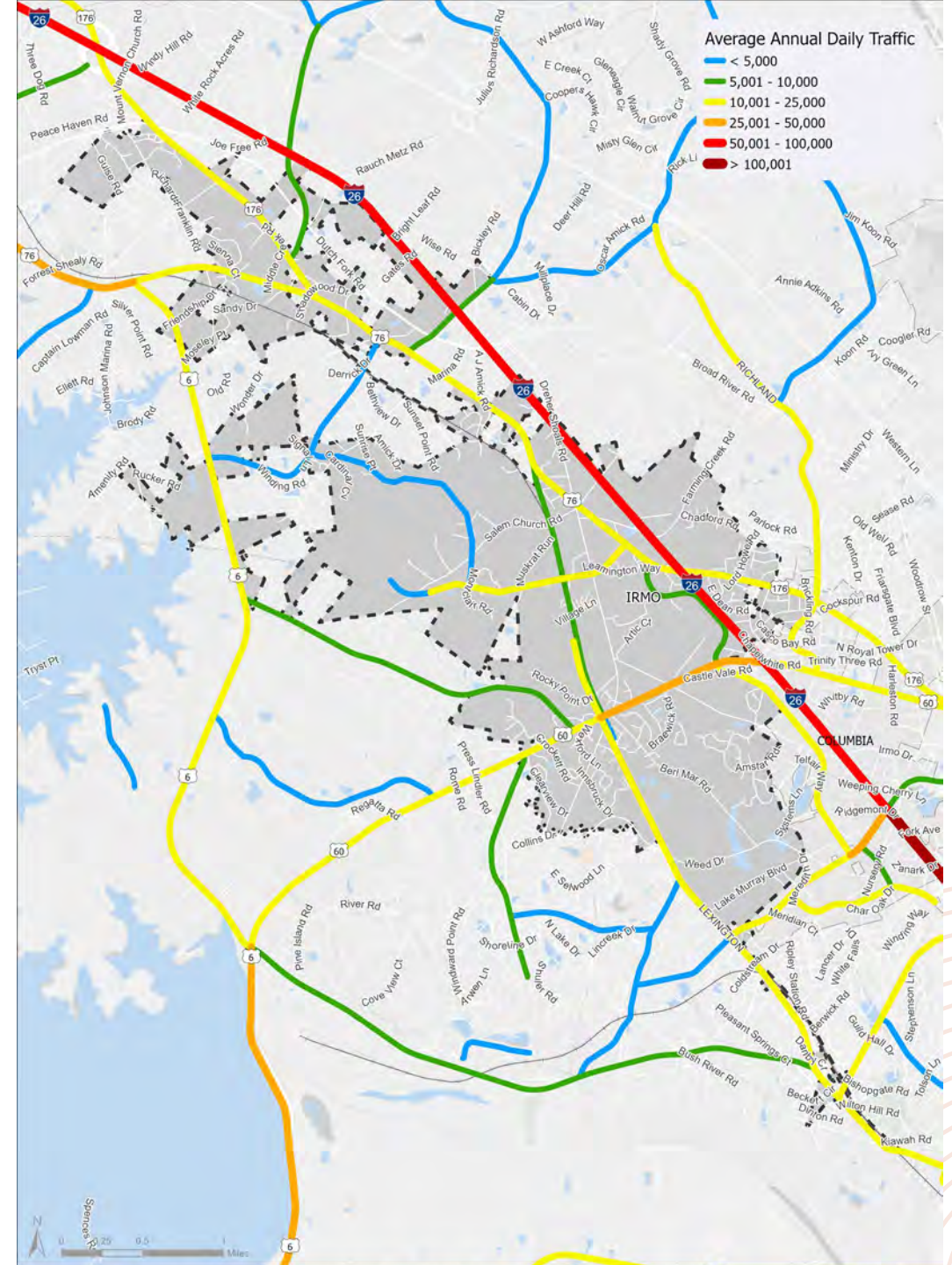
- 9,711 total parcels within boundaries of study area
- 5,187 of these parcels are served within .5-mile service radius of Irmo parks (53.4%)
- 4,524 parcels within study area boundaries are not within .5-mile radius of Irmo parks (46.6%)



AADT

Main Roads

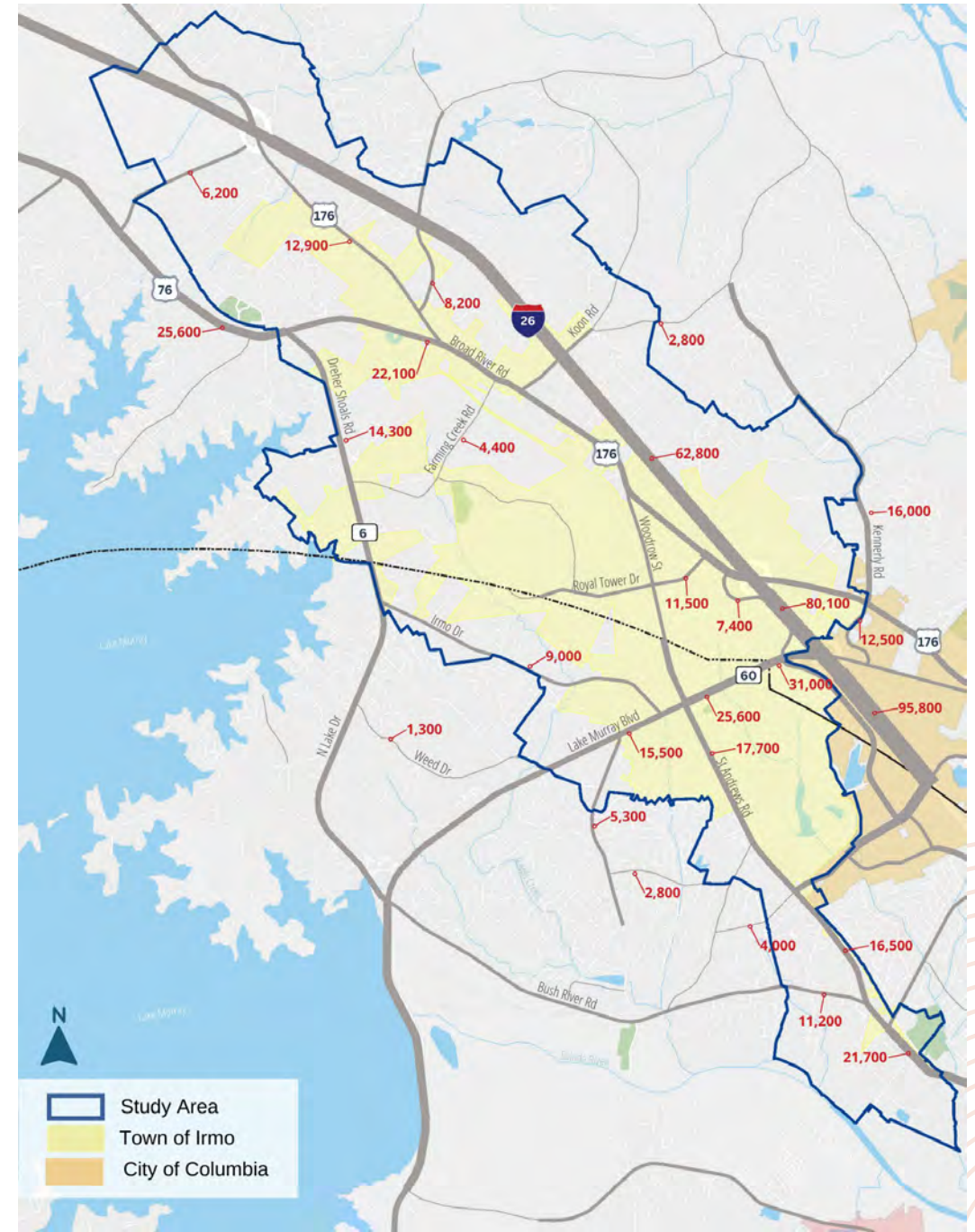
- I-26
- Lake Murray Boulevard / SC 60
- SC 6
- St Andrews Rd



AADT

Main Roads

- **I-26** – 62,800 cars/day
- **Lake Murray Boulevard / SC 60** – 15k-31k cars/day
- **SC 6** – 14,300 cars/day
- **St Andrews Rd** – 16k-17k cars/day



PLANNED PROJECTS

I-26 Midlands Connection Project (P029208)

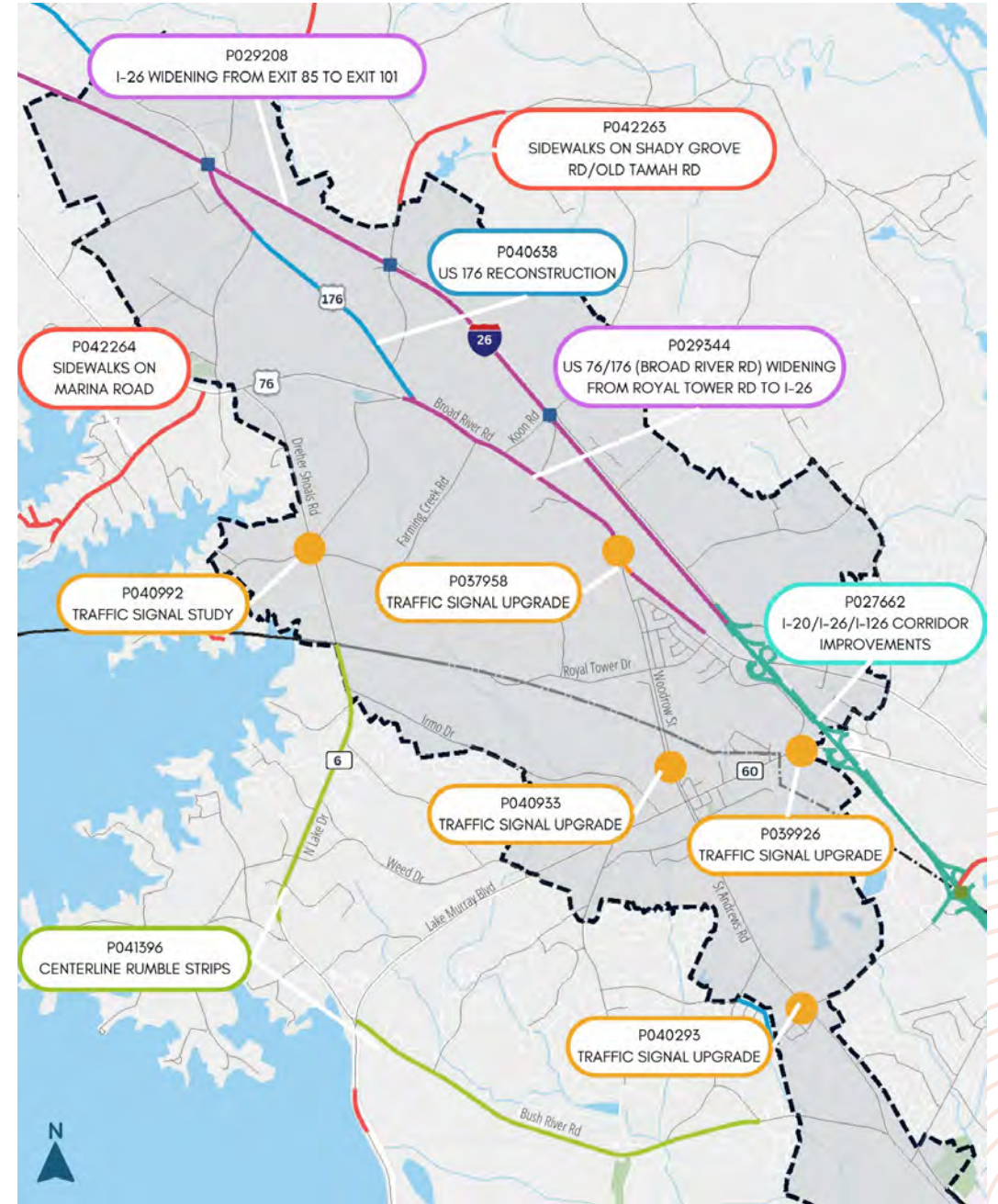
- Widen to 6-lane section from Exit 85 to Exit 97 and 8-lane section from Exit 97 to Exit 101
- Interchange modification at Exit 97
- New overpasses at Mount Vernon Church Road, Shady Grove Road, and Koon Road
- Construction on-going
- Expected completion: December 2024

Broad River Road Widening (P029344)

- Widen to 5-lane section between Royal Tower Drive and Dutch Fork Road
- On-street bike lanes and sidewalks
- Design and right of way acquisition on-going
- Expected completion: June 2028

Carolina Crossroads (I-26/I-20/I-126 Improvements) (P027662)

- I-26 widening from Broad River Road to Piney Grove Road and Interchange improvements at Harbison Boulevard (estimated construction start 2026-2027)
- I-20/I-26 System to System Interchange and interchange improvements at St. Andrews Road/I-26 and Bush River Road/I-20 (estimated construction start 2028-2029)





ISSUES AND OPPORTUNITIES

STAKEHOLDER INTERVIEWS

Themes

- 1 - Gov officials and town staff
- 2- Real Estate, Development, Business Owners, Economic Development
- 3- Parks, Recreation, Tourism, History
- 4 & 5 - Neighborhoods, HOAs, Church Group



LAND USE AND HOUSING

Issues

- Aging housing stock (some code enforcement issues)
- Irmo needs an identity
- No “downtown” or walkable area & controversy around previous proposal
- Reliant on commercial for financial future
- Development pressure across jurisdictions especially for multifamily

Opportunities

- Low unemployment
- Increasing incomes
- Irmo is a desirable place to live
- Counties pushing for infill and caps on by-right residential density – could lead to more requests for annexation

TRANSPORTATION

Issues

- High traffic volumes
- Limited room to widen roadways
- SCDOT controls major roadways
- Railroad corridor and at-grade crossings
- Vehicular crashes and safety
- Multiple jurisdictions and limited funding
- Lack of comfortable pedestrian facilities

Opportunities

- Improve gateways and streetscapes
- Improve pedestrian facilities (i.e. sidewalks, crosswalks, greenways)
- Future connections to Lake Murray and the Lower Saluda Greenway
- Intersection improvements and access management

PARKS AND CULTURAL RESOURCES

Issues

- Lack of identity for the Town
- Parks need to be activated more
- Community Park hidden
- African American History in town not well known
- No defined historic district, some structures

Opportunities

- Great town parks
- Potential for concert series
- Partner with counties for rec programming
- Partner with Lexington County Museum and citizen groups (African American Historical Society) to tell the story of Irmo
- Great schools and facilities
- Rawls Creek Park underway
- Connection to internal and surrounding parks and destinations with greenways



ENGAGEMENT OPPORTUNITIES

SURVEY

Survey is Live!

- Concerns
- Values & Assets
- Vision and Goals
- Land Use & Development Preference
- Infrastructure Priorities
- Parks & Open Space Priorities

LIVE IN IRMO? TAKE THE VISION 2035 PROJECT SURVEY!

Lend your voice to the **Vision** —
The project survey for the
comprehensive plan is open!
Use the link or QR code to take or
share the survey.



www.surveymonkey.com/r/IrmoVision



YOUR VOICE MATTERS IN IRMO!

The results from this survey will be used to write and refine recommendations for the Town and help to prioritize the next steps. Take the survey today, and share it with your friends, neighbors, and coworkers of all ages who live, work, or are from the Irmo area!

IRMO
— Vision 2035 —
**COMPREHENSIVE
LAND USE PLAN**

PUBLIC MEETINGS

Add to your calendar!

- May 1 – Courthouse
- May 2 – Coffee Talk @ Loveland
- May 2 – Youngs Chapel

**LIVE IN IRMO ?
JOIN US FOR THE
FIRST VISION 2035
PUBLIC MEETINGS!**



**WED
MAY 1**

5:00 - 7:00 PM

Irmo Courthouse
7300 Woodrow St,
Irmo, SC 29063

**THUR
MAY 2**

9:00 - 10:30 AM

Loveland Coffee
7475 Carlisle St,
Irmo, SC 29063

**THUR
MAY 2**

5:00 - 7:00 PM

Youngs Chapel
7336 Carlisle St,
Irmo, SC 29063



TAKE THE PROJECT SURVEY



Lend your voice to the *Vision* –
The project survey for the
comprehensive plan is open!
Use the link or QR code to take or
share the survey.

www.surveymonkey.com/r/IrmoVision

IRMO
Vision 2035
**COMPREHENSIVE
LAND USE PLAN**

All meetings are free-flow walk in meetings! Stop by anytime to chat with us!

DISCUSSION & NEXT STEPS

DISCUSSION

What is your vision for
Irmo in 20 years?

What is a 5-10 year goal or
priority for the Town?

NEXT STEPS

- Take the Community Survey
- Draft Vision & Goals
- Public Meetings
- Steering Committee #3

IRMO

Vision 2035



PUBLIC MEETINGS

Join us for one of our May public meeting to plan the future of Irmo! The Town of Irmo is holding meetings on May 1st and 2nd for the Irmo Vision 2035 Comprehensive Land Use Plan. YOUR VOICE MATTERS to the Town. Your participation in this free-flow meeting will help to development the recommendations that will guide growth, development, and land use decisions in Irmo for the next 10 years. Come out and help Irmo craft a new Vision!



Take the survey now!

Use the link or QR code to take or share the survey today.

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Staff Report

Amendment to the Zoning Ordinance

DATES: Planning Commission: April 8, 2024
Town Council First Reading: April 16, 2024
Town Council Second Reading: May 21, 2024

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Assistant Town Administrator

SUBJECT: Zoning Ordinance Amendment

ACTION REQUESTED: Consideration of a text amendment to Articles 12 of the Zoning Ordinance as regards the Board of Zoning Appeals

Background

At present, there are no guidelines for when members of the Board of Zoning Appeals will be appointed. The terms of the Planning Commission official begin on April 1st and run for four years. For the sake of consistency and ease of appointment, Staff recommends that members of the Board of Zoning Appeals also be appointed on April 1st. With this, members appointed in the middle of a term will also see their terms end on March 31st.

Text Amendment

Section 12-3 Board of Zoning Appeals

~~The Board of Zoning of Appeals, as established in the Town of Irmo Code of Ordinances, Appendix A, Article VIII, Section 12-8, shall continue as follows:~~

The Board of Zoning Appeals shall consist of five members who shall be citizens of the Town and shall be appointed by the Mayor and Town Council for overlapping terms of four years, commencing on April 1. Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment. ~~Any member may be removed by the Council for cause after a public hearing.~~

There will be a 2-term limit for serving on the board. However, If an individual is appointed to complete an unfinished term, they may do so, and then get up to two consecutive terms on the board. Any former member will be allowed to reapply for additional terms after he/she has vacated the seat for a full 4-year term. In the event no new qualified applicants apply for the empty seat, a majority of the Council can approve the reappointment for additional terms of any board member. Term limits are hereby in effect beginning with the date of each member's initial appointment to the board. Any vacancy in the membership of the board of zoning appeals shall be filled for the unexpired term by the council. Members shall serve until their successors are appointed and qualified. All members of the board shall serve without compensation, but be reimbursed for actual expenses incurred in connection with their official duties from budgeted funds pursuant to reimbursement policies and procedures for employees of the town.

Members of the board of zoning appeals may be removed at any time by the town council for cause. The existence of cause shall be discussed by the council in executive session as permitted by the Freedom of Information Act, S.C. Code 1976, § 30-4-70(a)(1), and the determination of removal shall be by vote in the public session declaring a vacancy in the position without a statement of cause. Any fact which, in the discretion of council, is deemed to adversely affect the public interest, including lack of attendance at meetings, may constitute cause.

Members of the board shall complete annually a minimum of three hours of continuing education on zoning and/or planning in seminars either provided by the town, or by other authorities approved by the town council. Records of such attendance and recommendations for education shall be the responsibility of the town's administrator in cooperation with the planning commission chairperson. Failure to complete such training annually may be grounds for removal of any member by the town council in January of each year.

Staff Findings

Staff recommends APPROVAL of this zoning ordinance change.