



TOWN OF IRMO PLANNING COMMISSION

Agenda

Monday, August 12, 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 July 8, 2024 Planning Commission meeting
- V. New Business
 - a. Public Hearing to consider an ordinance to rezone 11 parcels totaling 65.12 acres along Dreher Shoals Road, Muskrat Run, and Salem Church Road from CG, General Commercial; RG, General Residential; and FA, Fringe Agriculture, to MD, Mixed-Use
 - i. Presentation by Staff*
 - ii. Presentation by Applicant (ten-minute limit)*
 - iii. Presentations by the Public (two-minute limit)*
- VI. Comments
- VII. Adjournment

Be as eager to listen as to speak	Concentrate on what you have in common, not what separates you.	Act as you would expect someone to act in your home.
Make your case on merits, not on what people want to hear.	Your time is valuable. So is everyone else's. Respect it.	Ask questions to learn. Answer questions with respect.
Concentrate on facts, not theories.	Ask "what will persuade people in this room?" not "what will make a great tweet?"	Make your point about the issue, not the person.

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, July 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

Jeff Allen

Judy DeLoach

Edward Greco

Richard Scoggins

MEMBERS ABSENT

Joseph Murphy

OTHERS PRESENT

Doug Polen, Assistant Administrator

Karley Lever, Human Resources

Kami Layne, Zoning Clerk

I. Call to Order

Mr. Wadelington called the meeting to order at 6:02 p.m.

II. Invocation

The Invocation was given by Mr. Cox

III. Approval of Agenda

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

IV. Minutes

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

V. New Business

- a. Consider changes to Article Three, Zoning Regulations for Use of Lots, of the Town Zoning Ordinance.

Mr. Polen presented the item. A Traffic Impact Analysis (TIA) is study required by SCDOT whenever a new residential or commercial development will create 100 new trips per hour at peak times. Mr. Polen explained that the Town wanted to take a more productive approach to this process. The town will engage with a traffic

engineer and determine a price for the TIA, then the Town would manage the TIA process in an effort to ensure better traffic outcomes.

Mr. Greco asked about liability for the town if there was an accident, Mr. Polen said that, while he isn't a lawyer, the town is trying to make traffic better using the same process used throughout the state.

Mr. Greco asked How would you incorporate railroad into your study, Mr. Polen advised that if the tracks are already in place then they are included in the study.

Mr Greco asked with the Irmo growing does the town hall have the staff to handle the additional workload? Mr. Polen explained that the town would hire an on-call Traffic Engineer company to handle the engineering. There would be no in-house engineer.

Mr. Greco made a motion to approve, Mr. Allen seconded. Motion passed 6-0.

VI. Comments

Staff led a discussion among the Planning Commission to prepare for the August meeting, discussing how long people would have to speak, use of the gavel to quiet the crowd if it gets unruly, and other points of meeting management.

VII. Adjournment

Mr. Cox made a motion to adjourn the meeting, seconded by Mr. Greco. Motion passed 6-0. The meeting was adjourned at 6:36p.m.

ATTEST:

Zoning Clerk / Designee

Chair

Staff Report

Amendment to the Zoning Map

DATES: Planning Commission & Public Hearing: August 12, 2024
Town Council First Reading & Public Hearing: August 20, 2024
Town Council Second Reading & Public Hearing: September 17, 2024

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Assistant Town Administrator

SUBJECT: Rezoning Request

SUBJECT PROPERTY: Approximately 65.12 acres located along Dreher Shoals Road, Salem Church Road, and Muskrat Run; specifically, TMS R03201-01-02, R03201-01-06, R03202-01-01, R03202-01-03, R03202-01-05, R03202-01-06, R03202-01-07, R03202-01-11, R03202-01-15, R03203-02-04, and R03203-02-05

ACTION REQUESTED: Rezoning of properties from CG, General Commercial; RG, General Residential; and FA, Fringe Agriculture to MD, Mixed-Use

Background

The Town of Irmo has been approached by Material Capital Partners and Palmetto Alliance Property Group to rezone eleven properties totaling 65.12 acres at the corner of Dreher Shoals Road, Salem Church Road, and Muskrat Run from their current zoning designations of RG, General Residential; CG, General Commercial; and FA, Fringe Agriculture, to MD, Mixed-Use Development. The resulting development, known as Water Walk, is proposed to consist of 52 acres of residential land with a maximum of 550 residential units and an additional 13.2 acres of commercial land.

The applicants have submitted a development agreement and descriptive statement with bonus density calculation, as outlined in Article 7 of the Zoning Ordinance.

The subject properties are as follows:

TMS	Address/Location	Zone	Acreage
R03201-01-02	Dreher Shoals Road	RG	13.80
R03201-01-06	2909 Dreher Shoals Road	RG	10.27
R03202-01-01	Muskrat Run	RG	2.77
R03202-01-03	Dreher Shoals Road	FA	10.61
R03202-01-05	Dreher Shoals Road	RG	2.76
R03202-01-06	Dreher Shoals Road	CG	3.00
R03202-01-07	Dreher Shoals Road	CG	4.64
R03202-01-11	Muskrat Run	FA	10.42
R03202-01-15	Muskrat Run	FA	1.00
R03203-02-04	3025 Dreher Shoals Road	RG	1.56
R03203-02-05	Salem Church Road	RG	4.29

The developer is proposing a maximum of 550 residential units on the property (500 +/- 10% with a minor amendment). At present, the property could conceivably be developed with 711 units, assuming 16 units per acre in the RG zones, 16 units per acre in the CG zones as residential above commercial, and one (1) unit per acre in the FA zone. Additionally, the developer is proposing a maximum of 150,000 sf of commercial, possibly including a hotel with a maximum of 75 rooms.

The proposed development consists of four districts, as follows:

1. Residential District 1 (RD-1)

- Acreage: 14 acres
- Residential Units: 145 +/- 10% with minor amendment
No more than 50% of units to be townhomes
5,000 sf lots may feature duplexes
- Minimum Square Footage: 1,000 sf; 5,000 sf+ lots will feature at least 2,000 sf of square footage.
- Minimum Lot Size: 3,500 sf for detached
2,000 sf for attached
No more than 25% of detached lots to be 3,500 sf. At least 25% of detached lots to be 5,000 sf or greater.
- Minimum Lot Width: 30' for detached
24' on average for attached
- Minimum Side Setback: 5' between buildings, 20' between townhome buildings

Notes: This area is conceptualized as age targeted and 100% rental, possibly with all units located on one large parcel. If all units are placed on one parcel, the lot dimensions above would be for equivalent lots.

2. Residential District 2 (RD-2)

Acreage: 15 acres
Residential Units: 220 +/- 10% with minor amendment
Minimum Lot Size: 1 ac. for apartments
4,000 sf for single family detached cottages
2,000 sf for townhome cottages
No more 30% of units to be cottage style
Minimum Lot Width: 40' for detached cottages
24' on average for attached cottages
Minimum Side Setback: 25' between apartment buildings
20' between cottages

Notes: This area is conceptualized as a senior living, 55+ area. There would be an apartment building as well as separate cottages. This is an independent living community with no medical services, cafeteria, or other amenities common to an assisted living facility, although the developer may modify this plan into an assisted living facility.

3. Residential District 3 (RD-3)

Acreage: 21.5 acres
Residential Units: 135 +/- 10% with minor amendment
Minimum Lot Size: 4,000 sf for single family detached
2,000 sf for townhome
No more 50% of units to be attached (townhomes)
Minimum Lot Width: 40' for detached homes
24' on average for attached townhomes
Minimum Side Setback: 5' for detached homes
20' between townhome buildings

Notes: This area is conceptualized as a typical, for-sale residential neighborhood.

4. Commercial District 1 (CD-1)

Acreage: 13 acres
Max. Retail Square Footage: 150,000 sf
Max. # of Hotel Rooms: 75

This development is envisioned as a high-end subdivision, likened by the developer to the Saluda River Club in Lexington County. There are to be street trees, rear access alleys, and the buildings will be outfitted with quality materials such as brick and cement fiber board. There are to be amenity areas for use by all residents, including a clubhouse, swimming pool, playground, and walking trail system. Trees will buffer the development from the road as well as from the adjacent church and residential areas. The commercial area is likened by the developer to Freshfields on Kiawah Island, with one-of-a-kind stores and restaurants, as well as a boutique hotel.

Current Zoning – Definition and Uses

RG, General residential district. The RG district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings, in areas accessible by major streets.

The RG District allows the following uses by way of example:

- Single Family Detached Residential (6,000 sf lots)
- Duplex Residential (8,000 sf lots)
- Townhomes and Multi-Family Residential (16 units per acre)
- Various civic uses such as schools, libraries, and utilities

CG, General-Commercial district. The CG district is intended to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region of which it is a part. Toward this end, a wide range of business and commercial uses are permitted herein.

The CG District allows the following uses by way of example:

- General Retail, Restaurant and Office Uses
- Hotels

- Mixed-Use Residential Structures (Second and higher story apartments)

FA, Fringe agricultural district. The intentions of the fringe agricultural district are (1) to retain and support agricultural operations within the fringe areas of the town, between the open countryside and the built-up suburbs, and (2) to provide for both rural and urban lifestyles within the Town.

The FA District allows the following uses by way of example:

- Single Family Detached Residential (1 acre lots)
- Agriculture
- Small Scale Food Production and Retail

Proposed Zoning – Definition and Uses

MD, Mixed-use development district. The Mixed-Use (MD) district is a special purpose district. The intent is to create a planned, unified development that encourages flexibility of design and allowable uses within the district. Within the MD, regulations adapted to unified planning and development standards are intended to accomplish the purposes of zoning, design standards, and other applicable regulations to an equivalent or higher degree than general zoning district regulations that are designed to control uncoordinated development on individual lots or tracts. Mixed-use developments are intended to promote economical and efficient land use, to provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

The MD District allows the following uses by way of example:

- All residential and commercial uses as outlined in the descriptive statement

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	RS, Single Family Residential (Town) & R2, Residential 2 (Richland Co.)	Salem United Methodist Church & Vacant
East	FA, Fringe Agriculture (Town); HM, Homestead & R3, Residential 3 (Richland Co.)	Waterford Subdivision & Vacant
South	RG, General Residential	The Village at Lake Murray
West	RG, General Residential (Town) & HM, Homestead District (Richland Co.)	Residential & Vacant

Density Bonus Summary

Per the Town's Zoning Ordinance, when rezoning to a negotiated zone such as Mixed-Use, the residential lot size resets to 12,500 sf, and then bonuses to increase density by reducing lot size can be earned. The developer has proposed the following in an effort to achieve a minimum lot size of 3,500 sf in the RD-1 district.

Bonus Type	Description	Bonus	Square Feet
Initial Lot Size			12,500
Neighborhood Revitalization	\$1,000 contribution per unit will be made into a trust fund managed by a CDC.	20%	2,500

Commercial	For every 1% of gross, buildable land area zoned for commercial use, a 1% density bonus may be calculated	10%	1,250
Exterior Facade Texture and Materials	20% of front facade covered in stone or brick veneer, remainder of house substantially covered in hardiplank. If the house has a front porch the 20% stone and brick requirement to be removed.	5%	625
Rear Access Alleys/Rear Entry Garages	Lots featuring a rear access alley and rear entry garage to receive 5% density bonus.	5%	625
Minimal Repetition of Floor Plan	At least three lots skipped on same side of road before same floor plan, at least four before same elevation for 10% bonus	10%	1,250
Less Prominent Garages	Attached garages that are at or behind the primary front building line receive a 5% bonus	5%	625
HOA Maintained Amenities	Clubhouse, Swimming pool, playground, and walking trail system to be provided for 5% bonus.	5%	625
Trees and Shrubs	Additional trees above the minimum, street trees, and preserving grand trees in the overall development to earn 5%.	5%	625
Decorative Crosswalks	Provision of decorative crosswalks at major intersections	3%	375

Unique Street Names	Provision of such signage throughout the development results in a 1% density bonus	1%	125
Mixed Lot Sizes	Mixing lot areas and frontages along a street to “break the rhythm” of the streetscape. This district would feature lots from a minimum of 3,500 sf up to 6,000 sf to provide a “custom home” neighborhood look.	3%	375
	<u>Total Bonus</u>		<u>9,000</u>
	<u>New Minimum Lot Size</u>		<u>3,500</u>

The RD-3 district (for sale houses) have a similar density bonus, removing the unique street sign and mixed lot size bonuses.

Under current, standard zoning the developer would be permitted to build apartment buildings, townhomes, duplexes, and single-family detached homes. Single family homes would be on a minimum 6,000 sf lot, but could be made of vinyl and all share the same house plan. Under negotiated zoning, these units must have hardiplank, brick, or stone exteriors and have a variety of house plans.

Staff does feel that these bonuses, if granted, could result in a much more attractive neighborhood than one permitted under standard zoning, with the required variety of house plans, colors, and materials, as well as rear access alleys, additional trees, and amenities.

That having been said, Staff does not feel that all of the density bonuses, as offered by the developer, have been earned.

1. Minimal Repetition of Floor Plan: By code, eight distinct house plans are required. This way, the three houses across the street and the two houses to either side of the subject house have a different floor plan and façade. In order to earn the 10% density bonus, an additional four floor plans are required. This is to create the illusion of a custom

neighborhood where the same house isn't seen repeatedly. In a neighborhood of 150 houses, any one floor plan would only appear ten or twelve times. The developer is offering eight floor plans, so no bonus can be earned.

2. Less Prominent Garages: Placing garages behind the front line of the house nets a 5% bonus. Rear access garages earn a 10% bonus. Half of the homes are proposed to have rear access alleys, so the development earns a 5% bonus from the rear access garages. If the remaining half of the homes have less prominent garages, they would earn a half bonus of 3%.

If the 10% Minimal Repetition Bonus and the 2% Less Prominent Garage Bonus are removed, the total bonus goes from 72% to 60%, resulting in a minimum lot size of 5,000 sf.

Irmo Comprehensive Plan

The Comprehensive Plan shows this area as having a future land use of Single Family Residential and General Commercial. However, the current zoning does allow the uses proposed by the developer.

Staff Findings

At present, the subject property is zoned to accommodate a maximum of 711 residential units and 7.64 acres of general commercial. This development proposes to reduce the allowable residential by 23% while doubling the commercial area. Staff feels that there are many positives to this project, including the sizeable commercial area, quality of construction, and the senior living area. At the June 20th Public Meeting, the public showed their strong concern for traffic generated by this development, but after speaking with SCDOT and the passage of the Town's Traffic Impact Analysis ordinance, Staff does not feel that traffic will be adversely affected by this development. With the addition of a third lane on Dreher Shoals to service Water Walk, it is possible that traffic would be better following development than it is now.

All of that having been said, Staff still has concerns that make a recommendation of approval difficult.

Lot Size and Residential Density

The Zoning Ordinance states

While single-family detached lot sizes below 6,000 s.f. may be considered, Town Council strongly encourages minimums of 6,000 s.f., 50' lot widths and setbacks of 25' (front), 15' (rear) and 7½' (side) with a maximum density of six detached residential units per gross acre. Town Council reserves the right to allow smaller residential lots when the developer is proposing projects such as conservation subdivisions, tiny homes, affordable housing, senior housing, or other concepts that meet the approval of Town Council.

Put simply, single family detached lots should be a minimum of 6,000 sf unless the developer is proposing something special. 3,500 sf lots with 5' between buildings can lead to attractive neighborhoods, and there are many such examples in South Carolina, but the neighborhoods that the developer has used for comparison, such as Nexton, l'On, and the Saluda River Club, are either custom neighborhoods or feature so many house plans as to have the illusion of a custom neighborhood. It should also be noted that these are considerably larger than 1,000 sf homes and appear to be all fee-simple, homeowner-occupied neighborhoods.

While the developer has compared their homes to other developments such as those listed above, they have not shared any concept art or photos of truly comparable neighborhoods with 1,000 sf minimum homes 5' apart, nor have they shown how homes built on a 30' wide lot can differ enough in design so as to create the illusion of a custom neighborhood. Likewise, the developer has not provided the Town with a conceptual layout of how this many units fit on their property. While these aren't required, pictures and concept art can greatly help Staff, the Commission, Council, and the Public to buy into their concept.

Commercial Timing

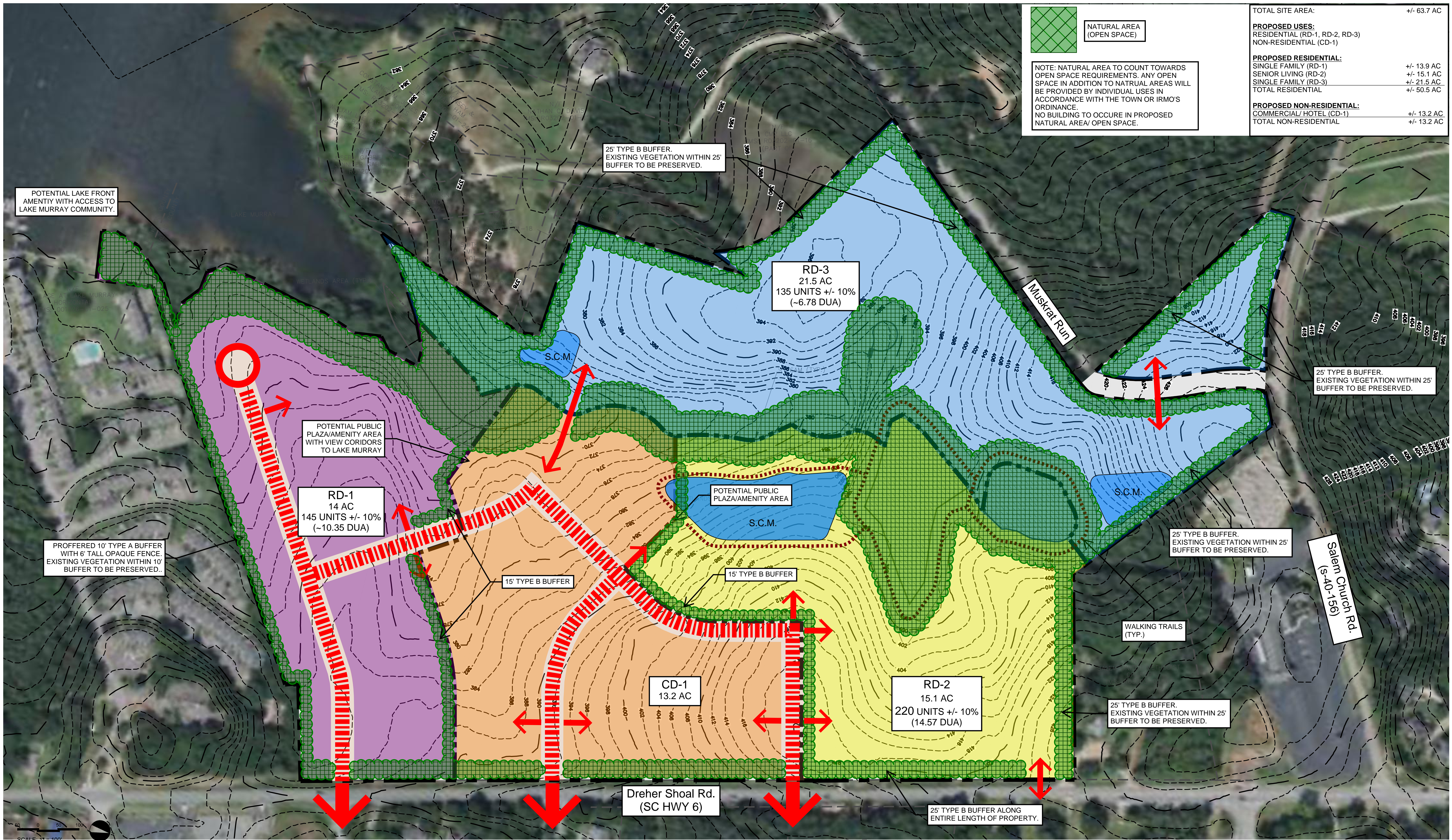
Staff also has concerns about the timing of the commercial side of the development. There are no guarantees when or if the commercial section of this development will move forward, and it is entirely possible that all residential development will be complete and no commercial will have yet begun. This is not guaranteed, obviously, but it is not uncommon for commercial development to wait years to begin in a mixed-use development. The commercial aspect of this development is worth a 10% density bonus for the developer and is the only source of revenue for the Town. This development could easily increase the Town's population by 6 or 7%, increasing demands on the

Police and other Staff, and without any corresponding revenue for the Town this could be quite a financial burden.

Conclusion

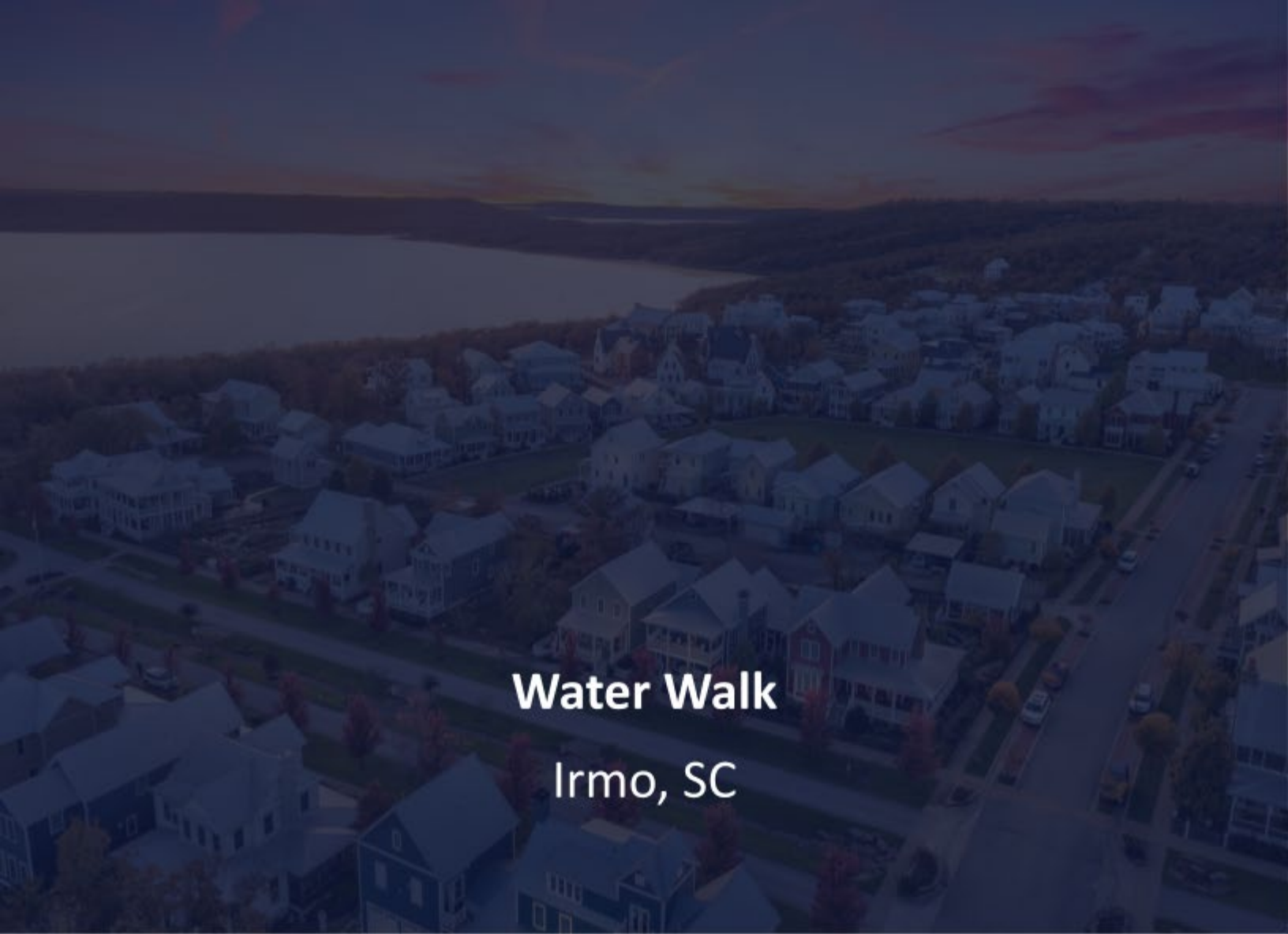
Overall, Staff feels like this can be a good, high-quality development. This is smart growth, building in an area with existing infrastructure adjacent to existing neighborhoods and retail. The architectural rules listed in the development plan are excellent and should lead to a quality appearance. The 55+ community would be a new alternative for our seniors. The residential density is less than what is currently allowed in the area, and the increased volume of commercial land could bring more employment, shopping and dining options to our residents while bringing more revenue to the Town.

However, the size of the proposed homes, the proposed lots, the proposed setbacks – the RD-1 and RD-3 areas will be extremely tight, and with no conceptual drawings, photographs, or plats it is difficult to visualize what this community could be. Likewise, without any guarantees on when or if the commercial area will be developed, it is difficult to state that this development, as proposed, is in the best interest of the Town. Without further clarification included in their descriptive statement on these areas of concern, Staff recommends **DENIAL** of this application.



WATER WALK

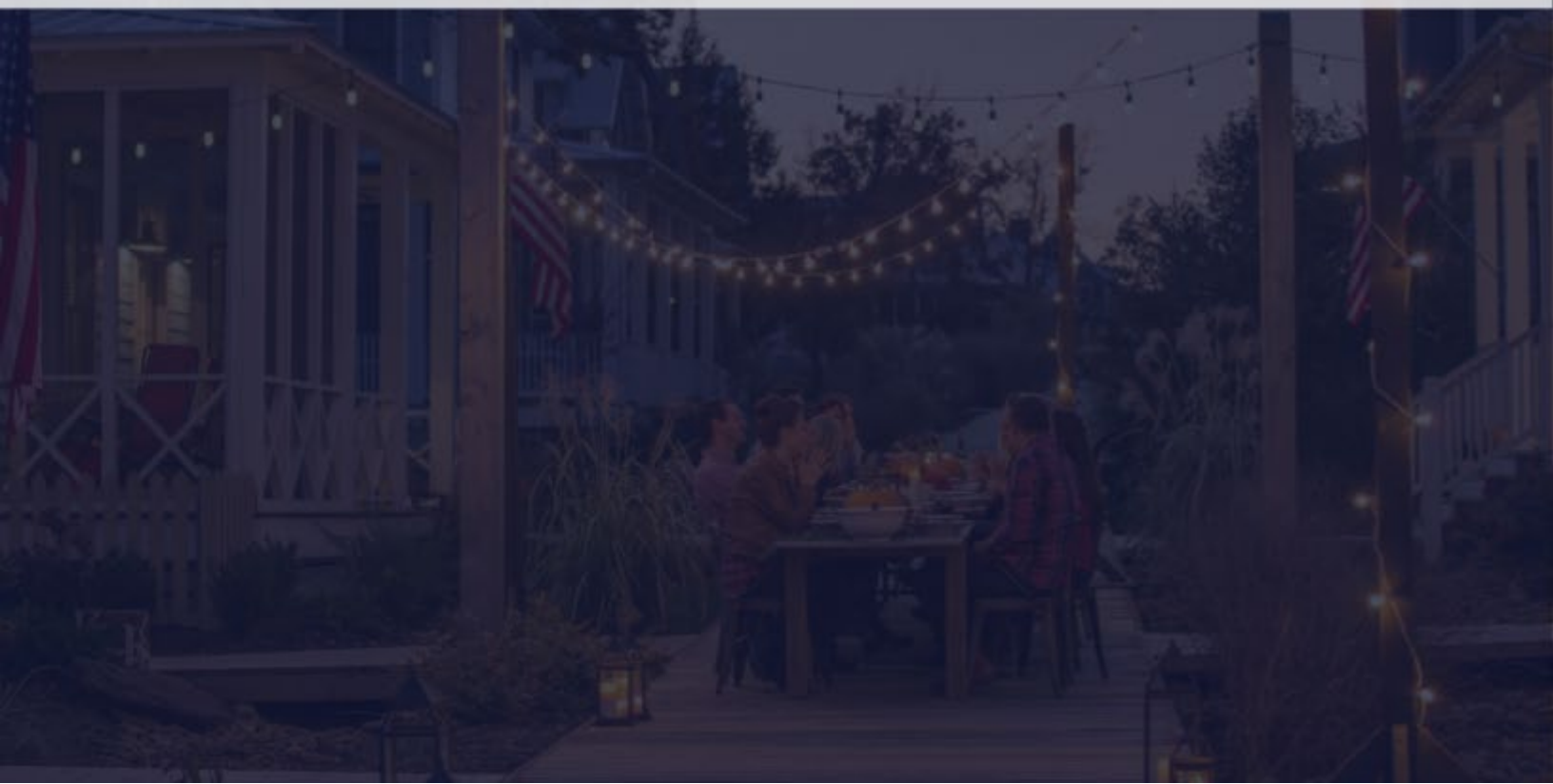
IRMO, SC



Water Walk

Irmo, SC

DESCRIPTIVE STATEMENT



Project Information

Material Capital Partners
Palmetto Alliance Property Group
430 N Hanover Street
Charleston, SC 29403

Property Information

Owner	Parcel	Acreage
MONTS FARM PROPERTIES LLC	R03201-01-06	10.27
MONTS FARM PROPERTIES LLC	R03201-01-02	13.8
MONTS WILLIAM JOSEPH JR	R03202-01-06	3
MONTS WILLIAM J JR	R03202-01-07	4.64
DUFFIE LINDA M ETAL	R03202-01-05	2.76
DUFFIE LINDA M ETAL	R03203-02-04	1.56
MONTS WILLIAM J JR ETAL	R03202-01-11	10.42
DUFFIE LINDA M ETAL	R03203-02-05	4.29
MONTS WILLIAM J JR & RONALD P	R03202-01-03	10.61
MONTS RONALD P	R03202-01-15	1
MONTS RONALD P	R03202-01-01	2.77
	TOTAL	65.12

Table of Contents

- I. Vicinity Map/Introduction
 - II. Existing Conditions
 - III. Development Program
 - IV. The Planned Development District (PDD)
 - 1. Residential District 1 (RD-1)
 - a. Overview
 - b. Architecture and Landscape (RD-1)
 - c. Density Bonus (RD-1)
 - 2. Residential District 2 (RD-2)
 - a. Overview
 - b. Architecture and Landscape (RD-2)
 - 3. Residential District 3 (RD-3)
 - a. Overview
 - b. Architecture and Landscape (RD-3)
 - c. Density Bonus (RD-3)
 - 4. Commercial District 1 (CD-1)
 - a. Overview
 - b. Architecture and Landscape (CD-1)
 - c. Permitted Uses (CD-1)
 - V. Phasing
 - VI. Necessity of the Project to the Community
 - VII. Exhibits
-

I. Vicinity Map / Introduction

Introduction

Material Capital Partners and Palmetto Alliance Property Group are proposing a 65 acre Planned Development District at 2941 Dreher Shoals Road, Irmo, SC. The property is within the Town of Irmo jurisdiction. The proposed development is envisioned by the Town of Irmo Comprehensive Plan as a residential and commercial area. The development will consist of ample open and/or green space within approximately 36 acres of single family residential, 15 acres of senior living, and 13 acres of commercial uses to create a multigenerational, walkable community.

The intent of this document is to provide a responsible development framework which can serve Water Walk through its development cycle. This Planned Development District narrative will provide the Town of Irmo with guidelines to ensure the quality of the development within the predetermined parameters. Listed below are a selection of the “Guiding Principles” from the Town of Irmo 2023 Comprehensive Plan as well as what we plan to do to meet and exceed these principles.

Complying with Town of Irmo 2023 Comprehensive Plan

- Foster the development of a distinctive, attractive community, with a strong sense of place
 - Water Walk preserves the Town of Irmo’s local identity through the enforcement of architectural and site design guidelines. With a focus on walkability, green space, and activation, Water Walk will create a live/play destination for Irmo.
 - Grow the town by promoting mixed-use, infill development opportunities including the creation of a Town Center District
 - Water Walk combines residential, retail, and hospitality uses with connectivity through walking trails and green space. The waterfront location will serve as an amenity for residents and visitors.
 - Provide a range of housing types
 - Water Walk provides single family homes, senior living, and hospitality accommodations to serve residents and visitors in a multigenerational community.
-

- Support a diverse and resilient economic base
 - Water Walk creates new restaurants and retail opportunities to improve the quality of life for current and future residents. The hospitality component will drive tourism to a new lakefront destination.

- Preserve our natural and cultural heritage
 - Water Walk emphasizes the Town's goal of preserving significant trees and establishing networks of open space and greenways to connect residential and commercial activity.

II. Existing Conditions

The existing conditions of the land must be considered first when determining how the land can be developed to best meet the goals of the proposed vision. The property is mostly undeveloped with two residential structures currently located on it. There are two ponds located on the northern side of the site. The current zoning on the site includes 35 acres of General Residential, 7.6 acres of General Commercial, and 22 acres of Fringe Agricultural. The property is bounded on the east by Dreher Shoals Rd (SC-6), to the north by Salem United Methodist Church, to the west by Muskrat Run and single-family residences, and to the south by the Village at Lake Murray condos. The wetlands on the site have been delineated and verified by the U.S. Army Corps of Engineers. It is our priority to minimize impact to the environmentally sensitive areas due to their unique characteristics, the high cost of construction that would accompany any disturbance, and the environmental benefits of not disturbing the land. The topography is also a key component of a successful development. A plan that works with the overall natural flow of the land will be attractive, handle drainage and minimize erosion better than one that attempts to ignore or go against it. The tree cover on this tract is mostly pines. Where possible, the existing trees will be preserved to provide significant vegetative buffers to the adjacent properties and street frontages.



III. Development Program

Water Walk’s vision is to create a place that enables people to live and play in their community. The following planning principles, as outlined in section 7-3.2 in the Town of Irmo Code of Zoning and Land Development Regulations, have guided the preparation of the Planned Development District (PDD):

Residential Requirements

Residential density, building setbacks, and building heights are configured based on the scale of the project in relation to its surroundings and its impact on existing and proposed support facilities such as transportation, water and sewer systems, recreational facilities, etc. The density standards are further explained for each district in section IV. The existing zoning allows for 711 residential units on the site. The PDD proposes a maximum of 500 residential units, +/- 10% with a minor amendment, which is a reduction in density compared to what is currently allowed.

Utilities

SouthWest Water Company has committed to providing sewer service for up to 600 residential units on the site.

Traffic

The Town of Irmo will hire a traffic engineer to complete a traffic analysis. The development team will fund this traffic analysis. SC DOT is completing a SC 6/SC 60 Corridor Improvement Study. The final corridor plan presentation is anticipated in April 2025. SC DOT will, at a minimum, require SC 6 to be widened to a three-lane section from where it’s currently three lanes north of the site, to where there is currently a three lane section to the south. They will also require alignment of the entrances with Leamington Way and Garden Brook Drive. A traffic impact analysis will be completed for the community when the preliminary plats are drafted. Material Capital Partners will coordinate with our traffic engineers, SC DOT, Town of Irmo, and Central Midlands Council of Governments to ensure that transportation infrastructure improvements will be made to support the capacity of Water Walk.

Overall Site Design

Overall site design will be harmonious in terms of landscaping, enclosure of principal and accessory uses, size of structures, street patterns, and compatibility of uses. The PDD will be reasonably flexible and responsive to the changing marketplace while maintaining the framework of major streets and open spaces.

All neighborhoods will have access to sidewalks along lot frontages on at least one side of the street. The vision is also to utilize green links to connect neighborhoods and retail/commercial centers. Neighborhoods will include green links, environmental corridors, neighborhood parks, pedestrian and bicycle trails, and active and passive recreation areas. These corridors will be integrated into the master plan and will be designed to optimize usable greenspace.

Water Walk will provide open space and recreational neighborhood amenities for each district. These amenities will include at least two parks, walking trails, a clubhouse, pool, an outdoor grilling area, and a dog park.

Cul-de-sacs shall only be used when environmentally sensitive areas and topography prevent connected streets. The goal is to provide a functional street network that benefits the entire community. The interconnection of roads shall be achieved where possible. Pedestrian and bicycle safety is a priority in the creation of the complete streets network.

A monoculture of housing types can restrict a community from becoming a complete place. A variety in size, type, and form of homes within a community accommodates a more robust housing market which translates to more engaged and energetic neighborhoods. All construction in Water Walk will be regulated by a comprehensive set of site and architectural standards. A portfolio that communicates the expectations of lot layout, building placement, setbacks, architectural guidelines, landscape and hardscape requirements will be provided to all owners and builders. These standards will be set to simplify the development process and incentivize low-impact design methods as well as align with the architectural design details that relate to the Town of Irmo. The architectural standards for each district are outlined in section IV. The structure and processes of the “Architecture Control Commission” that will be setup for each district is outlined in section VII Exhibit A.



Parking and Loading

Off-street parking and loading spaces for the various uses proposed for each district will comply with the standards for off-street parking and interior landscaping designated in the Town of Irmo Code of Zoning and Land Development Regulations. Parking standards are further explained for each district in section IV.

Buffer Areas

The buffers on the perimeter of the site shall comply with the buffer area requirements as designated in the Town of Irmo Code of Zoning and Land Development Regulations.

The concept plan provides additional buffers along the boundaries of the PDD that are above and beyond what is required by code. These proffered buffers include:

- 10' Type A buffer and a 6' tall opaque screen between the southern property line and the Village at Lake Murray. The existing tree line in this 10' buffer will be preserved.
- 25' Type B buffer between the northern property line and Salem Methodist Church properties. The existing tree line in this 25' buffer will be preserved.
- 25' Type B buffer between the northern and western property lines and Muskrat Run and the single-family homes on Emerald Cove. The existing tree line in this 25' buffer will be preserved. No homes will be constructed in the green cross hatched area on the concept plan.
- 15' Type B buffer will be provided between CD-1 and all other districts.
- 25' Type B buffer along SC-6 for the entire length of the property.

The buffer will be kept in its natural state unless improvement is needed to handle stormwater or to extend underground utilities. Buffering or grading will be incorporated to minimize the impact of the development and housing. In the event the buffer area is not kept in its natural state it will comply with the buffer area planting requirements. The buffers will comply with the requirements as designated in the Town of Irmo Code of Zoning and Land Development Regulations.

Tree Protection

The Town of Irmo Zoning administrator will have the authority to approve tree removals and mitigation as designated in Section 4-6 of the Town of Irmo Code of Zoning and Land Development Regulations. A tree survey will be conducted and submitted with the preliminary plat for each district. During site design of each district, the location of all significant trees will be taken into consideration and incorporated into buffer, open space, screening, and landscape

design where practicable. The preliminary plat for each district will present the location and size of existing significant trees, trees to be removed, and trees to be preserved.

Stormwater Management

State and local stormwater ordinances will be complied with for the design and installation of the drainage systems for each district. Best Management Practices will be used as appropriate to control the impact of stormwater runoff. Stormwater collection for the site may consist of pipes, swales, and ditches, which will outfall to on-site detention ponds. On-site detention ponds will be sized to comply with all applicable state and local regulations. As part of the development process, the Owner will implement Best Management Practices (BMP's) for Stormwater Management as required.

Landscaping and Common Open Space

Landscaping and open space requirements for each district are detailed within section IV. Adequate open space is required for the development of quality communities and neighborhoods. The common area open space for each district is further described in section IV.

Open space will consist of areas such as a connected network of greenspaces which will be integrated into the community with a greenway trail system, active and passive community park spaces, preserved natural areas, upland and wetland wooded preserves, pond and/or stream areas, recreation areas, common areas for gathering and active play, and preserved internal and perimeter buffer areas. The community facilities shall be for the enjoyment of the property owners, their guests and invitees. Ownership of the parks, trails, and open spaces within Water Walk PDD shall be managed by community association. Environmentally sensitive wetland areas and areas that have excessive topography (either naturally or as a result of necessary site grading) will be included in the last open space category. On excessive slopes where site grading has been necessary, native species will be replanted to both stabilize the slope and act as a buffer between properties and uses. These areas will be preserved or naturalized and maintained as green space where wildlife and the native plant species can thrive.

Sample Imagery of Open Space



Parks are an important feature of the open space. While each district may not be able to accommodate a park within the district boundaries, it is intended that all districts will be within walking distance of a park or natural area. Parks may differ in design and use, but all will provide gathering places for the community.

For pedestrians, sidewalks will be incorporated into the streetscape and trails throughout the parks and open spaces to connect neighborhoods from the edges of the community to the center. All sidewalks and walking trails will be ADA compliant. At Least one side of every street will include a sidewalk.

Signage

Signage shall be in harmony, in scale with, and reflective of Water Walk. A uniform signage plan for the entire development is proposed, providing consistency in both quality and type of materials used across the entire Water Walk. Color and presentation of the signage is key. A master signage plan shall be done at the time the preliminary plat is submitted for Town of Irmo Planning Department for approval. The master signage plan shall be updated upon the submission of each preliminary plat or sooner if necessary. All signage shall comply with the standard signage regulations of the Town of Irmo Code of Zoning and Land Development Regulations. Below is an example of how the uniform signage may appear. Decorative aluminum street poles may also be used. The main entrance for the master plan will feature a

larger decorative entrance sign with landscaped beds surrounding it. These landscaped beds will be managed and maintained by community association.

Sample Imagery of Signage



IV. The Planned Development District (PDD)

Given the scale of this project, the intent of Water Walk Planned Development District narrative and associated plan is to offer the development sufficient flexibility to respond to inevitable changes in the needs of the community, the housing market, the economy, and the opportunities for economic and cultural growth that will present themselves over time. The development plan (Plan) submitted herein is a conceptual land plan and includes such details as main roads/parkways, greenspace, retail, commercial and residential areas. The Plan shall maintain flexibility to accommodate specific soil and topographic conditions, environmental concerns, physical constraints, market conditions, and design parameters. Accordingly, the Plan is only a concept plan developed to test site capacity and development feasibility. While much time and effort have been put into the preparation of the Plan, adjustments at the time of concept plan submittal by district and preliminary plat submittal by district are a common occurrence in large-scale planned communities such as Water Walk. As such Water Walk plan shall allow the developer or their successor the right to alter the location and size of the roads, configuration of proposed common areas, lot configurations, product mix, and any other specific design elements indicated on the Plan so long as development proceeds in accordance with land uses, lot dimensions and setbacks, overall maximum densities, and restrictions.

Water Walk will offer a combination of residential housing types, satisfying the broad base of housing needs within the Town of Irmo. Residential density will average approximately 8 units per acre across the entire 65-acre development. Total residential density will not exceed 500 units, +/- 10% with a minor plan amendment..

1. Residential District 1 (RD-1)

Overview

This district will consist of a maximum of 145 single family homes, +/- 10% with a minor plan amendment. These homes may be attached or detached dwellings and will have the space to include private yards and patios for outdoor living opportunities. No more than 50% of the dwellings in this district will be townhomes. RD-1 may feature all homes on a single tax parcel. These homes will typically be smaller in size and adhere to southeastern regional vernacular architectural styles. The RD-1 district may also accommodate a clubhouse and amenities such as, but not limited to, a pool, pocket park, and dog park. This district may have on-site management and maintenance to provide a top tier service to the residents. This district may have a new urbanist style design with rear access alleys, homes fronting on parks, and ample walking trails.

Zoning similar to RG - General Residential

Acreage:	+/- 14 AC
Approximate density:	12 units per acre (Reduced from the current maximum density of 16 units per acre within General Residential). This district will utilize the Town of Irmo's Single Family Density Bonus system.
Open Space within RD-1:	Minimum of 15% (In compliance with single-family common open space requirement as designated in the Town of Irmo Code of Zoning and Land Development Regulations)
Parking:	2.0 per unit
Minimum Lot Size:	3,500 sf for detached or equivalent 2,000 sf for townhomes or equivalent
Minimum Frontage:	30' for detached 24' on average for townhomes
Maximum Height:	40'
Minimum Lot Depth:	NA
Minimum Side Setback:	5' between buildings (or as modified with the submission of the preliminary plat)
Minimum Rear Setback:	20' between buildings
Minimum Front Setback:	10' between buildings 10' where homes are served by rear access alleys and 20' for front loaded homes

Architecture and Landscape (RD-1)

The “Water Walk Architectural Design Guidelines” will be included in the Development Agreement for the PDD. General architectural and landscape design requirements for the RD-1 district are outlined below. The structure and processes of the “Architecture Control Commission” for this district is outlined in section VII Exhibit A.

Elevations and Floor Plans

Water Walk will include a minimum of 10 different single family front elevations and a minimum of 8 different floor plans. The goal is to achieve variation in home design so that the neighborhood “appears” as if it is a custom built neighborhood. Combinations of different floor plans, colors and elevations will be provided to add variety. The streetscape will offer both single story homes and two-story homes to add variety in mass. Adjacent detached homes will have different elevations and floorplans and reflect color and material variation to create visual interest from the street. The design of elevations visible from the street should be governed by the rules of architectural composition traditional to Southern domestic architecture. At Least 50% of the homes will have a usable front porch. The Full architectural guidelines will be memorialized within the Development Agreement.

Minimum Square Footage

Minimum square footage for a home shall be calculated using heated/cooled living area floor square footage. This should not include any area not heated/cooled, porches, decks, screened areas, garages, carports, or basement area. Calculations should not include basement level numbers. Measurements for calculations of heated/cooled square footage should be taken from outside edge of stud wall of living area wall and should not include any veneer material, such as stone or brick

The minimum square footage of single-family homes shall be 1,000 square feet.

Exterior Siding Materials

Approved Materials:

- Brick, with an approved texture and color
- Stone, when used as an accent wall or as a foundation veneer
- Cement stucco, color and texture to be approved
- Horizontal wood lap siding, pattern to be approved
- Board and Batten siding with true battens
- Hardi-plank or approved equal lap siding

- Hardi-shakes or equal
- Cedar shakes

Non-approved Materials:

- Vinyl lap siding
- Vinyl board and batten
- Vinyl shakes
- Aluminum siding
- Logs or log siding

Roof Design

The pitch of the main roof structure should not be less than a 6/12 pitch. Pitches for porches, breezeways and other secondary structures may be less, provided they are approved during submission of plans and specs. Contemporary roof designs or any other irregularly shaped roof designs will not be allowed on the single-family homes. All penetrations through the roof, including plumbing vents, mechanical exhaust vents, skylights, light tubes, etc. will be located on the rear roof slopes so they are not visible from the street. Any pipe penetrating the roof shall be painted to blend in with the roofing material color.

Approved Roofing Materials

- Fiberglass shingles, preferably 30 year or greater, color to be approved
- Asphalt shingles, preferably 30 year or greater, color to be approved
- Slate
- Synthetic slate Cedar shakes
- Standing seam metal

Any material used for flashing shall blend in color with either the roofing material or the siding veneer. Exposed galvanized flashing will not be used.

Entry Doors

- Doors must be constructed of wood (painted or stained), composite, fiberglass, or steel. Doors must be consistent with buildings' character, style and setting.
- Entry doors must have a vertical orientation.
- Door openings may have a maximum width of 48 inches, not including sidelights.
- Glazed/glass door lites must match or complement window lites. Leaded, frosted, etched, or large expanses of glass without divided lites generally are not permitted.
- Full glass doors are not allowed. Three-quarters of an entry door may be glass but a

fourth of the door must include a wood or similar panel at the bottom.

- Storm doors are not allowed.
- Flush glazed doors are typically not approved but are reviewed on a case-by-case basis and must have a profile depth.

Windows

- Windows must be constructed with wood (painted), anodized aluminum or vinyl clad.
- Windows must be operable casement or sash of vertical orientation. “No more squat, than square”. Wall openings must be trimmed with casing and jamb trim above sills.
- Windows should generally be of the same width in vertical secession and lined up directly above one another. Front facade windows may be no closer than one window width, nor farther than two window widths from the corners of the building.
- Windows should generally be tallest on the primary story and the same height at the same level throughout the story unless used as doors.
- Window grid patterns must be equal with a vertical orientation and reflective of the house’s architectural style and period.
- All windows must match and be consistent in appearance throughout all structures on the property.
- The window casing must be separated from the frieze by at least 6 inches. The sash style must be appropriate to that of the style of the house.
- Flush mounted windows are not permitted. Wood or masonry sills must project enough for the drip shelf.
- When necessary, repair or replace deteriorated details using materials that match the original in appearance, texture, dimensions, scale and /or color. When replacing windows, windows should match the building’s original windows in terms of style, detail, muntin (grids), profile and configurations as closely as possible.

Dormer windows

- Must be sized to fill the dormer with a minimum of 2 feet from side walls and maximum eave depth of 12 inches. The dormer must be in scale and no wider than the window plus its trim.
- The dormer must be scaled appropriately with minimal or no soffit and placed where the sill can be 6 to-8 inches above the roof line.
- Dormers may be added to an existing building when the scale of the dormer, its roof shape, and its architectural detailing are appropriate to the scale and architectural style of the building. The new work must also be compatible with the building in terms of detailing, materials, placement, and balance. Windows must match existing windows.

Shutters

- Shutters must be operable and constructed of wood (painted or stained) or composite (solid PVC).
- Shutters should generally be paneled on the ground floor and louvered on the upper stories.
- When closed, shutters must match window openings and cover the window completely without overlapping each other on the wall surface.
- Louvered shutters must be installed with the louvers pointing in the same direction.

Exterior Architecture Lighting

- Exterior hardware and lighting to be constructed of non-plated metal.
- Porch fans with attached light fixtures must not be visible from any right-of-way that is not an alley.
- Exterior lights attached to building walls or roof eaves must be hooded and are only permitted in rear yards and mounted no higher than 14 feet from grade.
- Exterior lighting, except for tree lighting, must be pointed down.
- Exterior lighting should be respectful towards neighboring properties.

Exterior Utilities and Mechanical Equipment

- Exterior utilities or mechanical equipment include but are not limited to HVAC, electrical meters or boxes, tankless water heaters, propane tanks, generators, and satellite dishes.
- Mechanical equipment should be placed on the rear elevation. If it is necessary to place mechanical equipment in the front of the house, it must be screened by evergreen vegetation, or appropriate fencing of at least 4 feet in height.
- Electrical meters or boxes should be painted to match exterior paint color(s) or screened with evergreen vegetation to diminish visibility from the public realm.
- Satellite dishes should be placed in an inconspicuous space and screened to diminish visibility from the public realm.

Chimneys

Chimney finishes are restricted to brick, stone, cultured stone, or stucco. Exposed exterior metal chimney flues or flue caps are not allowed. Metal shrouds are allowed atop masonry chimneys.

Fences

General guidelines for fences include:

- No double fencing is allowed along property lines.
- Fence sections must start and stop between posts. Posts must anchor the ends of fences
- Chain-link fencing and plastic fencing are not appropriate
- Paint color and stains should blend with surroundings
- Fences intended to screen utilities, propane tanks, trash/recycle bins must be at least 4 feet tall.
- Fences intended to screen cars and boats must be at least 5 feet tall and high enough to screen the car/boat from the main thoroughfare.

General Landscaping Guidelines

- Appropriate landscaping is a critical component of the overall look and feel of Water Walk. One should approach the landscaping of a residential lot similar to that demonstrated in placement, design and detailing of the house.
- Landscape design should be ordered and well composed rather than random and scattered. Trees, shrubs, hedges, and ground cover should be massed together in appropriate groupings to make and frame outdoor living spaces and garden rooms, to reinforce the major entry, define the relationship/transition between public and private areas, and to enhance the design of the house, street and neighborhood. Emphasis should be placed on the creation of usable outdoor living space, rather than filling voids in the lot.
- A landscape plan will be prepared by a licensed Landscape Architect for this district. The plan will demonstrate the quality and design aesthetics for the district.
- The area to be landscaped shall be 10% of each lot area or equivalent. This amount of land shall be devoted to landscaping, which includes hardscape elements (plazas and courtyards), trees, shrubs, and ground covers, with complementary grass, mulch, and other landscape treatment.
- Trees, shrubs, hedges, and ground cover should be massed together in appropriate groupings to make and frame outdoor living spaces and garden rooms, to reinforce the major entry, define the relationship/transition between public and private areas, and to enhance the design of the house, street and neighborhood. Emphasis should be placed on the creation of usable outdoor living space, rather than filling voids in the lot.
- All property areas must be landscaped, either sodded to street and/or lake, paved or mulched. All areas adjacent to rights-of-way must be landscaped, sodded, or mulched.
- No excessive mulched areas may be left unplanted. In general, no areas greater than 8 by 8 feet may be left unplanted.

- Street trees will be planted along all residential street right of ways. The street tree shall be a minimum of 2 in caliper and shall be spaced approximately 40 ft on center. There may be some variance to this to accommodate driveway locations.
- Each “detached” lot or equivalent shall include a minimum of three 2” caliper trees. One of these trees shall be used as a street tree.
- Each townhome lot or equivalent shall include a minimum of one 2” caliper tree.
- Each lot or equivalent will include a minimum of five 24” shrubs.
- Mulch must be organic and undyed materials such as pine needles, shredded pine bark, or pine bark chips. Dyed mulch is not permitted.
- No large area of mulch (8 x 8 feet or larger) may be left unplanted.
- Decorative stone material such as crushed slate or beach pebble may be used in limited quantities.
- Lawns must be sodded, not seeded, and extended to the street curb or lake.
- Landscape should be irrigated or receive sufficient irrigation until plants are established, typically in the first 2 growing seasons.
- Planting materials to be selected from the list of planting materials outlined in Article 14 Irmo Planting Materials within the Town of Irmo Code of Zoning and Land Development Regulations. This list is included in Exhibit A of this PDD.
- Large hardscaped areas must use varied materials, textures, colors, and scoring to minimize/break-up the visual mass.
- Landscaping service providers and contractors must be licensed and insured.

Tree and Plant Pruning:

- The owner must not trim any trees or plants/ shrubs that are within the wetlands buffer zone or perimeter buffer zone unless a tree branch is encroaching over the property line, but only to the extent the limb does not exceed 6 inches in circumference when measured from the property line. Trimming of limbs over 6 inches requires approval with certified arborist support. In such cases, the owner may trim the encroaching limb only up to the property line.

Density Bonus (RD-1)

No more than 50% of the dwellings in this district will be townhomes. No more than 25% of the homes will have 3,500 square foot lots. At least 25% of the homes in this district will have 5,000 square foot lots or greater and at least 2,000 square feet of building area (this may include duplexes).

Bonus Type	Description	Bonus	Square Feet
		Initial Lot Size	12,500
Neighborhood Revitalization	\$1,000 contribution will be made into a trust fund managed by a CDC.	20%	2,500
Commercial	For every 1% of gross, buildable land area zoned for commercial use, a 1% density bonus may be calculated	10%	1,250
Exterior Facade Texture and Materials	20% of front facade covered in stone or brick veneer, remainder of house substantially covered in hardiplank. If the house has a front porch the 20% stone and brick requirement to be removed.	5%	625
Rear Access Alleys/Rear Entry Garages	Lots featuring a rear access alley and rear entry garage to receive 5% density bonus.	5%	625
Minimal Repetition of Floor Plan	At least three lots skipped on same side of road before same floor plan, at least four before same elevation for 10% bonus	10%	1,250
Less Prominent Garages	Attached garages that are at or behind the primary front building line receive a 5% bonus	5%	625
HOA Maintained Amenities	Clubhouse, Swimming pool, playground, and walking trail system to be provided for 5% bonus.	5%	625
Trees and Shrubs	Additional trees above the minimum, street trees, and preserving grand trees in the overall development to earn 5%.	5%	625
Decorative Crosswalks	Provision of decorative crosswalks at major intersections	3%	375

Unique Street Names	Provision of such signage throughout the development results in a 1% density bonus	1%	125
Mixed Lot Sizes	– Mixing lot areas and frontages along a street to “break the rhythm” of the streetscape. This district would feature lots from a minimum of 3,500 sf up to 6,000 sf to provide a “custom home” neighborhood look.	3%	375
		<u>Total Bonus</u>	<u>9,000</u>
		<u>New Minimum Lot Size</u>	<u>3,500</u>

Sample Imagery of RD-1 Product Type



2. Residential District 2 (RD-2)

Overview

This district will consist of a maximum of 220 senior living apartments and cottages, +/-10% with a minor plan amendment, on a single commercial lot. These residences may be age restricted, assisted living, or independent living. Services provided to the residents may include but are not limited to activities of daily living, housekeeping, medication administration, scheduled transportation to doctors' appointments, and communication between facility and healthcare providers to ensure a well-rounded care plan. These apartment homes will adhere to southeastern regional vernacular architectural styles. The architectural and design requirements will comply with the Town of Irmo Code of Zoning and Land Development Regulations. The senior living apartments in this district will comply with section "2-3.5(B) Conditional Uses for Multi-Family Housing" within the Town of Irmo Code of Zoning and Land Development Regulations. The RD-2 district may also accommodate a clubhouse and amenities such as, but not limited to, a pool, pocket park, and dog park.

Zoning similar to RG - General Residential

Acreage:	+/- 15 AC
Approximate density:	16 units per acre (Matches the current maximum density of 16 units per acre within General Residential) No more than 30% of total units built will be cottage style homes
Open Space within RD-2:	Minimum of 20% (In compliance with multi-family common open space requirement as designated in the Town of Irmo Code of Zoning and Land Development Regulations)
Parking:	Up to 1.25 per unit
Minimum Lot Size:	1 AC (Section 2-3.5(B)) for Apartments 4,000 sf for Single Family Detached Cottages 2,000 sf for Townhome Cottages
Lot Coverage:	25% (Section 2-3.5(B)) for Apartments
Maximum Height:	Height shall be in accordance with Section 3-1 of the Town of Irmo Code of Zoning and Land Development Regulations

Minimum Side Setback: 25' (Section 2-3.5(B)) on apartments | 20' between cottage homes
Minimum Rear Setback: 25' (Section 2-3.5(B)) on apartments | 20' on cottage homes
Minimum Front Setback: 25' (Section 2-3.5(B)) on apartments | 20' on cottage homes

Lot Width: 40' for detached cottages | 24' on average for townhome cottages
Maximum Height: 40' on all cottage product

Architecture and Landscape (RD-2)

Elevations and Floor Plans

RD-2 will include a minimum of 3 different single family cottage front elevations. There shall not be more than 2 contiguous detached homes that share the same elevation. The design of elevations visible from the street should be governed by the rules of architectural composition traditional to Southern domestic architecture. The full architectural guidelines will be memorialized within the Development Agreement.

Senior living apartment elevations will include a consistent use of architectural details and materials to ensure visual harmony. Variations in materials and color will be utilized to “break up” the elevations. Balconies will be provided so that each unit will have access to private outdoor space. Balcony railings will be aluminum.

Minimum Square Footage

Minimum square footage for cottages shall be calculated using heated/cooled living area floor square footage. This should not include any area not heated/cooled, porches, decks, screened areas, garages, carports, or basement area. Calculations should not include basement level numbers. Measurements for calculations of heated/cooled square footage should be taken from outside edge of stud wall of living area wall and should not include any veneer material, such as stone or brick

The minimum square footage of cottages shall be 1,000 square feet.

Exterior Siding Materials

Approved Materials:

- Brick, with an approved texture and color
- Stone, when used as an accent wall or as a foundation veneer
- Cement stucco, color and texture to be approved
- Horizontal wood lap siding, pattern to be approved
- Board and Batten siding with true battens
- Hardi-plank or approved equal lap siding
- Hardi-shakes or equal
- Cedar shakes
- Decorative aluminum paneling accents may be used on the apartment buildings

Non-approved Materials:

- Vinyl lap siding
- Vinyl board and batten
- Vinyl shakes
- Aluminum siding
- Logs or log siding

Roof Design for Cottages

The pitch of the main roof structure should not be less than a 6/12 pitch. Pitches for porches, breezeways and other secondary structures may be less, provided they are approved during submission of plans and specs. Contemporary roof designs or any other irregularly shaped roof designs will not be allowed on the single-family homes. All penetrations through the roof, including plumbing vents, mechanical exhaust vents, skylights, light tubes, etc. will be located on the rear roof slopes so they are not visible from the street. Any pipe penetrating the roof shall be painted to blend in with the roofing material color.

Approved Roofing Materials

- Fiberglass shingles, preferably 30 year or greater, color to be approved
- Asphalt shingles, preferably 30 year or greater, color to be approved
- Slate
- Synthetic slate Cedar shakes
- Standing seam metal

Any material used for flashing shall blend in color with either the roofing material or the siding veneer. Exposed galvanized flashing will not be used.

Fences

General guidelines for fences include:

- No double fencing is allowed along property lines.
- Fence sections must start and stop between posts. Posts must anchor the ends of fences
- Chain-link fencing and plastic fencing are not appropriate
- Paint color and stains should blend with surroundings
- Fences intended to screen utilities, propane tanks, trash/recycle bins must be at least 4 feet tall.
- Fences intended to screen cars and boats must be at least 5 feet tall and high enough to screen the car/boat from the main thoroughfare.

General Landscaping Guidelines

- Appropriate landscaping is a critical component of the overall look and feel of Water Walk. One should approach the landscaping of a residential lot similar to that demonstrated in placement, design and detailing of the house.
 - Landscape design should be ordered and well composed rather than random and scattered. Trees, shrubs, hedges, and ground cover should be massed together in appropriate groupings to make and frame outdoor living spaces and garden rooms, to reinforce the major entry, define the relationship/transition between public and private areas, and to enhance the design of the building, street and neighborhood. Emphasis should be placed on the creation of usable outdoor living space, rather than filling voids in the lot.
 - A landscape plan will be prepared by a licensed Landscape Architect for this district. The plan will demonstrate the quality and design aesthetics for the district.
 - Trees, shrubs, hedges, and ground cover should be massed together in appropriate groupings to make and frame outdoor living spaces and garden rooms, to reinforce the major entry, define the relationship/transition between public and private areas, and to enhance the design of the house, street and neighborhood. Emphasis should be placed on the creation of usable outdoor living space, rather than filling voids in the lot.
 - All property areas must be landscaped, either sodded to street and/or lake, paved or mulched. All areas adjacent to rights-of-way must be landscaped, sodded, or mulched.
 - Mulch must be organic and undyed materials such as pine needles, shredded pine bark, or pine bark chips. Dyed mulch is not permitted.
 - Decorative stone material such as crushed slate or beach pebble may be used in limited quantities.
 - Lawns must be sodded, not seeded, and extended to the street curb or lake.
-

- Common area landscape should be irrigated or receive sufficient irrigation until plants are established, typically in the first 2 growing seasons.
- Planting materials to be selected from the list of planting materials outlined in Article 14 Irmo Planting Materials within the Town of Irmo Code of Zoning and Land Development Regulations. This list is included in Exhibit A of this PDD.
- Large hardscaped areas must use varied materials, textures, colors, and scoring to minimize/break-up the visual mass.
- Landscaping service providers and contractors must be licensed and insured.

Tree and Plant Pruning:

- The owner must not trim any trees or plants/ shrubs that are within the wetlands buffer zone or perimeter buffer zone unless a tree branch is encroaching over the property line, but only to the extent the limb does not exceed 6 inches in circumference when measured from the property line. Trimming of limbs over 6 inches requires approval with certified arborist support. In such cases, the owner may trim the encroaching limb only up to the property line.

Sample Imagery of RD-2 Product Types



3. Residential District 3 (RD-3)

This district will consist of a maximum of 135 single family detached homes and/or townhomes, +/-10% with a minor plan amendment. This district will consist of lots within a more suburban residential pattern. These residences will have the space to include private yards for outdoor living opportunities such as pools, patios, etc. These homes will adhere to southeastern regional vernacular architectural styles. There will be no townhomes along the perimeter of this district. Any townhomes will be located in the interior of the district with single family detached homes on the perimeter. Townhomes in this district will comply with section "2-3.5(A) Conditional Uses for Townhomes" within the Town of Irmo Code of Zoning and Land Development Regulations. No more than 50% of the residences in the district will be townhomes. The RD-3 district may also accommodate a clubhouse and amenities such as, but not limited to, a pool, pocket park, playground and dog park. The RD-3 district will include a community association to manage the common open space areas and amenities.

Zoning similar to RG - General Residential

Acreeage:	+/- 22 AC
Approximate density:	7 units per acre (Reduced from the current maximum density of 16 units per acre within General Residential). This district will utilize the Town of Irmo's Single Family Density Bonus system.
Open Space within RD-3:	Minimum of 15% (In compliance with townhome common open space requirement as designated in the Town of Irmo Code of Zoning and Land Development Regulations)
Parking:	2.0 per unit
Minimum Lot Size:	4,000 sf for Single Family Detached 2,000 sf for Townhomes
Lot Width:	40' for detached 24' on average for townhomes
Maximum Height:	40'
Minimum Lot Depth:	NA
Minimum Side Setback:	5' for detached 20' between buildings for townhomes
Minimum Rear Setback:	20' for detached 25' for townhomes
Minimum Front Setback:	10' where homes are served by rear access alleys and 20' for front loaded homes

Architecture and Landscape (RD-3)

The “Water Walk Architectural Design Guidelines” will be included in the Development Agreement for the PDD. General architectural and landscape design requirements for the RD-3 district are outlined below. The structure and processes of the “Architecture Control Commission” for this district is outlined in section VII Exhibit A.

Elevations and Floor Plans

Water Walk will include a minimum of 10 different single family front elevations and a minimum of 8 different floor plans. The goal is to achieve variation in home design so that the neighborhood “appears” as if it is a custom built neighborhood. Combinations of different floor plans, colors and elevations will be provided to add variety. The streetscape will offer both single story homes and two-story homes to add variety in mass. Adjacent detached homes will have different elevations and floorplans and reflect color and material variation to create visual interest from the street. The design of elevations visible from the street should be governed by the rules of architectural composition traditional to Southern domestic architecture. At Least 50% of the homes will have a usable front porch. Townhomes will comply with section 7-1.12 Architectural and Design Requirements within the Town of Irmo Zoning Ordinance. The full architectural guidelines will be memorialized within the Development Agreement.

Minimum Square Footage

Minimum square footage for a home shall be calculated using heated/cooled living area floor square footage. This should not include any area not heated/cooled, porches, decks, screened areas, garages, carports, or basement area. Calculations should not include basement level numbers. Measurements for calculations of heated/cooled square footage should be taken from outside edge of stud wall of living area wall and should not include any veneer material, such as stone or brick

The minimum square footage of single-family homes shall be 1,000 square feet.

Exterior Siding Materials

Approved Materials:

- Brick, with an approved texture and color
- Stone, when used as an accent wall or as a foundation veneer
- Cement stucco, color and texture to be approved

- Horizontal wood lap siding, pattern to be approved
- Board and Batten siding with true battens
- Hardi-plank or approved equal lap siding
- Hardi-shakes or equal
- Cedar shakes

Non-approved Materials:

- Vinyl lap siding
- Vinyl board and batten
- Vinyl shakes
- Aluminum siding
- Logs or log siding

Roof Design

The pitch of the main roof structure should not be less than a 6/12 pitch. Pitches for porches, breezeways and other secondary structures may be less, provided they are approved during submission of plans and specs. Contemporary roof designs or any other irregularly shaped roof designs will not be allowed on the single-family homes. All penetrations through the roof, including plumbing vents, mechanical exhaust vents, skylights, light tubes, etc. will be located on the rear roof slopes so they are not visible from the street. Any pipe penetrating the roof shall be painted to blend in with the roofing material color.

Approved Roofing Materials

- Fiberglass shingles, preferably 30 year or greater, color to be approved
- Asphalt shingles, preferably 30 year or greater, color to be approved
- Slate
- Synthetic slate Cedar shakes
- Standing seam metal

Any material used for flashing shall blend in color with either the roofing material or the siding veneer. Exposed galvanized flashing will not be used.

Entry Doors

- Doors must be constructed of wood (painted or stained), composite, fiberglass, or steel. Doors must be consistent with buildings' character, style and setting.
- Entry doors must have a vertical orientation.
- Door openings may have a maximum width of 48 inches, not including sidelights.

- Glazed/glass door lites must match or complement window lites. Leaded, frosted, etched, or large expanses of glass without divided lites generally are not permitted.
- Full glass doors are not allowed. Three-quarters of an entry door may be glass but a fourth of the door must include a wood or similar panel at the bottom.
- Storm doors are not allowed.
- Flush glazed doors are typically not approved but are reviewed on a case-by-case basis and must have a profile depth.

Windows

- Windows must be constructed with wood (painted), anodized aluminum or vinyl clad.
- Windows must be operable casement or sash of vertical orientation. “No more squat, than square”. Wall openings must be trimmed with casing and jamb trim above sills.
- Windows should generally be of the same width in vertical secession and lined up directly above one another. Front facade windows may be no closer than one window width, nor farther than two window widths from the corners of the building.
- Windows should generally be tallest on the primary story and the same height at the same level throughout the story unless used as doors.
- Window grid patterns must be equal with a vertical orientation and reflective of the house’s architectural style and period.
- All windows must match and be consistent in appearance throughout all structures on the property.
- The window casing must be separated from the frieze by at least 6 inches. The sash style must be appropriate to that of the style of the house.
- Flush mounted windows are not permitted. Wood or masonry sills must project enough for the drip shelf.
- When necessary, repair or replace deteriorated details using materials that match the original in appearance, texture, dimensions, scale and /or color. When replacing windows, windows should match the building’s original windows in terms of style, detail, muntin (grids), profile and configurations as closely as possible.

Dormer windows

- Must be sized to fill the dormer with a minimum of 2 feet from side walls and maximum eave depth of 12 inches. The dormer must be in scale and no wider than the window plus its trim.
- The dormer must be scaled appropriately with minimal or no soffit and placed where the sill can be 6 to-8 inches above the roof line.
- Dormers may be added to an existing building when the scale of the dormer, its roof

shape, and its architectural detailing are appropriate to the scale and architectural style of the building. The new work must also be compatible with the building in terms of detailing, materials, placement, and balance. Windows must match existing windows.

Shutters

- Shutters must be operable and constructed of wood (painted or stained) or composite (solid PVC).
- Shutters should generally be paneled on the ground floor and louvered on the upper stories.
- When closed, shutters must match window openings and cover the window completely without overlapping each other on the wall surface.
- Louvered shutters must be installed with the louvers pointing in the same direction.

Exterior Architecture Lighting

- Exterior hardware and lighting to be constructed of non-plated metal.
- Porch fans with attached light fixtures must not be visible from any right-of-way that is not an alley.
- Exterior lights attached to building walls or roof eaves must be hooded and are only permitted in rear yards and mounted no higher than 14 feet from grade.
- Exterior lighting, except for tree lighting, must be pointed down.
- Exterior lighting should be respectful towards neighboring properties.

Exterior Utilities and Mechanical Equipment

- Exterior utilities or mechanical equipment include but are not limited to HVAC, electrical meters or boxes, tankless water heaters, propane tanks, generators, and satellite dishes.
- Mechanical equipment should be placed on the rear elevation. If it is necessary to place mechanical equipment in the front of the house, they must be screened by evergreen vegetation, or appropriate fencing of at least 4 feet in height.
- Electrical meters or boxes should be painted to match exterior paint color(s) or screened with evergreen vegetation to diminish visibility from the public realm.
- Satellite dishes should be placed in an inconspicuous space and screened to diminish visibility from the public realm.

Chimneys

Chimney finishes are restricted to brick, stone, cultured stone, or stucco. Exposed exterior metal chimney flues or flue caps are not allowed. Metal shrouds are allowed atop masonry chimneys.

Fences

General guidelines for fences include:

- No double fencing is allowed along property lines.
- Fence sections must start and stop between posts. Posts must anchor the ends of fences
- Chain-link fencing and plastic fencing are not appropriate
- Paint color and stains should blend with surroundings
- Fences intended to screen utilities, propane tanks, trash/recycle bins must be at least 4 feet tall.
- Fences intended to screen cars and boats must be at least 5 feet tall and high enough to screen the car/boat from the main thoroughfare.

General Landscaping Guidelines

- Appropriate landscaping is a critical component of the overall look and feel of Water Walk. One should approach the landscaping of a residential lot similar to that demonstrated in placement, design and detailing of the house.
 - Landscape design should be ordered and well composed rather than random and scattered. Trees, shrubs, hedges, and ground cover should be massed together in appropriate groupings to make and frame outdoor living spaces and garden rooms, to reinforce the major entry, define the relationship/transition between public and private areas, and to enhance the design of the house, street and neighborhood. Emphasis should be placed on the creation of usable outdoor living space, rather than filling voids in the lot.
 - A landscape plan will be prepared by a licensed Landscape Architect for this district. The plan will demonstrate the quality and design aesthetics for the district.
 - The area to be landscaped shall be 10% of the total gross lot area. This amount of land shall be devoted to landscaping, which includes hardscape elements (plazas and courtyards), trees, shrubs, and ground covers, with complementary grass, mulch, and other landscape treatment.
 - Trees, shrubs, hedges, and ground cover should be massed together in appropriate groupings to make and frame outdoor living spaces and garden rooms, to reinforce the major entry, define the relationship/transition between public and private areas, and to enhance the design of the house, street and neighborhood. Emphasis should be placed on the creation of usable outdoor living space, rather than filling voids in the lot.
 - All property areas must be landscaped, either sodded to street and/or lake, paved or mulched. All areas adjacent to rights-of-way must be landscaped, sodded, or mulched.
-

- No excessive mulched areas may be left unplanted. In general, no areas greater than 8 by 8 feet may be left unplanted.
- Street trees will be planted along all residential street right of ways. The street tree shall be a minimum of 2 in caliper and shall be spaced approximately 40 ft on center. There may be some variance to this to accommodate driveway locations.
- Each detached lot shall include a minimum of three 2" caliper trees. One of these trees shall be used as a street tree.
- Each townhome lot shall include a minimum of one 2" caliper tree.
- Mulch must be organic and undyed materials such as pine needles, shredded pine bark, or pine bark chips. Dyed mulch is not permitted.
- No large area of mulch (8 x 8 feet or larger) may be left unplanted.
- Decorative stone material such as crushed slate or beach pebble may be used in limited quantities.
- Lawns must be sodded, not seeded, and extended to the street curb or lake.
- Landscape should be irrigated or receive sufficient irrigation until plants are established, typically in the first 2 growing seasons.
- Planting materials to be selected from the list of planting materials outlined in Article 14 Irmo Planting Materials within the Town of Irmo Code of Zoning and Land Development Regulations. This list is included in Exhibit A of this PDD.
- Large hardscaped areas must use varied materials, textures, colors, and scoring to minimize/break-up the visual mass.
- Landscaping service providers and contractors must be licensed and insured.

Tree and Plant Pruning:

- The owner must not trim any trees or plants/ shrubs that are within the wetlands buffer zone or perimeter buffer zone unless a tree branch is encroaching over the property line, but only to the extent the limb does not exceed 6 inches in circumference when measured from the property line. Trimming of limbs over 6 inches requires approval with certified arborist support. In such cases, the owner may trim the encroaching limb only up to the property line.

Density Bonus (RD-3)

No more than 50% of the dwellings in this district will be townhomes. No more than 25% of the homes will have 4,000 square foot lots. At least 25% of the homes in this district will have 5,000 square foot lots or greater and at least 2,000 square feet of building area (this may include duplexes).

Bonus Type	Description	Bonus	Square Feet
		Initial Lot Size	12,500
Neighborhood Revitalization	\$1,000 contribution will be made into a trust fund managed by a CDC.	20%	2,500
Commercial Walkable Retail	For every 1% of gross, buildable land area zoned for commercial use, a 1% density bonus may be calculated Residential neighborhoods walkable to integrated shopping and retail creating “internal capture”	10%	1,250
Exterior Facade Texture and Materials	20% of front facade covered in stone or brick veneer, remainder of house substantially covered in hardiplank. If the house has a front porch the 20% stone and brick requirement to be removed.	5%	625
Rear Access Alleys/Rear Entry Garages	Lots featuring a rear access alley and rear entry garage to receive 5% density bonus.	5%	625
Minimal Repetition of Floor Plan	At least three lots skipped on same side of road before same floor plan, at least four before same elevation for 10% bonus	10%	1,250
Less Prominent Garages	Attached garages that are at or behind the primary front building line receive a 5% bonus	5%	625
HOA Maintained Amenities	Clubhouse, Swimming pool, playground, and walking trail system to be provided for 5% bonus.	5%	625
Trees and Shrubs	Additional trees above the minimum, street trees, and preserving grand trees in the overall development to earn 5%.	5%	625

Decorative Crosswalks	Provision of decorative crosswalks at major intersections	3%	375
		<u>Total Bonus</u>	<u>8,500</u>
		<u>New Minimum Lot Size</u>	<u>4,000</u>

Sample Imagery of RD-3 Product Types



Commercial District 1 (CD-1):

Overview

Approximately 13 acres of the Property will be designated for commercial use. CD-1 will front Dreher Shoals Road and will provide vehicular access into the overall master plan as represented on the concept plan. The CD-1 parcels are intended to support restaurants, retail stores, and a small boutique hotel. The restaurant and retail options will help activate the community and serve as an amenity for the residents of Irmo. CD-1 may include a boutique hotel with a rooftop patio to host visitors of Irmo. This will help to promote the natural and cultural heritage of the Town of Irmo and market the town as a tourist destination. This district will comply with the standard General Commercial (CG) zoning regulations. The allowable commercial uses in this district will comply with the “Permitted” and “Conditional Uses” for CG zoning as outlined in *“Table 1: Schedule of Permitted, Conditional, and Special Exception Uses and Off-Street Parking Requirements by Zoning District”* within the zoning ordinance. Of the total 13 acres in this district, 7.5 acres are currently zoned general commercial.

Zoning to comply with CG - General Commercial

Acreage:	+/- 13 AC
Open Space within CD-1:	In compliance with common open space requirement as designated in the Town of Irmo Code of Zoning and Land Development Regulations
Max. Retail Square Footage:	150,000 sf
Max. # of Hotel Rooms:	75 (in addition to maximum retail square footage)
Max. Building Height:	Height shall be in accordance with Section 3-1 of the Town of Irmo Code of Zoning and Land Development Regulations
Parking:	One space per 250 sf of commercial
Front Setback:	25' from a “major street - multi-lane” (In compliance with the CG zoning regulations) 40' from a “major street - two lane” (In compliance with the CG zoning regulations) 20' from a “minor street” (In compliance with the CG zoning regulations)
Side Setback:	Minimum of 3' on one side and a total of 10' for both sides (In compliance with the CG zoning regulations)
Rear Setback:	15' (In compliance with the CG zoning regulations)

Architecture and Landscape (CD-1)

The “Water Walk Architectural Design Guidelines” will be included in the Development Agreement for the PDD. General architectural and landscape design requirements for the CD-1 district are outlined below.

Design

The architectural design concept for CD-1 is that structures should be generally unobtrusive in form and color in order to complement their natural setting while fitting within the aesthetic of an evolved lakeside village.

Mass

The structure shall not be of such mass that it dominates its surroundings or adjacent development. Architectural form and detailing must be used to reduce the appearance of the mass of the structure. While height limits and setbacks are established above, upper areas of taller structures should be designed to minimize their visual appearance. Larger structures will require a greater degree of sensitivity to site location and inclusion of larger forms of landscaping.

Building Form

The eventual building form of every structure should be a carefully planned addition to the natural setting and embrace its site. Building shapes should provide interest and be compatible with neighbors. Large structures can be made to appear smaller and small structures to appear larger by the manipulation of shapes and forms, and by the effective use of canopies and porches. The roof-scape should complement the design of the structure, the natural surroundings, and neighboring designs.

Articulation

The aesthetic appearance of a structure depends greatly upon the articulation of the siding, roofing, details, fenestration, walls, and fences. Windows should be selected and located to provide for views, light, and privacy. Fenestration must be compatible with the architecture of the project and detailed with true or simulated mullions where divisions are proposed. Walls, fences, and screens should be used to provide privacy, enclose service areas and HVAC units, and to reduce the scale of large masses. Details at the soffit, fascia, base, corners, windows, and decks should have common elements that help unify the appearance. Venting or louvers at foundations and gables should be detailed using substantial materials that indicate form and depth. Shutters should be consistent from elevation to elevation as applicable and must appear

operational.

Materials and Colors

All exterior materials and colors should complement the surrounding environment. The overall exterior color scheme must be selected to be harmonious with the neighborhood and blend with the natural surroundings of the site. Colors shall not be used to cause the structure to stand out from others or their background. Consideration must be given to the compatibility of colors with those existing in the vicinity. The size of the structure and the amount of shading it will receive are also factors in the selection of colors. Trim color should be applied to windows, fascia, soffits, columns, balustrades, and pedestrian doors only. Garage doors and garage door trim should be the color of the foundation.

Suitable materials may include tabby stucco, smooth finish stucco, brick, wood, shake siding, metal (metal may be used as accent material but not primary siding material), fiber cement, and glass. Other materials may be considered but in lesser quantities. All materials should be high quality, durable materials, suitable for the environment. A variety of compatible contrasting textures should be used to provide visual interest. Single material façades are generally not appropriate. Materials should be arranged in logical fashion, lighter over heavier, and in relationship to other materials in terms of percentage, not equal or dominating. Reflective materials other than glass must be avoided. The use of wood or wood simulating materials is strongly encouraged. Roofing materials shall be wood shakes, wood shingles, fiberglass shingles, asphalt shingles, slate, tile or standing seam metal. Other roofing materials shall be held to a similar standard of quality. Roof vents and accessories should be located away from the front elevation and painted to match the roof color.

Landscape

The landscape, the site's existing and new vegetation, plays an essential role in creating the CD-1 Character. Its design and maintenance must therefore be given prominent attention. Great care will be taken to preserve a variety of existing native trees and shrubs and minimize environmental impacts from development. Landscaping will follow the Town of Irmo Landscape code requirements. Street trees will be planted along all commercial street right of ways. The street tree shall be a minimum of 2 in caliper and shall be spaced appropriately for the neighborhood where they are located. There may be some variance to this to accommodate driveway locations.

Tree removal and replacement requirements are established in Section 4-6.7 of the Town of Irmo Code of Zoning and Land Development Regulations. While these minimum requirements

must be adhered to, there are additional aesthetic considerations that must also be implemented when a tree removal or landscape plan is submitted. These include:

- Protecting significant or specimen trees where possible
- Preserving smaller understory trees and shrubs
- Requiring larger size replacement trees or additional trees depending on the size and number of existing specimen trees removed or relationship to building mass and height
- Selection of particular species of replacement trees within a required category for screening or visual effect
- Trees over 16 inches in diameter are to be pruned of dead wood, fertilized, and protected by temporary fencing and hardwood mulch at the base of the tree during construction.
- The owner must not trim any trees or plants/ shrubs that are within the wetlands buffer zone or perimeter buffer zone unless a tree branch is encroaching over the property line, but only to the extent the limb does not exceed 6 inches in circumference when measured from the property line. Trimming of limbs over 6 inches requires approval with certified arborist support. In such cases, the owner may trim the encroaching limb only up to the property line.

Shrubs must be selected to complement the natural setting, provide visual interest, and screen less desirable elements of the project. The species used must take into consideration the site's growing conditions and existing vegetation types. While a variety of species is desirable for texture and color, emphasis must be given to overall order and continuity of the landscape plan. Seasonal availability and the planting time period also need to be considered. A variety of sizes is desirable to create a "layered" appearance for visual interest and a sense of depth. Placement of shrubs must also take into account the location of existing mature trees so as not to damage tree roots. Proper spacing and location are required to allow for plants to reach their mature size and natural shape while avoiding excessive or unnatural pruning.

Groundcover plants should generally be a limited part of the landscape plan. When used, evergreen species with low maintenance needs are to be selected. Large, grassed lawn areas encompassing a major portion of the site are to be avoided unless for the use of a public park. Grass is appropriate as borders or around entrances and other focal points; grass should always be planted at least a mower's width away from the base of existing trees. Pine straw or other mulch should be used to stabilize areas and control weed growth.

Permitted Uses (CD-1)

Allowable Uses	Parking Standards
Small scale food production	1.0 per 350 s.f. GFA
Furniture and home furnishings stores	1.0 per 350 s.f. GFA
Electronics and appliance stores	1.0 per 350 s.f. GFA
Building material and garden equipment supplies	1.0 per 350 s.f. GFA
Nursery or garden center	1.0 per 350 s.f. GFA
Food and beverage stores	1.0 per 350 s.f. GFA
Farmers markets	1.0 per 350 gross parcel area
Health and personal care stores	1.0 per 350 s.f. GFA
Pharmacies and drug stores	1.0 per 350 s.f. GFA
Clothing and clothing accessories stores	1.0 per 350 s.f. GFA
Sporting goods, Hobby, book, and music stores	1.0 per 350 s.f. GFA
Libraries	1.0 per 350 s.f. GFA
Monetary authorities - central bank	1.0 per 350 s.f. GFA
Credit intermediation	1.0 per 350 s.f. GFA
Securities, commodity contracts, and other financial investment and related activities	1.0 per 350 s.f. GFA
Insurance carriers and related activities	1.0 per 350 s.f. GFA
Funds, trusts, and other financial vehicles	1.0 per 350 s.f. GFA
General merchandise stores	1.0 per 350 s.f. GFA
Miscellaneous store retailers	1.0 per 350 s.f. GFA
Used merchandise stores	1.0 per 350 s.f. GFA
ATM machines	

Real estate	1.0 per 350 s.f. GFA
Professional, scientific, and technical services	1.0 per 350 s.f. GFA
Tax return preparation services	1.0 per 350 s.f. GFA
Management of companies and enterprises	1.0 per 750 s.f. GFA
Accommodations	1.0 per rental unit
Food services and drinking places	1.0 per 125 s.f. GFA
Drive-in restaurants	1.0 per 150 s.f. GFA
Restaurants and other eating places - excluding drive-ins	1.0 per 125 s.f. GFA
Bars and drinking places (alcohol)	1.0 per 125 s.f. GFA
Barber shop	2.5 per chair or basin
Beauty shop	2.5 per chair or basin
Nail salon	2.5 per chair or basin

Sample Imagery of CD-1 Buildings



V. Phasing

It is anticipated that Water Walk will be developed over 5 to 10 years and that construction will begin in Q4 of 2025. The remaining portion of the phasing is subject to change or shift and is based on this start date. The below table illustrates how phases could commence.

Phase I	Begin construction Q4 2025 (RD-1 and RD-3)
Phase II	Begin construction Q1 2026 (CD-1)
Phase III	Begin construction Q1 2026 (RD-2)

*Phasing may change based on market demand or conditions.

VI. Necessity of the Project to the Community

Water Walk will create long-standing and much-needed economic development, housing, job creation, recreation, tourism, and quality of life for the Irmo community. As the master developer it is our responsibility to foster the development of an attractive community, preserve the natural and cultural heritage of Irmo, and create a place that can be enjoyed by both residents and visitors. Water Walk has been carefully planned to be in harmony with the Town of Irmo's Comprehensive Plan. Water Walk owners believe economic success will be ensured by the variety associated with the exceptional recreational and multigenerational neighborhood features. Economic success will lead to a greatly increased tax base and an expanded job market for the Town of Irmo. Water Walk will serve as a model for exceptional development that can be pointed to for future developers in the region.

VII. Exhibits

ARCHITECTURAL DESIGN GUIDELINES

For

Water Walk

- I. Introduction**
- II. Architectural Control Committee**
- III. Design Review Process**
- IV. Submittal Package**
- V. General Design Requirements**

I. Introduction

This document has been prepared by Material Capital Partners (the “Declarant”) for promoting the development of a residential subdivision known as Water Walk (“The Development”).

The standards of design expressed in this document are intended to describe our vision for the development through guidelines and procedures that are clearly outlined and informative. It is the intent of Declarant to expedite the approval and building processes while ensuring that all submittals are harmonious with and not of compromise to the commitment of quality of the subdivision. It is also the intent of the Developers to protect the unique natural features of the development during the building process and long afterward. With this in mind, we may review and revise the “General Design Requirements” in Section V, as need arises, to facilitate changing conditions.

These Design Guidelines are a supplement to the Water Walk Development Agreement. Any revisions to these Design Guidelines require written approval from the Irmo Town Administrator.

II. Architectural Control Committee (ACC)

It is the mission of the ACC to see that the standards as set forth by the Developers are met or exceeded in all respects in regard to the Design Guidelines to assure an attractive, compatible, and aesthetically pleasing community, to protect the property values of all owners and to protect the visual integrity of the community.

The Architectural Control Committee (ACC) shall contain three members to be appointed by the Declarant. The Declarant may assign its right to appoint members of the ACC to the successor in title to the Property or to the Association. In the event that the right to appoint members to the ACC is assigned to the Association, such members shall be appointed for one (1) year terms by a majority vote of the Board of Directors of the Association.

The ACC shall have the following responsibilities:

1. Review and evaluate each set of plans and specifications submitted by an owner for adherence to the Design Guidelines.
2. Approve all new construction and exterior remodeling or additions.
3. Monitor the construction in order to ensure compliance with the Design Guidelines.
4. Interpret the Design Guidelines when at the request of an Owner.

5. Approve all new construction and modifications to existing structures, including but not limited to fences, walls, exterior painting, material replacements, play structures, walkways, driveways, paving, pavers, tree removal, and landscaping.
6. Coordinate with the Town of Irmo to ensure compliance with this PDD in regards to achieving variety in architecture in each neighborhood.

Design and submittal approval do not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans. In addition, decisions by the ACC do not assure approval by any governmental agencies or compliance with governing codes or regulations. Owners are responsible for obtaining or ensuring that they or their agent obtains all information necessary for code compliance before commencement of construction. Furthermore, the ACC encourages a consultation meeting between the Designer, Architect, Owner, and Builder and the governing municipality departments before undertaking preliminary design or construction, so that everyone involved has access to the latest version of applicable ordinances and codes. Each entity involved should understand its role in the design/construction process, the rules and regulations that affect the process, and the relationship of their position with the project at hand. It is not the role or responsibility of the ACC to educate, monitor or ensure compliance with local codes or regulations. Neither the Declarant, the Homeowners Association, the ACC, nor any of the members shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved plans for construction on or modifications to any home site.

III. The Design Review Process

When a complete package, as described below under the section “submittals”, is handed over to the ACC, the review process begins. The ACC shall have a time period not to exceed sixty (60) days from the documented date of submittal, to make a decision as to whether the project is approved, approved with stipulations, or disapproved, and to deliver this decision back to the Owner or his agent. If approval is not granted the first time, then the process will start over again. Altered package will be re-submitted to the ACC, dated with the new date, and rereviewed within the time period not to exceed fourteen days from the new date. Every effort will be made by the ACC to review plans and specifications as quickly as possible, but the ACC cannot be held liable for delays or penalties incurred by the Owner or his agents due to the review process timeline.

All documents submitted for review will be considered for approval by the ACC. The decision that the ACC makes regarding approval or disapproval shall be based upon the materials conformity to the Design Guidelines. It is important to note that these opinions regarding compliance are subjective and are subject to vary as committee members are replaced over time. Also, it is important to note that final decisions of the ACC may be based on purely aesthetic considerations. The ACC has the right to make the decision for approval or disapproval based on aesthetics to assure an attractive, compatible, and pleasing community.

From time to time, the Design Guidelines or existing site conditions may impose an undue hardship that may inhibit construction on a particular home site. In such case, the applicant may request a variance in writing to the ACC. The ACC may grant or deny the variance request on a case-by-case basis. Any variance or exception to the Design Guidelines granted is unique and do not set any precedent for future decisions of the ACC. No variance is considered to be valid unless in approval in writing is obtained from the ACC.

After all material has been submitted to the ACC for review, then the ACC will have sixty (60) days to review the submittal. At the end of this period the ACC will make a judgment as to whether the plans, specifications, and other submittal material complies with the Design Guidelines as provided at the time of submission. The Owner or the Owner's agent responsible for the submittal will be notified as to whether the plans are:

A. Approval as Submitted

Plans, specifications, and other submittal material have been reviewed, deemed adequate, and approved as submitted to the ACC. All necessary requirements as stated in the Design Guidelines have been met, The Owner will receive written notification of the approval and, as far as the ACC is concerned, construction work can begin. Note that the applicant still has the responsibility to obtain ALL necessary permits and approvals for any project from the local authorities and departments regulating construction. The ACC and the local governing bodies concerned have separate and independent processes and approval from one does not grant approval from the others.

B. Approval With Stipulations

Plans, specifications, and other submittal material have been reviewed but found not to be in compliance with the Design Guidelines. Submittal material will be returned as stipulated to the Owner or the Owner's agent, along with recommendations from the ACC as to how compliance can be met. At this time the Owner has the choice to:

1. Accept and adopt the stipulations placed on the submittal by the ACC. If the Owner does agree to the stipulations, then the stipulations become part of the submittal material and the submittal becomes compliant and is approved. The Owner will be notified in writing of the approval and, as far as the ACC is concerned, construction work can begin. Note conditions for permitting, etc. as listed above in prior section.
2. Not accept the stipulations placed on the submittal by the ACC that would bring the submittal into compliance as noted. At this point, the Owner can make changes to the design and/or materials to be used, and submit the modified plans, specifications, and other submittal material to the ACC for review. The ACC will proceed with the review process and determine if the new submittal is in compliance with the Design Guidelines as presented. A decision will be made by the ACC concerning Approval, Approval with Stipulations, or Denial.
3. Withdraw from the review process. Any material, including plans and specifications submitted, will be retained by the ACC for its records.

C. Denied as Submitted

Plans and specifications as submitted are deemed not to be in compliance with the Design Guidelines, or just not to be appropriate for construction and are denied approval from the ACC. Qualification for the decision by the ACC will be presented in writing to the Owner making the submittal, and suggestions will be provided to the Owner concerning the proposed design. The ACC will advise the Owner on possibilities of means to bring the submittal into compliance, but the responsibility for the design belongs to the Owner. No construction work will begin without written approval from the ACC.

IV. Submittal Package

Submittal package shall include a signed acknowledgement from the builder and the owner that they have read and are familiar with the ACC Guidelines along with two complete sets of plans to be used for construction or improvement. After approval one set will be returned to the Owner and one set will be retained by the ACC and becomes the property of the ACC, to be kept on file as part of the submittal package and to be used as a check to ensure that work is being performed as submitted. If any changes are made to the submitted plans during the construction process, then the Owner must make a submittal change request to the ACC. This request would become part of the submittal package and kept on file by the ACC. The set of plans retained by the ACC, upon either approval or denial of approval, are to be kept by and become the property of the ACC.

The following documents are required in a set of plans submitted for the Design Review process to make plans complete:

- A. Floor Plans
- B. Exterior Elevations (front elevations required on all submittals. Rear and side elevations required only when fronting a street or alley)
- C. Material Sample Submittals (digital samples accepted)
- D. Exterior finish schedule
 - 1. Paint colors for siding, trim, and shutters
 - 2. Stone or brick color and pattern

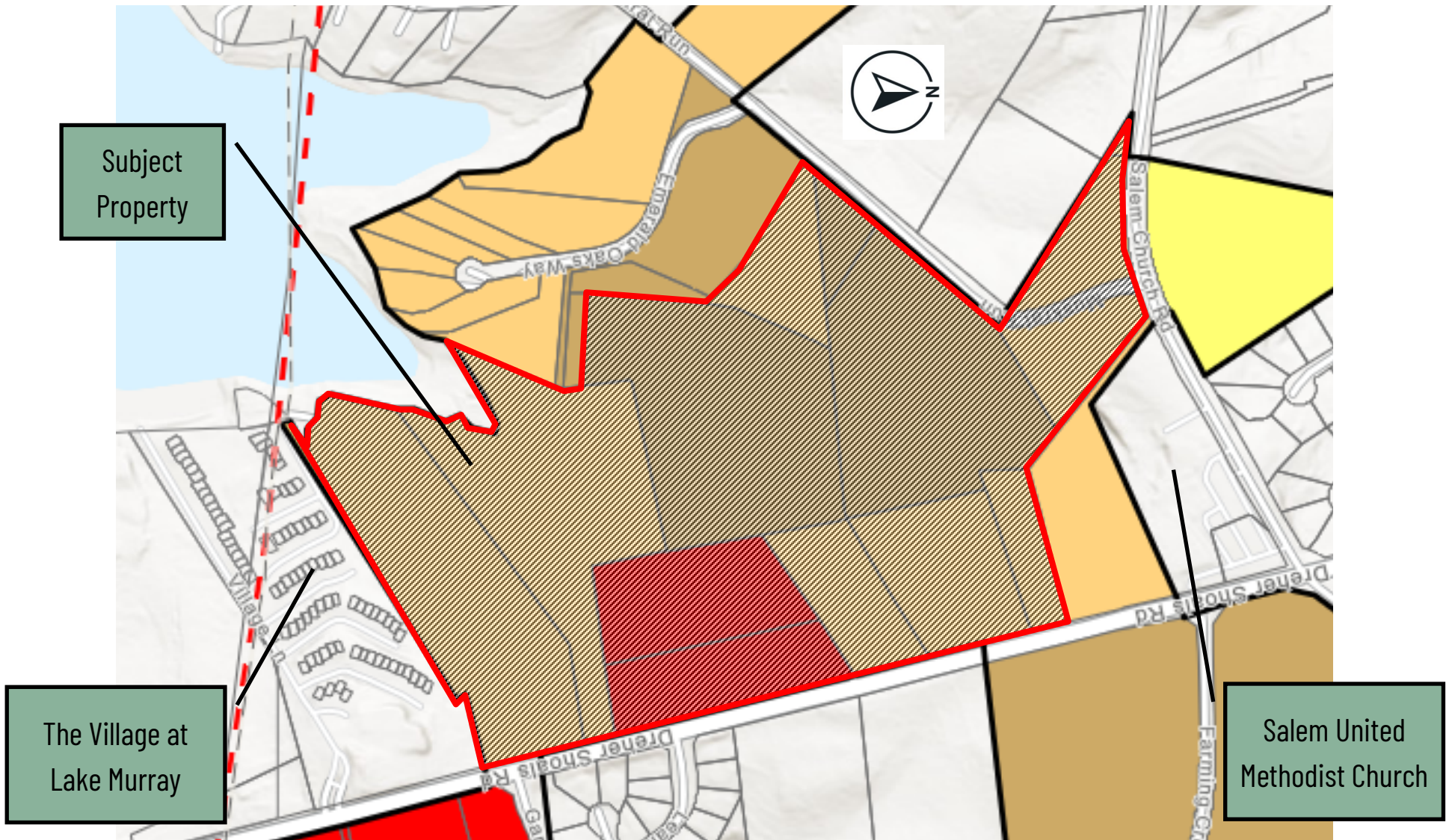
V. General Design Requirements

[Insert architectural design guidelines outlined in section IV for each district]

Water Walk Rezoning, Ordinance 24 - 12

Planning Commission | August 12, 2024

Town Council | August 20, 2024 & September 17, 2024



Zoning Application

[Print](#)**Submitted by:****Submitted On:** 2024-08-07 15:35:36**Submission IP:** (73.121.156.90)
proxy-IP (raw-IP)**Status:** Open**Priority:** Normal**Assigned To:** Karley Lever**Due Date:** Open**Attachments**

- [FINAL Water Walk Narrative 8.7.24.docx](#) - 2024-08-07 03:35:37 pm
- [21 Lake Murray Bubble Plan 071524.pdf](#) - 2024-08-07 03:35:36 pm

**FORMS & APPLICATIONS**

7300 Woodrow Street, Irmo, SC 29063

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

Zoning Application

Please complete the application and submit the required supporting documentation. If the applicant is not the owner(s), the owner(s) must complete and sign the [Designated Agent](#) form. Failure to submit the required documentation will delay your application.

Submit a digital and hardcopy site plan, and any additional materials (i.e. photographs, elevation drawing with dimensions, or renderings).

NOTE: A registered land surveyor, landscape architect, or engineer must design the site plan.

Site plan requirements:

- no longer than 24" x 36"
- show scale
- tax map number
- the property owner/developer's information
- date
- vicinity map

- north arrow
- property shape and dimensions
- landscaping
- buffering
- location and size of existing and/or proposed structures, and drives

Reminder: Failure to submit the required documentation will delay your application.

Questions can be emailed to [Business Licensing & Zoning](#).

. . .

APPLICANT INFORMATION

Applicant Name:

Address:

Roberts Properties

6825 N. Trenholm Rd. Columbia, SC 29206

Phone:

Email:

803-546-7088

arnolddroberts@gmail.com

Relationship to Property Owner:

- Same
 Lessee/Business Owner
 Contractor
 Other

If other, please describe below:

Property is under contract

DESIGNATED AGENT

Complete if applicable

If the applicant is not the owner(s), the owner(s) must complete and sign the [Designated Agent](#) form. Download and complete the Designated Agent form and upload it below.

Designated Agent Form: [DOWNLOAD](#)

Upload Designated Agent Form Here:

Choose File No file chosen

PROPERTY INFORMATION

Check one:

- Assign Zoning Designation
 Zoning Text Amendment Request
 Re-Zoning Request

If other, please describe:

Current Zoning District:

Current Zoning District:

RG, GA, CG

Tax Map Number:

R03201-01-06 R03201-01-02 R03202-01-06 R03202-01-07 R03202-01-05 R03203-02-04 R03202-01-11 R03203-02-05 R03202-01-03
R03202-01-15 R03202-01-01

Property Address:

3001 Dreher Shoals Rd, Irmo, SC 29063

Current property use:

Residential Commercial Industrial Vacant

Area (sq ft)/acre of proposed project:

65

If a Zoning Text Amendment Request, what use and/or language should be added/removed from the ordinance?

If a Re-Zoning Request, what is the recommended zone for the property?

RS RG CO CN CG LM FA MD

If a Zoning Designation, what is the recommended zone for the property?

RS RG CO CN CG LM FA MD

Describe in detail the reason for your request:

We are proposing the rezone of 65 acres on SC-6 to create a mixed-use, multigenerational community that includes single family homes, senior living, restaurants, retail, and a boutique hotel.

How does the proposed/zoning designation compliment with the surrounding area?

The surrounding areas are residential and religous in nature. Adjacent parcels will be kept residential and any commercial uses will be internal to the site.

SUPPORTING DOCUMENTATION

Required for rezoning/zoning designation

Plat:

No file chosen

Scaled Site Plan:

No file chosen

For new improvements

Applicable permits/approvals:

No file chosen

Photographs:

No file chosen

Elevation drawings w/ dimensions:

No file chosen

Renderings:

No file chosen

Other:

No file chosen

Other:

No file chosen

Indicate the applicable supportive documentation:

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

. . .

I attest to the best of my knowledge the information and attachment(s) provided are accurate. The proposed activity does not contradict any restrictions and covenants. ***By typing my name below, I understand and agree that this form of electronic signature has the same legal force and effect as a manual signature.***

*** First & Last Name**

*** Today's Date**

David Craig

08/07/2024

Type your first & last name

Format: MM/DD/YYYY