

**IRMO PLANNING COMMISSION
MEETING MINUTES
Monday, May 2, 2022**

MEMBERS PRESENT

Walter Lindler, Chairman
Clint Scoville
Ed Wadelington, Vice-Chairman
Michelle Carpenter
Judy Deloach
Robert Cox
Joseph Murphy

MEMBERS ABSENT

OTHERS PRESENT

Makayla Moore, Zoning Clerk
Courtney Dennis, Town Administrator
Rodney Tucker, Assistant Town Administrator

CALL TO ORDER:

The Irmo Planning Commission held a regular meeting on Monday, May5, 2022, in the Irmo Municipal Building located at 7300 Woodrow St, Irmo, SC 29063. Walter Lindler called the meeting to order at 6:00 p.m.

APPROVAL OF AGENDA:

INVOCATION

The invocation was given by Walter Lindler.

APPROVAL OF MINUTES

Ed Wadelington made a motion to approve the April4, 2022 minutes and Michelle Carpenter seconded it. The vote to approve the minutes was unanimous.

NEW BUSINESS

A. PUBLIC HEARINGS:

*1. Rezoning Request Applicant/Developer: Peter Caye, III, Managing Partner (Giddings Group)
Property TMS/Location: R03203-03-01 (Located at the corner of Farming Creek Road and
Dreher Shoals Road)*

Peter Caye presented his proposal on the rezoning.

Walter Lindler made a motion to rezone TMS R03203-03-01 from Fringe Agriculture to Single Family Residential. Ed Wadelington made the first motion and Michelle Carpenter seconded it. The vote to approve the rezoning was four in favor with Robert Cox and Clint Scoville voting against.

*2. Zoning Designation Assignment Applicant: Town of Irmo Property TMS/Location: R03207-01-25
(Located at 33 Busch Oaks Court) Property Owner: Georgia Busch Attachment D: Proposed Zoning
Designation Map*

Michelle Carpenter made a motion for the zoning destination of property TMS R03207-01-25 to be Fringe Argicultural. Joseph Murphy seconded it. The vote to approve was unanimous.

3. Request to Approve for Adoption of the Town's Official Zoning Map Applicant: Town of Irmo

The commission tabled the adoption of the town's official zoning map to the next meeting.

B. STAFF REPORT

Courtney Dennis gave a review of the following projects:

1. Projects under Review:

- A. Mighty Wash (Car Wash) R04000-02-02 off Broad River Road Status: Waiting on SCDOT Encroachment Permit
- B. Modwash: 102 Harban Court (002797-01-019) Status: Reviewing site plan for compliance and Town Sign Permit Extra Storage (Same developer proposing to subdivide 002797-01-019 to create the self-storage facility) Status: Awaiting a revised site plan, zoning permit for the demolition of the existing building, and Town Sign Permit.
- C. Extra Storage: Off Harban Court (002797-01-019) Status: Reviewing site plan for compliance and Town Sign Permit Extra Storage (Same developer proposing to subdivide 002797-01-019 to create the self-storage facility) Status: Awaiting a revised site plan, and Town Sign Permit.

- D. Murray Landing Outparcel 001800-01-050 (parcel adjacent to the Publix off N. Lake & Irmo Driver) Status: Waiting on the platted easement, sewer capacity letter, revising site plan, landscaping plan, and updated stormwater permit.
- E. Cassell Brothers 10042 Broad River Road (R04007-02-09) Project: Large Storage Building Status: Reviewed site plan. The project requires a land disturbance permit from Richland County to approve construction.
- F. Plat Subdivision Review (R03300-03-07 off Koon Road) Project: Subdividing 5-acre tract from parent tract for sale Status: Approved

VI. ACKNOWLEDGMENT OF GUESTS

Mike Lowes is a citizen who is against the rezoning of TMS R03203-03-01. He is concerned about the traffic and the infrastructure. He also raised concerns about the town's lack of transparency.

Todd Gibson is a citizen who is against the rezoning of TMS R03203-03-01. He is concerned about the traffic.

Scott Butler is a citizen who is against the rezoning of TMS R03203-03-01. He wanted the planning commission to consider zoning the property Single Family Residential.

Michelle Busch is a citizen who is against the rezoning of TMS R03203-03-01. She is concerned about the traffic off Farming Creek Road.

Kelly Busch is a citizen who is against the rezoning of TMS R03203-03-01. He asked that the planning commission consider a different zoning.

Kelsey Busch is a citizen who is against the rezoning of TMS R03203-03-01. She asked that the planning commission consider a different zoning.

Bob Fuller presented his proposal on the rezoning.

Courtney Dennis read the emails of citizens that couldn't attend the meeting.

VII. COMMISSIONERS REQUESTS/COMMENTS

None

AJOURNMENT:

There being no further business, Walter Lindler made a motion to adjourn, and Michelle Carpenter seconded it. The vote for approval was unanimous. Therefore, the meeting was adjourned at 7:25p.m.

ATTEST:

A handwritten signature in blue ink, consisting of a large, stylized letter 'P' with a horizontal line extending from its base.

Zoning Clerk/Designee

A handwritten signature in blue ink, reading 'Walter Lindler' in a cursive script.

Walter Lindler