

IRMO PLANNING COMMISSION
MEETING MINUTES
Monday, August 1, 2022

MEMBERS PRESENT

Edward Wadelington – Vice Chair
Michelle Carpenter
Clint Scoville
Judy Deloach
Joseph Murphy

MEMBERS ABSENT

Walter Lindler – Chair
Robert Cox

OTHERS PRESENT

Courtney Dennis, Town Administrator
Rodney Tucker, Assistant Town Administrator
Karley Lever – Zoning Clerk

“The agenda was published and posted on July 29, 2022, to meet FOIA requirements.”

I. CALL TO ORDER:

The Irmo Planning Commission held a regular meeting on Monday, August 1, 2022, in the Irmo Municipal Building located at 7300 Woodrow St, Irmo, SC 29063. Ed Wadelington called the meeting to order at 6:00 p.m.

II. APPROVAL OF AGENDA:

Joseph Murphy made a motion to approve the agenda, and Clint Scoville seconded it. The vote to approve the agenda passed 5-0.

III. INVOCATION

The invocation was given by Clint Scoville.

IV. APPROVAL OF MINUTES

Joseph Murphy made a motion to approve the July 11, 2022, minutes and Michelle Carpenter seconded it. The vote to approve the minutes was unanimous 5-0.

V. ELECTION OF SECRETARY

Town Administrator Courtney Dennis explained to the commission that the previous Secretary, Makayla Moore was no longer employed with the Town, and they would need to appoint a new Secretary for the Commission. Town Administrator Courtney Dennis recommended Karley Lever, the Town’s newly hired Zoning Clerk, to fill this role. Michelle Carpenter made a motion to appoint Karley Lever as Secretary, Joseph Murphy seconded the motion. The vote to appoint Karley Lever as the Secretary was unanimous 5-0.

VI. NEW BUSINESS

A. PUBLIC HEARINGS:

1. Zoning Designation Assignment

Applicant: MPG Arden

Property TMS/Location: R03303-02-01 (1191 Dutch Fork Road)
Property Owner: St. Andrews Road Church of Christ
Attachment: Proposed Zoning Designation Map

Staff Notes: MPG Arden is requesting to assign CG (General Commercial) and RS (Residential Single-Family) zonings to properties owned by Michael Bull et al [R03302-01-01] and Betty Jaco [R03303-02-02]. The Bull Family and Betty Jaco has consented to the zoning request. The requests will be consistent with the General Commercial and Residential Single-Family Districts. MPG Arden with the Bull Family and Betty Jaco petitioned the Town of Irmo to be annexed. Town Council accepted the annexations on Tuesday, July 19 at its regularly scheduled meeting. Assigning a zoning classification is also part of the annexation process. Simply, the Town must designate the appropriate zoning for newly annexed properties.

Assistant Administrator Rodney Tucker gave an update to this proposal and mentioned that this is part of a multi-annexation request that has been approved by Town Council. Mr. Tucker explained that the back portion of this proposal (R03302-01-01) is requesting a MD (Mixed-Use) designation for a larger residential project and the front area that includes R03303-02-01 will be part of a proposed commercial development and is requesting a CG (General Commercial) designation.

Michelle Carpenter asked Mr. Tucker if any traffic studies have been done. Mr. Tucker explained that once a project submission is made, SCDOT may require a traffic study. Mr. Tucker showed the commission a preliminary sketch provided by the developers that contained a traffic light that is proposed in the front of the development.

Ed Wadelington asked if there was any public comment on this item. No comments were made.

Clint Scoville made a motion to approve as presented. Joseph Murphy seconded the motion. The vote was approved unanimously 5-0.

2. **Rezoning Request**

Applicant/Developer: Brannon Graybill, Principal (The Graybill Company)

Property TMS/Location: R03203-03-01 (Located at the corner of Farming Creek Road and Dreher Shoals Road)

Property Owner: Michael Green dba Green Acres West, Inc.

Staff Notes: Mr. Brannon Graybill with The Graybill Company is representing his zoning request to rezone approximately 8.94 acres of R03203-03-01. Mr. Green, the owner, consents to the rezoning request. The property is currently zoned Fringe Agricultural (FA). Mr. Graybill is seeking Office Commercial (CO) zoning for a self-storage facility and up to three commercial developments off Dreher Shoals Road. Section 2-3.4 Conditional Uses for Mini-Warehouses and Self-Storage Units limits the size of self-storage facilities to 4 acres. Currently, the property is +/- 30 acres. If the rezoning request is successful, the developer will subdivide the approximate 8.94 acres out of the parent tract.

Mr. Tucker gave an update on this proposal and mentioned that the Commission has heard a request from this developer in the past for a CG designation on this property which was shot down by Town Council. Mr. Tucker stated that this request is for CO and has restrictions within that zoning designation that include being closed by 9pm.

Brannon Graybill was present and spoke with the commission on the proposed development. Mr. Graybill explained that they are looking to develop storage units on a larger tract of this property and that smaller outparcels will possibly include office space. Mr. Graybill mentioned that he is working with a local architect to help with the design and to keep the surrounding aesthetic look similar in his design.

Michelle Carpenter asked the developer about the potential entrance locations. Mr. Graybill has been in contact with SCDOT with their conceptual but have not been given any approvals for curb cuts at this time. He mentioned that SCDOT will possibly require them to have a traffic study. Mr. Graybill mentioned that they will potentially steer all of their traffic towards the traffic light.

Ed Wadelington asked for any public comment.

Kelly Busch (45 Busch Oaks Court) spoke in opposition to the CO designation and suggested that the commission consider CN for this parcel. Mr. Busch mentioned that the surrounding area is fringe agriculture and residential. Mr. Busch called the change from FA to CO a drastic change.

During the public comment, Michelle Carpenter requested a definition of the zoning designation. Ed Wadelington provided her a copy.

Bill Gilbert (1348 Farming Creek Road) spoke in opposition to the storage units. Mr. Gilbert mentioned that he would prefer residential zoning for this parcel.

Ed Wadelington asked for any additional comments. No more public comments were made.

Ed Wadelington asked for any comments from the commission. Joseph Murphy read the definition of CN from the zoning manual and had concerns of it being CO or residential.

Ed Wadelington asked for a motion. Joseph Murphy made a motion to approve as presented. Clint Scoville seconded the motion. The vote was approved unanimously 5-0.

3. Zoning Amendment Request – Article 5 Sign Regulations

Applicant/Developer: Town of Irmo

Staff Notes: As a result of our zoning ordinance review, we are noting errors, omissions, vague language, and adding appropriate standards.

Mr. Tucker informed the commission that this request along with items 4-7 are not finalized by staff with the recommended language. Mr. Tucker asked for these items to be deferred to the next meeting.

Michelle Carpenter made a motion to defer items 3-7 to the next Planning Commission meeting on September 12, 2022. Joseph Murphy seconded the motion. The vote to defer the items was approved 5-0.

DEFERRED

4. Zoning Amendment Request (Change) – Section 2-2 Use of Table 1

Applicant/Developer: Town of Irmo

Staff Notes: As a result of our zoning ordinance review, we are noting errors, omissions, vague language, and adding appropriate standards.

DEFERRED

5. Zoning Amendment Request – Section 12-5 Amendment

Applicant: Town of Irmo

Staff Notes: As a result of our zoning ordinance review, we are noting errors, omissions, vague language, and adding appropriate standards.

DEFERRED

6. Zoning Amendment Request – Section 3-10 Visibility at Intersections

Applicant: Town of Irmo

Staff Notes: As a result of our zoning ordinance review, we are noting errors, omissions, vague language, and adding appropriate standards.

DEFERRED

7. Zoning Amendment Request – Section 6-1.3(K) Design Standards

Applicant/Developer: Town of Irmo

Staff Notes: As a result of our zoning ordinance review, we are noting errors, omissions, vague language, and adding appropriate standards.

VII. ACKNOWLEDGEMENT OF GUESTS

There were no guests in the audience.

VIII. COMMISSIONERS REQUESTS / COMMENTS

No comments were made.


IX. ADJOURNMENT

There being no further business, Michelle Carpenter made a motion to adjourn, and Clint Scoville seconded the motion. Ed Wadelington called for a vote which passed unanimously 5-0 to adjourn at 6:42pm.

ATTEST:



Zoning Clerk / Designee



Chair

