

TOWN OF IRMO PLANNING COMMISSION

Agenda

Monday, August 1, 2022, at 6:00 p.m.
Municipal Building, Council Chambers/Courtroom
7300 Woodrow Street | Phone: 803.781.7050

In compliance with the FOIA, a copy of the agenda was provided to the local news media and persons requesting information.

- I. Call to Order
- II. Approval of Agenda
- III. Invocation
- IV. Minutes Approval: July 11, 2022
- V. Election of Secretary
- 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.

ACTION CONSIDERATION: Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

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.

ACTION CONSIDERATION: Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

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.

ACTION CONSIDERATION: Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

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.

ACTION CONSIDERATION: Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

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.

ACTION CONSIDERATION: Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

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.

ACTION CONSIDERATION: Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

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.

ACTION CONSIDERATION: Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

VII. Acknowledgement of Guests

VIII. Commissioners Requests/Comments

IX. Adjournment