



THE TOWN OF  
*Irmo*  
GATEWAY TO LAKE MURRAY

**PUBLIC HEARING – TO RECEIVE COMMENTS ON ORDINANCE 22-18 TO ANNEX TMS# R03207-01-22 (5.1 ACRES OWNED BY JONNATHAN L. PRIESTINO)**

**PUBLIC HEARING – TO RECEIVE COMMENTS ON ORDINANCE 22-19 TO ANNEX TMS# R03302-01-01 (+/- 23 ACRES OWNED BY MICHEAL BULL), R03303-02-01 (+/- .96 ACRES OWNED BY ST. ANDREWS ROAD CHURCH OF CHRIST) & R0330-02-02 (+/- 1 ACRE OWNED BY BETTY JACO)**

**TOWN COUNCIL MEETING – WILL FOLLOW THE PUBLIC HEARINGS**

July 19, 2022 @ 7:00pm

Irmo Municipal Building – 7300 Woodrow Street, Irmo, South Carolina

Live streaming will be available from our YouTube channel at:

<https://www.youtube.com/c/TownofIrmo>

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## **AGENDA**

- I. Call to Order
- II. Pledge of Allegiance
- III. Invocation
- IV. Reading of Minutes – June 21, 2022
- V. Report of Standing

A. Administrative Briefing

B. New In-Town Businesses

Southern Styles Hair Studios – 7522 Irmo Drive Suite 2

K. Chaimyne Photography – 321 Upton Grey Road

Prudential – 7421 College Street Suite 101

Columbia Lactation Care LLC – 800 Columbiana Drive Suite 116

Tantalizing Vixten – 113 Boulters Lock Road

El Charro Cantine & Cocina LLC – 1100 Dutch Fork Road



VI. Amendments to the Agenda

VII. Consideration of Communication

- A. Recognition of Jersey Mike's Subs as the July 2022 Small Business of the Month.
- B. Recognition of the Lexington Medical Irmo Okra Strut Scholarship recipients: Sullivan French (Dutch Fork HS) & Hudson Floyd-Evans (Irmo HS)
- C. Community Connections:
  - 1. National Night Out August 2, 2022
- D. Artist of the Month: Jana Grace

VIII. Presentation by Citizens (Agenda Items IX and X only)

IX. **UNFINISHED BUSINESS**

- A. **SECOND AND FINAL READING of Ordinance 22-18** to annex TMS# R03207-01-22 (+/- 5.1 acres) owned by Jonnathan L. Priestino located at 1342 Farming Creek Road into the Town Limits (Staff). Staff has received a petition from the property owner to annex into the town. The property is contiguous to the town limits.
- B. **SECOND AND FINAL READING of Ordinance 22-19** to annex TMS# R03302-01-01 (Michael Bull +/- 23 acres), R03303-02-01 (St. Andrews Rd. Church of Christ +/- .96 acres) & R03303-02-02 (Betty E. Jaco +/- 1 acre) located at 1181 & 1191 Dutch Fork Road into the Town Limits (Staff). Staff has received a petition by MPG Arden, LLC. on behalf of the property owners to annex into the town. The properties are contiguous to the town limits.
- C. **SECOND AND FINAL READING of Ordinance 22-20** to update the Irmo Official Zoning Map as a visual reference of the Town's Zoning Districts (Planning Commission). Staff has been cleaning up discrepancies within our mapping system.
- D. **SECOND AND FINAL READING of Ordinance 22-21** to amend Appendix A of the Zoning & Land Regulations Section 1-6 Additions to the Official Zoning Map (Planning Commission). This is to correct language and make it consistent with best practice and state law on additions to our official zoning map.
- E. **SECOND AND FINAL READING of Ordinance 22-22** to amend Appendix A of the Zoning & Land Regulations Section 12-6 Violations and Penalties (Planning Commission). This eliminates a redundant section of Appendix A that is already present within our Code of Ordinances.



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GATEWAY TO LAKE MURRAY

- F. **SECOND AND FINAL READING of Ordinance 22-23** to amend Appendix A of the Zoning & Land Regulations Section 1-7 Commencement of Work (Planning Commission). This adds language requiring an approved Zoning Permit before commencement of work.

X. **NEW BUSINESS**

- A. **FIRST READING of Ordinance 22-17** to rezone a portion of TMS# R03203-03-01 (+/- 16 acres) from Fringe Agricultural (FA) to Residential Single-Family (RS) (Planning Commission). This was referred from the Planning Commission after receiving a petition to rezone. Originally the petitioner was seeking a CG (General Commercial) zoning for development of apartments on this tract. Planning Commission is recommending RS.
- B. **FIRST READING of Ordinance 22-24** to zone TMS# R03207-01-22 (+/- 5.1 acres) owned by Jonnathan L. Priestino located at 1342 Farming Creek Road to Fringe Agriculture (FA) (Planning Commission). This property is in the process of being annexed into the Town (Ord. 22-18) and is surrounded by FA and RS properties.
- C. **FIRST READING of Ordinance 22-25** to zone TMS# R03303-02-01 (+/- .96 acres) owned by St. Andrews Rd. Church of Christ located at 1191 Dutch Fork Road as General Commercial (CG) (Planning Commission). This property is in the process of being annexed into the Town (Ord. 22-19) and is surrounded by CG properties.
- D. **FIRST READING of Ordinance 22-26** to amend Appendix A – Zoning and Land Regulations by deleting Sections 2-3.9 and 2-3.10. This will remove conditional use standards for mobile homes.
- E. **FIRST READING of Ordinance 22-27** to amend Appendix A – Zoning and Land Regulations by modifying Section 2-2 – Use of Table 1 by removing the conditional use reference for mobile homes and the insertion of Nonconforming Mobile Home Standards. This request mirrors the removal of mobile home conditional uses as referenced in Ord. 22-26 and inserts Nonconforming Mobile Home Standards.
- F. **FIRST READING of Ordinance 22-28** to amend Appendix A – Zoning and Land Regulations by adding Section 8-2.3 Nonconforming Mobile Homes. This creates the language and regulations for existing mobile homes to be replaced.
- G. **FIRST READING of Ordinance 22-29** to amend Appendix A – Zoning and Land Regulations by deleting Section 2-4 Subsection 10. This eliminates redundant language already addressed in a previous subsection.



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- H. Approval to purchase three (3) Chevy Tahoe's through state contract from Love Chevrolet in the amount of \$151,829 (Police). This price includes outfitting the vehicle with the lighting package and other equipment.
- I. Approval of contract between the Town of Irmo and Lexington/Richland School District Five to provide a School Resource Officer to Irmo Elementary School (Police). This contract provides 75% of the funding from Lex/Rich 5 for the School Resource Officer.
- J. Approval to accept a grant from the Richland County Hospitality Tax County Promotions Grant Program in the amount of \$50,000 applied towards the annual Okra Strut.
- K. Appointments to the Accommodations Tax Committee – 2 openings (Staff). One qualifying application for the lodging position from Bilyana Franks (GM of Residence Inn by Marriott). One qualifying application for reappointment to the cultural position from Ashley Layne.

XI. Presentation by Citizens

XII. Discussion

XIII. Executive Session – Council may act on items discussed in executive session after returning from the executive session.

XIV. Adjournment

*In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Town of Irmo will not discriminate against qualified individuals with disabilities based on disability in its services, programs, or activities. If you need an accommodation to attend the meeting, please contact the Town Administrator or Municipal Clerk for assistance at (803)781-7050, M-F between the hours of 8:30 – 5:00 (closed most Federal and State Holidays).*



STATE OF SOUTH CAROLINA )  
 )  
TOWN OF IRMO )

**ORDINANCE 22-18**

TO ANNEX TMS R03207-01-22

**BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF**

**WHEREAS**, Jonnathan L. Priestino Trust is petitioning to annex the 5.1 acres tract located off Farming Creek Road as shown on Richland County TMS# R03207, Block 01, Lot 22 zoned Rural District (RU) into the Town of Irmo.

**WHEREAS**, the annexation of this property will be in the best interest of the Town of Irmo.

**WHEREAS**, Planning Commission will consider the applicant/developer's application for zoning designation via its public hearing process.

**NOW, THEREFORE, BE IT ORDERED** by the Town of Irmo that the above-described property is hereby annexed into and becomes part of the Town of Irmo effective upon the second and final reading of this Ordinance.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of July 2022.

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Barry A. Walker, Sr., *Mayor*

ATTEST:

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Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: June 21, 2022

2<sup>nd</sup> Reading: July 19, 2022

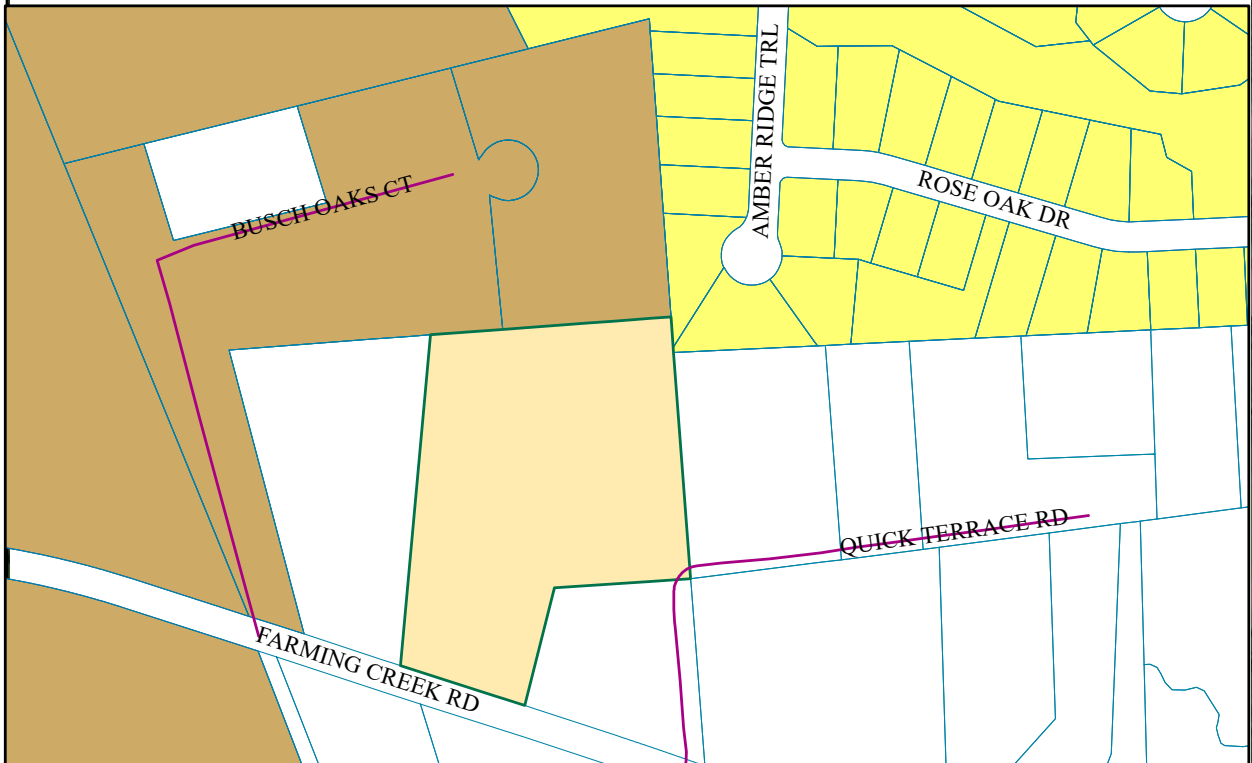
Public Hearing: July 19, 2022

# PROPOSED ANNEXATION CONSIDERATION

Applicant: Jonnathan L. Priestino Trust TMS: R03207-01-22



 Priestino Annexation  FA  RS



STATE OF SOUTH CAROLINA )  
 )  
TOWN OF IRMO )

**ORDINANCE 22-19**

TO ANNEX TMS R03302-01-01, R03303-02-01, & R03303-02-02

**BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF**

**WHEREAS**, MPG Arden, LLC on behalf of the following property owners want to be annexed within the Town limits. Below lists the participating now/formerly property owners, tracts, and acreage:

1. *Owner*: Michael Bull *Tract*: TMS# R03302, Block 01, Lot 01 zoned Rural District (RU) *Acreage*: 23
2. *Owner*: St. Andrews Road Church of Christ *Tract*: TMS# R03303, Block 02, Lot 01 zoned Rural District *Acreage*: .96
3. *Owner*: Betty E. Jaco *Tract*: TMS# R03303, Block 02, Lot 02 zoned Rural District (RU) *Acreage*: 1

**WHEREAS**, the annexation of these properties will be in the best interest of the Town of Irmo.

**WHEREAS**, Planning Commission will consider the applicant/developer's application for zoning designation via its public hearing process.

**NOW, THEREFORE, BE IT ORDERED** by the Town of Irmo that the above-described property is hereby annexed into and becomes part of the Town of Irmo effective upon the second and final reading of this Ordinance.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of July 2022.

---

Barry A. Walker, Sr., *Mayor*

ATTEST:

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Renee Caviness, *Municipal Clerk*

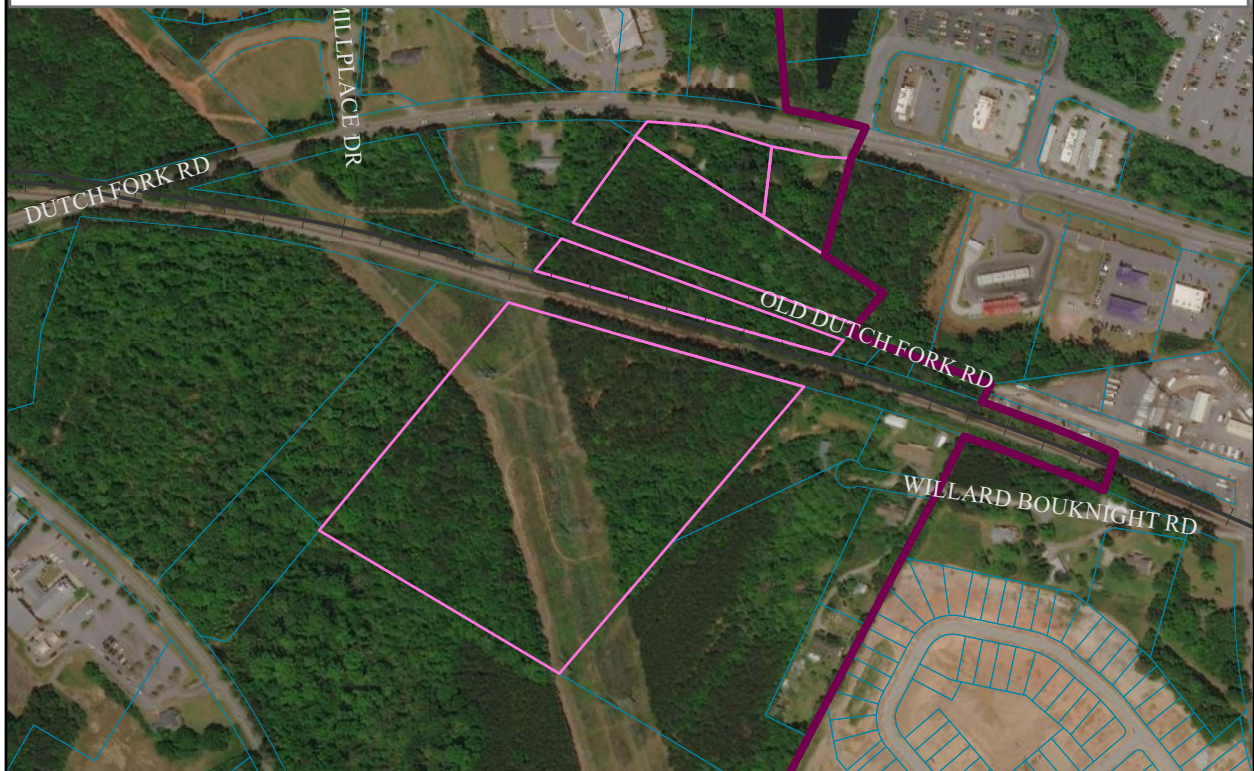
1<sup>st</sup> Reading: June 21, 2022

2<sup>nd</sup> Reading: July 19, 2022

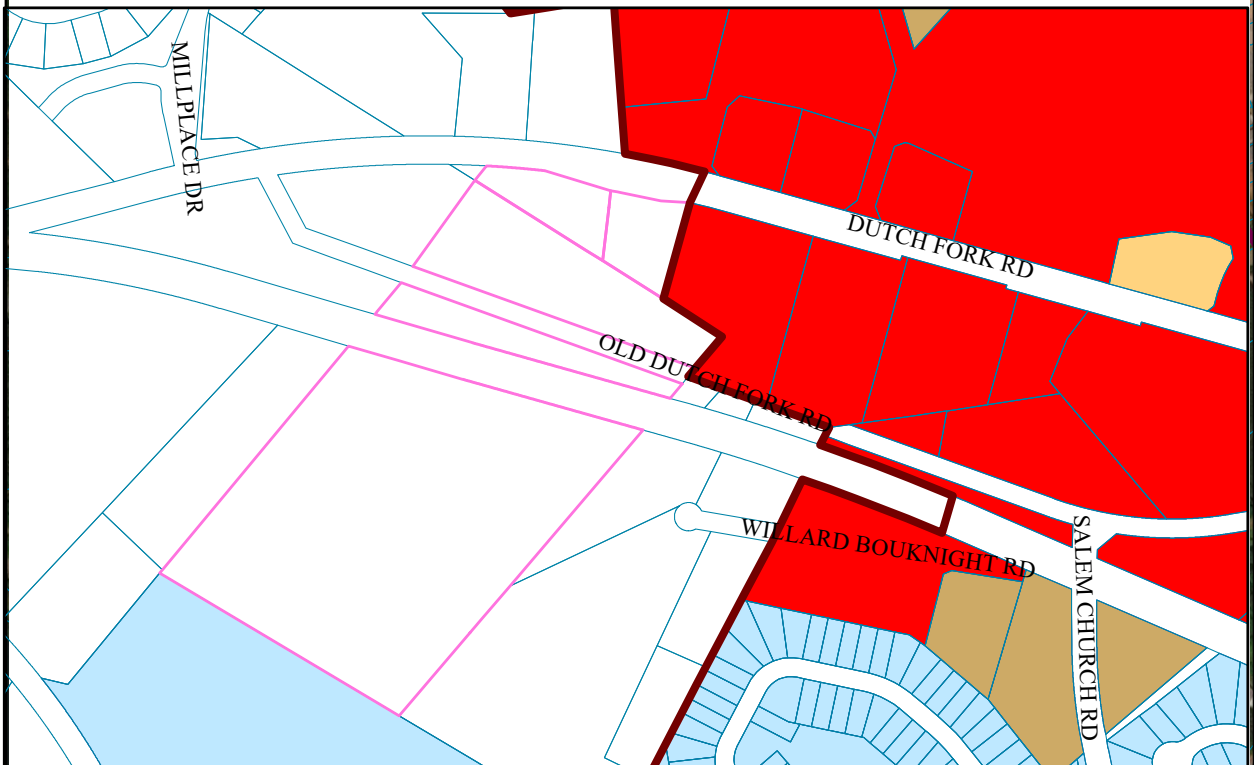
Public Hearing: July 19, 2022

# PROPOSED ANNEXATION CONSIDERATION

Applicant: MPG Arden, LLC TMS: R03302-01-01, R03303-02-01, & R03303-02-02



MPG Arden Annexations CG CN FA MD



STATE OF SOUTH CAROLINA )  
 )  
TOWN OF IRMO )

ORDINANCE 22 - 20

**OFFICIAL ZONING MAP ADOPTION**

**BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the Town of Irmo Official Zoning Map is the visual reference to the Town's zoning districts and applicable standards;

**WHEREAS**, the Town and its Planning Commission per *SC Code § 6-29-760 Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges* met the State's zoning procedural standards. Simply, the notice was advertised in The New Irmo News 15 days before the public hearing;

**WHEREAS**, the Planning Commission recommended the adoption of the following zoning amendment to the zoning ordinance on Monday, June 6, 2022.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of July.

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Barry A. Walker, Sr., *Mayor*

ATTEST:

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Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: June 21, 2022  
2<sup>nd</sup> Reading: July 19, 2022



# TOWN OF IRMO OFFICIAL ZONING MAP

## Legend

-  Richland/Lexington County Boundaries
-  Railway
-  Lake Murray
-  Town Limits
-  Railroad Easement
-  CG
-  CN
-  CO
-  FA
-  LM
-  MD
-  RG
-  RS

Mayor and Council adopts this map as its Official Zoning Map on \_\_\_\_\_, 2022.

Attest

Mayor

Renee Caviness

Barry Walker

*Disclaimer: This map was developed using Lexington and Richland County GIS/Assessor's data. It is to be used only as a reference, not a legal survey. Every effort has been made to ensure that these data are accurate and reliable. However, the data may have errors and omissions. The Town of Irmo, Lexington and Richland County, and its agents are to be held harmless.*

June 6, 2022





**RESOLUTION NO. 11-2022**

**OFFICIAL ZONING MAP ADOPTION**

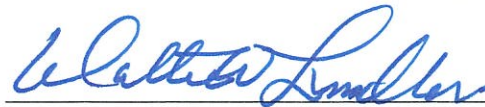
**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the Town of Irmo Official Zoning Map is the visual reference to the Town's zoning districts and applicable standards;

**WHEREAS**, the Town and its Planning Commission per *SC Code § 6-29-760 Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges* met the State's zoning procedural standards. Simply, the notice was advertised in The New Irmo News 15 days before the public hearing;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission, this resolution was formally adopted by a vote of the Irmo Planning Commission of Irmo, South Carolina on the 6<sup>th</sup> of June 2022.

Attest:

  
\_\_\_\_\_  
Zoning Clerk Designee  
\_\_\_\_\_  
Walter Lindler, Chair

STATE OF SOUTH CAROLINA )  
 )  
TOWN OF IRMO )

ORDINANCE 22 - 21

TEXT AMENDMENT: SECTION 1-6.  
ADDITIONS TO THE OFFICIAL ZONING MAP (ANNEXATION)

**BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA,  
IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the change is a text amendment to address noted errors, omissions, vague language, and add appropriate standards;

**WHEREAS**, the amendment revises the single ordinance expectation for both the annexation and zoning designation. In practice, council accepts the annexation petition at its first reading/meeting. Staff then advertise the property in the New Irmo News, post the zoning notice, and alert neighbors within 300 feet of the zoning request for the proposed annexed property in preparation for the planning commission's public hearing. The public hearing is where the planning commission reviews the zoning request and submits its zoning recommendation to council for adoption. This process typically falls the next month, trailing annexation acceptance second reading/meeting. This language change follows our actual procedural process for both;

**WHEREAS**, the Town and its Planning Commission per *SC Codes § 6-29-760* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News 15 days before the public hearing;

**WHEREAS**, the Planning Commission recommended the adoption of the following zoning amendment to the zoning ordinance on Monday, June 6, 2022.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of July 2022.

\_\_\_\_\_  
Barry A. Walker, Sr., *Mayor*

ATTEST:

\_\_\_\_\_  
Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: June 21, 2022

2<sup>nd</sup> Reading: July 19, 2022

AS-IS:

Sec. 1-6. - Additions to the official zoning map (annexation).

Wherever any petition for the annexation of any area to the town, pursuant to the provisions of any procedure for annexation now or hereafter authorized under the laws of the state, is presented to town council, the council shall, upon acceptance of such petition, refer same to the planning commission for a recommended zoning designation.

The planning commission shall review the petition in relation to the applicant's request, if any, for a specific zoning designation, the town's comprehensive plan, present use, and surrounding development, and shall recommend an appropriate zoning classification based on available alternatives from the compliance index of the comprehensive plan.

~~The recommended zoning classification for the subject property shall accompany the petition for annexation and shall be brought before the town council as a single ordinance, providing for both the annexation and zoning of the subject property.~~

PROPOSED:

The recommended zoning classification for the subject annexed property shall follow the annexation petition presented to council within 60 days. There may be extenuating circumstances where the planning commission's procedural or initial presentation/first reading may be delayed, trailing the final annexation acceptance.

STATE OF SOUTH CAROLINA )  
TOWN OF IRMO )

ORDINANCE 22 - 22

**TEXT AMENDMENT: SECTION 12-6. VIOLATION AND PENALTIES**

**BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the change is a text amendment to address noted errors, omissions, vague language, and add appropriate standards;

**WHEREAS**, the amendment is to delete Section 12-6 to eliminate redundancy and conflicts with the existing procedural process. This section outlines the process for a code enforcement officer to address violations of the Town's zoning ordinance. The procedural process does not coincide with Irmo's current violations process. The Town does not nor has not issued ordinance summons for violations. Subsection 12-6.2 *Penalties for Violations* mirrors Irmo's Code of Ordinances Section 1-8 *General Penalty*. Both states not-to-exceed \$500.00 or 30 days in jail. Included is replacing Violation and Penalties with Section 12-7 Interpretation and Conflict. Section 12-7 will become Section 12-6;

**WHEREAS**, the Town and its Planning Commission per *SC Codes § 6-29-760* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News 15 days before the public hearing;

**WHEREAS**, the Planning Commission recommended the adoption of the following zoning amendment to the zoning ordinance on Monday, June 6, 2022.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of July 2022.

\_\_\_\_\_  
Barry A. Walker, Sr., *Mayor*

ATTEST:

\_\_\_\_\_  
Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: June 21, 2022

2<sup>nd</sup> Reading: July 19, 2022

AS-IS:

Sec. 12-6. - Violation and Penalties

Any person, firm, or corporation in violation of any provision of this appendix shall, upon conviction, be guilty of a misdemeanor and fined per the provisions of this article.

12-6.1. Processing of violations.

- a) Code enforcement officer. The code enforcement officer is the person(s) designated by the town council to enforce town codes and regulations which include zoning and land development regulations.
- b) Procedures for processing violations. As of the effective date of the ordinance from which this appendix derived, the following procedures shall be taken regarding violations and alleged violations of this appendix:
  1. Actions regarding violations. Whenever a violation of this appendix occurs, or a complaint is received that a violation is alleged to have occurred, the code enforcement officer shall record and investigate such complaint and take such action as provided by this appendix. Complaints may be filed in writing or verbally, stating fully the cause and basis thereof.
  2. Ordinance summons. Upon determination of the code enforcement officer that a violation of this appendix has occurred, the code enforcement officer may issue an ordinance summons to appear in magistrate's court. The ordinance summons shall state the penalty fine if convicted and the date and time of the court hearing.
  3. Notice of violation. Upon a determination of the code enforcement officer that a violation has occurred, the code enforcement officer may, in his or her discretion, issue a written notice of violation stating the nature of the violation, citing the section of the appendix being violated, and may give the violator up to 30 days to remedy the violation. If the violation has not been corrected within the discretionary notice period, the code enforcement officer may make a determination if any substantive remedial action towards correcting the violation has occurred. Upon the determination by the code enforcement officer that no substantive remedial action towards correcting the violation has occurred during the discretionary notice period, the code enforcement officer may issue an ordinance summons to appear in magistrate's court. The ordinance summons shall state the penalty fine if convicted and the date and time of the court hearing.

12-6.2. Penalties for violations.

Any person violating any provision of this appendix shall upon conviction be guilty of a misdemeanor and shall be fined as determined by the court for each offense. The maximum fine shall be \$500.00, imprisonment for 30 days, or both plus applicable court fees and assessments. Where any building, structure, or sign is or is proposed to be erected, constructed, reconstructed, altered, converted, or maintained or any building, structure, sign, or land is or is proposed to be used in violation of this appendix, the code enforcement officer, in accordance with the provisions of S.C. Code 1976, § 56-7-80, as amended, may issue an ordinance summons, or institute injunction, mandamus, or other appropriate action or proceeding either to: prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use; or to correct or abate the violation or to prevent the occupancy of the building, structure, or land. Each day such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use continues shall be deemed a separate offense. The town attorney may seek injunctive relief with the court of common pleas for continued or repeat violations.

Sec. 12-7. - Interpretation and conflict.

The provisions of this appendix shall be held to be minimum requirements. Where the conditions imposed by any provision of this appendix are either more restrictive or less restrictive than any other applicable statute, the more restrictive statute, imposing higher standards or requirements, shall govern.

PROPOSED:

~~Sec. 12-6. — Violation and Penalties~~

~~Any person, firm, or corporation in violation of any provision of this appendix shall, upon conviction, be guilty of a misdemeanor and fined per the provisions of this article.~~

~~12-6.1. Processing of violations.~~

- ~~a) Code enforcement officer. The code enforcement officer is the person(s) designated by the town council to enforce town codes and regulations which include zoning and land development regulations.~~
- ~~b) Procedures for processing violations. As of the effective date of the ordinance from which this appendix derived, the following procedures shall be taken regarding violations and alleged violations of this appendix:
  - ~~1. Actions regarding violations. Whenever a violation of this appendix occurs, or a complaint is received that a violation is alleged to have occurred, the code enforcement officer shall record and investigate such complaint and take such action as provided by this appendix. Complaints may be filed in writing or verbally, stating fully the cause and basis thereof.~~
  - ~~2. Ordinance summons. Upon determination of the code enforcement officer that a violation of this appendix has occurred, the code enforcement officer may issue an ordinance summons to appear in magistrate's court. The ordinance summons shall state the penalty fine if convicted and the date and time of the court hearing.~~
  - ~~3. Notice of violation. Upon a determination of the code enforcement officer that a violation has occurred, the code enforcement officer may, in his or her discretion, issue a written notice of violation stating the nature of the violation, citing the section of the appendix being violated, and may give the violator up to 30 days to remedy the violation. If the violation has not been corrected within the discretionary notice period, the code enforcement officer may make a determination if any substantive remedial action towards correcting the violation has occurred. Upon the determination by the code enforcement officer that no substantive remedial action towards correcting the violation has occurred during the discretionary notice period, the code enforcement officer may issue an ordinance summons to appear in magistrate's court. The ordinance summons shall state the penalty fine if convicted and the date and time of the court hearing.~~~~

~~12-6.2. Penalties for violations.~~

~~Any person violating any provision of this appendix shall upon conviction be guilty of a misdemeanor and shall be fined as determined by the court for each offense. The maximum fine shall be \$500.00, imprisonment for 30 days, or both plus applicable court fees and assessments. Where any building, structure, or sign is or is proposed to be erected, constructed, reconstructed, altered, converted, or maintained or any building, structure, sign, or land is or is proposed to be used in violation of this appendix, the code enforcement officer, in accordance with the provisions of S.C. Code 1976, § 56-7-80, as amended, may issue an ordinance summons, or institute injunction, mandamus, or other appropriate action or proceeding either to: prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use; or to correct or abate the violation or to prevent the occupancy of the building, structure, or land. Each day such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use continues shall be deemed a separate offense. The town attorney may seek injunctive relief with the court of common pleas for continued or repeat violations.~~

Sec. 12-6. - Interpretation and conflict.

The provisions of this appendix shall be held to be minimum requirements. Where the conditions imposed by any provision of this appendix are either more restrictive or less restrictive than any other applicable statute, the more restrictive statute, imposing higher standards or requirements, shall govern.



**RESOLUTION NO. 13-2022**

**TEXT AMENDMENT: SECTION 12-6. VIOLATION AND PENALTIES**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the change is a text amendment is to address noted errors, omissions, vague language, and add appropriate standards;

**WHEREAS**, the amendment is to delete Section 12-6 to eliminate redundancy and conflicts with the existing procedural process. This section outlines the process for a code enforcement officer to address violations of the Town's zoning ordinance. The procedural process does not coincide with Irmo's current violations process. The Town does not nor has not issued ordinance summons for violations. Subsection 12-6.2 *Penalties for Violations* mirrors Irmo's Code of Ordinances Section 1-8 *General Penalty*. Both states not-to-exceed \$500.00 or 30 days in jail. Included is replacing Violation and Penalties with Section 12-7 Interpretation and Conflict. Section 12-7 will become Section 12-6;

**WHEREAS**, the Town and its Planning Commission per *SC Codes § 6-29-760* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News 15 days before the public hearing;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission, this resolution was formally adopted by a vote of the Irmo Planning Commission of Irmo, South Carolina on the 6<sup>th</sup> of June 2022.

Attest:

  
\_\_\_\_\_  
Zoning Clerk Designee  
\_\_\_\_\_  
Walter Lindler, Chair

STATE OF SOUTH CAROLINA )  
TOWN OF IRMO )

ORDINANCE 22 - 23

TEXT AMENDMENT: SECTION 1-7. COMMENCEMENT OF WORK

**BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the change is a text amendment to address noted errors, omissions, vague language, and add appropriate standards;

**WHEREAS**, the amendment is to add Section 1-7. The addition of Section 1-7 reflects the intent of deleted Section 12-6 *Violation and Penalties*. It also punctuates compliance with Irmo zoning standards and not engaging in construction activity without an approved zoning permit and/or building permit. Construction without a building permit is echoed in our Code of Ordinances' Section 8-1 *Building Permit*;

**WHEREAS**, the Town and its Planning Commission per *SC Codes § 6-29-760* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News 15 days before the public hearing;

**WHEREAS**, the Planning Commission recommended the adoption of the following zoning amendment to the zoning ordinance on Monday, June 6, 2022.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of July 2022.

---

Barry A. Walker, Sr., *Mayor*

ATTEST:

---

Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: June 21, 2022

2<sup>nd</sup> Reading: July 19, 2022

PROPOSED:

No work shall commence without an approved zoning permit and/or building permit per SC Code § 6-29-950. Zoning approval is required before the issuance of building permits. Construction drawings may be submitted for review and approval to the building official [CC&I] on the same day of or after the submission of a development application and related submission(s) to the zoning clerk, zoning administrator, or designee. It is recommended to submit construction drawings on the same day or around the same time. Building permits issued in error are invalid until the zoning permit is approved. Any unapproved work must stop. If the work violates zoning standards, the project will have to be corrected or removed immediately. Neither the administrator nor council is obligated to allow the continuance of premature development activity or reimburse any applicant for expenses made before the approval.

Zoning standards are also applicable to the town, county, and State in their pursuit of development within the Town of Irmo per SC Code § 6-29-770. Simply, they too have to complete and submit the applicable application(s) and provide additional submissions for review and approval. This applies to public schools and colleges per SC Code § 6-9-110. The Codes states: *Code of Laws of South Carolina, 1976, exempts school district facilities, reviewed and approved by the State Department of Education, from a county, municipal, or other local ordinances or regulations which require the purchase or acquisition of a permit, license, or other device utilized to enforce a building standard. However, it does not exempt the district from zoning ordinances.*

Construction or development activity without an approved zoning permit and/or building permit, and/or noncompliance with zoning standards carry penalties outlined in Irmo's Code of Ordinances Section 1-8. *General Penalty.*

STATE OF SOUTH CAROLINA )

ORDINANCE 22 - 17

)  
TOWN OF IRMO )

**AN ORDINANCE TO AMEND THE TOWN OF IRMO'S OFFICIAL ZONING MAP TO REZONE A PORTION OF TMS# R03203-03-01 FROM FA (FRINGE AGRICULTURAL) TO RS (RESIDENTIAL SINGLE-FAMILY) ON THE EFFECTIVE DATE OF THIS ORDINANCE.**

**BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the Town Official Zoning Map is the visual reference to the Town's zoning districts and applicable standards;

**WHEREAS**, Mr. Peter Cayce with Giddings Group requested to rezone approximately 16 acres of parcel TMS# R03203-03-01. The developer seeking a change from Fringe Agricultural (FA) to General Commercial (CG) zoning for +/- 255 apartment units off Farming Creek Road and Dreher Shoals Road. The Planning Commission voted to rezone the portion of the parcel from FA (Fringe Agricultural) to RS (Residential Single-Family). The Commission's decision reflects the 2017 Town of Irmo Comprehensive Plan's Future Land Use Map. The area's distressed infrastructure also factored into their decision;

**WHEREAS**, the Town and its Planning Commission per *SC Code § 6-29-760 Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges* met the State's zoning procedural standards. Simply, the notice was advertised in The New Irmo News 15 days before the public hearing, letters sent to the property owner and property owners within 300 feet of the property, and appropriate posting on the property;

**WHEREAS**, the Planning Commission recommended RS (Residential Single-Family) zoning designation for this portion of the property and the amendment to the Official Zoning Map on Monday, May 2, 2022.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of August.

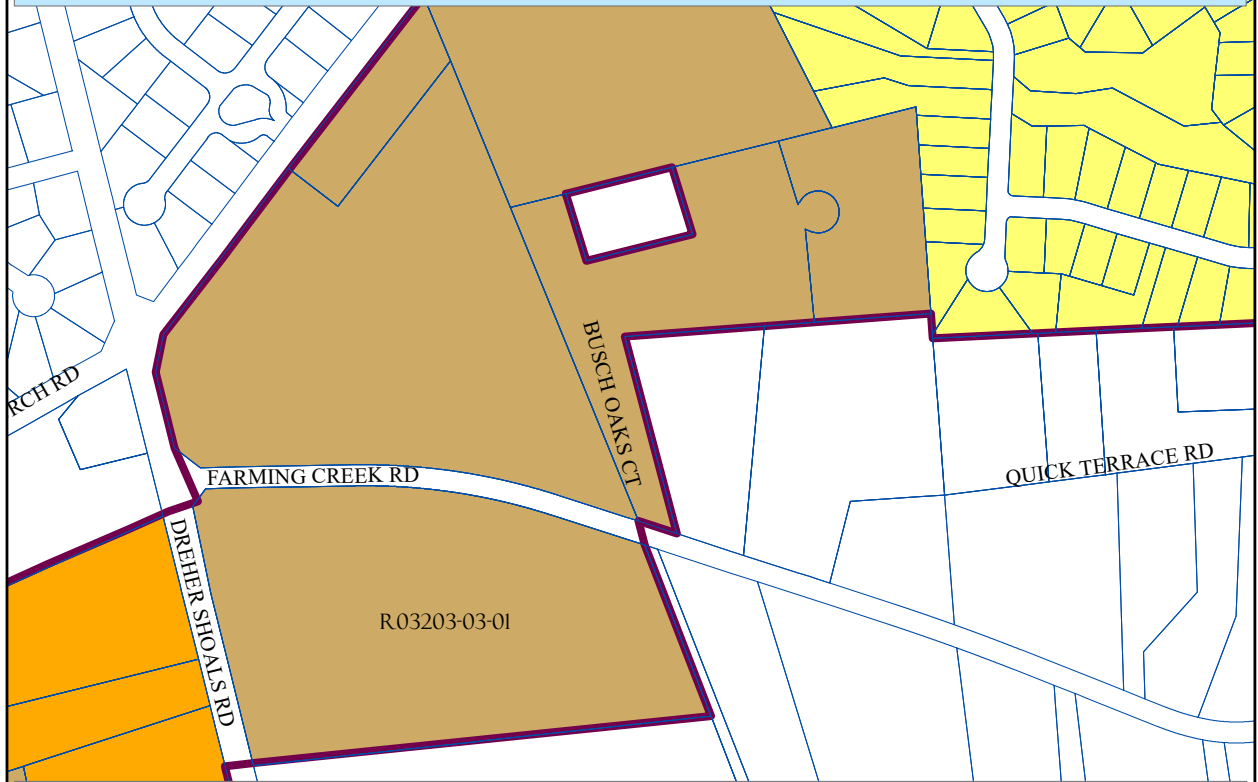
\_\_\_\_\_  
Barry A. Walker, Sr., *Mayor*

ATTEST:

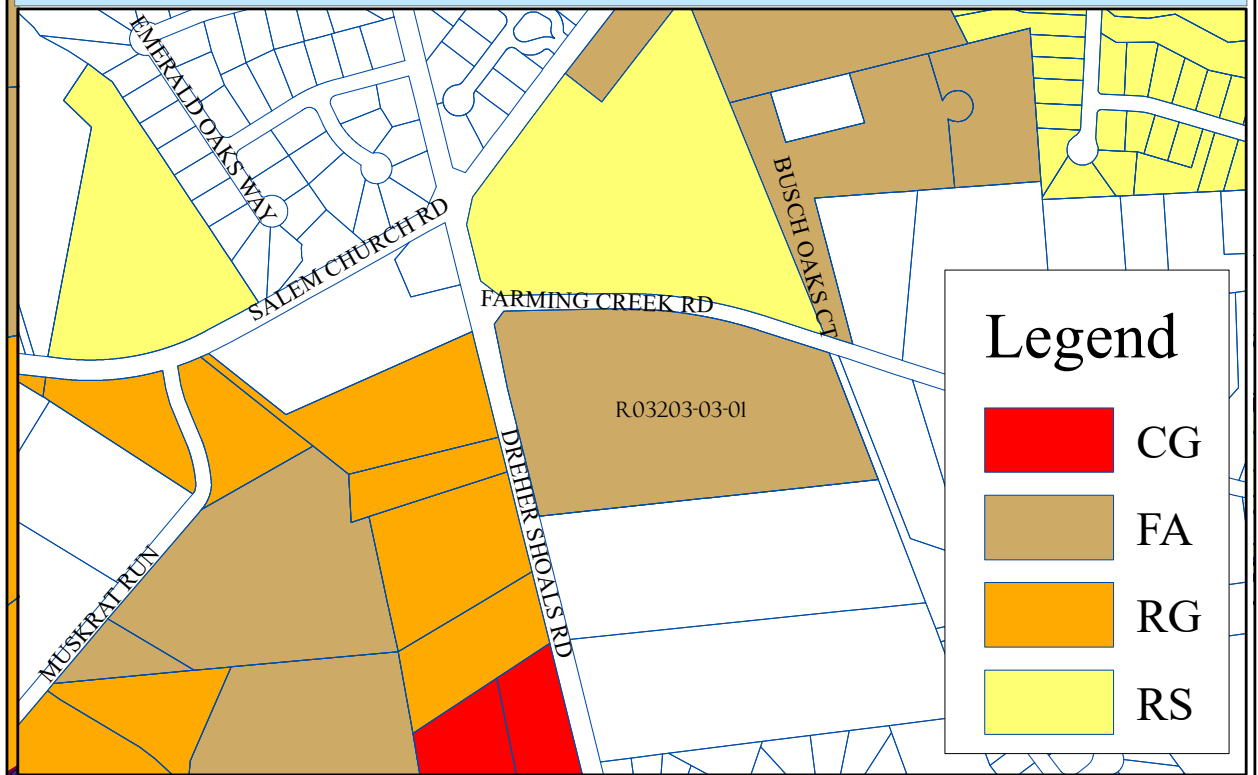
\_\_\_\_\_  
Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: July 19, 2022  
2<sup>nd</sup> Reading: August 16, 2022  
Public Hearing: August 16, 2022

## CURRENT ZONING



## PROPOSED REZONING



STATE OF SOUTH CAROLINA )

ORDINANCE 22 - 24

)  
TOWN OF IRMO )

**AN ORDINANCE TO AMEND THE TOWN OF IRMO'S OFFICIAL ZONING MAP TO ASSIGN FA (FRINGE AGRICULTURAL) ZONING DESIGNATION TO TMS R03207-01-22 ON THE EFFECTIVE DATE OF THIS ORDINANCE.**

**BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the adoption of the official map is a regulatory requirement per the adoption of the official map is the regulatory requirement per *SC Code § 6-7-1230* through *SC Code § 6-7-1260*;

**WHEREAS**, the Town Official Zoning Map is the visual reference to the Town's zoning districts and applicable standards;

**WHEREAS**, the parcel, TMS# R03207-01-22, located at 1342 Farming Creek Road owned by Jonnathan L. Priestino Trust is to be annexed into the Town;

**WHEREAS**, the property's FA (Fringe Agricultural) zoning designation appropriately reflects the zoning district's size, use, and rural, agricultural characteristics consistent with the surrounding properties. The Town and its Planning Commission per *SC Code § 6-29-760 Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges* met the State's zoning procedural standards. Simply, notice was advertised in the Irmo News 15 days before the public hearing, letters sent to the property owner and property owners within 300 feet of the property, and appropriate posting on the property;

**WHEREAS**, the Planning Commission recommended FA (Fringe Agricultural) zoning designation and the amendment to the Official Zoning Map on Monday, July 11, 2022.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of August.

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Barry A. Walker, Sr., *Mayor*

ATTEST:

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Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: July 19, 2022

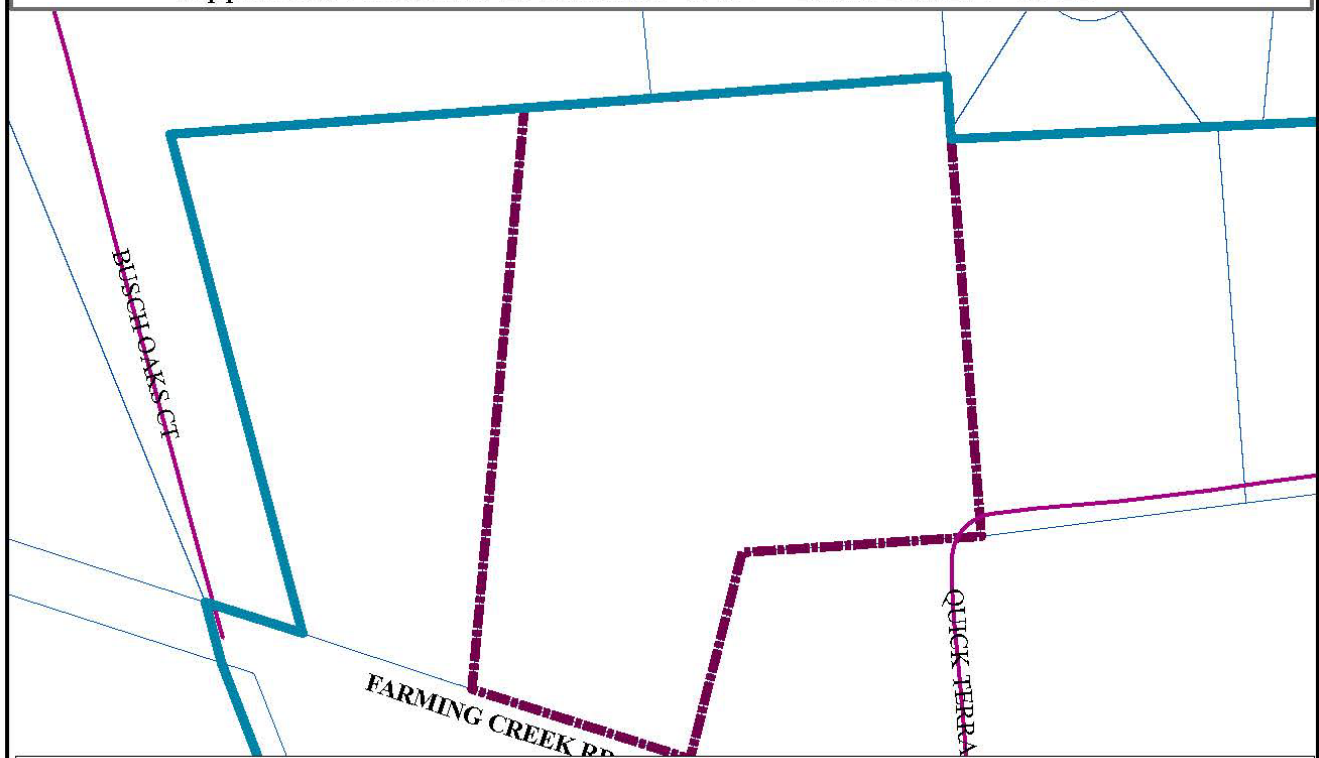
2<sup>nd</sup> Reading: August 16, 2022

Public Hearing: August 16, 2022

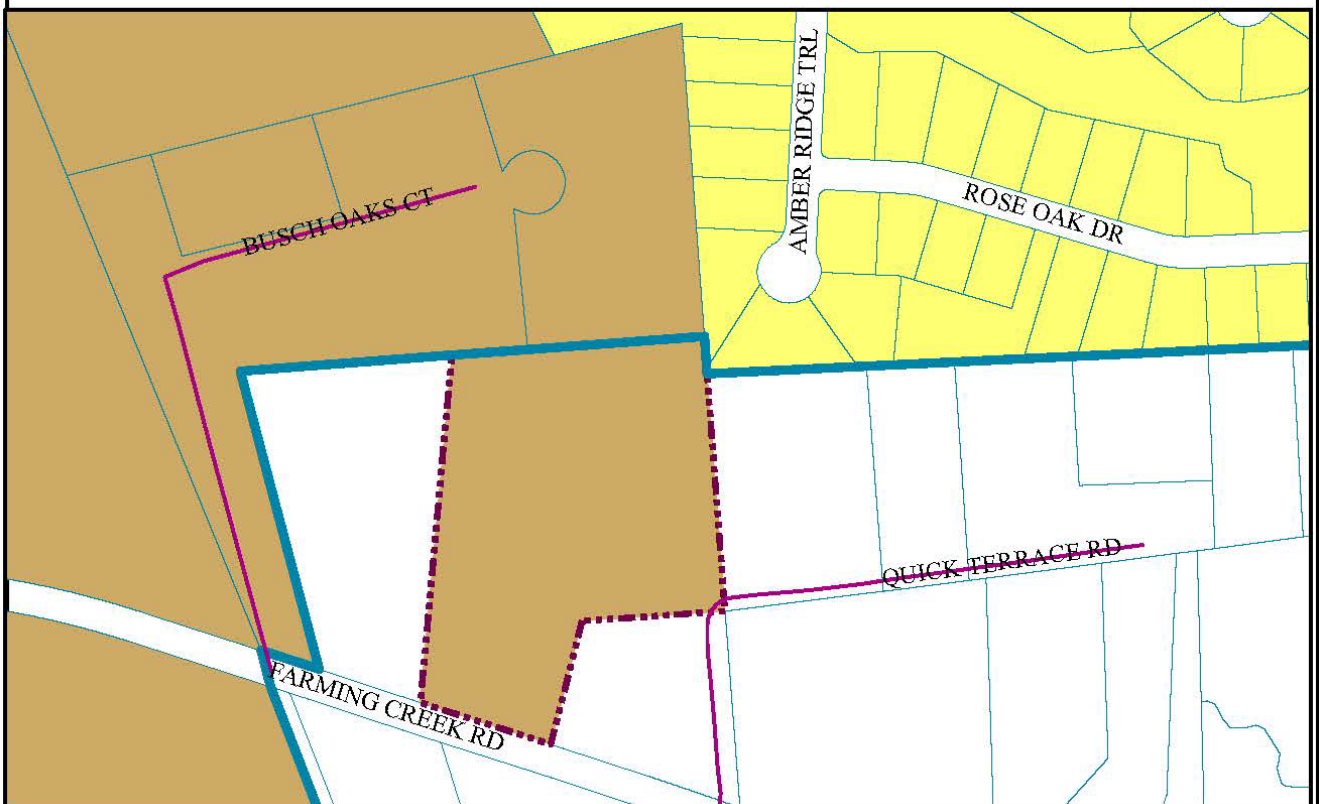


## ZONING DESIGNATION REQUEST

Applicant: Jonnathan L. Priestino Trust TMS: R03207-01-22



### Legend



**RESOLUTION NO. 15-2022**

**ASSIGN FA (FRINGE AGRICULTURAL) ZONING DESIGNATION FOR ANNEXED  
PROPERTY**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the adoption of the official map is the regulatory requirement per *SC Code § 6-7-1230* through *SC Code § 6-7-1260*;

**WHEREAS**, the Town Official Zoning Map is the visual reference to the Town's zoning districts and applicable standards;

**WHEREAS**, the parcel, TMS# R03207-01-22, located at 1342 Farming Creek Road owned by Jonnathan L. Priestino Trust is to be annexed into the Town;

**WHEREAS**, the property's FA zoning designation appropriately reflects the zoning district's size, use, and rural, agricultural characteristics consistent with the surrounding properties. The Town and its Planning Commission per *SC Code § 6-29-760 Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges* met the State's zoning procedural standards. Simply, notice was advertised in the Irmo News 15 days before the public hearing, letters sent to the property owner and property owners within 300 feet of the property, and appropriate posting on the property;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission, this resolution was formally adopted by a vote of the Irmo Planning Commission of Irmo, South Carolina on the 11<sup>th</sup> of July 2022.

Attest:

  
\_\_\_\_\_  
Zoning Clerk/Designee

  
\_\_\_\_\_  
Walter Lindler, Chair

STATE OF SOUTH CAROLINA )

ORDINANCE 22 - 25

)  
TOWN OF IRMO )

**AN ORDINANCE TO AMEND THE TOWN OF IRMO'S OFFICIAL ZONING MAP TO ASSIGN CG (GENERAL COMMERCIAL) ZONING DESIGNATION TO TMS R03303-02-01 ON THE EFFECTIVE DATE OF THIS ORDINANCE.**

**BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the adoption of the official map is a regulatory requirement per the adoption of the official map is the regulatory requirement per *SC Code § 6-7-1230* through *SC Code § 6-7-1260*;

**WHEREAS**, the Town Official Zoning Map is the visual reference to the Town's zoning districts and applicable standards;

**WHEREAS**, the parcel, TMS# R03303-02-01, located at 1191 Dutch Fork Road owned by St. Andrews Road Church of Christ is to be annexed into the Town;

**WHEREAS**, the property's CG (General Commercial) zoning designation appropriately reflects surrounding commercial developments. The Town and its Planning Commission per *SC Code § 6-29-760 Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges* met the State's zoning procedural standards. Simply, notice was advertised in the Irmo News 15 days before the public hearing, letters sent to the property owner and property owners within 300 feet of the property, and appropriate posting on the property;

**WHEREAS**, the Planning Commission recommended CG (General Commercial) zoning designation and the amendment to the Official Zoning Map on Monday, July 11, 2022.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of August.

---

Barry A. Walker, Sr., *Mayor*

ATTEST:

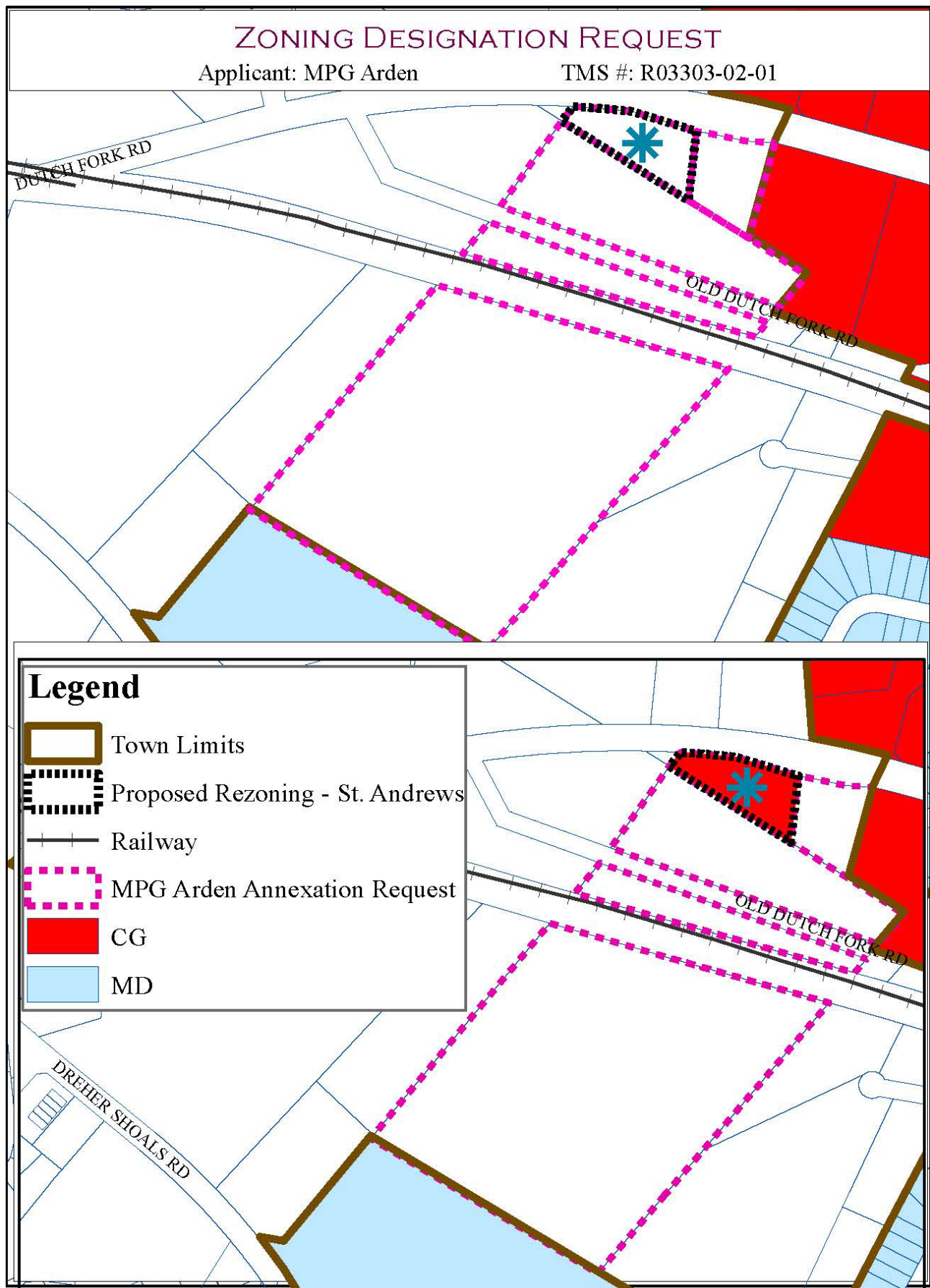
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Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: July 19, 2022

2<sup>nd</sup> Reading: August 16, 2022

Public Hearing: August 16, 2022





**RESOLUTION NO. 16-2022**

**ASSIGN CG (GENERAL COMMERCIAL) ZONING DESIGNATION FOR ANNEXED  
PROPERTY**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the adoption of the official map is a regulatory requirement per *SC Code § 6-7-1230* through *SC Code § 6-7-1260*;

**WHEREAS**, the Town Official Zoning Map is the visual reference to the Town's zoning districts and applicable standards;

**WHEREAS**, the parcel, R03303-02-01, located at 1191 Dutch Fork Road owned by St. Andrews Road Church of Christ is to be annexed into the Town;

**WHEREAS**, the property's CG zoning designation appropriately reflects surrounding commercial developments. The Town and its Planning Commission per *SC Code § 6-29-760 Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges* met the State's zoning procedural standards. Simply, notice was advertised in the Irmo News 15 days before the public hearing, letters sent to the property owner and property owners within 300 feet of the property, and appropriate posting on the property;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission, this resolution was formally adopted by a vote of the Irmo Planning Commission of Irmo, South Carolina on the 11<sup>th</sup> of July 2022.

Attest:



Zoning Clerk/Designee

  
Walter Lindler, Chair

STATE OF SOUTH CAROLINA )  
TOWN OF IRMO )

ORDINANCE 22 – 26

**TEXT AMENDMENT: APPENDIX A – ZONING AND LAND DEVELOPMENT ARTICLE 2 – PRIMARY ZONE DISTRICT REGULATION, SECTIONS 2-3.8 CONDITIONAL USES FOR MANUFACTURED HOUSING, 2-3.9 CONDITIONAL USES FOR PRE-EXISTING MOBILE HOMES, AND 2-3.10. CONDITIONAL USES FOR MANUFACTURED HOME PARKS**

**BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the change is a text amendment to address noted errors, omissions, vague language, and add appropriate standards;

**WHEREAS**, the amendment is to delete Sections *Conditional Uses for Manufactured Housing, 2-3.9 Conditional Uses for Pre-existing Mobile Homes, and 2-3.10. Conditional uses for manufactured home parks*. The request is to remove the conditional use standards for mobile homes. In practice, the Town prohibits new mobile, also known as manufactured homes, within its incorporated limits. These sections are obsolete;

**WHEREAS**, the Town and its Planning Commission per *SC Codes § 6-29-760* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News 15 days before the public hearing;

**WHEREAS**, the Planning Commission recommended the adoption of the following zoning amendment to the zoning ordinance on Monday, July 11, 2022.

PASSED AND ADOPTED this 16<sup>th</sup> day of August.

---

Barry A. Walker, Sr., *Mayor*

ATTEST:

---

Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: July 19, 2022  
2<sup>nd</sup> Reading: August 16, 2022



## ORDINANCE 22 – 26

### DELETION

#### ~~2-3.8. Conditional uses for manufactured housing.~~

~~Manufactured housing, where conditionally permitted by this appendix, shall:~~

- ~~(1) Be installed to meet HUD/FHA foundation requirements per HUD publication HUD-7584 and per the following:
  - a. The foundation piers shall bear upon reinforced poured concrete footings that are constructed below the frost line.
  - b. Foundation piers shall be constructed of reinforced concrete, masonry, or steel.
  - c. A permanent perimeter wall (skirting) shall enclose the foundation to keep out vermin and water. This wall shall be self supporting and shall rest on a concrete footing. An access opening must be constructed in this perimeter wall. The perimeter wall shall be constructed of masonry (clay, cement, or stone) block or brick. If cement or cement block or brick is used, it shall be painted or rendered with stucco.
  - d. The home shall have adequate tie downs anchored to the footings to resist horizontal overturning, transverse and longitudinal loads.
  - e. The tongue, axles, and wheels shall be removed.
  - f. An adequate number of screened vents shall be installed around the entire perimeter of the building to provide air circulation in the crawl space (one square foot of net free area per 150 square feet of crawl space floor area).
  - g. The perimeter walls shall extend at least eight inches above grade.
  - h. The exterior grade must taper away from the home for drainage.
  - i. The dirt floor of the crawl space shall be covered with a 6-mil polyethylene plastic vapor barrier.
  - j. Utilities must be permanently installed.~~
- ~~(2) Have a pitched roof with a minimum of four-inch vertical rise for each 12 inches of horizontal run. Said roof shall consist of shingles or comparable roofing material customarily used for conventional dwellings.~~
- ~~(3) Be not less than 18 feet wide and have a roof overhang of not less than eight inches, measured from the vertical side of the structure.~~
- ~~(4) Have installed, constructed, and attached firmly to the manufactured home and anchored securely to the ground in accordance with applicable building codes, stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home.~~
- ~~(5) Be placed on the lot in such a manner that is compatible with, and reasonably similar in orientation to, neighboring site-built housing.~~
- ~~(6) Be maintained in habitable condition, as defined in conditions for mobile homes.~~

#### ~~2-3.9. Conditional uses for pre-existing mobile homes.~~

~~A mobile home is a factory-built home built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act, effective June 15, 1976.~~

~~A mobile home, as defined, shall not be established within the town. Where a mobile home is in existence at the time of adoption of this appendix and registered with the town, such uses may be continued, provided the mobile home is deemed habitable and safe by the building inspector. The term "habitable" means that there is no defect, damage, or deterioration to the home that creates a dangerous or unsafe situation or condition; that the plumbing, heating and electrical systems are in safe working order; that the walls, floor, and roof are free from any holes, breaks,~~

loose or rotting boards and are structurally sound; and that all exterior doors and windows are in place. Further, the term habitable includes the provision of the following facilities:

- (1) Sanitary facilities. Every mobile/manufactured home shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be properly installed and free from defects, leaks, and obstructions.
- (2) Hot and cold water supply. Every mobile/manufactured home shall have connected to the kitchen sink, lavatory, and tub or shower cold and hot running water. All water shall be supplied through an approved distribution system connected to a potable water supply.
- (3) Heating facilities. Every mobile/manufactured home shall have heating facilities which are properly installed and maintained in safe and good working condition and are capable of safely and adequately heating all habitable rooms and bathrooms. Where a central heating system is not provided, each home shall be provided with an alternative system, approved by the zoning administrator.
- (4) Cooking and heating equipment. All cooking and heating equipment and facilities shall be installed in accordance with federal manufactured home construction and safety standards.
- (5) Smoke detector. Every mobile/manufactured home shall be equipped with an approved smoke detector, installed in accordance with full manufacturer's recommendations and listing. When activated, the detector shall provide an audible alarm.
- (6) Inspection. The building codes officer may periodically inspect existing mobile/manufactured homes for compliance with the provisions of this section.

#### 2-3.10. Conditional uses for manufactured home parks.

Where conditionally permitted, the establishment and operation of a manufactured home park in the town shall comply with the following design and development standards:

- (1) The park site shall be not less than two acres and have not less than 200 feet frontage on a public dedicated and maintained street or road.
- (2) The park shall be served by public water and sewer systems, a system of storm drainage, and refuse disposal facilities, plans of which shall be approved by local DHEC officials.
- (3) All dwelling spaces shall abut upon a paved street/driveway within the park interior of not less than 18 feet in width which shall have unobstructed access to a public street.
- (4) A description of the procedures of any proposed homeowners' association or other group maintenance agreement must be submitted to and approved by the town attorney.
- (5) All on-site roadway intersections shall be provided with a streetlight, and interior lights shall be provided at not less than 400-foot intervals.
- (6) Each individual home site shall be at least 20 feet from any other site.
- (7) All homes shall be installed in accordance with the installation requirements of the conditional uses for manufactured housing of this appendix.
- (8) Not less than ten percent of the park site shall be set aside and developed for common open space and recreation usage.
- (9) Space numbers. Permanent space numbers shall be provided for each space and shall be located such that they are visible from the street or driveway. Signs identifying space locations shall be provided at each street or driveway intersection.
- (10) The maximum number of manufactured home spaces shall not exceed seven per acre.
- (11) Two parking spaces shall be provided for each designated manufactured home space. Parking shall be paved and may be provided at the designated space or in community parking areas.

- ~~(12) In the development of a park, existing trees and other natural site features shall be preserved to the extent feasible.~~
- ~~(13) Buffer yards shall be provided on the perimeter of the park in accordance with the buffer requirements of this appendix.~~
- ~~(14) A license shall be requisite to the opening or operation of a manufactured home park and shall be subject to annual renewal.~~
- ~~(15) Said license may be revoked by the planning official for a violation of this appendix or other applicable ordinances and regulations governing the operation of such uses.~~
- ~~(16) Site plan requirement. A site plan showing the above required data, and in all other respects meeting the minimum requirements for a building permit, shall accompany all applications to establish a manufactured home park.~~

**RESOLUTION NO. 17-2022**

**TEXT AMENDMENT: SECTIONS 2-3.8 CONDITIONAL USES FOR MANUFACTURED HOUSING, 2-3.9 CONDITIONAL USES FOR PRE-EXISTING MOBILE HOMES, AND 2-3.10. CONDITIONAL USES FOR MANUFACTURED HOME PARKS**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;


**WHEREAS**, the change is a text amendment to address noted errors, omissions, vague language, and add appropriate standards;

**WHEREAS**, the amendment is to delete Sections *Conditional Uses for Manufactured Housing, 2-3.9 Conditional Uses for Pre-existing Mobile Homes, and 2-3.10. Conditional uses for manufactured home parks*. The request is to remove the conditional use standards for mobile homes. In practice, the Town prohibits new mobile, also known as manufactured homes, within its incorporated limits. These sections are obsolete;

**WHEREAS**, the Town and its Planning Commission per *SC Codes § 6-29-760* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News 15 days before the public hearing;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission, this resolution was formally adopted by a vote of the Irmo Planning Commission of Irmo, South Carolina on the 11<sup>th</sup> of July 2022.

Attest:

  
\_\_\_\_\_  
Zoning Clerk/Designee

  
\_\_\_\_\_  
Walter Lindler, Chair

STATE OF SOUTH CAROLINA )  
TOWN OF IRMO )

ORDINANCE 22 - 27

**TEXT AMENDMENT: APPENDIX A – ZONING AND LAND DEVELOPMENT ARTICLE -2  
PRIMARY ZONE DISTRICT REGULATIONS, SECTION 2-2 USE OF TABLE 1**

**BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA,  
IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the change is a text amendment to address noted errors, omissions, vague language, and add appropriate standards;

**WHEREAS**, the amendment is to modify Section 2-2 Use of Table 1. The request mirrors the proposed removal of the mobile home conditional use references and the insertion of the Nonconforming Mobile Homes standard under mobile homes;

**WHEREAS**, the Town and its Planning Commission per *SC Codes § 6-29-760* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News 15 days before the public hearing;

**WHEREAS**, the Planning Commission recommended the adoption of the following zoning amendment to the zoning ordinance on Monday, July 11, 2022.

PASSED AND ADOPTED this 16<sup>th</sup> day of August.

---

Barry A. Walker, Sr., *Mayor*

ATTEST:

---

Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: July 19, 2022  
2<sup>nd</sup> Reading: August 16, 2022

## ORDINANCE 22 – 27

AS-IS:

Section 2-2 Use of Table 1. Table 1 is the schedule of permitted, conditional, and special exception uses and off-street parking requirements by zoning district.

USE	NAICS	RS	RG	CO	CN	CG	LM	FA	PARKING STANDARDS <sup>1</sup>
Mobile homes (see conditional use requirements for pre-existing mobile homes)									
Manufactured housing homes (see conditional uses for manufactured housing)			C					C	2.0 per unit
Manufactured home parks (see conditional uses)			C					C	Refer to conditional uses

PROPOSED:

USE	NAICS	RS	RG	CO	CN	CG	LM	FA	PARKING STANDARDS <sup>1</sup>
Mobile homes (see Nonconforming Mobile Homes – Section 8-2.3 <i>Nonconforming Mobile Homes</i> )									
<del>Mobile homes (see conditional use requirements for pre-existing mobile homes)</del>									
<del>Manufactured housing homes (see conditional uses for manufactured housing)</del>			€					€	2.0 per unit
<del>Manufactured home parks (see conditional uses)</del>			€					€	Refer to conditional uses

**RESOLUTION NO. 18-2022**

**TEXT AMENDMENT: SECTION 2-2 USE OF TABLE 1**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the change is a text amendment to address noted errors, omissions, vague language, and add appropriate standards;

**WHEREAS**, the amendment is to modify Section 2-2 Use of Table 1. The request mirrors the proposed removal of the mobile home conditional use references and the insertion of the Nonconforming Mobile Homes standard under mobile homes;

**WHEREAS**, the Town and its Planning Commission per *SC Codes § 6-29-760* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News 15 days before the public hearing;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission, this resolution was formally adopted by a vote of the Irmo Planning Commission of Irmo, South Carolina on the 11<sup>th</sup> of July 2022.

Attest:

  
\_\_\_\_\_  
Zoning Clerk/Designee

  
\_\_\_\_\_  
Walter Lindler, Chair

STATE OF SOUTH CAROLINA )  
 )  
TOWN OF IRMO )

ORDINANCE 22 - 28

**TEXT AMENDMENT: APPENDIX A – ZONING AND LAND DEVELOPMENT ARTICLE – 8  
NONCONFORMITIES, SECTION 8-2.3 NONCONFORMING MOBILE HOMES**

**BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA,  
IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the change is a text amendment to address noted errors, omissions, vague language, and add appropriate standards;

**WHEREAS**, the amendment is to add Section 8-2.3. *Nonconforming Mobile Homes*. The request reflects the intent to delete Sections 2-3.8 *Conditional Uses for Manufactured Housing*, 2-3.9 *Conditional Uses for Pre-existing Mobile Homes*, and 2-3.10. *Conditional uses for manufactured home parks* and provides a provision for the specific replacement of mobile homes. The proposal allows the replacement of existing mobile homes for households who currently own the land at the adoption of the proposed amendment. No additional mobile homes on the same property regardless of ownership will be allowed, even if subdivided. This only allows existing property owners currently residing in mobile homes to replace their home with a newer model mobile unit due to convenience, deterioration, severe damage, or total loss;

**WHEREAS**, the Town and its Planning Commission per *SC Codes § 6-29-760* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News 15 days before the public hearing;

**WHEREAS**, the Planning Commission recommended the adoption of the following zoning amendment to the zoning ordinance on Monday, July 11, 2022.

PASSED AND ADOPTED this 16<sup>th</sup> day of August.

---

Barry A. Walker, Sr., *Mayor*

ATTEST:

---

Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: July 19, 2022  
2<sup>nd</sup> Reading: August 16, 2022



## ORDINANCE 22 – 28

### PROPOSED:

*Section 8-2.2. Nonconforming Mobile Homes.* No new mobile homes shall be permitted within the town incorporated limits. Existing mobile homes shall be permitted until they are removed.

New/replacement mobile homes may be allowed under the following exception provisions:

1. the mobile homeowner owns the land on which the mobile is located before the adoption of this Ordinance. The property must be in the person's name reflected in the deed, not as part of et al and specifically listed in survivorship.
2. the mobile home is the owner's primary residence.
3. the purchased mobile home must be ten years or less than the current calendar year (i.e. 2012 mobile home purchased in 2022).
4. the mobile home must meet the Town's latest zoning and land development standards, including:
  - a. installed per HUD's foundation requirements and the following:
    - i. the foundation piers shall bear upon reinforced poured concrete footings that are constructed below the frost line.
    - ii. piers shall be constructed of reinforced concrete, masonry, or steel;
    - iii. a permanent perimeter wall (skirting) shall enclose the foundation to keep out vermin and water. This wall shall be self-supporting and shall rest on a concrete footing. An access opening must be constructed in this perimeter wall. The perimeter wall shall be constructed of masonry (clay, cement, or stone) block or brick. If cement or cement block or brick is used, it shall be painted or rendered with stucco. A completely enclosed masonry foundation must meet the latest IBC [building code standards] and,
    - iv. the home shall have adequate tie downs anchored to the footings to resist horizontal overturning, transverse and longitudinal loads; and,
    - v. the dirt floor of the crawl space shall be covered with a 6-mil polyethylene plastic vapor barrier.
  - b. the tongue, axles, and wheels shall be removed.
  - c. an adequate number of screened vents shall be installed around the entire perimeter of the building to provide air circulation in the crawl space (one square foot of net free area per 150 square feet of crawl space floor area).
  - d. the perimeter walls shall extend at least eight inches above grade.
  - e. the exterior grade must taper away from the home for drainage.
  - f. utilities must be permanently installed.
  - g. firmly anchor stairs, porches, entrance platforms, ramps, etc.
  - h. roof pitched with a minimum of four-inch vertical rise for every 12 inches of horizontal run and consists of roofing shingles.
  - i. roof overhang of not less than eight inches, measured from the vertical side of the structure.

**RESOLUTION NO. 19-2022**

**TEXT AMENDMENT: SECTION 8-2.3. NONCONFORMING MOBILE HOMES**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

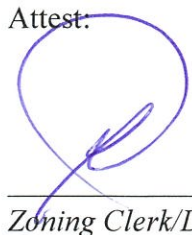
**WHEREAS**, the change is a text amendment to address noted errors, omissions, vague language, and add appropriate standards;

**WHEREAS**, the amendment is to add Section 8-2.3. *Nonconforming Mobile Homes*. The request reflects the intent to delete Sections 2-3.8 *Conditional Uses for Manufactured Housing*, 2-3.9 *Conditional Uses for Pre-existing Mobile Homes*, and 2-3.10. *Conditional uses for manufactured home parks* and provides a provision for the specific replacement of mobile homes. The proposal allows the replacement of existing mobile homes for households who currently own the land at the adoption of the proposed amendment. No additional mobile homes on the same property regardless of ownership will be allowed, even if subdivided. This only allows existing property owners currently residing in mobile homes to replace their home with a newer model mobile unit due to convenience, deterioration, severe damage, or total loss;

**WHEREAS**, the Town and its Planning Commission per *SC Codes § 6-29-760* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News 15 days before the public hearing;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission, this resolution was formally adopted by a vote of the Irmo Planning Commission of Irmo, South Carolina on the 11<sup>th</sup> of July 2022.

Attest:

  
\_\_\_\_\_  
Zoning Clerk/Designee  
\_\_\_\_\_  
Walter Lindler, Chair

STATE OF SOUTH CAROLINA )  
 )  
TOWN OF IRMO )

ORDINANCE 22 - 29

TEXT AMENDMENT: APPENDIX A – ZONING AND LAND DEVELOPMENT ARTICLE 2 –  
PRIMARY ZONE DISTRICT REGULATION, SECTION 2-4 TEMPORARY USES –  
SUBSECTION 10

BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA,  
IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF

WHEREAS, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

WHEREAS, the change is a text amendment to address noted errors, omissions, vague language, and add appropriate standards;

WHEREAS, the amendment is to delete Article 2, Section 2-4 *Temporary Uses*, Subsection (10).  
10. ~~Temporary structure for use or storage of material or goods following the destruction of principal use, not to exceed 60 days, unless re-permitted. Refer to the regulations on shipping containers in this appendix.~~

WHEREAS, the request eliminates redundancy in Subsections 8 and 10. The distinguishing difference is the time allowed on-premise. The former allows for 30 days, the latter 90 days. In practice, the Town only allows portable and temporary structures for up to 30 days.

WHEREAS, the Town and its Planning Commission per *SC Codes § 6-29-760* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News 15 days before the public hearing;

WHEREAS, the Planning Commission recommended the adoption of the following zoning amendment to the zoning ordinance on Monday, July 11, 2022.

PASSED AND ADOPTED this 16<sup>th</sup> day of August.

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Barry A. Walker, Sr., *Mayor*

ATTEST:

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Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: July 19, 2022  
2<sup>nd</sup> Reading: August 16, 2022

## ORDINANCE 22 – 29

### AS IS:

10. Temporary structure for use or storage of material or goods following the destruction of principal use, not to exceed 60 days, unless re-permitted. Refer to the regulations on shipping containers in this appendix.

### PROPOSED:

9. Temporary outdoor displays of merchandise not customarily used outdoors may be permitted from time to time as a temporary use for a period not to exceed 14 days duration at intervals of not less than 90 days.
  - ~~10. Temporary structure for use or storage of material or goods following the destruction of principal use, not to exceed 60 days, unless re-permitted. Refer to the regulations on shipping containers in this appendix.~~
  11. Real estate sales office in any district for a period not to exceed 12-month increments, providing no cooking or sleeping accommodations are maintained in the structure. A temporary use permit for a real estate sales office may be renewed, providing that the project is still under development.
  12. Yard sales, garage sales, attic sales, tag sales, or similar types of sales.
    1. Residential uses. Limited to two per year at any given location, in all zoning districts except LM. Such sales shall be limited to not more than two consecutive days per event. All items to be sold shall be owned, utilized, and maintained by persons living on or in connection with the premises which they occupy, and shall not have been acquired or consigned for the purposes of resale. Directional signs shall not be erected more than 24 hours prior to the advertised event and shall be removed within 24 hours after the event has terminated.
    2. Civic and non-profit institutions. Institutional uses including educational, religious, recreational, civic, municipal, and other institutional uses may hold up to six fund-raising yard sales, garage sales, attic sales, tag sales, or similar types of sales per year. Such events must be conducted on the premise or property owned or permanently leased by the institutional organization. Such sales shall be limited to not more than two consecutive days per event. All items to be sold must be contributed to the institutional organization and shall not have been acquired or consigned for the purpose of resale. Directional signs shall not be erected more than 24 hours prior to the advertised event and shall be removed
- Acknowledgment of Guests

**RESOLUTION NO. 20-2022**

**TEXT AMENDMENT: SECTION 2-4(H) TEMPORARY USES - TEMPORARY  
STRUCTURE FOR USE OR STORAGE OF MATERIAL OR GOODS FOLLOWING  
DESTRUCTION OF A PRINCIPAL USE**

**WHEREAS**, the Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map;

**WHEREAS**, the change is a text amendment to address noted errors, omissions, vague language, and add appropriate standards;

**WHEREAS**, the amendment is to delete Section 2-4(H). *Temporary Uses - Temporary Structure For Use Or Storage Of Material Or Goods Following Destruction Of A Principal Use*. The request eliminates redundancy. Subsections F [*Portable Storage Facilities*] and H are temporary storage facilities. This distinguishing difference is time allowed on-premise. One allows for 30 days, the other 90 days. In practice, the Town only allows portable and temporary structures for up to 30 days. Included in the proposed is synchronizing the subsequent subsections in the absence of subsection H. The current subsection I will be H and so on;

**WHEREAS**, the Town and its Planning Commission per *SC Codes § 6-29-760* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News 15 days before the public hearing;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission, this resolution was formally adopted by a vote of the Irmo Planning Commission of Irmo, South Carolina on the 11<sup>th</sup> of July 2022.

Attest:

  
\_\_\_\_\_  
Zoning Clerk/Designee

  
\_\_\_\_\_  
Walter Lindler, Chair