



THE TOWN OF
Irmo
GATEWAY TO LAKE MURRAY

**PUBLIC HEARING – TO RECEIVE COMMENTS ON ORDINANCE 22-38 TO
ZONE TMS# R03303-01-03 LOCATED AT 1194 DUTCH FORK ROAD AS
GENERAL COMMERCIAL**

TOWN COUNCIL MEETING – WILL FOLLOW THE PUBLIC HEARING

January 17, 2023 @ 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>

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Invocation
- IV. Reading of Minutes – December 20, 2022, and January 8, 2023
- V. Report of Standing
 - A. Administrative Briefing
 - B. New In-Town Businesses
 - Columbia Analytical Instruments Inc. – 7435 Broad River Road
 - Family Dental Health of Murray Landing – 2724 North Lake Drive
 - Slingin’ Ink – 94 Ashbourne Road
 - The Realest Housewife of Irmo Christian Talkshow – 106 Grantham Cir.
 - Tri County Hospice Inc. – 2 Palmetto Wood Pkwy.
- VI. Amendments to the Agenda
- VII. Consideration of Communication
 - A. Recognition of Lizard’s Thicket as the January 2023 Small Business of the Month.



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B. School Showcase:

1. Presentation by Principal Julius Scott from Dutch Fork Elementary Academy of Environmental Sciences (Waldman).

C. Community Connections:

1. Chili Cook-off and Car Show (Waldman).
2. Harbison Valentine's Senior Luncheon (Waldman).
3. Harbison Recreation Center – Swim Lessons (Waldman).

D. Artist of the Month: Mary Collette

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

IX. **UNFINISHED BUSINESS**

- A. **SECOND AND FINAL READING of ORDINANCE 22-38** to zone Richland County Tax Parcel# R03303-01-03 at 1194 Dutch Fork Road owned by Savage Realty and Development, Inc. as General Commercial (CG) (Planning Commission). This property was recently annex into the town through Ordinance 22-37.

X. **NEW BUSINESS**

- A. **FIRST READING of ORDINANCE 23-01** to amend Appendix A – Zoning and Land Development Article 2, Section 2-3.6 Conditional Uses for Townhouses (Planning Commission). This will change the language under conditional uses to include multifamily.
- B. **FIRST READING of ORDINANCE 23-02** to amend Appendix A – Zoning and Land Development Article 2, Section 2-3.5 Conditional uses for mini-warehouses and self-storage units (Planning Commission). This will remove mini-warehouses and self-storage units as a conditional use and place them under special exceptions requiring ZBA approval.
- C. **Approval of Resolution 23-01** to purchase +/- 1 acre of property within the Town of Irmo for a potential future Town Hall (Staff).
- D. **Approval of Resolution 23-02** to suspend the land acquisition activities on or around Moseley Avenue (Mayor).
- E. Approval of a change order for the Wiley Easton Construction contract in the amount of \$148,136.00 to continue the Rawls Creek Park Project (Staff). This contract will be changed to include the grading, erosion control, and storm drainage needed for Phase 1 of the project.
- F. Appointment to the Planning Commission – 1 term is expiring (Staff). Walter Lindler's term is expiring and has asked to be reappointed for another 4-year term. New applicants to review are John Davis and Ed Greco.



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XI. Presentation by Citizens

XII. Discussion

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

1. Legal Matter §30-4-70(a)(1) – Receipt of legal advice relating to matters covered by attorney-client privilege.
2. Legal & Contractual Matter §30-4-70(a)(2) – Receipt of legal advice and discussion of negotiations of proposed purchase of property.

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)

ORDINANCE 22-38

) ASSIGNING CG ZONING DESIGNATION

TOWN OF IRMO) TO ANNEXED PROPERTY TMS# R03303-01-03

AN ORDINANCE TO AMEND THE TOWN OF IRMO'S OFFICIAL ZONING MAP TO ASSIGN CG (GENERAL COMMERCIAL) ZONING DESIGNATION FOR AN ANNEXED PROPERTY (TMS# R03303-01-03) 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.

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. The adoption of the official zoning map is mandatory for zoning per *SC Codes § 6-29-740 Planned development districts*. The Town Official Zoning Map is the visual reference to the Town's zoning districts and applicable standards.

The parcel, TMS# R03303-01-03, located at 1194 Dutch Fork Road owned by Savage Realty and Development, Inc. is being annexed into the Town of Irmo through Ordinance 22-37. Annexed properties are assigned zoning designations consistent with the Town's zoning standards. The property's CG zoning designation appropriately reflects the zoning district's size, use, and surrounding characteristics. The Town and its Planning Commission per *SC Codes § 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 and appropriate posting on the property.

The Planning Commission recommended the adoption of the General Commercial (CG) zoning designation and amendment to the Official Zoning Map on Monday, December 5, 2022.

PASSED AND ADOPTED this 17th day of January 2023.

Barry A. Walker, Sr., *Mayor*

ATTEST:

Renee Caviness, *Municipal Clerk*

1st Reading: December 20, 2022

2nd Reading: January 17, 2023

Public Hearing: January 17, 2023

ORDINANCE 22-38

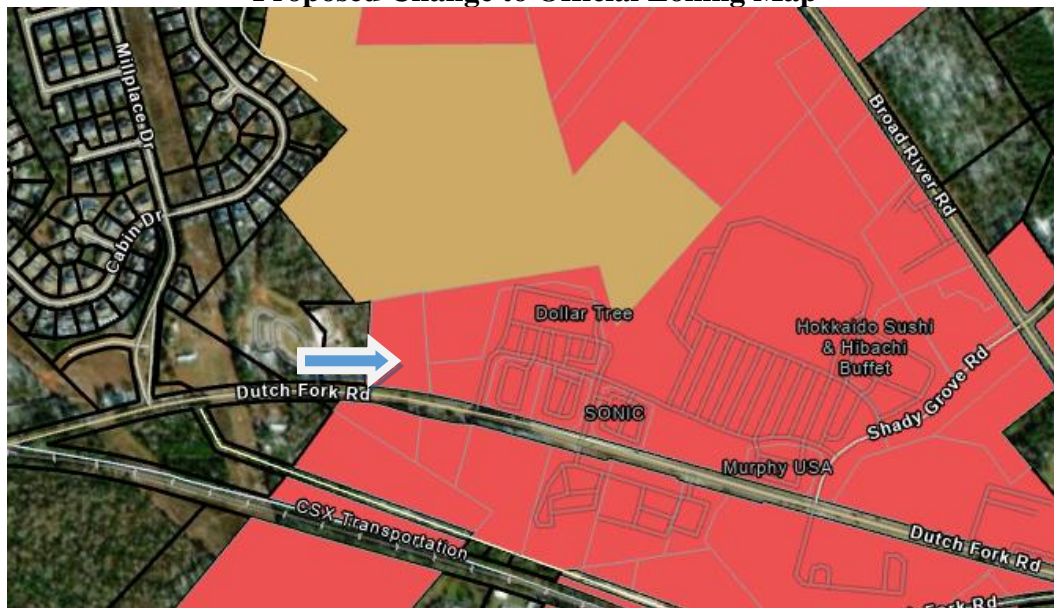
To assign a General Commercial (CG) zoning designation to Richland County TMS# R03303-01-03

Current Official Zoning Map



- CG
- CN
- CO
- FA
- LM
- MD
- RG
- RS

Proposed Change to Official Zoning Map



STATE OF SOUTH CAROLINA)
)
TOWN OF IRMO)

ORDINANCE 23 – 01

**TEXT AMENDMENT: APPENDIX A – ZONING AND LAND DEVELOPMENT ARTICLE 2 –
PRIMARY ZONE DISTRICT REGULATION, SECTION 2-3.6, CONDITIONAL USES FOR
TOWNHOUSES AND MULTIFAMILY HOUSING**

**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, this amendment adds language to Section 2-3.6, Conditional Uses for Townhouses
and Multifamily Housing;

WHEREAS, this request separates and varies the conditional requirements for townhouses and
multifamily housing;

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, January 9, 2023.

PASSED AND ADOPTED this 21st day of February, 2023.

Barry A. Walker, Sr., *Mayor*

ATTEST:

Renee Caviness, *Municipal Clerk*

1st Reading: January 17, 2023
2nd Reading: February 21, 2023

ORDINANCE 23 – 01

AS IS:

2-3.6 Conditional Uses for Townhouses

2-3.6 Conditional Uses for Townhouses

Due to the unique design features of townhouses, the dimensional and density requirements of Table 2 are hereby modified, as follows:

- A. Such projects shall have a minimum of one acre.
- B. Minimum lot area shall be 3,000 square feet per unit, on average.
- C. Not more than eight townhouses may be joined together, with approximately the same (but staggered) front line.
- D. Side yard setbacks at the end unit shall be as required for the district in which the project is to be located, with not less than 20 feet distance between buildings in the project area.
- E. Rear yard setbacks shall be 20 feet.
- F. Minimum lot width shall be 24 feet.
- G. Sidewalks not less than five feet in width shall be provided along the front property line of each project building.
- H. Rear yards, where enclosed, shall be by a masonry or brick wall not less than six feet in height.
- I. Where proposed for the RG district, maximum density of a townhouse project shall not exceed four units per acre.
- J. The building façades shall alternate between units.

PROPOSED:

2-3.6 Conditional Uses for Townhouses and Multifamily Housing

2-3.6(A) Conditional Uses for Townhouses

Due to the unique design features of townhouses, the dimensional and density requirements of Table 2 are hereby modified, as follows:

- A. Such projects shall have a minimum of one acre.
- B. Minimum lot area shall be 3,000 square feet per unit, on average.
- C. Not more than eight townhouses may be joined together, with approximately the same (but staggered) front line.
- D. Side yard setbacks at the end unit shall be as required for the district in which the project is to be located, with not less than 20 feet distance between buildings in the project area.
- E. Rear yard setbacks shall be ~~20~~ 25 feet.
- F. Minimum lot width shall be 24 feet.
- G. Sidewalks not less than five feet in width shall be provided along the front property line of each project building.
- H. Rear yards, where enclosed, shall be by a masonry or brick wall not ~~less than six~~ more than five feet in height.
- I. Where proposed for the RG district, maximum density of a townhouse project shall not exceed four units per acre.
- J. The building façades shall alternate between units.

2-3.6(B) Conditional Uses for Multifamily Housing

Due to the unique design features of multifamily housing (apartments), the dimensional and density requirements of Table 2 are hereby modified, as follows:

- A. Such projects shall have a minimum of one acre.

ORDINANCE 23 – 01

- B. Multifamily buildings may not cover more than twenty-five percent (25%) of the total lot acreage.
- C. Front yards, rear yards and side yards shall surround multifamily buildings by twenty-five (25) feet on all sides.
- D. Off-street parking must be provided for not less than two vehicles per single housing unit in the multifamily housing complex.
- E. Street access. Multifamily housing shall access only roads with a minimum of three paved lanes with one lane being a turning lane. Such roads may be pre-existing or modified by the developer and approved by SCDOT and the Town of Irmo.

Amendments to Table for Conditional Use

Use	NAICS	RS	RG	CO	CN	CG	LN	FA	Parking Standards
Townhouses, patio homes, multifamily (see conditional uses for townhouses, multifamily, and patio homes and zero lot line houses)			C		C	C			2.0 per unit

STATE OF SOUTH CAROLINA)
)
TOWN OF IRMO)

ORDINANCE 23 – 02

TEXT AMENDMENT: APPENDIX A – ZONING AND LAND DEVELOPMENT ARTICLE 2 – PRIMARY ZONE DISTRICT REGULATION, SECTION 2-3.4, CONDITIONAL USES FOR MINI-WAREHOUSES AND SELF-STORAGE UNITS AND 2-3.21, SPECIAL EXCEPTIONS FOR MINI-WAREHOUSES AND SELF-STORAGE UNITS

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, this amendment is to delete language from Section 2-3.4, Conditional Uses for Mini-Warehouses and Self-Storage Units and to add similar language to a newly created Section 2-3.21, Special Exceptions for Mini-Warehouse and Self-Storage Units;

WHEREAS, this request changes the requirements for mini-warehouses and self-storage units from conditional to special exceptions requiring Zoning Board of Appeals approval;

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, January 9, 2023.

PASSED AND ADOPTED this 21st day of February, 2023.

Barry A. Walker, Sr., *Mayor*

ATTEST:

Renee Caviness, *Municipal Clerk*

1st Reading: January 17, 2023
2nd Reading: February 21, 2023

ORDINANCE 23 – 02

AS IS:

2-3.4. Conditional uses for mini-warehouses and self-storage units.

Where conditionally allowed in Table 1, mini-warehouses shall meet the following standards:

- A. Mini-warehousing sites shall not exceed four acres.
- B. Lot coverage of all structures shall be limited to 50 percent of the total area.
- C. Vehicular ingress-egress shall be limited to one point for each side of property abutting any street lot line.
- D. No business or residential activities other than use as storage units shall be conducted within or from the units.
- E. The storage space or gross floor area of a single unit shall not exceed 300 square feet.
- F. Four parking spaces shall be provided in the vicinity of the leasing office to include one handicapped accessible space. Drive aisles adjacent to all exterior storage unit doors shall be a minimum of 27 feet wide.

PROPOSED:

Deletion of Section 2-3.4:

~~*2-3.4. Conditional uses for mini-warehouses and self-storage units.*~~

~~Where conditionally allowed in Table 1, mini-warehouses shall meet the following standards:~~

- ~~A. Mini-warehousing sites shall not exceed four acres.~~
- ~~B. Lot coverage of all structures shall be limited to 50 percent of the total area.~~
- ~~C. Vehicular ingress-egress shall be limited to one point for each side of property abutting any street lot line.~~
- ~~D. No business or residential activities other than use as storage units shall be conducted within or from the units.~~
- ~~E. The storage space or gross floor area of a single unit shall not exceed 300 square feet.~~
- ~~F. Four parking spaces shall be provided in the vicinity of the leasing office to include one handicapped accessible space. Drive aisles adjacent to all exterior storage unit doors shall be a minimum of 27 feet wide.~~

Creation of Section 2-3.21:

2-3.21. Special exceptions for mini-warehouses and self-storage units.

The location of these uses, where permitted by special exception per Table 1, shall be regulated by the following:

- A. Mini-warehousing sites shall not exceed four acres.
- B. Lot coverage of all structures shall be limited to 50 percent of the total area.
- C. Vehicular ingress-egress shall be limited to one point for each side of property abutting any street lot line.

ORDINANCE 23 – 02

- D. No business or residential activities other than use as storage units shall be conducted within or from the units.
- E. The storage space or gross floor area of a single unit shall not exceed 300 square feet.
- F. Four parking spaces shall be provided in the vicinity of the leasing office to include one handicapped accessible space. Drive aisles adjacent to all exterior storage unit doors shall be a minimum of 27 feet wide.
- G. The Zoning Board of Appeals shall approve all buffer landscaping on the exterior lot lines of any such proposed facilities.
- H. The Zoning Board of Appeals shall approve all exterior building materials for any and all structures located within such proposed facilities.

Changes to Table 1:

Table 1

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 ¹
Leasers of mini warehouses and self-storage units (refer to conditional uses special exceptions for mini warehouses)	53113			€ SE		€ SE	€ SE		Refer to conditional uses Special Exceptions

STATE OF SOUTH CAROLINA)
TOWN OF IRMO)
)

RESOLUTION 23-01

A RESOLUTION OF THE TOWN OF IRMO AUTHORIZING THE PURCHASE OF +/- 1 ACRE OF PROPERTY IN THE TOWN OF IRMO

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY ASSEMBLED AND BY THE AUTHORITY THEREOF THAT:

Section 1 Purchase of Property

The Town is hereby authorized to purchase the following real property from the respective sellers:

A property consisting of 1 acre, more or less, owned by a private party and located within the Town of Irmo. The purchase is necessary for the potential new site of a Town Hall.

The Town Administrator and/or Town Attorney is authorized to negotiate a Contract for Sale.

Section 2 Signature Authority

The Town Administrator is hereby authorized to sign all documents necessary to affect this transfer, including but not limited to the Contract of Sale, Closing Statement, and any and all other documents necessary to close the transaction.

Section 3 Freedom of Information Act Compliance

Pursuant to the Freedom of Information Act §30-4-40(a)(5)(b), the property ID and sales terms will be released once the Deed is signed.

BE IT FURTHER RESOLVED that this resolution shall become effective on 17th day of January 2023.

Barry A. Walker, Sr. Mayor

ATTEST:

Renee Caviness, Municipal Clerk

STATE OF SOUTH CAROLINA)
TOWN OF IRMO)
)

RESOLUTION 23-02

A RESOLUTION OF THE TOWN OF IRMO TO IMMEDIATELY SUSPEND THE LAND ACQUISITION ACTIVITIES ON OR AROUND MOSELEY AVENUE FOR THE PROPOSED DOWNTOWN DISTRICT.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY ASSEMBLED AND BY THE AUTHORITY THEREOF THAT:

WHEREAS, the Town of Irmo, South Carolina, is a municipal corporation, incorporated and existing under the laws of the Great State of South Carolina, and;

WHEREAS, the Town of Irmo, through its duly constituted Council, approved and adopted Resolution 22-08 authorizing the hiring of a real estate acquisition firm, and;

WHEREAS, the real estate acquisition firm was to assist in acquiring property in the proposed downtown district, and;

WHEREAS, no real estate acquisition firm has been hired since the passing of Resolution 22-08, and;

WHEREAS, the Town now desires to immediately suspend all land acquisition activities in and around Moseley Avenue in the proposed downtown district, and;

BE IT FURTHER RESOLVED that this resolution shall become effective and adopted on 17th day of January 2023.

Barry A. Walker, Sr. Mayor

ATTEST:

Renee Caviness, Municipal Clerk