



NOTICE OF PUBLIC HEARING

Date(s) of Public Hearing: March 19, 2024 at 6:30 p.m. (Town Council)

Location of Public Hearing: Town Municipal Complex
7300 Woodrow Street, Irmo, SC 29063

Subject Property: 900 Lake Murray Boulevard, TMS R03915-01-10

Applicant Request: The applicant is requesting to be rezoned from CN, Neighborhood Commercial to CG, General Commercial

Meetings are open to the public. If you cannot attend but would like to comment, or if you have any questions or would like further information, please contact Doug Polen, Assistant Town Administrator, at 803-781-7050, ext. 108, or at dpolen@townofirmosc.com.

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 accommodations 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).



Staff Report

Amendment to the Zoning Map

DATES: Planning Commission: February 12, 2024
Town Council First Reading: February 20, 2024
Town Council Second Reading: March 19, 2024

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Assistant Town Administrator

SUBJECT: Rezoning Request

SUBJECT Approximately 1 acre located at 900 Lake Murray Boulevard, Richland County
PROPERTY: TMS # R03915-01-10

ACTION Rezoning of property from CN, Neighborhood Commercial to CG, General
REQUESTED: Commercial

Background

The Applicant wishes to remove the existing signage from his location and erect new, modern signage. In the current zone, signs are limited to 12' tall, 25 sq. ft., and externally lit. The applicant is seeking signage allowable in the General Commercial district, up to 25' tall, 50 sq. ft., internally lit with the possibility of an electronic message center.

Current Zoning – Definition and Uses

CN, Neighborhood-Commercial district. The CN district is intended to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." CN establishments can provide community members convenient access to frequently used neighborhood-oriented services and give residents the option of walking rather than depending on an automobile. The size of these districts should relate to surrounding residential markets and the locations should be at or near major intersections, in proximity to residential areas, and/or on the periphery of residential areas, moderating transition between residential and potentially incompatible commercial uses. These intentions shall be considered in decisions of requests for CN zoning.

The CN District allows the following uses by way of example:

- Most retail trade other than motor vehicle dealers, electronics & appliance stores, gas stations, and used merchandise stores
- Finance and insurance uses
- Nursing homes, group homes, and daycares
- Golf course
- Hotels
- Restaurants
- Barber shops, beauty shops and nail salons
- Churches

Proposed Zoning – Definition and Uses

CG, General-Commercial district. The CG district is intended to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region of which it is a part. Toward this end, a wide range of business and commercial uses are permitted herein.

The CG District allows the following uses by way of example:

- Construction
- Wholesale Trade
- Vehicle sales and all other retail
- Transportation and warehousing
- Information and communication
- Finance and Insurance
- Real estate and professional services
- All health care services
- Arts, entertainment and recreation
- Recreational and athletic facilities
- All accommodations and food service
- Barber shops, beauty shops and nail salons
- Churches

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	CG, General Commercial	Ace Auto Refinishing
East	CG, General Commercial	Starts & Strikes
South	CG, General Commercial	Dunkin' and Smashburger
West	CG, General Commercial	Cava and Subway

Irmo Comprehensive Plan

The Comprehensive Plan shows this area as having a future land use of General Commercial.

Staff Findings

The applicant is seeking new signage for his property, and Staff finds that this signage would be an attractive addition to Lake Murray Boulevard. The lot currently has two signs, which is nonconforming, so moving to one modern sign would be an upgrade.

Furthermore, Staff does not see why this lot should be zoned Neighborhood Commercial. The nearest residential lot, 22 Rapids Ford Ct., is over 500' away across Lake Murray Boulevard, so the lot serves no neighborhood commercial purpose. Likewise, all adjacent lots are General Commercial, making CG the correct zone for this property in Staff's opinion.

Staff recommends **APPROVAL** of the rezoning to CG, General Commercial.

Planning Commission

At their February 12, 2024 meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** of the rezoning.

900 Lake Murray Boulevard Rezoning, Ordinance 24 - 02

Planning Commission | February 12, 2024

Town Council | February 20, 2024 & March 19, 2024

2024-1-29 Irmo Zoning Map

[Open in Map Viewer Classic](#)

[Sig](#)

Legend

Richland_Lexington_County_Boundaries

Parcels

Irmo Town Limits

Richland County Zoning

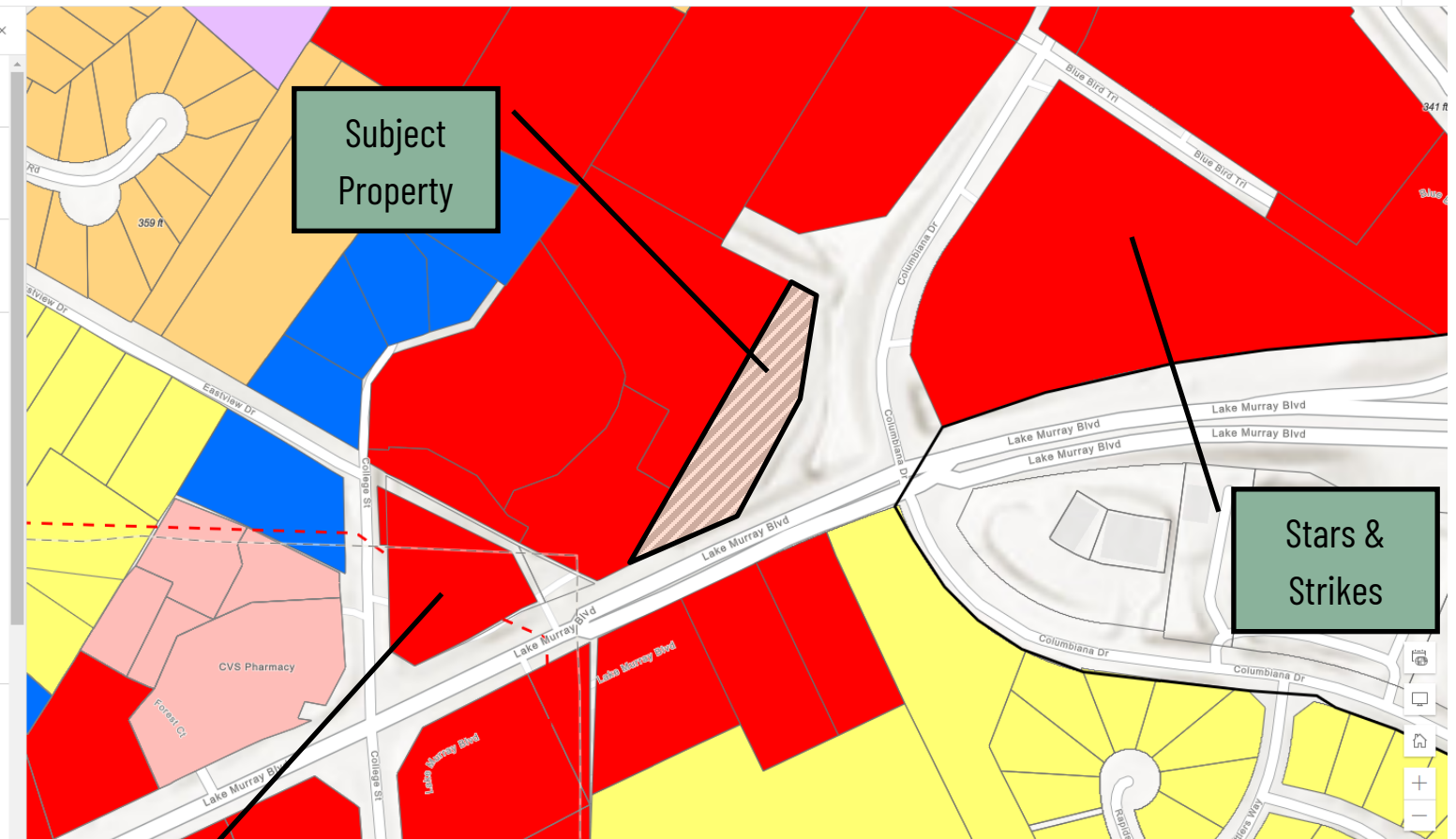
Richland Zoning

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

Lexington County Zoning

ZONING

- CG
- CN
- CO



Subject
Property

Stars &
Strikes

QuikTrip

900 Lake Murray Boulevard Rezoning, Ordinance 24 - 02

Planning Commission | February 12, 2024
Town Council | February 20, 2024 & March 19, 2024



8" H DIMENSIONAL LETTERING
STUD MOUNT TO ALUMINUM TOPPER

32"H X 90"W PAINTED ALUMINUM DETAIL

NEWLY FABRICATED 48" x 96" DOUBLE SIDED
INTERNALLY LIGHTED SIGN CABINET.
FLAT ACRYLIC FACE TO HAVE APPLIED
VINYL GRAPHICS. DESIGN AND COLORS TBD

2" X 90" PAINTED ALUMINUM REVEAL

NEWLY FABRICATED 36" x 96" DOUBLE SIDED
INTERNALLY LIGHTED SIGN CABINET.
FLAT ACRYLIC FACE TO HAVE APPLIED
VINYL GRAPHICS. DESIGN AND COLORS TBD

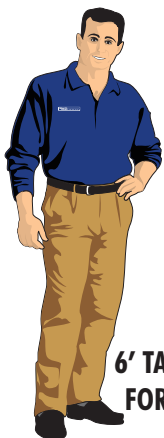
2" X 90" PAINTED ALUMINUM REVEAL

CUSTOM LED DISPLAY
6mm PITCH, FULL COLOR DISPLAY
48" x 96" AREA BORDERLESS CABINET
1 YEAR LABOR WARRANTY,
5 YEAR PARTS WARRANTY

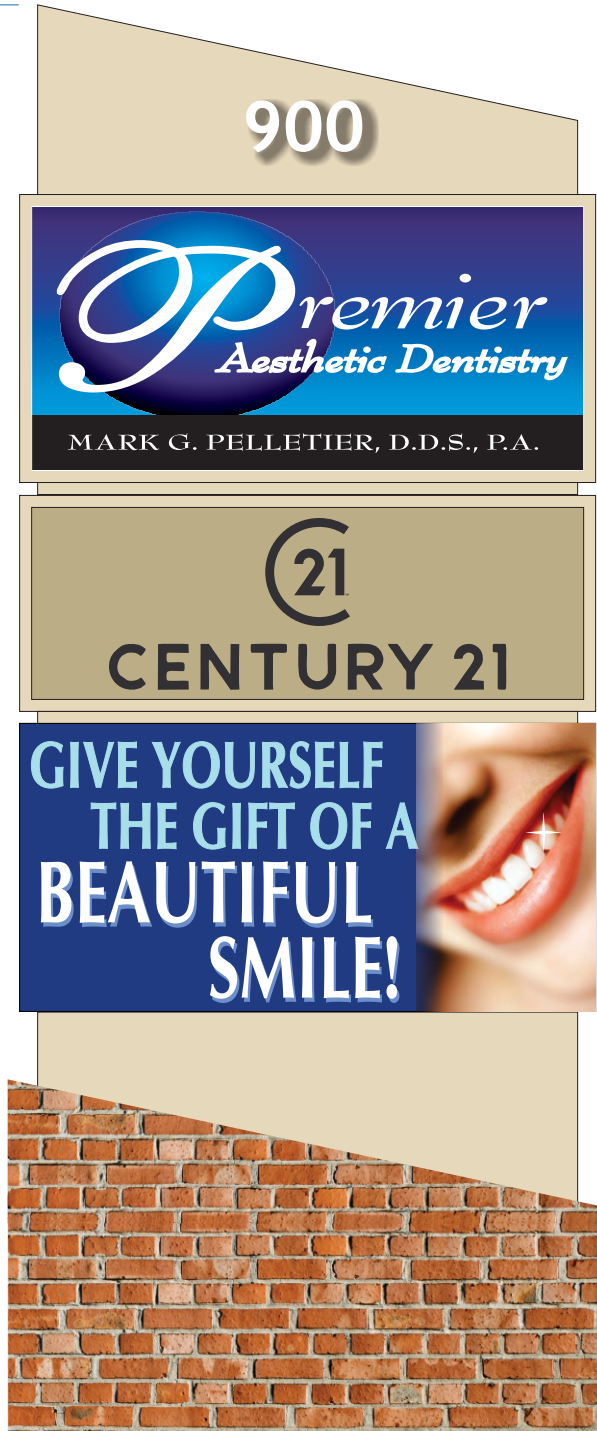
32"H X 90"W PAINTED ALUMINUM REVEAL

60"H X 100"W BRICK BASE (STYLE TBD)

19'-10"



6' TALL MAN
FOR SCALE



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PHYSICAL ADDRESS:

APPROVAL SIGNATURE:

FILE: PREMIER DENTISTRY

PROJECT MANAGER: HUNTER McCOY

DATE: 1-22-2024

E-MAIL: HUNTER@themdcompanies.net

DRAWING SCALE: 3/8" = 1'

CONTACT:

WEB PAGE: www.themdcompanies.net

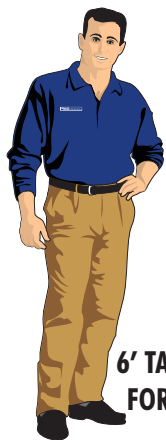
DRAWN BY: Jason Freeman



108 White Oak Lane, Suite A Lexington, SC 29073 / 803.467.9994

APPROXIMATE SCALE AND PLACEMENT





6' TALL MAN
FOR SCALE

8" H DIMENSIONAL LETTERING
STUD MOUNT TO ALUMINUM TOPPER

32" H X 90" W PAINTED ALUMINUM DETAIL

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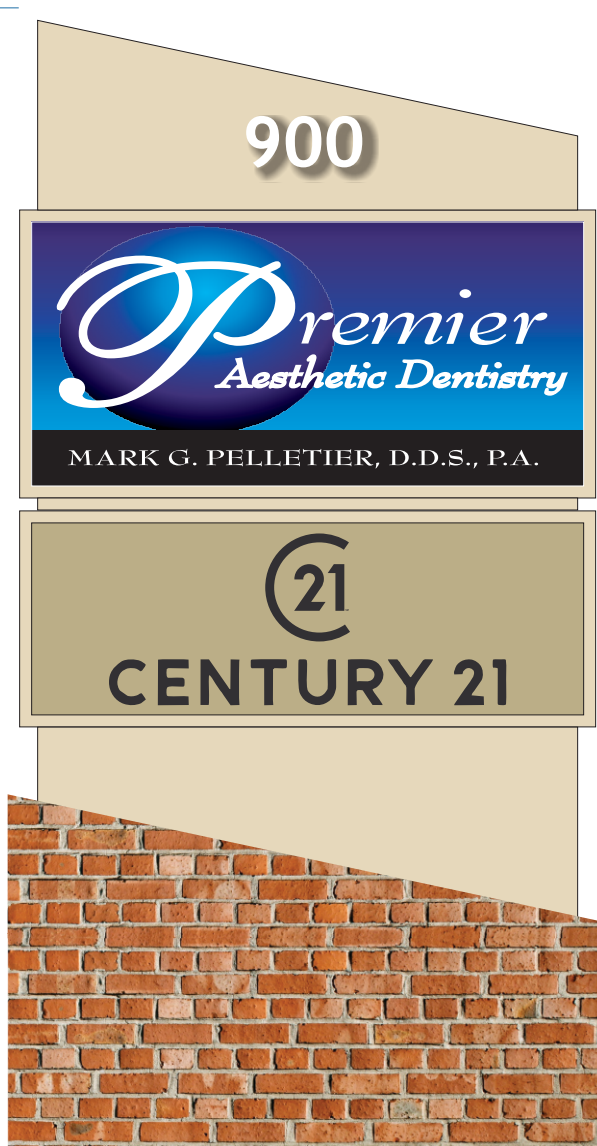
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60" H X 100" W BRICK BASE (STYLE TBD)

15'-10"



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DRAWING SCALE: 3/8" = 1'

DRAWN BY: Jason Freeman



108 White Oak Lane, Suite A Lexington, SC 29073 / 803.467.9994

APPROXIMATE SCALE AND PLACEMENT



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TOWN OF IRMO)

AN ORDINANCE TO RE-CLASSIFY 1 ACRE OF REAL PROPERTY LOCATED AT 900 LAKE MURRAY BOULEVARD, TMS # R03915-01-10, FROM CN, NEIGHBORHOOD COMMERCIAL, TO CG, GENERAL COMMERCIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF IRMO TO SO REFLECT

WHEREAS, a request has been presented to the Irmo Town Council by the current record titleholder of property located at 900 Lake Murray Boulevard, TMS # R03915-01-10, to re-classify the property from CN, Neighborhood Commercial, to CG, General Commercial; and

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, notice was advertised in The New Irmo News at least fifteen days prior to the public hearing, notice was conspicuously posted on or adjacent to the property, and a public hearing was held; and

WHEREAS, the Irmo Planning Commission, during a meeting held on February 12, 2024, recommended to the Irmo Town Council to classify said property to the appropriate zoning classification of CG, General Commercial; and

WHEREAS, it is necessary and desirable to reclassify said property to CG, General Commercial;

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Irmo, South Carolina, in Council duly assembled on this 19th day of March, 2024, that the Zoning Classification pertaining to the subject parcel be hereby re-classified from its current zoning of CN, Neighborhood Commercial to CG, General Commercial; and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Irmo be, and the same hereby is, amended to so reflect.

DONE IN COUNCIL ASSEMBLED this 19th day of March, 2024

William O. Danielson, *Mayor*

ATTEST:

Renee Caviness, *Municipal Clerk*

1st Reading: February 20, 2024

2nd Reading: March 19, 2024

Public Hearing: March 19, 2024