



## 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

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Subject Property: 131 Rose Oak Drive, TMS R03207-01-44

Applicant Request: The applicant is requesting to annex 0.13 acres of land into the Town of Irmo and rezone said property to RS, Single-Family Residential

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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](mailto: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 Official 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:** Annexation Request

**SUBJECT  
PROPERTY:** A 0.13-acre tract located at 141 Quick Terrace Road, Richland County TMS R-03207-01-05

**ACTION  
REQUESTED:** Consider an ordinance to annex real property into the corporate limits of the Town of Irmo, to zone said property RS, and to amend the official zoning map of the Town to so reflect.

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### Background

The applicants, Dietrich and Erica Lake of 131 Rose Oak Drive, have a gazebo and deck in their rear yard that encroaches upon the property of Jane & Arthur Osteen of 141 Quick Terrace Drive in unincorporated Richland County. The Osteens and Lakes have come to an agreement to sell 5,970 sf of the Osteen's property to the Lakes. As the Osteen property is in the County, it will need to be annexed to become a part of the Lake's property.

### Current Zoning

The subject property is zoned RU, Rural District, which allows for 33,000 sq. ft. residential lots and agricultural uses.

### Proposed Zoning

The proposed zoning district, RS, Single-family residential, is defined as follows: the RS district is intended to foster, preserve, and protect areas of the community in which the principal use of

land is for detached, single-family dwellings, and certain residential support facilities at low densities.

### Summary of Adjacent Zoning & Uses

Zone		Present Use
North	RS	Single Family Detached Home
East	RU (County)	Single Family Detached Home
South	RU (County)	Single Family Detached Homes
West	RU (County)	Single Family Detached Homes

### Irmo Comprehensive Plan

The Comprehensive Plan is unclear in this case. Being outside the Town, there is no future land use assigned to the area. Moreover, there are no policies or goals related to annexation to help guide this decision. That having been said, all adjacent properties in Town have a future land use of Single Family Residential.

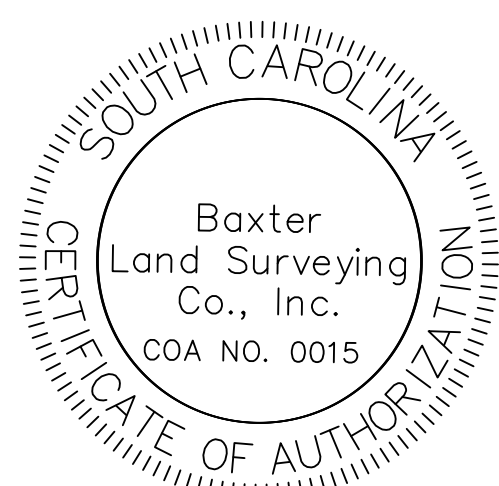
### Staff Findings

Staff finds this to be a simple case with no change in use or allowable use. Staff recommends **APPROVAL** of the annexation and rezoning.

### Planning Commission

At their February 12, 2024 meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** of the annexation and subsequent rezoning to RS, Single Family Residential.

PROPERTY LIES WITHIN UNSHADED ZONE "X" PER FIRM PANEL 45079C0202 L. LAST REVISED 12/21/2017



0 10' 20' 40' 1" = 20'

FB 274, PG 55  
141 quick terrace division.dwg

RICHLAND COUNTY, NEAR COLUMBIA SC  
THE SAME BEING SHOWN ON PLAT PREPARED FOR JANE C. WHEELIS OR DONNIE L. WHEELIS BY ASSOCIATES E  
& S, INC., DATED NOVEMBER 26, 2001 AND RECORDED IN BOOK 609, PAGE 2432 IN THE OFFICE OF THE  
REGISTER OF DEEDS FOR RICHLAND COUNTY. REFERENCE ALSO PLAT BOOK 29, PAGE 372.

REFERENCE ALSO: RECORD BOOK 2885. PAGE 461

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR OBJECTIONS OTHER THAN SHOWN.

ROSSER W BAXTER JR SCRI S NO 7617

# 131 Rose Oak Annexation, Ordinance 24 - 03

Planning Commission | February 12, 2024

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

2024-1-29 Irmo Zoning Map

[Open in Map Viewer Classic](#)

[Sign](#)

## Legend

### Richland Zoning

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

### Lexington County Zoning

#### ZONING

- CG
- CN
- CO
- RG
- RS

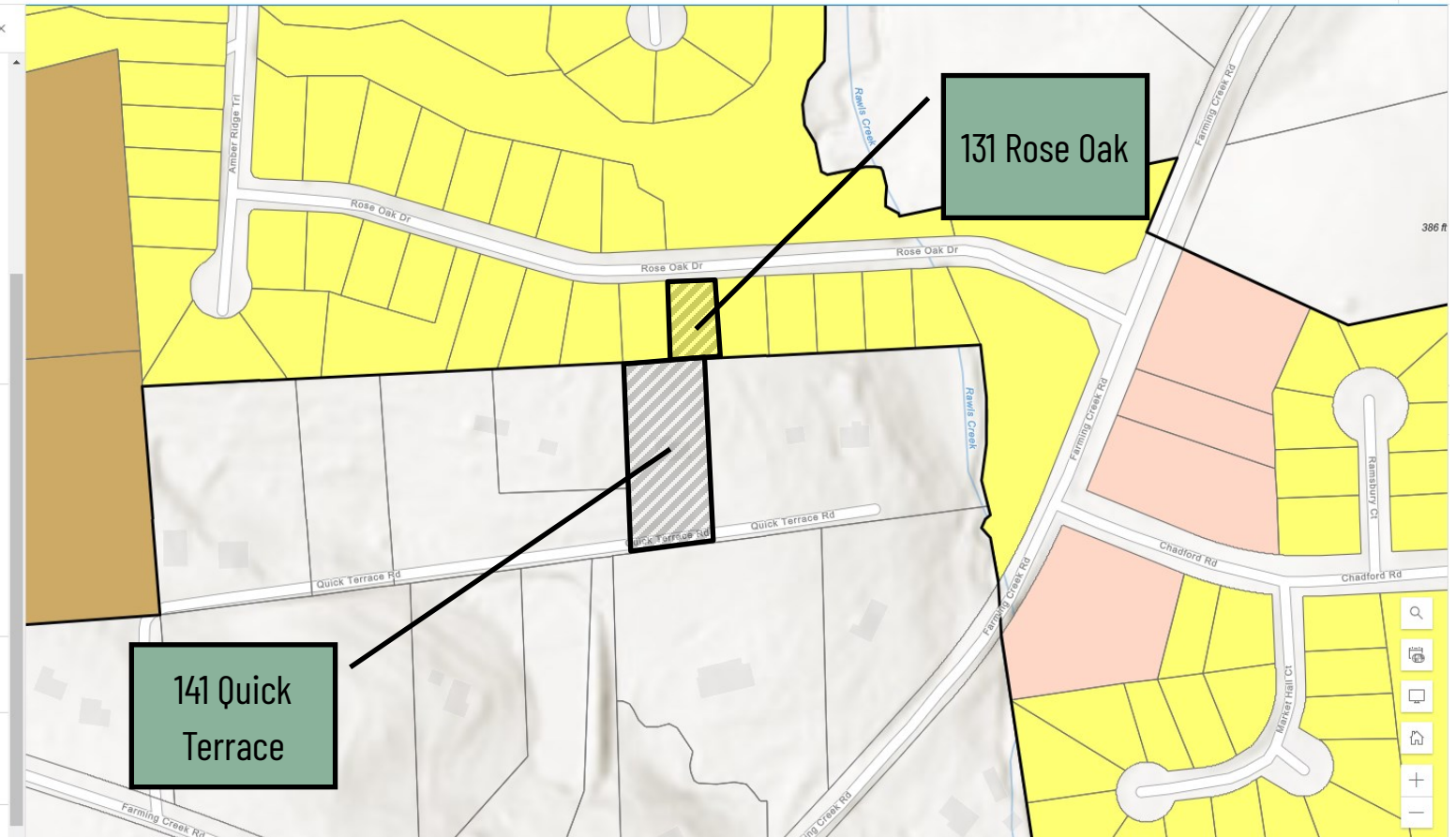
### Irmo\_Railway



### Railroad Easement



### Irmo\_State\_Hwy\_Roads





# 131 Rose Oak Annexation, Ordinance 24 - 03

Planning Commission | February 12, 2024

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



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TOWN OF IRMO )

**AN ORDINANCE TO ANNEX 0.13 ACRES OF REAL PROPERTY LOCATED AT 141 QUICK TERRACE ROAD, TMS R03207-01-05, INTO THE LIMITS OF THE TOWN OF IRMO; TO ZONE SAID PROPERTY RS, SINGLE FAMILY RESIDENTIAL; 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 141 Quick Terrace Road, TMS #R03207-01-05, to annex 5,970 square feet of said property into Town and to classify the property as RS, Single Family Residential; 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 annex said property and to classify said property to the appropriate zoning classification of RS, Single Family Residential.

**NOW, THEREFORE, BE IT ORDAINED** and ordered by the Mayor and Town Council of the Town of Irmo, South Carolina, in Council duly assembled, that the subject parcel be annexed into the Town of Irmo pending subdivision of the 5,970 square foot lot and subsequent sale of the lot to the owners of 131 Rose Oak Drive; and

**BE IT FURTHER ORDAINED** that the Zoning Classification pertaining to the subject parcel be hereby classified as RS, Single Family Residential; 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.

**PASSED AND ADOPTED this 19<sup>th</sup> day of March, 2024**

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William O. Danielson, *Mayor*

ATTEST:

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Renee Caviness, *Municipal Clerk*

1<sup>st</sup> Reading: February 20, 2024

2<sup>nd</sup> Reading: March 19, 2024

Public Hearing: March 19, 2024