



NOTICE OF PUBLIC HEARING

Date(s) of Public Hearing: February 12, 2024 at 6:00 p.m. (Planning Commission)

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: Approximately 67 acres located at or near 1424 Shady Grove Road,
TMS R03300-03-02, -37 & -44

Applicant Request: The applicant is requesting to rezone the subject properties from
CN, Neighborhood Commercial, to CG, General Commercial, with
conditions

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
PROPERTY:** Approximately 67 acres located at or near 1424 Shady Grove Road, Richland
County TMS # R03300-03-02

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

Background

The applicant's vision is to turn the 67-acre subject tract into a sports complex with associated commercial uses, including a hotel. The initial concept plan for the athletic side of the development features a soccer field, an indoor facility, and abundant additional space for future recreational activities.

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	RU, Rural Residential (County)	Single Family Detached Residential
East	RU, Rural Residential (County) and RS-LD, Low Density Residential (County)	Single Family Detached Residential (Caedmon's Creek Subdivision)
South	CG, General Commercial (Town) and RU, Rural Residential (County)	Commercial and Utility (Town) and Single Family Detached Residential (Caedmon's Creek Subdivision)
West	RU Rural Residential (County)	Single Family Detached Home and Vacant

Irmo Comprehensive Plan

This lot is not shown on the Future Land Use Map, so the Comprehensive Plan is inconclusive. However, neighboring properties have a future land use of Rural/Farming/Forestry.

Staff Findings

Staff finds that the concept for a sports complex on Shady Grove makes sense for the area. It is a non-residential use, like the neighboring lots on Broad River, but it should not be a major traffic generator like the nearby Wal-Mart shopping center. The proposed associated commercial and hotel should increase viability of the project without greatly increasing density as well, as the square footage of proposed commercial is low in relation to the acreage devoted to athletic uses.

Furthermore, Staff finds that the current zoning of Neighborhood Commercial makes little sense in this area. Neighborhood commercial is a buffer for residential against general commercial, as this lot would do if developed in that manner, but at the same time Neighborhood Commercial is meant to be walkable for convenient shopping for nearby residents. A 67-acre lot which isn't adjacent to accessible dense residential makes little sense for this use.

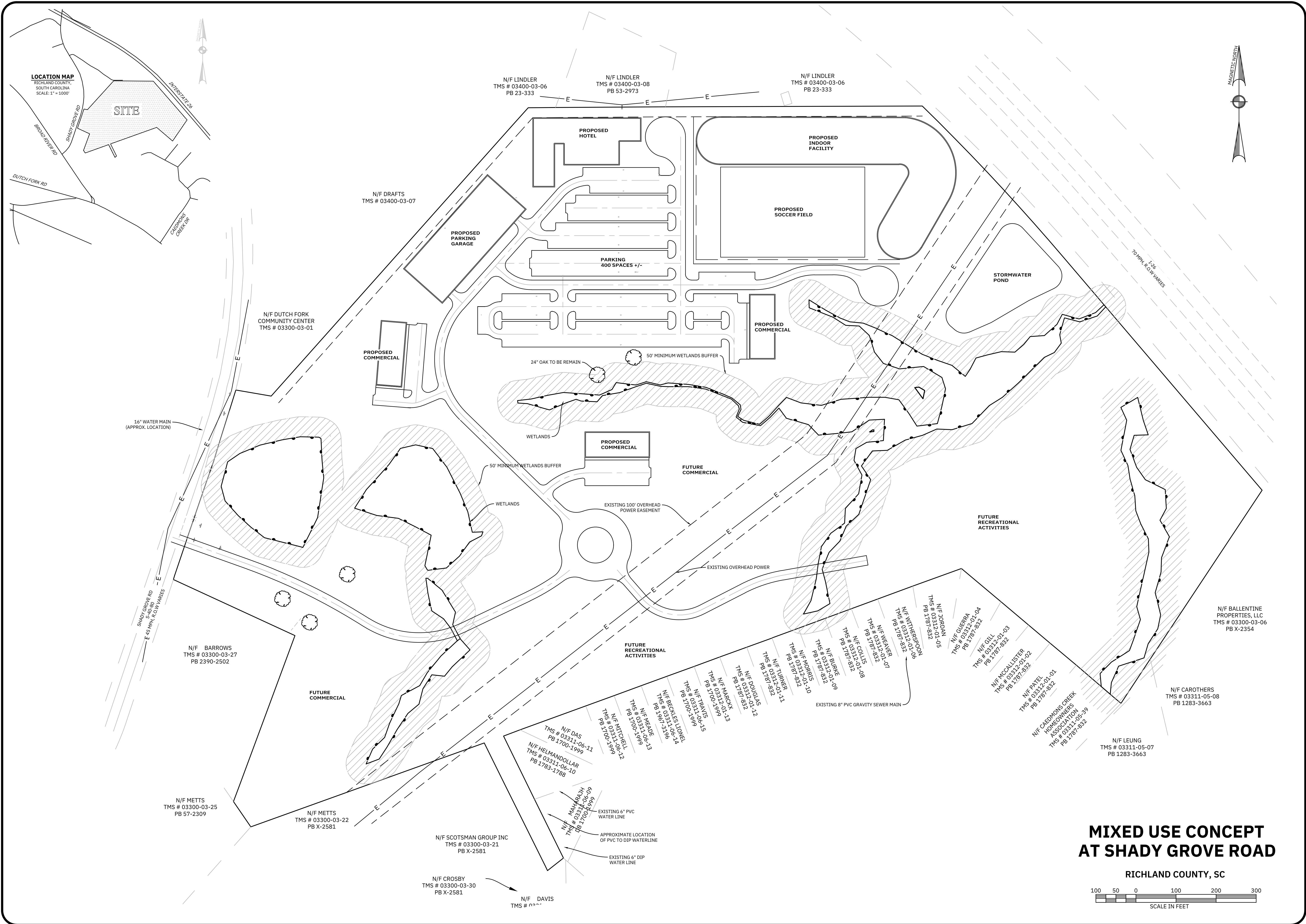
Staff finds that the best use for this lot would either be low density residential – which was Great Southern Homes’ plan a few years back – or commercial like the nearby Broad River Road. The athletic use with commercial accessory uses seems like a good fit.

Staff recommends **APPROVAL** of the rezoning application to CG, General Commercial, but with the following conditions:

- Commercial uses limited to those permitted in the Neighborhood Commercial Zone. This would allow for retail, restaurant, and offices, but not gas stations, car dealerships and other high-intensity commercial.
- Limit commercial use to 110,000 s.f. total. Commercial makes sense on this road, but Staff finds that this 67-acre lot should not be a major commercial hub.

Planning Commission

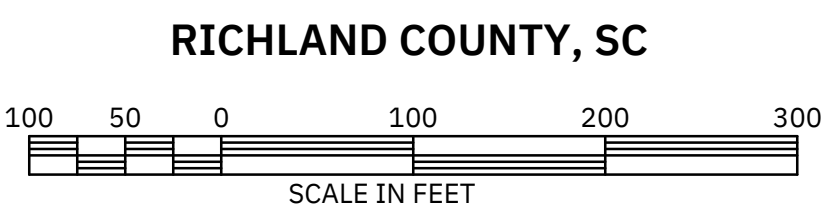
At their February 12, 2024 meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** of the rezoning with conditions.



LOCATION MAP
RICHLAND COUNTY,
SOUTH CAROLINA
SCALE: 1" = 1000'



MIXED USE CONCEPT
AT SHADY GROVE ROAD



SCALE 1" = 100"

DATE 1/16/24

DRAWN PTL

DESIGNED PTL

DRAWING NUMBER 1 OF 1

SKETCH PLAN

PREPARED FOR

CHECKED BY:

JOB NUMBER N/A

REVISION

NO.	DATE	DESCRIPTION
1	1/16/24	PREPARED FOR THIS SHEET
2	1/16/24	REVISION TO THIS SHEET
3	1/16/24	REVISION TO THIS SHEET
4	1/16/24	REVISION TO THIS SHEET
5	1/16/24	REVISION TO THIS SHEET
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20	1/16/24	REVISION TO THIS SHEET

CIVIL ENGINEERING OF COLUMBIA

3740A FERNANDINA ROAD COLUMBIA, SC 29210
TEL (803) 798-2820 FAX (803) 798-2826

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1424 Shady Grove Road Rezoning, Ordinance 24 - 04

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

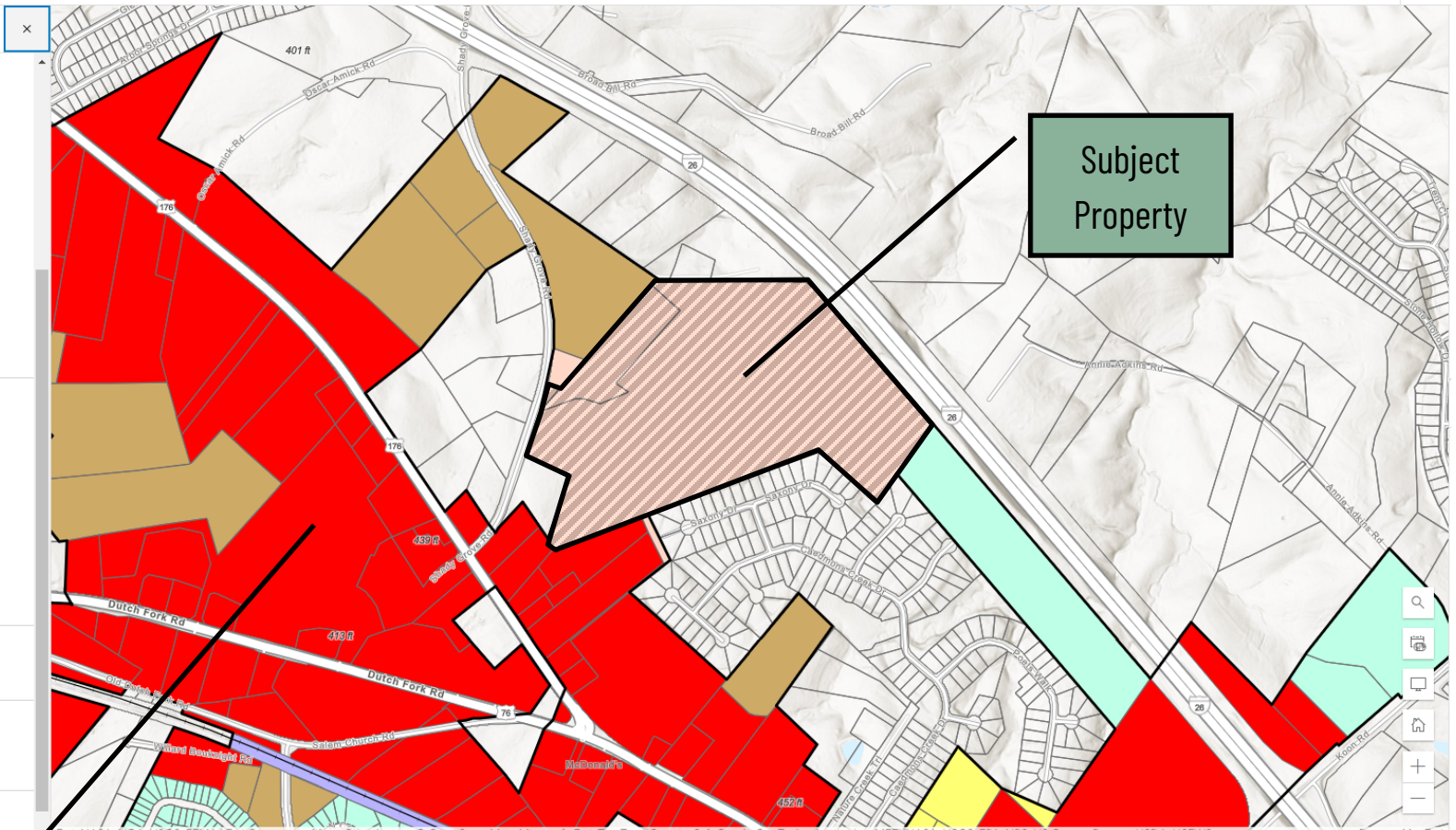
Irmo_Railway



Railroad Easement



Irmo_State_Hwy_Roads



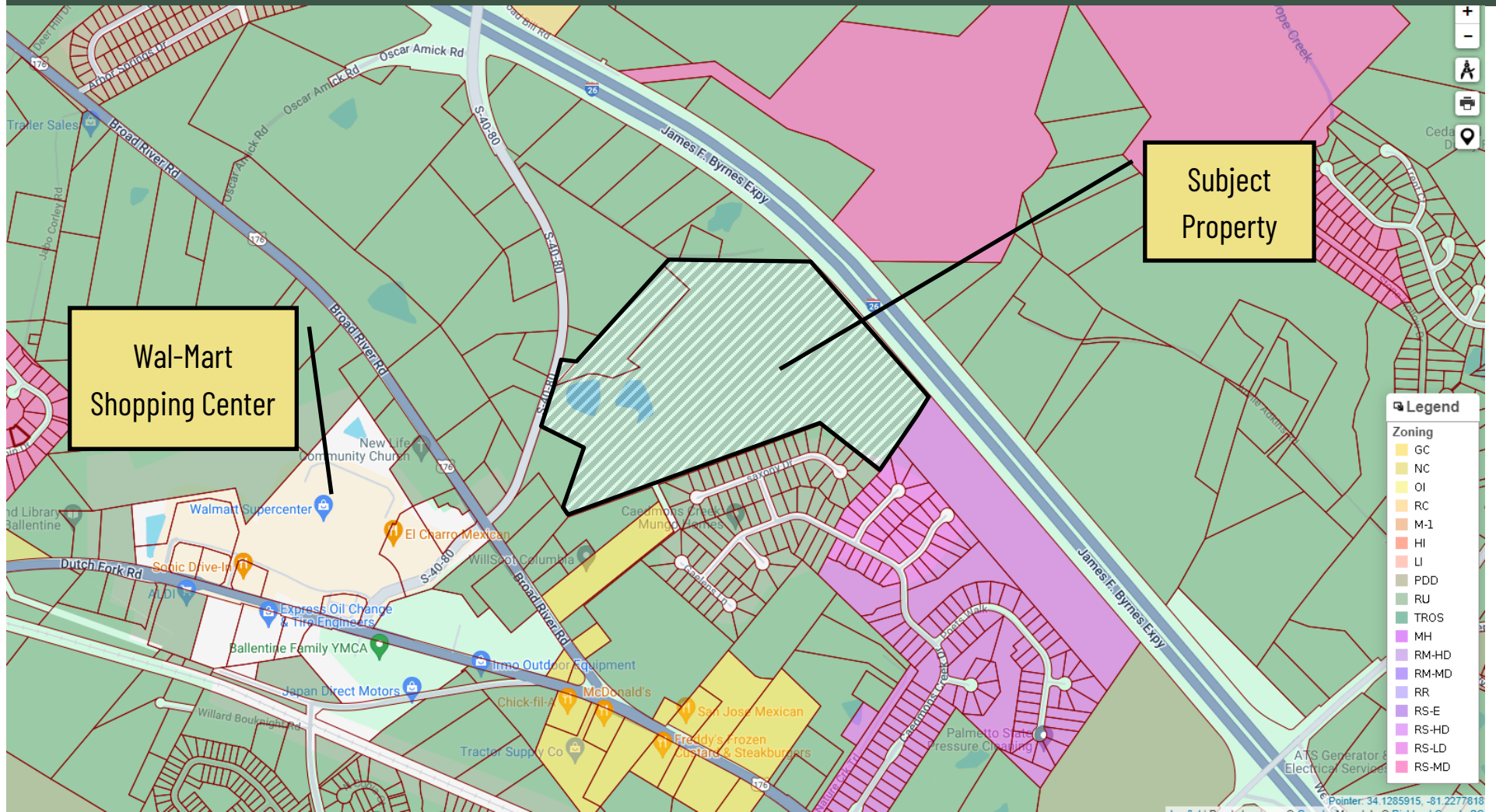
Subject
Property

Wal-Mart
Shopping Center

1424 Shady Grove Road Rezoning, Ordinance 24 - 04

Planning Commission | February 12, 2024

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



STATE OF SOUTH CAROLINA)

ORDINANCE 24-04

)

TOWN OF IRMO)

AN ORDINANCE TO RE-CLASSIFY 67 ACRES OF REAL PROPERTY LOCATED AT OR NEAR 1424 SHADY GROVE ROAD, TMS # R03300-03-02, -37, AND -44, FROM CN, NEIGHBORHOOD COMMERCIAL, TO CG, GENERAL COMMERCIAL WITH CONDITIONS, 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 or near 1424 Shady Grove Road, TMS # R03300-03-02, -037, and -44, to re-classify the property from CN, Neighborhood Commercial, to CG, General Commercial with Conditions; 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 with Conditions; and

WHEREAS, it is necessary and desirable to reclassify said property to CG, General Commercial with the following conditions:

1. Commercial uses shall be limited to those permitted in the CN, Neighborhood Commercial District. These commercial uses shall be permitted by right and not subject to the conditions set for businesses located in the Neighborhood Commercial District.
2. Total commercial square footage shall be limited to 110,000 square feet and shall include a hotel. Athletic playing and training facilities shall not be included in this 110,000 square foot limitation.

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.

ORDINANCE 24-04, CONTINUED

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