

TOWN OF IRMO PLANNING COMMISSION

Agenda

Monday, April 4, 2022, at 6:00 p.m.
Municipal Building, Council Chambers/Courtroom
7300 Woodrow Street | Phone: 803.781.7050

In compliance with the FOIA, a copy of the agenda was provided to the local news media and persons requesting information.

I. Call to Order

II. Approval of Agenda

III. Invocation

IV. Minutes Approval: March 7, 2022

V. New Business

A. PUBLIC HEARINGS:

1. Rezoning Request

Applicant/Developer: Brannon Graybill, Principal (The Graybill Company)

Property TMS/Location: R03203-03-01 (Located at the corner of Farming Creek Road and Dreher Shoals Road)

Property Owner: Michael Green dba Green Acres West, Inc.

Staff Notes: Mr. Brannon Graybill with The Graybill Company is requesting to rezone approximately 9 acres of R03203-03-01. Mr. Green, the owner, consents to the rezoning request. The property is currently zoned Fringe Agricultural (FA). Mr. Graybill is seeking General Commercial (CG) zoning for a self-storage facility and up to three commercial developments off Dreher Shoals Road. Section 2-3.4 Conditional Uses for Mini-Warehouses and Self-Storage Units limits the size of self-storage facilities to 4 acres. Currently, the property is +/- 30 acres. If the rezoning request is successful, the developer will subdivide the approximate 9 acres out of the parent tract before Council's second reading.

ACTION CONSIDERATION: Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

2. Text Amendment Request – Section 4-3.5. Landscaping plan

Applicant: Town of Irmo

Staff Notes: As a result of our zoning ordinance review, we are noting errors, omissions, vague language, and adding appropriate standards.

Section 4-3.5 requires a landscaping plan for development and redevelopment projects. Where multiple trees are may be removed, a tree survey is required. The Public Works Director, as part of the review process, looks for and expects specific plants and

requirements in the landscaping plan. Those specifics are missing. Absent is a reference to the Town's requested plantings. However, it is mentioned in Section 4-6.10(a) Tree Species List *under Establishment of public tree planting program*. The actual list has missing from the ordinance. This section currently is vague. The proposed is explicit.

AS-IS:

4-3.5. Landscaping plan.

A landscaping plan shall be submitted as part of the application for a building permit.

The plan shall:

- 1) Designate areas to be reserved for landscaping. The specific design of landscaping shall be sensitive to the physical and design characteristics of the site.
- 2) Indicate the location and dimensions of landscaped areas, plant materials, decorative features, etc.
- 3) Identify all existing trees 12 inches DBH (diameter breast high) and pines 20 inches DBH in required setback (yard) areas.

PROPOSED:

4-3.5. Landscaping plan.

A landscaping plan shall be submitted as part of the application for a zoning permit.

Applicants shall submit two (2) copies and one (1) digital landscaping plan either separately or with site plans. The plan shall contain:

- A. Name of the proposed development; the name, address, telephone number, and email address of the developer and the project designer; and a location map showing the proposed project; and,
- B. Scaled plan no smaller than one inch equals 30 feet and no larger than 24" x 36", showing the actual size, shape, and location of all existing and proposed features and landscaping as follows:
 1. Proposed and existing buildings, pavements, rights-of-way/utility easements, watercourses, floodways/wetland, detention/retention pond, and final grades after grading;
 2. Proposed landscaping, hardscaping, decorative features, and irrigation/watering system;
 3. A table of planting materials stating species (botanical and common names), quantity, height, spread, and installation size (Section 4-1.6(a)) for all plants, using per Appendix A Irmo Planting Materials); and,
 4. Tree survey, where applicable, per Section 4-5.4 and,
 - a. Significant Trees Identification per Section 4-5.2 and Section 4-5.5.
 - b. Distinguish trees and vegetation to be removed and/or preserved.

Separately Included is Appendix Irmo Planting Materials (See Exhibit A)

ACTION CONSIDERATION: Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

3. Text Amendment Request – Section 2-2 Use of Table 1

Applicant: Town of Irmo

Staff Notes: As a result of our zoning ordinance review, we are noting errors, omissions, vague language, and adding appropriate standards.

The request is to add C (Conditional Use) under RS Zoning District for patio and zero lot line homes. This appears to be a clerical oversight. Section 2-3.7(I), under Conditional Uses for *Patio and Zero Lot Line Housing*, references patio homes not to exceed six (6) units per acre. The six (6) units/acre equates to a minimum of 7,093 square foot lots, excluding the square footage for any road(s), sidewalks, open space, etc. The addition of the Conditional Use as an administrative approval is another step toward Great Southern Homes’ proposed patio homes off Palmetto Woods Parkway and other similar developments in Irmo.

ACTION CONSIDERATION: Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

4. Text Amendment Request – Section 2-4. - Temporary uses (6)

Applicant: Town of Irmo

Staff Notes: As a result of our zoning ordinance review, we are noting errors, omissions, vague language, and adding appropriate standards.

Subsection 6 under Temporary uses applies to fireworks. The standards outlined do not match the Town approval standards, creating interpretation conflicts and challenges. The proposed aligns the review and approval process with the standards.

AS-IS:

Portable free-standing fireworks stands and dispensaries not to exceed 30 days before a major holiday, i.e. New Year's, Fourth of July; provided such establishments are approved by the fire department. Firework stand operators must obtain and carry at all times a license from the state department of labor, licensing, and regulation (LLR) board of pyrotechnic safety and the approved LLR checklist completed by the town fire marshal.

PROPOSED:

Portable free-standing fireworks stands and dispensaries not to exceed 30 days before a major holiday, i.e. New Year's, Fourth of July. Such establishments shall:

- a. Provide a signed, dated permission letter with the property owner's phone or lease. (The letter or lease must specify date(s) of use and location(s), and include contact number and email address. The letter/lease can provide permission for a calendar year or multiple years. A letter from a business must be on the business letterhead with the signee’s name and title.);

- b. Obtain Zoning and Sign Permit (Limited to two (2) advertisement banners or signs no larger than 24 square feet either affixed to stand or freestanding on-premise. Post two “NO SMOKING OR LIGHTING FIREWORKS” signs on stand);
- c. Obtain and maintain a valid Town of Irmo business license;
- d. Obtain inspection and approval from the fire marshall;
- e. Provide a certificate of liability insurance: \$1,000,000 minimum per occurrence (commercial general liability insurance covering bodily injury or accidental death and property damage); and,
- f. Firework stand operators must obtain and carry at all times a license from the state department of labor, licensing, and regulation (LLR) board of pyrotechnic safety.

ACTION CONSIDERATION: Approve as presented, Approve with changes, Table for further discussion, **OR** Deny Request

B. STAFF REPORT

1. Projects under Review:

- a. Might Wash (Car Wash) R04000-02-02 off Broad River Road
Status: Waiting on SCDOT Encroachment Permit
- b. Mod Wash 107 Harban Court (002797-01-019_)
Status: Reviewing site plan for compliance and Town Sign Permit
Extra Storage (Same developer proposing to subdivide 002797-01-019 to create the self-storage facility)
Status: Reviewing site plan and awaiting Lexington County Encroachment and Land Disturbance Permit, and Town Sign Permit.
- c. Murray Landing Outparcel
001800-01-050 (parcel adjacent to the Publix off N. Lake & Irmo Driver)
Status: Waiting on the platted easement, sewer capacity letter, revising site plan, landscaping plan, and updated stormwater permit.

VI. Acknowledgment of Guests

VII. Commissioners Requests/Comments

VIII. Adjournment