

TOWN OF IRMO PLANNING COMMISSION

Agenda

Monday, January 3, 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 December 14, 2021
- V. New Business
 - A. ***Public Hearing: Zoning and Rezoning Requests***
Applicant: 4D Engineering
TMS: R03203-01-26
PROPOSAL:
Assign Zoning Classification - R03203-01-26

Staff Notes: Request to assign RG (General Residential) zoning designation to property [R03203-01-26] owned by Linda M Duffie et al. Ms. Duffie et al petitioned the Town of Irmo to annex this property within its corporate limits. Town Council had its first reading to review and consider the annexation request on Tuesday, December 7. The second reading will be on January 18. As part of the annexation process is the designation of a zoning classification to annexed properties. Simply, the Town must designate the appropriate zoning for the property. **See attachment map.**

The Town of Irmo Comprehensive Plan’s Land Use forecasts these properties being used for single-family homes. This mirrors the area's current residential landscape.

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

- B. ***Presentation: Architectural Review Consideration*** *Information Only*

Staff Notes: Gerald Meetze is appearing before the Commission to share his experience with Chapin’s ARB [Architectural Review Board]. He wants to encourage the Town to consider establishing such a board to ensure design integrity for its commercial development. **See Chapin’s Zoning Ordinance, Article 10 Architectural Review Standards.**

C. *Staff Review & Approval Authorization Resolution*

Staff Notes: Staff requests authorization from the Irmo Planning Commission to review and approve specific items to streamline the review/approval process for applicants. Waiting until the next scheduled planning commission meeting adds project delays. Expediting this process promotes better service delivery. Currently, the staff is reviewing and approving accessory structures, fences, and in-fill residential construction without the planning commission's review and approval. Again, the proposed process moves projects further along faster. Under the authorization, staff would provide a list of reviewed and approved projects, established vested rights, and project status.

Per the discussion during the December 6 meeting, the commissioners were not comfortable with allowing staff to review up to eight (8) subdivided lots on a public road without the planning commission's approval. Section 10-2(3) *Minor Subdivision Approval Process* grants the Planning Official the authority to approve up to five (5) lots without the planning commission's review/approval. **See Resolution and Section 10-2.2(3) Minor Subdivision Approval Process.**

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

- VI. Acknowledgment of Guests
- VII. Commissioners Requests/Comments
- VIII. Adjournment