



PLANNING COMMISSION MEETING

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

January 13, 2025 @ 6:00 PM

AGENDA

- I. Call to Order
- II. Invocation
- III. Approval of the Agenda
- IV. Minutes
 - A. Approval of the minutes of the November 4, 2024 Planning Commission meeting
- V. New Business
 - A. Consideration of a recommendation for Ordinance 25-1 to annex 0.52 acres located at 6375 Saint Andrews Road, Lexington County TMS 002799-06-001, and to rezone said property from C1, Neighborhood Commercial (Lexington County) to CG, General Commercial (Town of Irmo)
- VI. Comments
- VII. Adjournment

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 accommodation to attend the meeting, please contact the Assistant Town Administrator or Zoning Clerk for assistance at (803)781-7050, M-F between the hours of 8:30 – 5:00 (closed most Federal and State Holidays).



TOWN OF IRMO PLANNING COMMISSION

Minutes

Monday, November 4, 2024, at 6:00 p.m.

Municipal Building

7300 Woodrow Street | Phone: 803.781.7050

MEMBERS PRESENT

Edward Wadelington – Chair

Robert Cox – Vice Chair

Jeff Allen

Judy DeLoach

Edward Greco

Richard Scoggins

MEMBERS ABSENT

OTHERS PRESENT

Courtney Dennis, Administrator

Kami Layne, Zoning Clerk

Call to Order

Mr. Wadelington called the meeting to order at 6:00 p.m. and lead the Invocation and the Pledge of Allegiance.

Approval of Agenda

Mr. Greco made a motion to accept the agenda, seconded by Mr. Allen. Motion passed 6-0.

Minutes

Mr. Scoggins made a motion to accept the minutes of the October 14, 2024, meeting, seconded by Mr. Cox. Motion passed 6-0.

New Business

- A. Consideration of a recommend for ordinance 24-16 to annex +/-0.8 acres located at or near 1621 Lake Murray Boulevard, Lexington County TMS 001998-02-039 & -063, and to rezone said property from C1, Neighborhood Commercial (Lexington County) to CG, General Commercial (town of Irmo)

Mr. Dennis presented the item and a discussion was held. Staff recommends Approval of this Application.

Mr. Greco questioned parking, especially handicapped parking, landscaping and trees, Concerns about type of future businesses regarding alcohol with a daycare and church

across the street to make sure Mr. Thakkar wasn't opening a bar. Mr. Thakkar said he was looking into a liquor store but no Bar.

Mr. Greco made a motion to recommend annexation, seconded by Mr. Scoggins. Mr. Wadelington called upon Mrs. Layne for a rollcall vote: Mr. Allen voted "yes", Mr. Scoggins voted "yes", Mr. Greco voted "yes", Mrs. Deloach voted "yes", Mr. Cox voted "yes", Mr. Wadelington voted "yes". The vote for approval was unanimous.

- B. Consideration of a recommendation for Ordinance 24-17, an amendment to article 2 of the Zoning Ordinance as regards the Use Table.

Mr. Dennis Presented the item and discussion was held. Staff recommends Approval of this application.

Mr. Cox made a motion to recommend Zoning Ordinance 24-17 be changed, seconded by Mr. Greco. Mr. Wadelington called upon Mrs. Layne for a rollcall vote: Mr. Allen voted "yes", Mr. Scoggins voted "yes", Mr. Greco voted "yes", Mrs. Deloach voted "yes", Mr. Cox voted "yes", Mr. Wadelington voted "yes". The vote for approval was unanimous.

Adjournment

Mr. Greco made a motion to adjourn the meeting, seconded by Mr. Cox. Motion approved 6-0. The meeting was adjourned at 6:23p.m.

ATTEST:

Zoning Clerk / Designee

Chair



Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission: January 13, 2025
Town Council First Reading: January 28, 2025
Town Council Second Reading: February 25, 2025

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Assistant Town Administrator

SUBJECT: Annexation Request

**SUBJECT
PROPERTY:** .52 acres located at 6375 Saint Andrews Road, Lexington County TMS 002799-06-001

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

Background

The Town has received an application from Stuart Bergin, owner of Burgin Roofing, to annex his business located at 6375 Saint Andrews Road.

Current Zoning

The subject property is zoned C1, Neighborhood Commercial, which allows a number of typical commercial uses, including office, retail, and restaurant. Speculative shopping centers are not permitted in the C1.

Proposed Zoning

The proposed zoning district, CG, General Commercial, is defined as follows: 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.

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	C1, Neighborhood Commercial (County)	Commercial (IMIC Hotels)
East	R1, Low Density Residential (County)	Residential (Challedon)
South	CG, General Commercial (Irmo)	Commercial (Tina's Nails)
West	C1, Neighborhood Commercial (County)	Commercial (Office Building)

Irmo Comprehensive Plan

The new 2024 Comprehensive Plan has a future land use of Commercial Mixed Use for these lots. As such, the Irmo Comprehensive Plan supports this annexation and rezoning. The Commercial Mixed-Use area is defined as follows:

- Commercial and Mixed-Use areas that include a variety of uses including commercial, service, office and a mix of residential housing types.
- Commercial uses typically serve a larger area than Neighborhood Centers and include larger buildings and retail anchors.
- May include taller buildings (max of 3-4 stories).
- Limited areas of multi-family housing opportunities may be integrated as part of a mix of uses. As with residential uses, should be located in close proximity to shopping and services.

Staff Findings

Staff recommends **APPROVAL** of the annexation and rezoning.

6375 Saint Andrews Road Annexation, Ordinance 25 - 01

Planning Commission | January 13, 2025

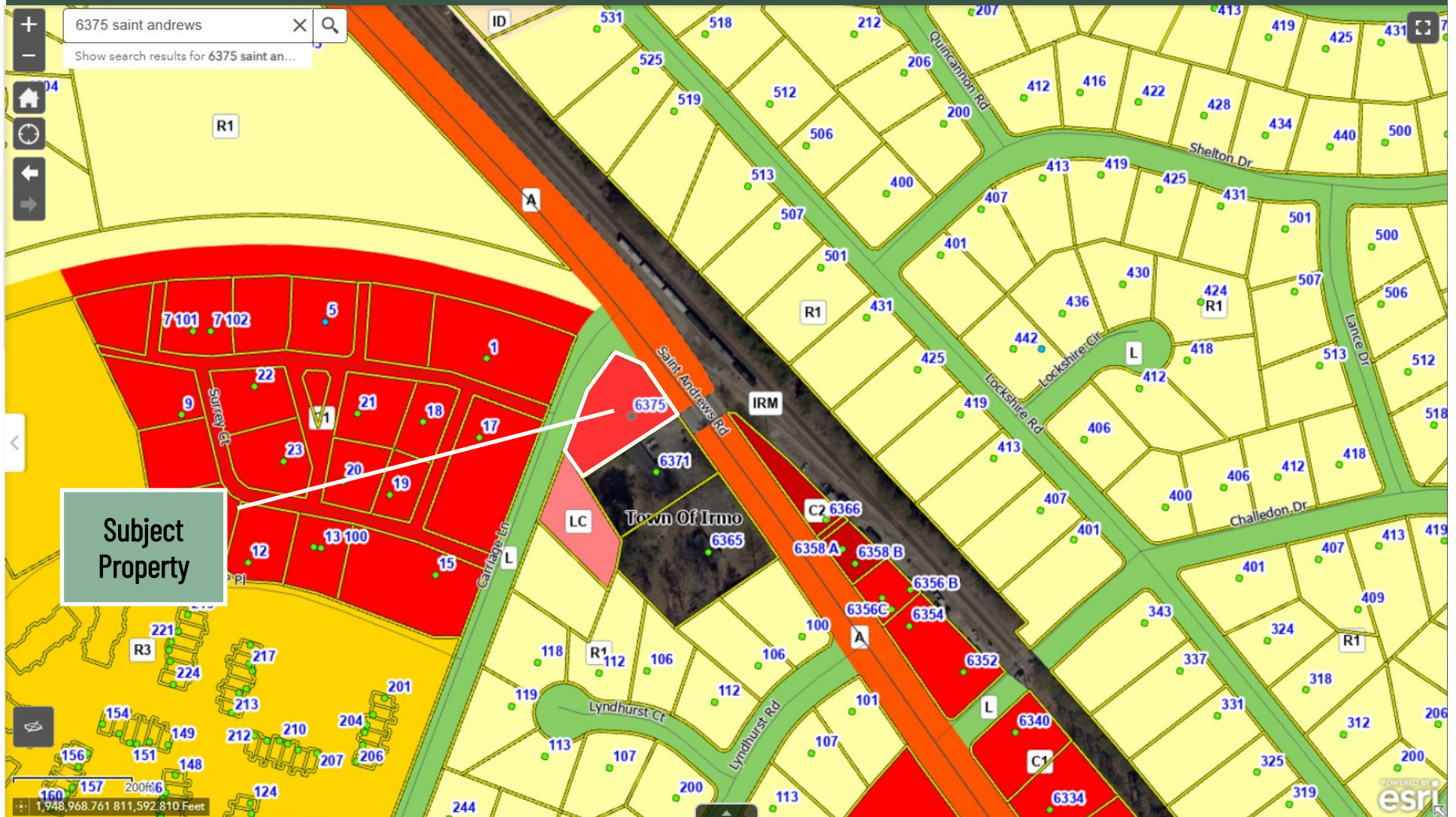
Town Council | January 28, 2025 & February 25, 2025



6375 Saint Andrews Road Annexation, Ordinance 25 - 01

Planning Commission | January 13, 2025

Town Council | January 28, 2025 & February 25, 2025



6375 Saint Andrews Road Annexation, Ordinance 25 - 01

Planning Commission | January 13, 2025

Town Council | January 28, 2025 & February 25, 2025



Annexation Request Form

Print

Submitted by: Stuart Burgin

Submitted On: 2024-12-18 14:55:58

Submission IP: (24.168.192.255)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Courtney Dennis

Due Date: Open

Attachments

- [U64871L1X111801_12182024_145541_003723.pdf](#) - 2024-12-18 02:55:59 pm
- [U64871L1X111801_12182024_145329_003721.pdf](#) - 2024-12-18 02:56:00 pm



FORMS & APPLICATIONS

7300 Woodrow Street, Irmo, SC 29063
p: (803) 781-7050 | info@townofirmosc.com | Follow Us [@TownofIrmoSC](#)

Annexation Request Form

If you live outside of the Town limits but want access to the Town of Irmo amenities, you can request to have your property annexed. In order to be considered for annexation, your property must touch a property within the town limits or be directly across the street. You can check to see where you are in relation to the town limits of Irmo by entering your address into our locator tool. If you are ready to begin the annexation process, please complete and submit this form with the required materials. We will review your application and may require additional information. Welcome to the Town of Irmo!

Questions can be emailed to [Business Licensing & Zoning](#).

SITE/PROPERTY INFORMATION

* What County is the property located?

☒ Lexington ☐ Richland

* Tax Map Number:

002799-06-001

CONTACT INFORMATION

* Applicant Name(s):

Stuart Burgin

* Applicant Phone:

8033099151

* Applicant Email:

burginroofing@gmail.com

* Applicant Address:

6375 Saint Andrews Rd

Street, City, State, Zip

* Property Owner Name(s):

Stuart Burgin

* Owner Phone:

8033099151

* Owner Email

burginroofing@gmail.com

* Owner Address:

6375 Saint Andrews Rd

Street, City, State, Zip

. . .

PROPERTY INFORMATION

* Legal Description

PARCEL B 102X189X57X116X51

* Property Location/Address

6375 Saint Andrews Rd

Street, City, State, Zip

* Current Property Use

Commercial

* Proposed Land Use

Commercial

* Area (Square foot/Acreage) of parcel:

.522 Acre

* Upload the property deed

Choose File No file chosen

The Upload the property deed field is required

Upload the required Deed. You may also include any additional supporting documentation here.

* Upload the property plat:

Choose File

No file chosen

The Upload the property plat: field is required

Upload the required Plat. You may also include any additional supporting documentation here.

* I have uploaded the following documents as required by the State of South Carolina. Please email permits@townofirmosc.com with any issues uploading your required documentation.

- ☒ Plat
- ☒ Deed

. . .

The undersigned, who is the owner(s) of all the real property contiguous to other lands within the Town of Irmo as described above and shown on the attached plat or map, requests annexation of said property into the Town of Irmo so as to become a part thereof in accordance with Section 5-3-150, Code of Laws of South Carolina, 1976, as amended. By signing below, the property owner(s) understand(s) that annexation into the Town of Irmo may not obligate the Town to provide, improve, or install public infrastructure to the annexed property. Public infrastructure includes but is not limited to roads, bridges, sidewalks, water and sewer service or stormwater/drainage facilities. A plat or map depicting the property is required and must be submitted with the legal description and this Petition

The undersigned property owner/applicant does hereby petition to annex into the Town of Irmo. located at the above address, as described by the Lexington County or Richland County tax map number, do hereby petition said property to be annexed into the corporate limits of the Town of Irmo.

The Town of Irmo to annex and incorporate into the limits of the Town of Irmo all that property of the petitioner as indicated in this application and as shown on the attached survey/boundary map. The petitioner does further respectfully request that the Town annex and incorporate this land into the Town under the zoning classification indicated in this application. I do hereby certify as the property owner/authorized agent that the information is shown on this application and any attached forms and/or plans are correct.

I hereby certify that the attached and the completed application contains the information required by the Town of Irmo as specified above. I understand the submission of incomplete or inaccurate information may result in a delay in the processing of this application.

. . .

By typing my name below, I understand and agree that this form of electronic signature has the same legal force and effect as a manual signature.

* First & Last Name

Stuart W Burgin

* Date

12/18/2024

Format: MM/DD/YYYY