



PLANNING COMMISSION MEETING

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

March 10, 2025 @ 6:00 PM

AGENDA

- I. Call to Order
- II. Invocation
- III. Approval of the Agenda
- IV. Minutes
 - A. Approval of the January 13, 2025 Planning Commission minutes
- V. New Business
 - A. Consideration of a recommendation for Ordinance 25-2 to annex four properties totaling approximately 1.93 acres into the Town of Irmo, including 10076 Broad River Road, TMS R04000-02-11; 10100 Broad River Road, R04000-02-10; 410 Mission Court, R04004-01-11; and 420 Mission Court, R04004-01-10; and to rezone said property from GC, General Commercial (Richland Co.) to CG, General Commercial (Town of Irmo).
 - B. Consideration of an ordinance to amend the following Articles of the Zoning Ordinance: Art. 2 - Conditional Uses for Accessory Apartments; Art. 3 – Setbacks on Corner Lots, Architectural Standards, and Land Under Permanent Conservation Easement; Art. 5 – Prohibited Signs and Sign Regulations by Type; Art. 6 – Parking, Storage, and Use of Vehicles and Equipment in Residential Zones; Art. 13 - Definitions; as well as the following section of the Code of Ordinance: Sec. 22-108.-Noise

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, January 13, 2025, at 6:00 p.m.

Municipal Building

7300 Woodrow Street | Phone: 803.781.7050

MEMBERS PRESENT

Edward Wadelington – Chair

Clint Scoville

Jeff Allen

Judy DeLoach

Edward Greco

Richard Scoggins

MEMBERS ABSENT

Robert Cox -Vice Chair

OTHERS PRESENT

Doug Polen, Assistant Administrator

Kami Layne, Zoning Clerk

Call to Order

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

Approval of Agenda

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

Minutes

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

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)

Staff recommended Approval of this Application. The applicant, Stuart Burgin, spoke.

Mr. Greco asked whether the Irmo Police would need to leave the jurisdiction to answer a call at this location and whether St. Andrews Rd in the Town of Irmo. Mr.

Polen stated that Saint Andrews is in Town and that police would never leave the jurisdiction if called to the subject property.

Mr. Greco made a motion to recommend approval of Zoning Ordinance 25-1 to annex 0.52 acres located at 6375 Saint Andrews Rd into the town of Irmo seconded by Mr. Scoville. 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. Scoville voted "yes", Mr. Wadelington voted "yes". The vote for recommendation was unanimous, 6-0.

Comments

New Member Clint Scoville was welcomed back to the Planning Commission. Mr. Scoville replaces Joseph Murphy.

Discussion was had on a proposed zoning ordinance concerning parking in residential zones.

Adjournment

Mr. Allen made a motion to adjourn the meeting, seconded by Mr. Greco. Motion was approved 6-0. The meeting was adjourned at 6:32p.m.

ATTEST:

Zoning Clerk / Designee

Chair



Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission & Public Hearing: March 10, 2025
Town Council First Reading: March 18, 2025
Town Council Second Reading & Public Hearing: April 15, 2025

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Assistant Town Administrator

SUBJECT: Annexation Request

SUBJECT PROPERTY: 1.93 acres consisting of four lots located at 10076 Broad River Road, TMS R04000-02-11; 10100 Broad River Road, R04000-02-10; 410 Mission Court, R04004-01-11; and 420 Mission Court, R04004-01-10

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 William Greene, owner of Lake Murray Floor Covering and the adjacent subject lots, to annex the four lots referenced above.

Current Zoning

The subject property is zoned GC, General Commercial, which allows a number of typical commercial uses, including retail sales, personal & business services, recreation/entertainment, eating & drinking establishments, lodging, vehicles sales & service, and multi-family residential development.

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	GC General Commercial (County)	Commercial (MADD HQ)
East	CG, General Commercial (Irmo)	Commercial (Ziebart)
South	CG, General Commercial (Irmo)	Commercial (Irmo Business Park)
West	GC General Commercial (County)	Commercial (Office Building)

Irmo Comprehensive Plan

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

- Mostly located along the I-26 corridor or in areas with a mix of business parks and light industrial uses.
- These areas are appropriate for offices, light manufacturing, warehousing, research and development, and flex space.
- These areas may also include a limited amount of supporting commercial uses, such as restaurants and convenience retailers to serve employees.
- Large-scale residential developments are discouraged in locations that are prime for businesses and non-residential uses.

Staff Findings

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

10076 Broad River Road Annexation, Ordinance 25 - 012

Planning Commission | March 10, 2025

Town Council | March 18, 2025 & April 15, 2025



Subject
Property



10076 Broad River Road Annexation, Ordinance 25 - 012

Planning Commission | March 10, 2025

Town Council | March 18, 2025 & April 15, 2025





100% ANNEXATION PETITION

Applicant Information

Name: WEG-3, LLC Address: 10100 BROAD RIVER
Phone: 803-600-5030 E-Mail: bill@lakemfc.com

Property Owner Information (If Different)

Name: William E. Greene, Jr. Address: 1011 Willow Cove Ct
Phone: 803-600-5030 E-Mail: Chapin, SC 29036

TO THE MAYOR AND COUNCIL OF THE TOWN OF IRMO:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows. Description may be attached:

Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.

The property is designated as follows on the County tax maps: R04000-02-10, R04000-02-11, R04004-01-10, R04004-01-11

*** A plat or map of the area should be attached. A tax map may be adequate ***

It is requested that the property be zoned as follows: CG, General Commercial

I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning.

Owner's Signature: [Signature] Date: 2/27/25

Applicant's Signature: [Signature] Date: 2/27/25

For Official Use Only

Received: Property Posted:
Receipt #: Hearing:
Advertised: Approved:



100% ANNEXATION PETITION

Applicant Information

Name: Lakeshore Property Company Address: 10076 Broad River Rd.
Phone: 803-781-1701 E-Mail: bill@lakeshore.com

Property Owner Information (if Different) WEBSTER
Name: William E Greave Jr Address: 1011 Willow Cove Ct.
Phone: 803-600-5030 E-Mail: CHAPIN S.C. 29036

TO THE MAYOR AND COUNCIL OF THE TOWN OF IRMO:

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Owner's Signature: _____ Date: 2-17-25

Applicant's Signature: _____ Date: 2-17-25

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____



100% ANNEXATION PETITION

Applicant Information

Name: WEG-3, LLC Address:
Phone: 803-600-5030 E-Mail: bill@lakemfa.com

Property Owner Information (If Different)

Name: William E. Greene, Jr. Address: 1011 Willow Cove Ct.
Phone: 803-600-5030 E-Mail: Chapin, SC 29036

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Applicant's Signature: [Signature] Date: 2/27/25

For Official Use Only

Received: Property Posted:
Receipt #: Hearing:
Advertised: Approved:



100% ANNEXATION PETITION

Applicant Information

Name: WEG-3, LLC Address:
Phone: 803-600-5030 E-Mail: bill@lakemfo.com

Property Owner Information (If Different)

Name: William E. Greene, Jr. Address: 1011 Willow Cove Ct.
Phone: 803-600-5030 E-Mail: Chapin, SC 29036

TO THE MAYOR AND COUNCIL OF THE TOWN OF IRMO:

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Owner's Signature: [Signature] Date: 2/27/25
Applicant's Signature: [Signature] Date: 2/27/25

For Official Use Only

Received: Property Posted:
Receipt #: Hearing:
Advertised: Approved:



Staff Report

Amendment to the Zoning Ordinance

DATES: Planning Commission: March 10, 2025
Town Council First Reading: March 18, 2025
Town Council Second Reading: April 15, 2025

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Assistant Town Administrator

SUBJECT: Zoning Ordinance Amendment

ACTION REQUESTED: Consideration of an ordinance to amend the following Articles of the Zoning Ordinance: Art. 2 - Conditional Uses for Accessory Apartments; Art. 3 - Setbacks on Corner Lots, Architectural Standards, and Land Under Permanent Conservation Easement; Article 5 - Prohibited Signs and Sign Regulations by Type; Article 6 - Parking, Storage, and Use of Vehicles and Equipment in Residential Zones; Article 13 - Definitions; as well as the following section of the Code of Ordinance: Sec. 22-108.-Noise

Background

Staff has been working on a number of edits to the Zoning Ordinance and Code of Ordinance, with all items discussed at Town Council workshop in February, 2025.

Text Amendment

See Attachment

Staff Findings

Staff recommends **APPROVAL** of this zoning ordinance change, although Staff believes that the section on front yard parking needs further discussion.

1. Front Yard Parking/Residential Parking

Why Change the Ordinance?

There is a lot to unpack in this section. Primarily the goal is to better clarify front yard parking, but there also needs to be clarity on commercial vehicles, boats/trailers/RV's, what constitutes an inoperable vehicle, and the use of car covers.

Current Ordinance

Section 6-3 Parking, Storage, and Use of Vehicles and Equipment in Residential Zones

- A. Construction and/or commercial equipment and implements shall not be stored on any lot zoned for residential use other than in completely enclosed buildings or if physically removed from vision from the public street or other public or private property. No automobiles, trucks, or trailers of any type without current license plates, non-operational or in a state of disrepair, shall be parked for more than 15 days unless parked in completely enclosed buildings or physically removed from vision from the public street or other public or private property. Visual obscurity may be achieved for one vehicle per lot by an approved custom car cover, in rear yards or side yards, and only on a paved driveway. All vehicles must be supported by four inflated tires.
- B. Vehicles, design of which would normally require a commercial driver's license to operate, are prohibited from parking on lots or parcels less than two acres in the RS and RG zoning districts, including the street/highway right-of-way in such districts, when not actively involved in commerce.
- C. It shall be unlawful to park any vehicle anywhere in the front yard of a residence, except in the driveway or a parking area approved by the Planning Official. Parking on the grass or front lawn area of any residence is allowed for visitors and for temporary parking as long as it does not kill the grass. Parking on dirt areas in the front lawn area of a home is not allowed, except for temporary use by visitors.
 1. Parking area construction that shall be approved by the Planning Official Include:
 - i. Poured concrete slab
 - ii. Asphalt paved area
 - iii. Concrete steppingstones, pavers, and bricks laid out to form a parking pad
 - iv. Any pervious substrate such as gravel, crusher run, ground asphalt, or mulch contained within a boundary/border made of landscaped timbers, railroad timbers, landscaping blocks, bricks, or solid concrete blocks to contain the substrate.
 2. Additional parking areas will be approved providing they meet the construction requirements of subsection 1 above and meet the following

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location requirements listed in descending order of preference:

- i. Additional parking area adjoining either side of the original driveway
 - ii. Side yard on the same side of the residence as the original driveway
 - iii. Side yard on the opposite side of the residence as the original driveway
 - iv. In the front yard area in front of the residence, but as close to the side yard as possible
3. Any vehicle with a valid handicap plate or placard on the vehicle is exempt from this sub section C.

6-3.1 Parking, Storage, and Use of Recreational Vehicles (Campers, Travel Trailers) and Boats

- A. No recreational vehicle or boat shall be parked or stored in any required front setback area.
- B. A recreational vehicle may be parked anywhere on a premise for a period not to exceed twenty- four (24) hours during loading or unloading.
- C. Recreational vehicles may be used for temporary lodging up to fourteen (14) days per calendar year, increasing to a renewable sixty (60) days when incidental to on-premise construction pursuant to a valid building permit.

Proposed Ordinance

Section 6-3 Parking, Storage, and Use of Vehicles and Equipment in Residential Zones

6-3.1 Commercial and Heavy-Duty Vehicle Parking

- A. Construction vehicles/equipment and heavy-duty commercial vehicles shall be prohibited from parking in the following districts: RS (Single Family Residential), RG (General Residential), CO (Office Commercial), CN (Neighborhood Commercial) or any areas of negotiated developments with density and use similar to the above zones. The prohibition holds whether on-street or off-street on private property, public property, or public right-of-way except when said trucks are being used during normal business hours to make deliveries or perform service or when contained within a completely enclosed building removed from vision from a street or other property.
- B. The types of trucks specifically prohibited include but are not limited to: tractor-trailers; truck tractors; trailers only; box trucks; stake trucks; flat-bed trucks; tank trucks including those with and without DHEC identification numbers; dump trucks; concrete mixers; trucks equipped for hauling shipping containers, timber, rocks, dirt, logs, wood chips, automobiles, and boats; vehicles which require a commercial driver's license to operate; and any type of truck with eight or more wheels.
- C. The Zoning Administrator shall be authorized to make a determination whenever there is a question regarding the construction, commercial, or heavy-duty nature of a vehicle under this ordinance.

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6-3.2 Inoperable Vehicle Parking

- A. Vehicles without current license plates or which are non-operational are considered inoperable. Such vehicles shall not be parked for more than 15 days in a residential area unless parked in a completely enclosed building or physically removed from vision from the street or other public or private property. Visual obscurity may be achieved by parking in the rear yard or by use of an approved custom car cover. Vehicles with a car cover must be parked on a paved driveway. Only one inoperable vehicle may be stored on a residential lot outside of a completely enclosed building. All tires on such vehicles or trailers must be inflated.
- B. If a vehicle is mechanically inoperable but is undergoing repairs or restoration and is not stored in an enclosed building, a vehicle restoration permit is required. This permit is valid for one year and may be renewed if, in the opinion of the Town, substantial work has been performed on the vehicle. Mechanically inoperable vehicles without a valid restoration permit are prohibited and must be placed in an enclosed building or removed from the property.

6-3.3 Parking, Storage, and Use of Recreational Vehicles (Campers, Travel Trailers), Utility Trailers, and Boats

- A. No recreational vehicle, trailer or boat shall be parked or stored in any required front yard except on a paved driveway or approved parking surface.
- B. A recreational vehicle, trailer or boat may be parked anywhere on a premise for a period not to exceed twenty- four (24) hours during loading or unloading.
- C. Recreational vehicles and trailers may be used for temporary lodging up to fourteen (14) days per calendar year, increasing to a renewable sixty (60) days when incidental to on-premise construction pursuant to a valid building permit.

6-3.4 Front Yard Parking in Residential Areas

- A. It shall be unlawful to park any vehicle anywhere in the front yard of a residence, except in the driveway or a parking area approved by the Planning Official.
 - 1. One (1) vehicle is permitted to park on a natural, unprepared surface. This vehicle may be an automobile, recreational camper, trailer, or a boat and must be licensed, insured, and mechanically operable. The permitted location of this parking space is listed in subsection 4, below.
 - 2. Additional parking on the grass or front lawn area of any residence is allowed for visitors and for temporary parking as long as it does not kill the grass. Parking on dirt areas in the front lawn area of a home is not allowed, except for temporary

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use by visitors and the one vehicle noted in subsection 1, above.

3. Parking area construction that shall be approved by the Planning Official Include:
 - A. Poured concrete slab
 - B. Asphalt paved area
 - C. Concrete steppingstones, pavers, and bricks laid out to form a parking pad
 - D. Any pervious substrate such as gravel, crusher run, ground asphalt, or mulch contained within a boundary/border made of landscaped timbers, railroad timbers, landscaping blocks, bricks, or solid concrete blocks to contain the substrate.

4. Additional parking areas will be approved providing they meet the construction requirements of subsection 3 above and meet the following location requirements listed in descending order of preference. Prepared parking is strongly recommended to be outside of the required front setback area unless adjoining an existing driveway, and will not be approved by the Zoning Administrator if other options exist.
 - A. Additional parking area adjoining either side of the original driveway
 - B. Side yard on the same side of the residence as the original driveway
 - C. Side yard on the opposite side of the residence as the original driveway
 - D. In the front yard area in front of the residence, but as close to the side yard as possible
 - E. The natural, unprepared parking area detailed in subsection 1 may be located along the road. Only automobiles and trucks may park in this location; recreational campers, trailers and boats must park in a location listed above in this subsection.

5. Any vehicle with a valid handicap plate or placard on the vehicle is exempt from section 6-3.4. The Zoning Administrator will work with the property owner to determine an appropriate parking layout.

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2. Corner Lots

Why change the ordinance?

At present, the corner lot ordinance is vague and only covers the setback, not placement of objects in the setback. Many houses have fences, accessory structures, and parked vehicles in the front setback area. Also, most jurisdictions allow for a half-setback on the secondary front setback.

3-4.1 Setbacks on Corner lots

Current

Where a side yard abuts a street, the minimum side yard requirements along the street shall be not less than the minimum front yard setback prescribed by Table 2 for the district in which the lot is located.

Proposed

For lots located on a street corner, all property lines abutting a street shall be considered a front yard. The side and rear yard shall be determined by the Zoning Administrator in consultation with the property owner.

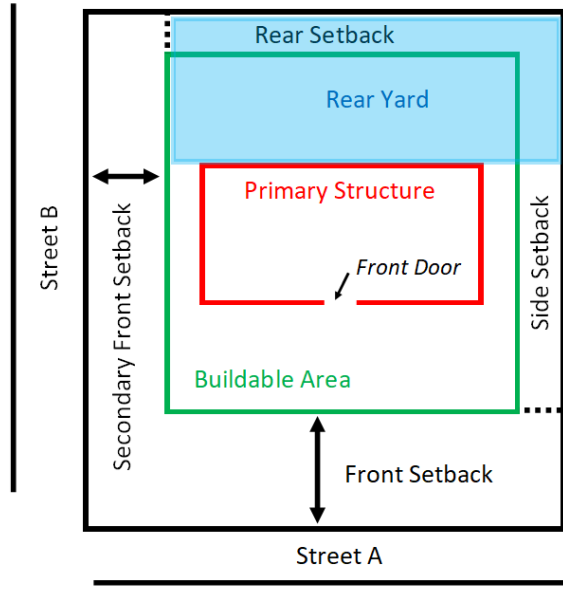
Accessory structures permitted only in the rear yard must be placed behind the rear building line and outside of the front setback. Automobiles, boats, trailers, campers, and other vehicles not parked in an approved space in the front or side yard must be parked in the rear yard outside of the front setback.

Fences taller than 4' are permitted in the rear yard and side yard. Any fence in the front setback may be no taller than 4'.

On residential lots, the yard in front of the front door is considered the primary front yard and has a front setback as shown in Table 2. The front yard not in front of the front door is considered the secondary front yard and has a setback equal to one half the front yard setback as shown in Table 2. Where the primary structure sits diagonally on the lot, both front yards will be considered primary and will have the front setback described in Table 2.

On non-residential lots, all front yard setbacks are equal to the setback laid out in Table 2.

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3. Accessory Dwelling Units

Why change the ordinance?

The current ordinance does not allow for prefabricated buildings to be used as accessory apartments. With the prevalence of accessory apartments and modern prefabricated buildings designed for this purpose, allowing such structures may spur accessory apartment growth and create new housing options.

2-3.6 Conditional Uses for Accessory Apartments

Current

- H. Neither the primary residence nor the accessory apartment shall be a manufactured home or mobile home.

Proposed

- H. Neither the primary residence nor the accessory apartment shall be a mobile home. The accessory apartment may be prefabricated but must meet all applicable building codes.

4. Architectural Standards

Why change the ordinance?

Currently the town has no rules for commercial or attached residential architecture outside of the negotiated zoning district. As we have begun pushing for a higher standard of architecture within the negotiated zoning district, this ordinance would create some baseline requirements in the other zones. No architectural rules for single family detached residential are proposed.

The following comes verbatim from an ordinance written for Moncks Corner. It is not prescriptive, but provides a basis for the Zoning Administrator to influence architecture, materials, and colors.

3-12 Architectural Standards

Proposed

Purpose

The Town of Irmo seeks to promote architectural design which is harmonious with adjacent structures and sensitive to the natural environment. No single architectural style will be mandated within Irmo. However, the reliance on or use of a standardized “corporate or franchise” style is strongly discouraged, unless it can be shown to the Town administrations’ satisfaction that such style meets the objectives noted below. Strongly thematic architectural styles associated with some chain restaurants, gas stations, big box, and service stores are discouraged and, if utilized, will be recommended to be modified to be compatible with the Town’s design objectives.

The primary purpose of this policy statement is to achieve the following goals: enhance and protect the Irmo quality of life and community image through agreed upon architectural design objectives and protect and promote long-term economic vitality through architectural design objectives which encourage high quality development, while discouraging less attractive and less enduring alternatives.

Design Objectives

The following architectural design objectives are intended to apply to all nonresidential, attached and multi-family residential development within the Town. New building construction shall provide a sense of permanence and timelessness. High quality construction and materials should be used to ensure that buildings will not look dated or worn down over time, nor require excessive maintenance.

Exterior building materials should be aesthetically pleasing and compatible with materials and colors of nearby structures. Predominant exterior building facade materials shall consist of high quality, durable products, including but not limited to cementitious siding (i.e. HardiePlank), brick, sandstone, fieldstone, decorative concrete masonry units, wood, and glass. Metal

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exteriors are not permitted unless used as an architectural style, such as modern steel and glass architecture, and approved by the Zoning Administrator. Metal warehouse-type architecture shall not be permitted except in the Light Manufacturing Zone. External Insulation Finished Systems (E.I.F.S.) material shall be utilized only on the building trim and accent areas.

Building colors should accent, blend with, or complement surroundings. Façade colors are recommended to be earth tone colors which are low reflectance, subtle, and neutral (e.g., grays, greens, burgundies, browns, and tans). The coloring of all materials should be integral to the product and not painted on the surface of said product. The use of high intensity colors, metallic colors, black or fluorescent colors is discouraged. Primary colors are requested to be reserved for trim and accent areas.

Exposed neon tubing, LEDs, marquee lights or other bright lighting used for the purpose of attracting attention is not an acceptable feature on buildings or windows facing the exterior. This does not prevent the use of lighting as an accent (such as goose neck lamps with white lights lighting the roofline) or the use of interior-lit signage. Pitched roof designs are highly recommended for lowrise retail, office, and multi-family residential buildings utilizing architectural asphalt shingles or standing-seam metal panels. Flat roofs are not encouraged.

In the case of strip malls, big box stores, and shopping centers; such buildings shall provide elevations which reflect this objective through variations in facade setback and parapet wall presentations. Roof colors are requested to be muted and compatible with the dominant building color; long blank walls on retail buildings are to be avoided through the use of foundation landscaping, architectural details and features, or murals.

Large scale retail buildings are encouraged to have height variations to reduce scale and give the appearance of distinct elements; and lastly, roof top mechanical installations shall be appropriately screened so as to block the view from adjacent public and private streets and properties. Such screening shall match or compliment the overall theme of the building.

Signs. Signs provide important functions of both advertising and navigation by motorists and pedestrians. However, signs often dominate a site and can be counterproductive to the primary function of directing patrons. Through careful and well-planned site design, signs should be designed with the following elements in mind:

1. Compatible with their surroundings in terms of size, shape, color, texture, and lighting and not promote visual competition with other signs along the corridor.
2. Architecturally integrated with the site's primary building(s).
3. Located such that they do not restrict sight distances of pedestrians or motorists, especially at driveways and intersections.
4. Limit the number necessary to direct patrons throughout the site. Discourage the use of pole, pylon, and temporary signs.
5. Limited to necessary information, regardless of the size permitted by the sign ordinance. Repetitive information shall not be permitted, such as dual signs on corner building when one sign is highly visible from the intersection.

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It shall be the duty of Zoning Administrator, Building Official, and Town Administrator to determine whether any specific request shall be considered in accordance with the Architectural Standards.

Any party who disagrees with the decision regarding the Architectural Standards may appeal the decision to the Board of Zoning Appeals.

5. \$1,000/acre for Conservation Land

Why change the ordinance?

This was a suggestion from Councilman Sickinger to offer \$1,000/acre to the property owner when land is placed under a permanent conservation easement.

3-13 Land Under Permanent Conservation Easement

Proposed

Following passage of this ordinance, any property owner or ownership group shall be granted \$1,000 per acre, up to five acres, for placing buildable land into an approved permanent conservation easement. Construction on this property will be prohibited henceforth, although it may be used for trails and other passive recreation. Wetlands, areas of intense topography, and other properties deemed reasonably unbuildable will not be eligible for grant payments. Furthermore, while properties need not be publicly accessible to be eligible for this grant, Town Administration reserves the right to ensure a public benefit from the conserved property prior to the granting of the funds.

6. Billboard Repair

Why change the ordinance?

The Town has been approached by the local billboard industry to explore a billboard repair ordinance. Currently, new billboards are prohibited, and nonconforming structures cannot be repaired at more than 50% of their current value. As such, an old, dilapidated billboard cannot be repaired. Historically, this has forced billboard owners to maintain their billboards lest they face removal.

An unintended consequence of this is that property owners can be forced into a continued relationship with a billboard company. For example, John Doe owns the land upon which a billboard owned by Brand X is located. Brand X can refuse to pay market rate for land rental for their billboard, knowing that if the billboard falls into disrepair or is removed the land owner cannot repair or replace the billboard and rent it to another advertising company.

The purpose of this ordinance is to allow a property owner to repair a billboard, including converting the billboard from a standard poster style to a digital billboard. No new billboards would be allowed in town limits, nor would signs be permitted to be enlarged or have a higher maximum height.

This ordinance would also allow a negotiation between the billboard owner and Town administration should larger billboards be desired. The town could allow a larger billboard or even a new billboard in Town – along I-26, for example – in exchange for the removal of a billboard elsewhere within Town, if deemed appropriate.

5-4 Prohibited Signs

Current

A. Prohibited signs shall be defined by example as follows

10. Signs that identify or advertise a product or business not located at the premises. Off-premises signs are defined as any sign, including digital and changeable copy signs, that identifies or communicates a message related to an activity conducted, a service rendered, or a commodity sold that is not the primary activity, service, or commodity provided on the site where the sign is located. Except as allowed under Temporary Signs, any sign which relates in its subject matter to products, accommodations, services, or activities that are sold or offered elsewhere than upon the premises on which such sign is located is not allowed. Off-premises advertising signs include, but are not limited to, those signs commonly referred to as outdoor advertising signs, billboards, or poster boards.

B. Nonconforming Signs

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1. Any sign that does not meet the regulations herein in terms of size, height, construction, quantity, or type; as of the date of passage of this Ordinance shall hereby be declared nonconforming. To avoid undue hardship, any nonconforming signs associated with single tenant uses, and wall signs in multiple-tenant developments may remain in use until such time as they are voluntarily removed by the owner; damaged in excess of fifty percent (50%) of their current replacement cost by fire, storm, or other act of God; or if the business being advertised by the sign ceases operation. Any of the above conditions shall cause the sign to lose its grandfathered status, and the sign owner shall be required to remove the sign within thirty (30) days. Failure to do so shall constitute authorization for the Town to remove it and assess the full cost to the sign owner; in addition to any other penalties prescribed for violation of this Ordinance. Such signs shall not be expanded, even if the tenant does not change. For multiple-tenant developments, existing, nonconforming directory signs (regardless of construction) may remain in use until such time as fifty percent (50%) of the original tenants at the time of passage of this Ordinance change. At such time, the nonconforming directory signs shall be removed by the landowner, and may be replaced with a conforming directory sign. Failure to do so shall constitute authorization for the Town to remove it and assess the full cost to the sign owner; in addition to any other penalties prescribed for violation of this Ordinance. Such signs shall not be expanded, even if the tenant(s) does (do) not change.

Proposed

- B.2. Large format outdoor advertising, commonly known as billboards, may be repaired or upgraded from standard, poster-style billboards, to digital billboards even if such repair or upgrade is worth more than 50% of the existing billboard. A billboard may be fully removed during the repair/upgrade process. Construction of the replacement billboard must commence within six months of removal. If construction of the replacement billboard does not commence within six months of removal, the replacement will be prohibited. Repaired, replaced, or upgraded billboards shall not be taller or larger in area than the existing billboard.

Should the owner of the billboard seek a larger or taller billboard, Town Administration may enter into a negotiation to remove existing billboards from Town in exchange for larger and taller billboards elsewhere in Town. The primary goal of this ordinance is to move billboards to the I-26 corridor and out of the lower density portions of Town, although that need not be the only consideration of Town Administration.

7. Coming Soon Signage

Why change the ordinance?

Currently the town does not have any language concerning construction signs – the large signs at construction sites stating who is doing the work. I want to put some rules in place for these signs, with the most important being that if such a sign is to be erected, it should prominently tell the public what is being constructed on site.

5-3 Sign Regulation by Type

Proposed

C. Construction Signs

1. Definition: Any temporary sign located at a construction site, generally to inform the public of the construction company, finance source, etc.
2. Permitted Zones: All Zones
3. Requirements:
 - A. Height: Eight (8) feet
 - B. Area: In the RS, RG, CO, CN districts: Twenty (20) square feet per exposed side; forty (40) square feet aggregate. In the CN and LM Districts, forty (40) square feet per exposed side, eighty (80) square feet aggregate.
 - C. Location: At least ten (10) feet from any street right-of-way.
 - D. One sign per street frontage
 - E. At least 50% of the surface area shall directly reference the specific project under construction, including the name of the development, any specific business(es), and a picture or rendering of the project. An expected completion date is encouraged.

8. Construction Timing

Why change the ordinance?

Currently the town does not have any language concerning when construction work may occur, leading to noise-related nuisances in residential areas. This ordinance seeks to set common sense times when outdoor construction work can occur without concern of creating a legal nuisance. The proposed times are 7 am - Sundown, Monday - Friday, and 8 am - Sundown on the weekend.

These times were run by CC&I and were confirmed as common schedules.

Sec. 22-108.-Noise (Town Code of Ordinance)

Proposed

- c) Noise created in conjunction with a valid building permit shall not be governed by this ordinance if generated during acceptable construction hours. During the hours of 7 a.m. to 7 p.m., Monday - Friday; and 8 a.m. to 5:00 p.m., Saturday and Sunday. Any construction work generating noise perceptible from an adjacent lot performed outside of these hours under a building permit will be subject to this noise ordinance unless expressly permitted by the Zoning Administrator.

9. Planning Official and Zoning Administrator (NEWLY ADDED)

Why change the ordinance?

The Code regularly uses the terms Planning Official and Zoning Administrator interchangeably.

Planning Official: Per the Zoning Ordinance, 12-1, "Planning Official means Irmo Town Administrator or other Town of Irmo employee, consultant, or contractor designated by the Irmo Town Administrator to administer assigned duties in the administration of this Ordinance."

Zoning Administrator: Per the Job Description, the Town Administrator is designated the Zoning Administrator. This is not stated in the Code of Ordinance or Zoning Ordinance.

Sec. 13-1. - General definition rules.

Proposed

(15) The term "Zoning Administrator" officially refers to the Town Administrator, who has been designated the Zoning Administrator in the Town Administrator job description. However, for the purposes of Town of Irmo Code of Ordinance and this appendix, the term Zoning Administrator is interchangeable with the term Planning Official and is defined as the Town Administrator or other town employee, consultant, or contractor designated by the Town Administrator assigned duties in the administration of this appendix.