



PLANNING COMMISSION MEETING

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

August 11, 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 April 14, 2025 Planning Commission Meeting.
- V. Old Business
 - A. Election of Chair, Vice-Chair, and Secretary
- VI. New Business
 - A. **PUBLIC HEARING** - Consideration of a recommendation for Ordinance 25-11 to annex three properties totaling approximately 18.92 acres into the Town of Irmo, including 3532 Dreher Shoals Road, TMS R03303-03-03, R03303-03-04, and R03302-01-11 and to rezone said properties from HM, Homestead (Richland Co.) and RT, Residential Transition (Richland Co.) to CG, General Commercial (Town of Irmo).
- VII. Comments
- VIII. 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, April 14, 2025, at 6:00 p.m.

Municipal Building

7300 Woodrow Street | Phone: 803.781.7050

MEMBERS PRESENT

Edward Wadlington – Chair

Clint Scoville

Richard Scoggins

Judy DeLoach

MEMBERS ABSENT

Jeff Allen

Robert Cox -Vice Chair

Edward Greco

OTHERS PRESENT

Doug Polen, Assistant Administrator

Kami Layne, Zoning Clerk

Call to Order

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

Approval of Agenda

Mr. Scoggins made a motion to accept the agenda, seconded by Mrs. Deloach. Motion passed 4-0.

Minutes

Mr. Scoggins made a motion to accept the minutes of the March 10, 2025, meeting, seconded by Mr. Scoville. Motion passed 4-0.

New Business

A. Election of Chair, Vice-Chair, and Secretary.

Mr. Scoggins made a motion to postpone until all members are present, seconded by Mrs. Deloach. Motion passed 4-0.

B. PUBLIC HEARING - Consideration of a recommendation for Ordinance 25-8 to annex two properties totaling approximately 11.92 acres into the Town of Irmo, including 10057 Broad River Road, TMS R04000-01-13 and TMS R0400-01-14, and to rezone said property from HM, Homestead (Richland Co.) to CG, General Commercial (Town of Irmo). rezone said property from GC,

General Commercial (Richland Co.) to CG, General Commercial (Town of Irmo).

Staff recommended Approval of this Application. Mr. Scoville made a motion to approve, seconded by Mr. Scoggins motion approved 4-0.

C. Consideration of a site plan for a flag lots located at 10534 Broad River Rd, TMS R03300-03-13 and -38.

Staff made a recommendation for approval. Mr. Scoville made a motion to approve the towns recommendations to make changes, seconded by Mr. Scoggins. Motion approved 4-0.

D. PUBLIC HEARING – Consideration of an ordinance to amend the Zoning ordinance, Article 6 – Parking, Storage, and Use of Vehicles and Equipment in Residential Zones

Staff made a recommendation for approval. Mr. Scoggins made a motion to approve a rule to have one parking space on the grass (no mulch) it must be a prepared space (stone or concrete) and 33% of the lot coverage and seconded by Mr. Scoville motion approval was 4-0.

Comments

None

Adjournment

Mr. Scoville made a motion to adjourn the meeting, seconded by Mr. Scoggins. Motion was approved 4-0. The meeting was adjourned at 7:08 p.m.

ATTEST:

Zoning Clerk / Designee

Chair



Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission & Public Hearing: August 11, 2025
Town Council First Reading: August 19, 2025
Town Council Second Reading & Public Hearing: September 16, 2025

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Annexation Request

SUBJECT PROPERTY: 18.92 acres consisting of three lots located at 3532 Dreher Shoals Road, TMS R03303-03-03 & -04 and R3302-01-11

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 the owners of the above-named lots to annex into the Town of Irmo. At this time, the applicants have no defined commercial project in mind. Rather, they seek to rezone the properties to commercial to make them more attractive to future buyers and developers.

Current Zoning

At present, two of the properties are zoned HM, Homestead District (Richland County). This provides “lands for low-intensity agricultural and agricultural-supporting uses, such as hobby farms, along with very low-intensity residential development that preserves the rural and natural character of the district.”

The third property, R03302-01-11, is zoned RT, Residential Transition (Richland County). This district provides “lands for low-intensity residential development outside urban and suburban

settings. This district is intended to serve as a transition between very low intensity rural areas and suburban residential areas.”

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	HM, Homestead (Richland Co.)	Residential
East	CG, General Commercial and MD, Mixed Use (Irmo)	Vacant
South	HM, Homestead (Richland Co.)	Dutch Fork Church
West	GC, General Commercial (Richland Co.)	Commercial (Walgreens)

Irmo Comprehensive Plan

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

- Neighborhood Centers are generally located near concentrations of existing or planned neighborhoods, along key roadways or at major intersections.
- These areas have small-scale commercial, service and office uses that are typically less than 25,000 square feet and have a height of 1-2 stories.
- Building and parking design and lighting standards limit impact on existing residential development.

- May include limited areas of residential including a mix of housing types including single family homes, house-scale attached structures (i.e. duplexes), townhomes, live/work units and/or apartments.

Staff Findings

The subject parcels are located in a transitional area between low-density residential south on Dreher Shoals Road and the Ballentine commercial area at the corner of Dreher Shoals and Dutch Fork. As the subject parcel is directly adjacent to Walgreens, Dutch Fork Church, and the businesses of Ballentine Park Road, the requested General Commercial zoning is appropriate for the area.

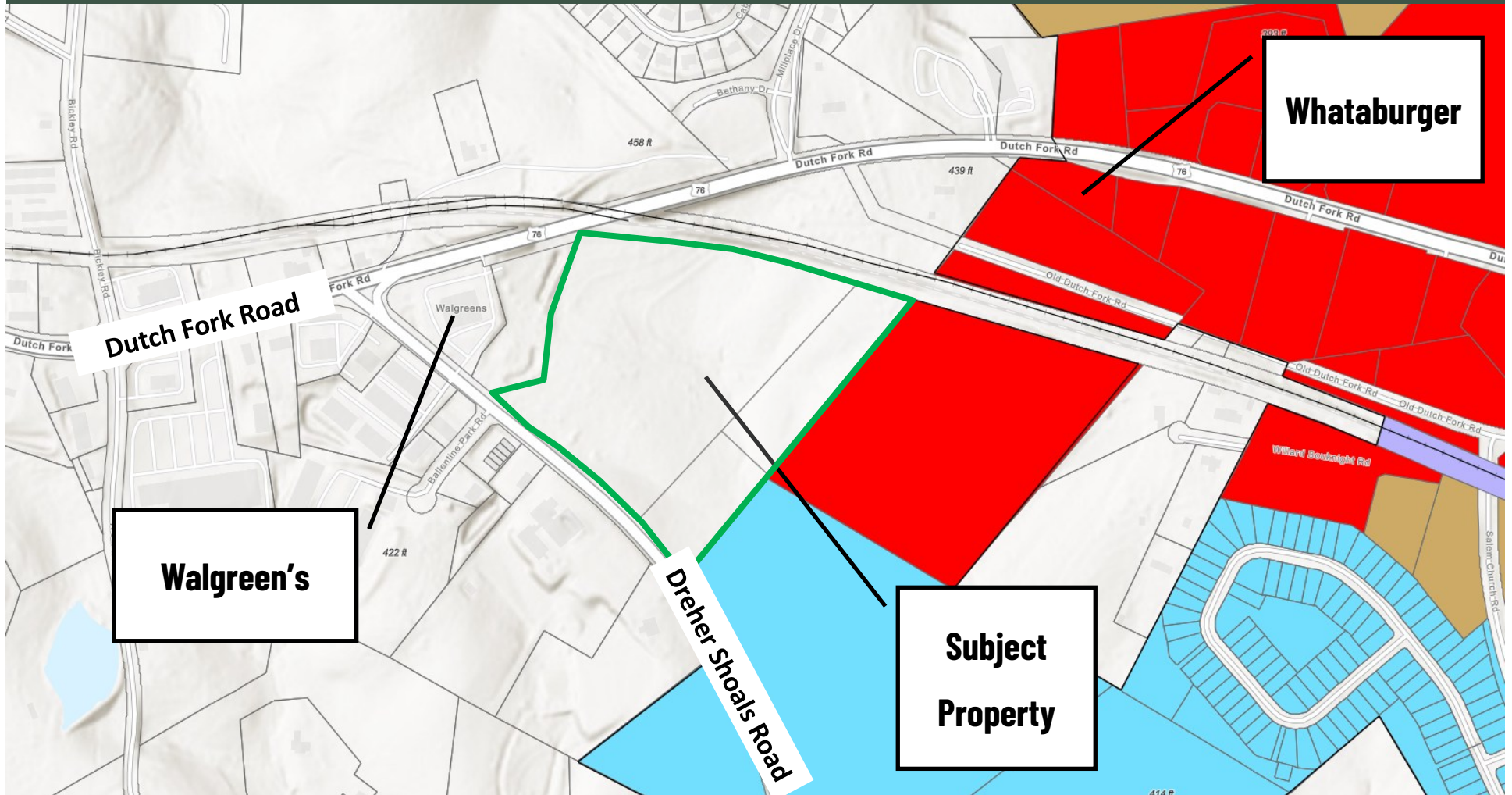
Likewise, these lots are listed as a Neighborhood Center on the Future Land Use Map. This future land use is described as being located near concentrations of existing or planned neighborhoods, along key roadways, or at major intersections. These parcels meet all of the above, being located in close proximity to Milford Park, Livingston Place, and the Dreher Shoals/Dutch Fork intersection.

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

3532 Dreher Shoals Road Annexation, Ordinance 25 - 11

Planning Commission | August 11, 2025

Town Council | August 19, 2025 & September 16, 2025



3532 Dreher Shoals Road Annexation, Ordinance 25 - 11

Planning Commission | August 11, 2025

Town Council | August 19, 2025 & September 16, 2025



Food Lion Shopping Center

The Pointe at Lake Murray Apartments

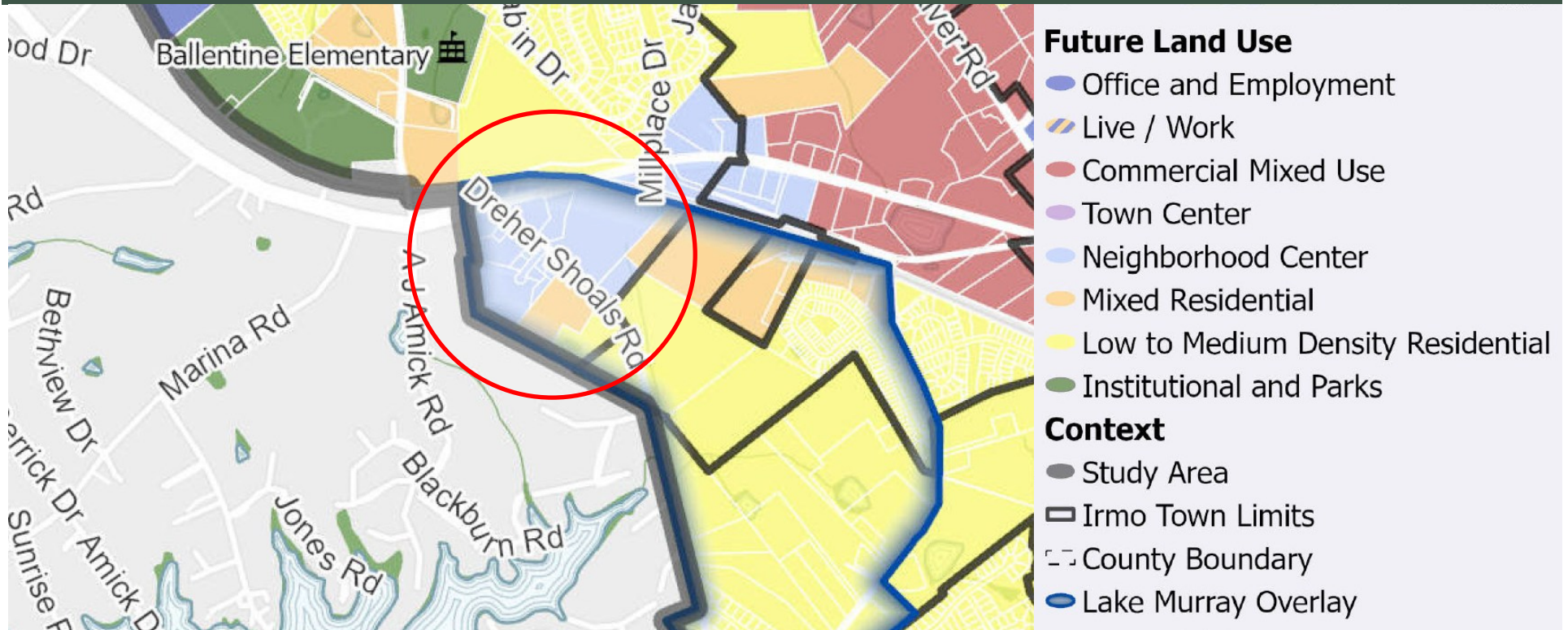
Subject Properties

Whataburger

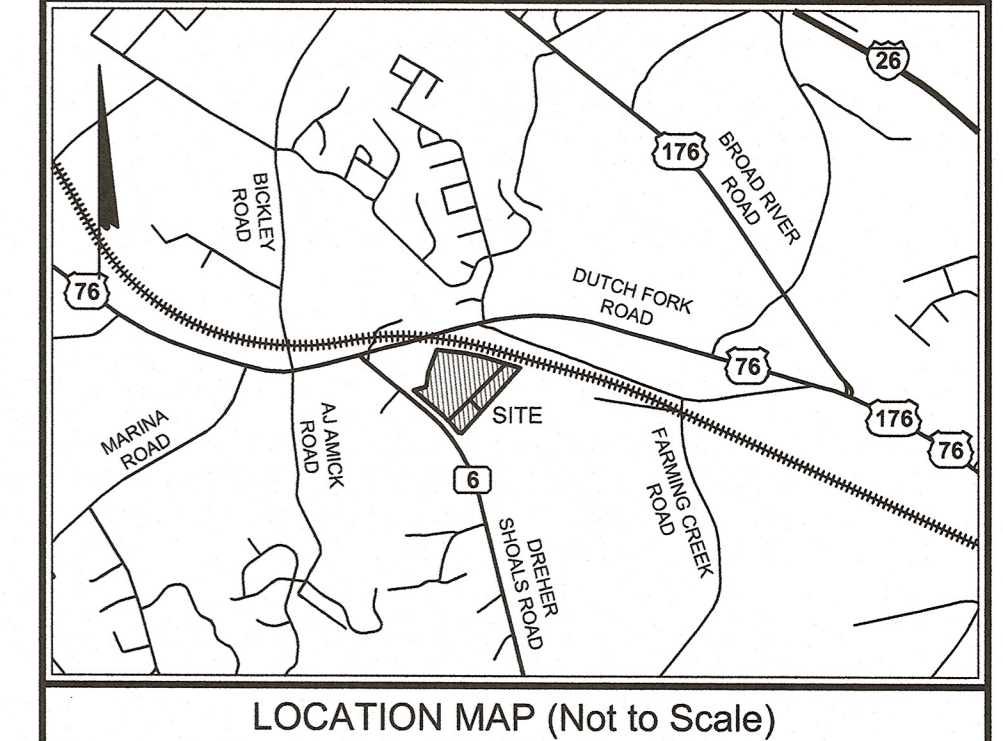
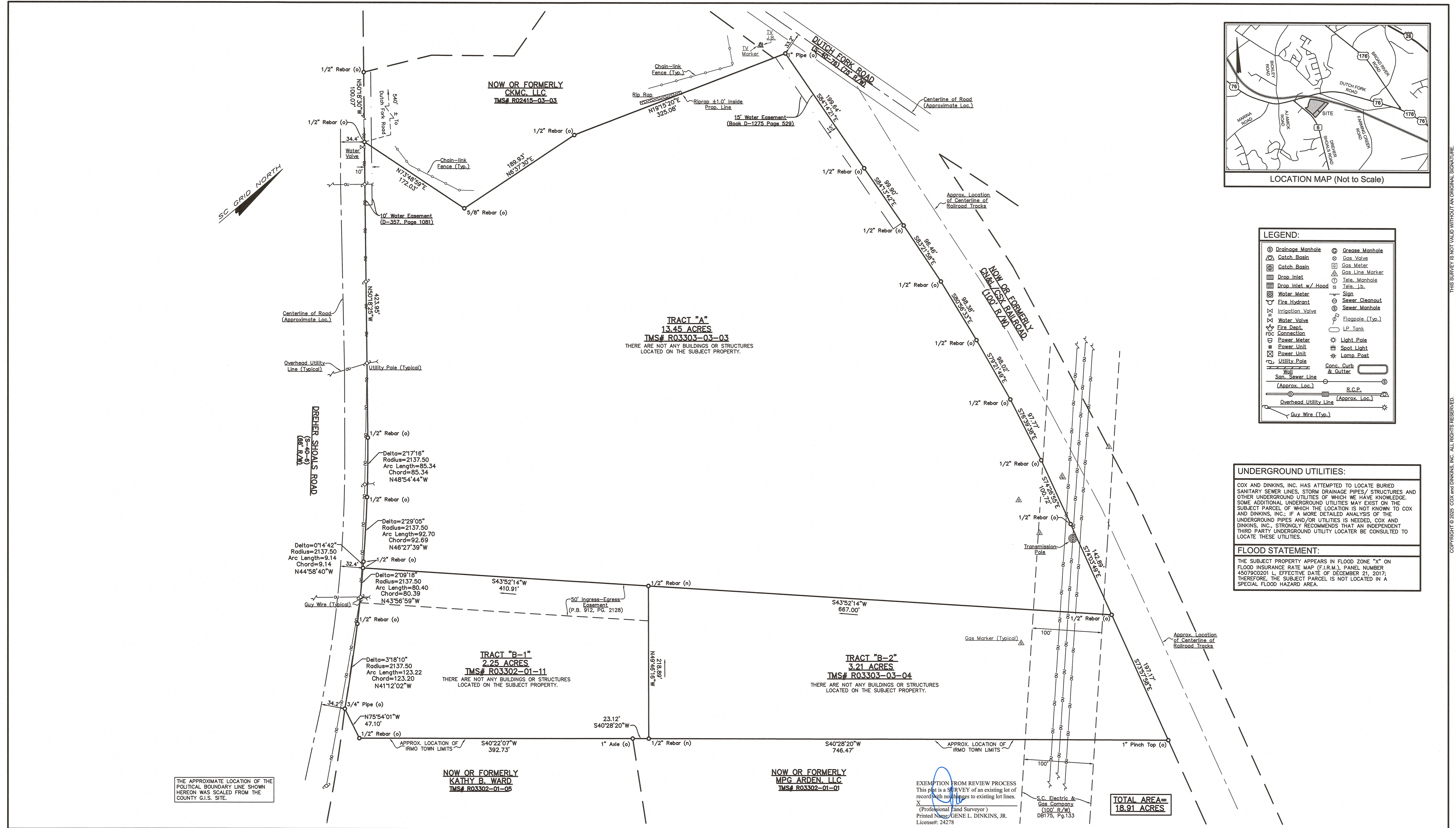
3532 Dreher Shoals Road Annexation, Ordinance 25 - 11

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FUTURE LAND USE MAP



LEGEND:

⊙ Drainage Manhole	⊙ Grease Manhole
⊙ Catch Basin	⊙ Gas Valve
⊙ Catch Basin	⊙ Gas Meter
⊙ Drop Inlet	⊙ Gas Line Marker
⊙ Drop Inlet w/ Hood	⊙ Tele. Manhole
⊙ Fire Hydrant	⊙ Tele. Jb.
⊙ Irrigation Valve	⊙ Sewer Cleanout
⊙ Water Valve	⊙ Sewer Manhole
⊙ Fire Dept.	⊙ Elongate (Typ.)
⊙ P.C. Connection	⊙ LP Tank
⊙ Power Meter	⊙ Light Pole
⊙ Power Unit	⊙ Spot Light
⊙ Utility Pole	⊙ Lamp Post
⊙ Wall	⊙ Conc. Curb & Gutter
⊙ San. Sewer Line	⊙ R.C.P.
⊙ (Approx. Loc.)	⊙ (Approx. Loc.)
⊙ Overhead Utility Line	⊙ (Approx. Loc.)
⊙ Guy Wire (Typ.)	

UNDERGROUND UTILITIES:

COX AND DINKINS, INC. HAS ATTEMPTED TO LOCATE BURIED SANITARY SEWER LINES, STORM DRAINAGE PIPES/ STRUCTURES AND OTHER UNDERGROUND UTILITIES OF WHICH WE HAVE KNOWLEDGE. SOME ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON THE SUBJECT PARCEL OF WHICH THE LOCATION IS NOT KNOWN TO COX AND DINKINS, INC.; IF A MORE DETAILED ANALYSIS OF THE UNDERGROUND PIPES AND/OR UTILITIES IS NEEDED, COX AND DINKINS, INC., STRONGLY RECOMMENDS THAT AN INDEPENDENT THIRD PARTY UNDERGROUND UTILITY LOCATER BE CONSULTED TO LOCATE THESE UTILITIES.

FLOOD STATEMENT:

THE SUBJECT PROPERTY APPEARS IN FLOOD ZONE "X" ON FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL NUMBER 450790201 L, EFFECTIVE DATE OF DECEMBER 21, 2017; THEREFORE, THE SUBJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

THE APPROXIMATE LOCATION OF THE POLITICAL BOUNDARY LINE SHOWN HEREON WAS SCALED FROM THE COUNTY G.I.S. SITE.

REVISIONS

No.	DATE	DESCRIPTION

CERTIFICATE OF AUTHORIZATION SEAL

COX AND DINKINS
ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.264.0618
COXANDINKINS.COM

DATE: JULY 24, 2025

PLAT

PREPARED FOR
DREHER SHOALS DEVELOPMENT, LLC

RICHLAND COUNTY, NEAR IRMO, S.C.

CERTIFICATION:

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown.

REFERENCES:

- DEED RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN DEED BOOK 2391, PAGE 3431.
- DEED RECORDED IN DEED BOOK 2895, PAGE 504.
- REFERENCE IS MADE TO TRACT "A" ON PLAT PREPARED FOR MARY L. METTS, LINDA L. MINICK, & JANICE YOUNG, BY BELTER & ASSOCIATES, INC., DATED OCTOBER 11, 2000, AND RECORDED IN PLAT BOOK 467, PAGE 2654.
- REFERENCE IS MADE TO TRACT "B" ON PLAT PREPARED FOR JUDY WEST, BY BELTER & ASSOCIATES, INC., DATED OCTOBER 11, 2000, AND RECORDED IN PLAT BOOK 467, PAGE 2655.
- REFERENCE IS MADE TO TRACT "B-1 2.25 ACRES" (TMS# R03302-01-11) AND TRACT "B-2 3.21 ACRES" (TMS# R03303-03-04), DATED OCTOBER 4, 2000, AND RECORDED IN PLAT BOOK 912, PAGE 2128.

NOTES:

- EASEMENTS AND/OR RESTRICTIONS MAY EXIST ON THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH.

PROF. LAND SURVEYOR NO. 24278
GENE L. DINKINS, JR.

TAX MAP NUMBER: R03303-03-04 (3.21 acres); R03303-03-03 (13.45 acres); R03302-01-11 (2.25 acres)	BOOK: 48L-50	CHK: 16	SF: 246-17	PROJ.: 5548L-51.dwg	BY: 25
DRAWER NO.					

COPYRIGHT © 2025, COX AND DINKINS, INC. ALL RIGHTS RESERVED. THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE.

Annexation Request Form

Print

Del

Submitted by: Robert L. Echols, Jr. (LLC Member)

Submitted On: 2025-07-16 08:53:36

Submission IP: 65.191.226.210 (172.31.22.244)

proxy-IP (raw-IP)

Status: Reviewed

Priority: Normal

Assigned To: Doug Polen

Due Date: Open

Attachments

- [Dreher Shoals Plat.pdf](#) - 2025-07-16 08:53:39 am
- [Dreher Shoals Deeds.pdf](#) - 2025-07-16 08:53:37 am



FORMS & APPLICATIONS

7300 Woodrow Street, Irmo, SC 29063

p: [\(803\) 781-7050](tel:(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](#).

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SITE/PROPERTY INFORMATION

* What County is the property located?

Lexington Richland

* Tax Map Number:

R03303-03-03, R03302-01-11, R03303-03-04

CONTACT INFORMATION

* Applicant Name(s):

Robert L. Echols, Jr. (LLC Member)

* Applicant Phone:

(803) 603-0990

* Applicant Email:

robechols@outlook.com

* Applicant Address:

711 Elizabeth Ave, Columbia, SC 29205

Street, City, State, Zip

* Property Owner Name(s):

Dreher Shoals Development Group, LLC

* Owner Phone:

(803) 603-0990

* Owner Email

robechols@outlook.com

* Owner Address:

711 Elizabeth Ave, Columbia, SC 29205

Street, City, State, Zip

. . .

PROPERTY INFORMATION

* Legal Description

18.92 total acres consisting of 3 parcels owned by the same family, R03303-03-03, R03302-01-11, R03303-03-04

* Property Location/Address

Property fronts SC 6 (Dreher Shoals Road) near the intersection with US 76 behind the Walgreens

Street, City, State, Zip

* Current Property Use

Vacant

* Proposed Land Use

Commercial

* Area (Square foot/Acreage) of parcel:

18.92 Acres (Tax Map)

* Upload the property deed

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**

Robert L. Echols, Jr.

*** Date**

07/16/2025

Format: MM/DD/YYYY