



PLANNING COMMISSION MEETING

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

December 8, 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 August 11, 2025 Planning Commission meeting
- V. New Business
 - A. **PUBLIC HEARING** - An application to annex 2.34 acres of land into the Town of Irmo. The parcel, TMS R-04003-02-15, is located at 10005 Broad River Road. The applicant is requesting a zoning of CG, General Commercial.
 - B. **PUBLIC HEARING** - An application to annex 21.8 acres of land into the Town of Irmo. The two parcels, TMS R03206-01-11 & -12, are located on Dreher Shoals Road just north of Leamington Way. The applicant wishes to add these parcels to the Water Walk Development zoning and development agreement.
- 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, August 11, 2025, at 6:00 p.m.

Municipal Building

7300 Woodrow Street | Phone: 803.781.7050

MEMBERS PRESENT

Edward Wadelington – Chair

Clint Scoville

Richard Scoggins

Jim Smith

Jeff Allen

Edward Greco

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 5:58 p.m. and Mr. Greco led the Invocation and the Pledge of Allegiance.

Approval of Agenda

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

Minutes

Mr. Greco made a motion to accept the minutes of the April 14, 2025, meeting, seconded by Mr. Allen. Motion passed 6-0.

OLD Business

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

Mr. Wadelington made a motion to appoint Kami Layne as Secretary, seconded by Mr. Allen. Motion passed 6-0.

Mr. Greco made a motion to appoint Richard Scoggins as Vice-Chair, seconded by Mr. Scoville. Motion passed 6-0.

Mr. Greco made a motion to appoint Ed Wadelington as Chair, seconded by Mr. Allen. Motion passed 6-0.

NEW BUSINESS

- B. 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 Rd, TMS R03303-03-03, TMS 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).**

Staff recommended Approval of this Application.

Mr. Greco asked about the infrastructure, will the fire and police be able to support this at tis location or would it need to outsource? Mr. Polen said that this location is in the heart of the largest new construction in Irmo and fire and police protection won't be an issue.

Mr. Greco made a motion to approve, seconded by Mr. Smith motion approved 6-0.

Adjournment

Mr. Scoggins made a motion to adjourn the meeting, seconded by Mr. Greco. Motion was approved 6-0. The meeting was adjourned at 6:11 p.m.

ATTEST:

Zoning Clerk / Designee

Chair



Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission & Public Hearing: December 8, 2025
Town Council First Reading: December 9, 2025
Town Council Second Reading & Public Hearing: January 20, 2025

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Annexation Request

SUBJECT PROPERTY: 2.34 acres located at 10005 Broad River Road, TMS R04003-02-15

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 applicant is the proprietor of Celtic Works, custom home building and remodeling. This lot is located next to Meetze Plumbing and is surrounded by in-Town lots. The applicant would like to build a warehouse expansion and, after speaking with Richland County, has decided to build the warehouse in Irmo. The County is requiring plumbing in the warehouse, which is not required by the Town's inspection service. The applicant is also seeking to utilize the Town's new economic development grant, which will refund business license fees for three years, followed by two years of a 50% refund.

Current Zoning

At present, the lot is zoned GC, General Commercial (General Commercial). This zone is equivalent to the Town's CG zone.

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	CG, General Commercial	Meetze Plumbing
East	CG, General Commercial	Bethlehem Lutheran Church
South	GC, General Commercial (Richland Co.)	Vacant
West	RT, Residential Transition (Richland Co.)	Junkyard?

Irmo Comprehensive Plan

The new 2024 Comprehensive Plan has a future land use of Mixed Residential for this lot. However, the adjacent lots have a FLU of Office/Employment. Office/Employment is described 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.

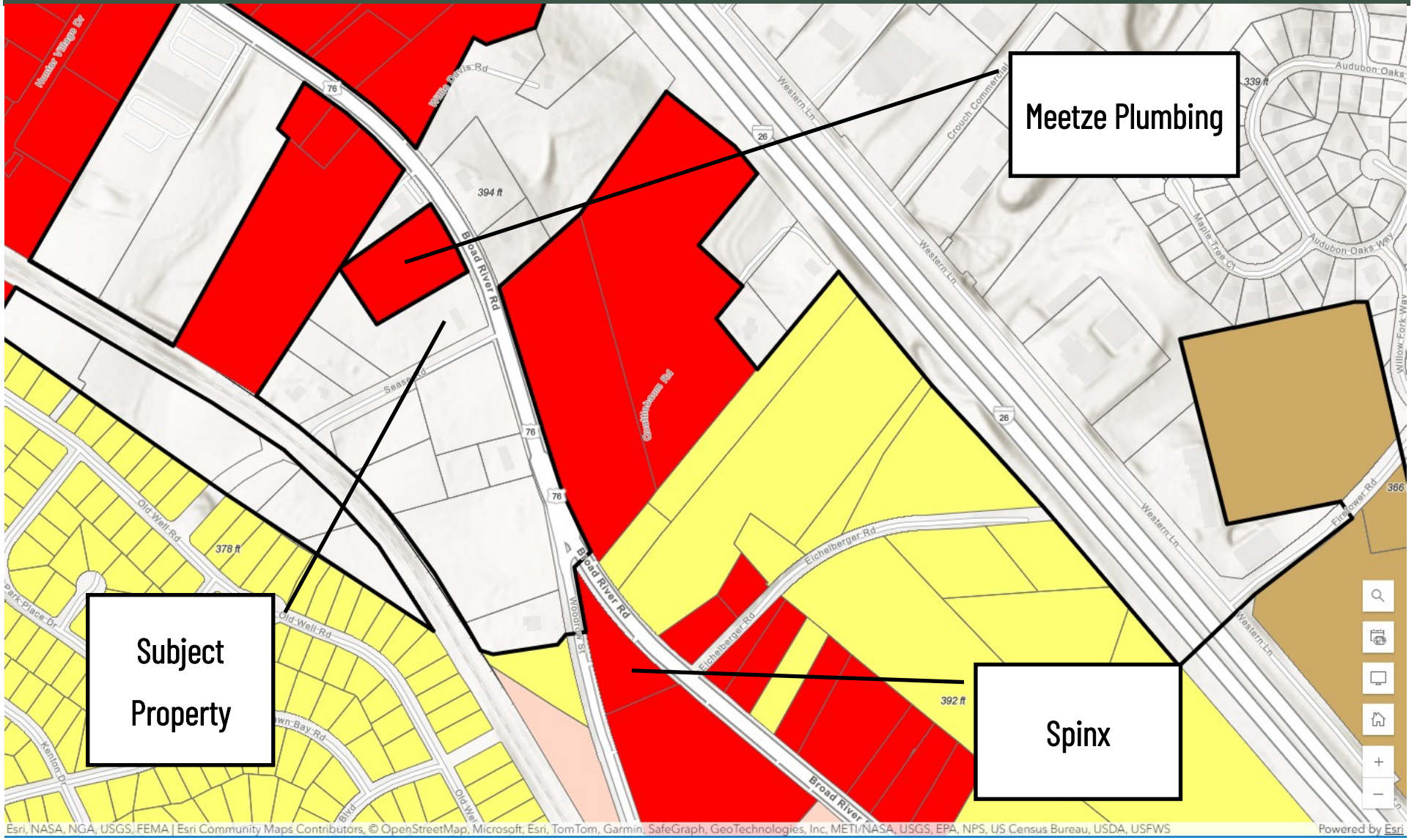
Staff Findings

Regardless of the Future Land Use, the current Richland County zoning and proposed Town zoning are identical, and our economic development program was designed to attract businesses into Town.

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

Celtic Works Annexation, 10005 Broad River Road, TMS R04003-02-15. Ordinance 26 - 01

Planning Commission | December 8, 2025
Town Council | December 16, 2025 & January , 2026



Celtic Works Annexation, 10005 Broad River Road, TMS R04003-02-15. Ordinance 26 - 01

Planning Commission | December 8, 2025

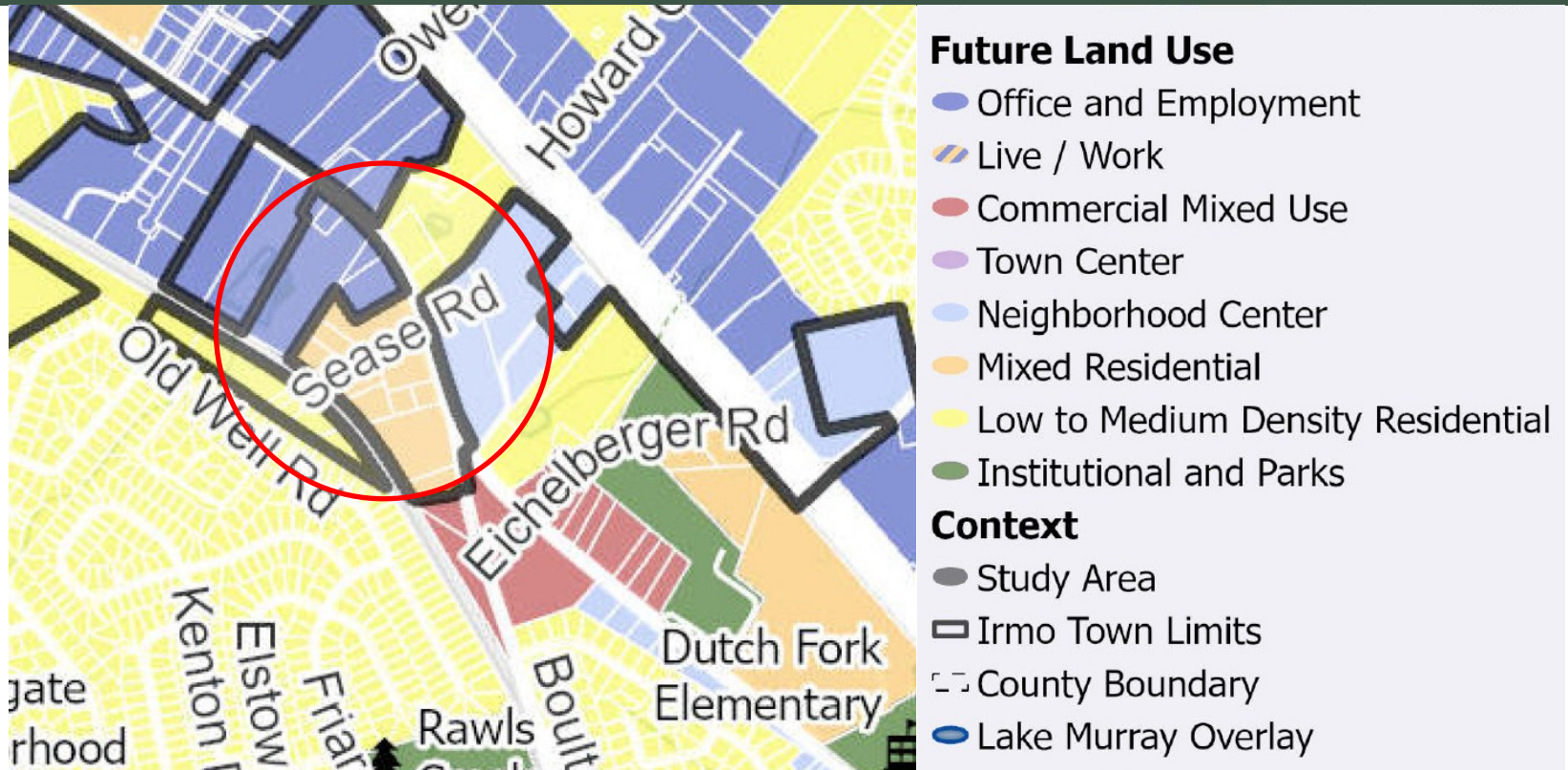
Town Council | December 16, 2025 & January , 2026



Celtic Works Annexation, 10005 Broad River Road, TMS R04003-02-15. Ordinance 26 - 01

Planning Commission | December 8, 2025

Town Council | December 16, 2025 & January , 2026



FUTURE LAND USE MAP



100% ANNEXATION PETITION

Applicant Information

Name: All ya gotta do is LLC. Address: 10005 Broad River Rd Irmo, SC 29063
Phone: 803-251-4410 E-Mail: david@celticworks.com

Property Owner Information (If Different)

Name: David Barry Address: Same
Phone: 803-600-6060 E-Mail: Same

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: R04003-12-15

*** 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: 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: 11/19/2025
Applicant's Signature: [Signature] Date: 11/19/2025

For Official Use Only

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



Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission & Public Hearing: December 8, 2025
Town Council First Reading: December 9, 2025
Town Council Second Reading & Public Hearing: January 20, 2025

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Annexation Request

SUBJECT PROPERTY: 21.8 acres located on Dreher Shoals Road just north of Leamington Way, TMS R03206-01-11 & -12

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

Background

This application is for an extension to the Water Walk development. Water Walk was approved in November, 2024 and now the applicant is seeking to annex 21.8 acres across the street, on the east side of Dreher Shoals Road.

In the original Water Walk plan, 550 residential units and 150,000 sq. ft. of commercial were approved for development. As of the latest concept map, 456 residential units and 90,000 sq. ft. are contemplated on the original lot. The present application is for 80 residential units and 20,000 sq. ft. of commercial, making the resulting total development have 536 residential units and 110,000 sq. ft. of commercial.

Current Zoning

At present, the lot is zoned HM, Homestead (Richland County). This zone is equivalent to the Town's FA, Fringe Agricultural, zone and allows single family detached homes and agricultural uses.

Proposed Zoning

The proposed zoning district, MD, Mixed Use, would allow for a mix of residential and commercial in this application.

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	FA, Fringe Agricultural	Residential
East	RT, Residential Transitional (Richland Co.)	Residential
South	R3, Residential (Richland Co.)	Waterford Neighborhood
West	MD Mixed Use	Vacant / Water Walk

Irmo Comprehensive Plan

The new 2024 Comprehensive Plan has a future land use of Neighborhood Center for this lot, described 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

This project would extend the Water Walk development in a manner that does not increase the number of residential units or commercial square footage. Moreover the future land use is in keeping with the proposed use.

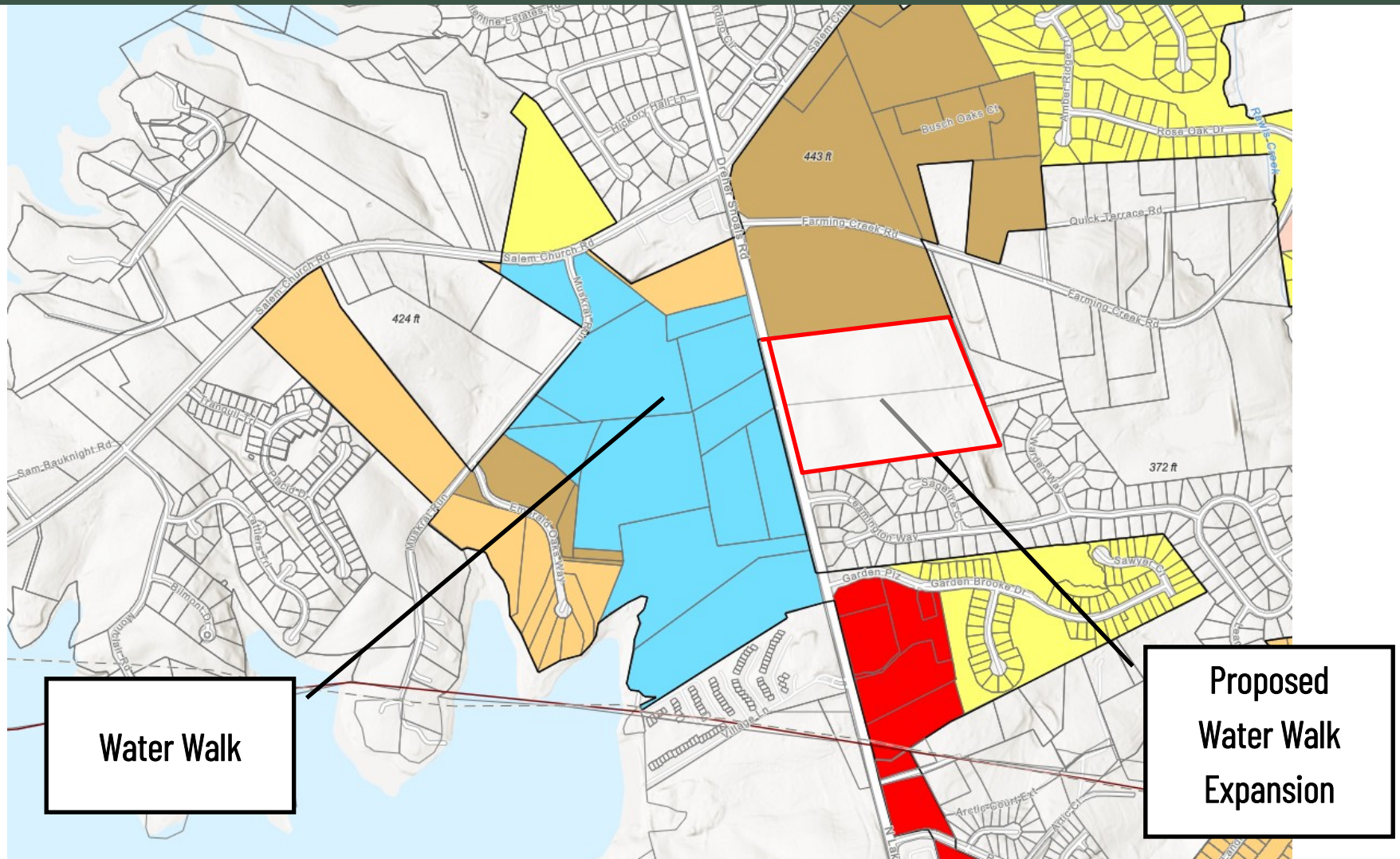
Staff recommends **APPROVAL** of the annexation and rezoning.

Proposed Water Walk Annexation & Expansion

Public Meeting | November 20, 2025

Planning Commission | December 8, 2025

Town Council | December 16, 2025 & January 20, 225

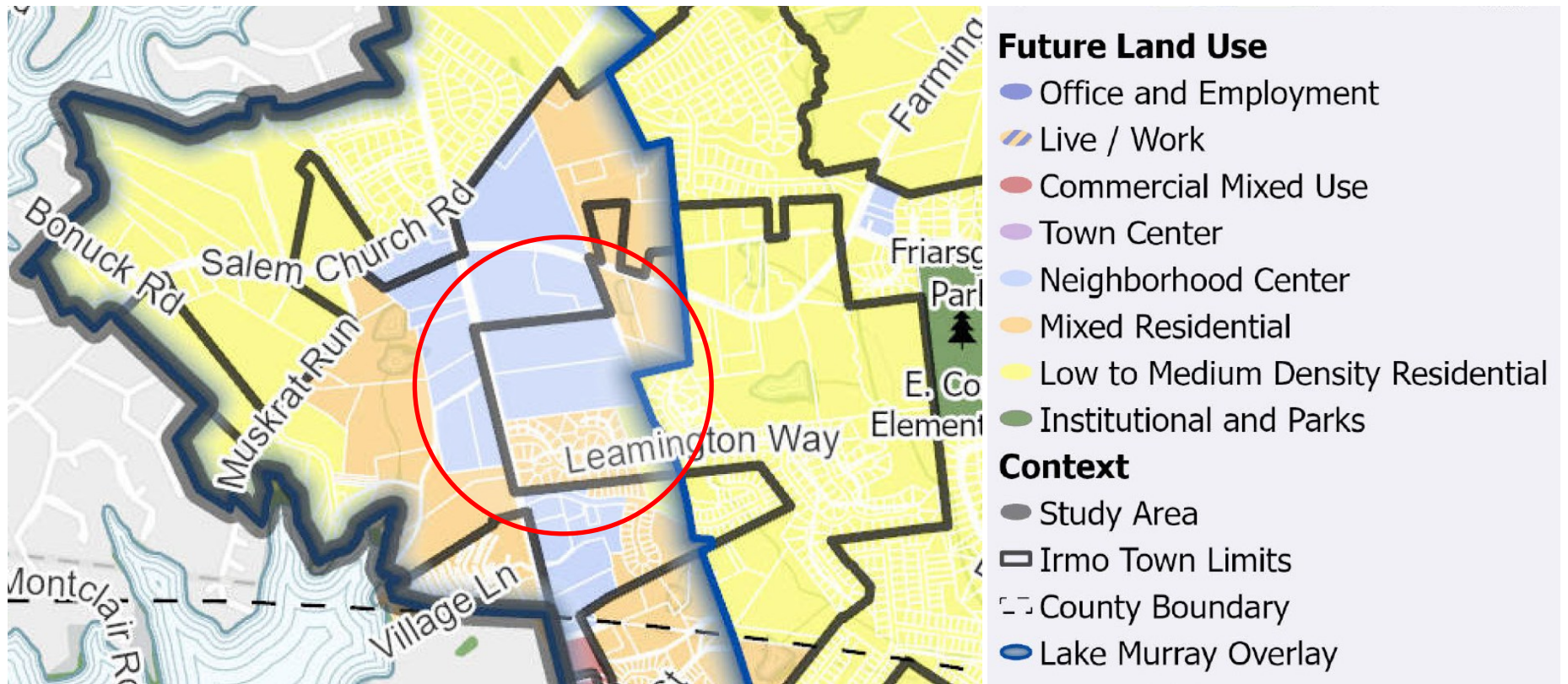


Proposed Water Walk Annexation & Expansion

Public Meeting | November 20, 2025

Planning Commission | December 8, 2025

Town Council | December 16, 2025 & January 20, 2025



FUTURE LAND USE MAP

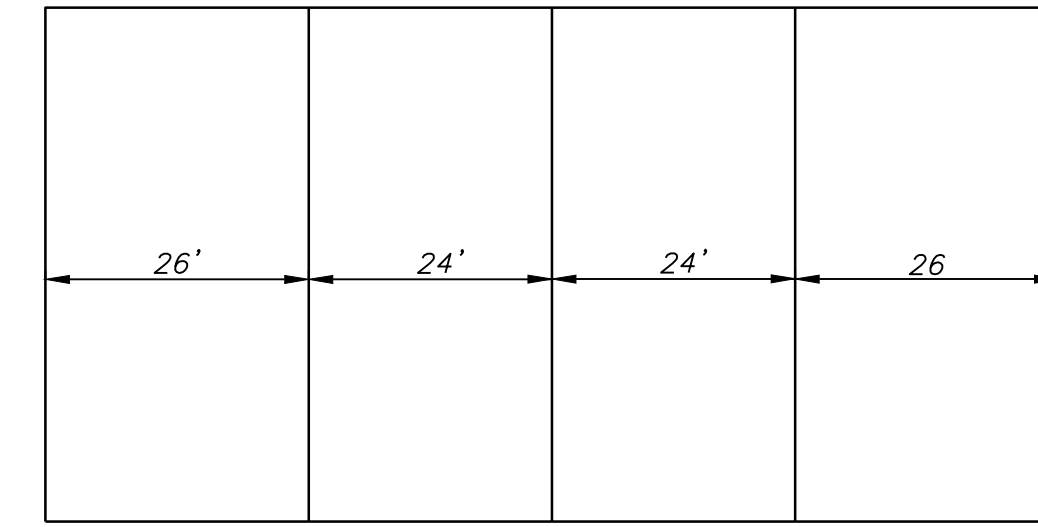
Proposed Water Walk Annexation & Expansion

Public Meeting | November 20, 2025

Planning Commission | December 8, 2025

Town Council | December 16, 2025 & January 20, 2025





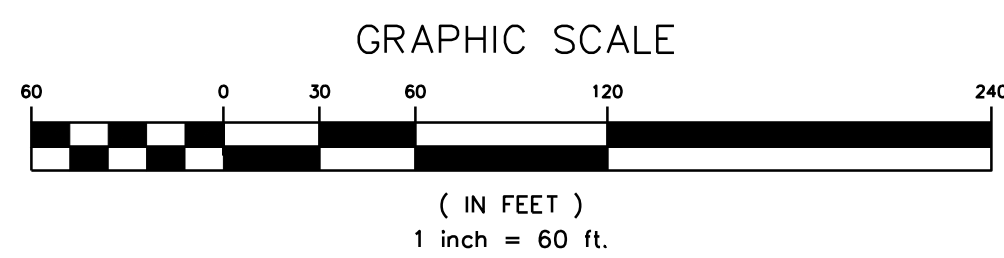
STANDARD LOT
4 UNITS



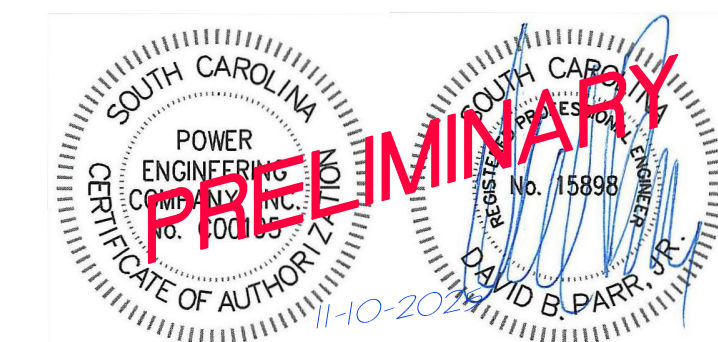
NUMBER OF UNITS = 80

FLOOD STATEMENT:
I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL ** DATED **/**/** AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE AMENITY AREA IS NOT LOCATED IN A FLOOD ZONE.

REFERENCE:
ALL BOUNDARY AND WETLAND BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ** TOPOGRAPHIC INFORMATION WAS OBTAINED FROM LEXINGTON COUNTY GIS. POWER ENGINEERING COMPANY AND LEXINGTON COUNTY ASSUMES NO RESPONSIBILITY FOR THE BOUNDARY, TOPOGRAPHIC OR WETLANDS INFORMATION ON THE SURVEY.



ENGINEER: POWER ENGINEERING COMPANY, INC.
3300 SUNSET BLVD, SUITE 101
WEST COLUMBIA, S.C. 29169
PHONE: (803) 216-8777
FAX: (803) 216-8070
EMAIL: dparr@powereng.net



REVISIONS	BY

PEC
Power Engineering Company, Inc.
Engineers - Planners
West Columbia, S.C.

DREHER SHOALS ROAD
PRELIMINARY SKETCH PLAN
RICHLAND COUNTY, SOUTH CAROLINA

DRAWN	D.H.C.
CHECKED	D.B.P.
DATE	11-10-2025
SCALE	1" = 60'
JOB NO.	3928
SHEET	01
OF	01 SHEETS



SUMMARY
 LOT: 65 ACRES
 RESIDENTIAL: 456
 COMMERCIAL: 90,000 sf

- A. Neo Traditional Single Family Cottages
- B. Duplex
- C. Clubhouse
- D. Townhouse
- E. Commercial
- F. Senior Living

- RD - 1**
 COTTAGES: 40 X 87.5 (3,500 SF) : 68
 TOWNHOMES: 25 X 85 (2,125 SF) : 74
 TOTAL: 142
- RD - 2**
 APARTMENTS: 200
 DUPLEXES: 22
 TOTAL: 222
- RD - 3**
 TOWNHOMES: 43
 COTTAGES: 49
 TOTAL: 92
- CD - 1**
 COMMERCIAL: 90,000 SF

WATER WALK
 IRMO, SOUTH CAROLINA

VILLAGE PLAN





100% ANNEXATION PETITION

Applicant Information

Name: RMM, LLC Address: 1140 Woodruff Road
Phone: 704-564-9994 E-Mail: Steve.McNair@gmail.com 29607

Property Owner Information (If Different)

Name: Address:
Phone: E-Mail:

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: TMS# R03206-01-12

*** 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:

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: Date:

Applicant's Signature: [Signature] Date: 8/27/25

For Official Use Only

Received: Property Posted:

Receipt #: Hearing:

Advertised: Approved:



100% ANNEXATION PETITION

Applicant Information

Name: RMM, LLC Address: 1140 Woodruff Road Suite 106.231 Greenville, SC 29607 Phone: 704-564-9994 E-Mail: Steve.McNair1@qmail.com

Property Owner Information (If Different)

Name: Address: Phone: E-Mail:

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: TMS # R03205-01-11

*** 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:

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: Date: Applicant's Signature: R. STEVE McNair Date: 8-27-25

For Official Use Only

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

Steve McNair

From: Douglas Polen <dpolen@townofirmosc.com>
Sent: Tuesday, August 19, 2025 2:47 PM
To: Steve McNair
Cc: Bill Danielson; Arnold Roberts; Larry McNair; Jim Crosland
Subject: RE: Annexation / Rezoning For Richland County TMS Parcels RO3205-01-11 and RO3206-01-12
Attachments: 100 Annexation Application.pdf

Awesome – we’re looking forward to working on this project.

I’ve attached the annexation form. Since there are two lots with different landowners, have each landowner sign their own form. The northern lot will need to be signed by Edward and Joyce.

The soonest this can go would be October. The schedule would be as follows, and requires you to be ready in three weeks.

1. Sign Up Onsite: 15 days prior to Public Meeting
2. Public Meeting: September 22 – 30
3. Planning Commission: October 13
4. Town Council: October 21
5. Town Council: November 18

This is a pretty tight window, so if you pushed back a month, the schedule is as follows:

1. Sign Up Onsite: 15 days prior to Public Meeting
2. Public Meeting: October 20-28
3. Planning Commission: November 10
4. Town Council: November 18
5. Town Council: December 16

As always, if you have any questions feel free to reach out.