



IRMO BOARD OF ZONING APPEALS
MEETING MINUTES
October 21, 2024

MEMBERS PRESENT

Marsha Clarke, Chair
Labrina Myers
John Davis
Sharon Slashinski

MEMBERS ABSENT

Walter Lindler

OTHERS PRESENT

Doug Polen, Assistant Administrator
Will Edwards, Town Attorney
Kami Layne, Zoning Clerk

CALL TO ORDER:

The Irmo Zoning Board of Appeals held a hearing on Monday, October 21, 2024 in the Irmo Municipal Building located at 7300 Woodrow St, Irmo, SC 29063. Marsha Clarke called the meeting to order at 6:00 p.m.

APPROVAL OF AGENDA

Ms. Slashinski made a motion for approval. Ms. Clarke seconded. The vote passed 4-0

APPROVAL OF MINUTES

Ms. Myers made a motion for approval. Ms. Slashinski seconded. The vote passed 4-0.

MEETING PROCEDURES

Ms. Clarke read information concerning compliance with the Freedom of Information Act as well as a briefing of BZA procedures. Mr. Polen administered the oath to those presenting testimony.

NEW BUSINESS

a. Election of Chair, Vice Chair, and Secretary

Ms. Slashinski made a motion to nominate Ms. Clarke as Chair, seconded by Ms. Myers.

Motion Carried 4-0

Ms. Clarke made a motion to nominate Ms. Slashinski as Vice Chair, seconded by Ms. Myers.

Motion Carried 4-0

Ms. Clarke made a motion to nominate Ms. Layne as Secretary, Seconded by Ms. Myers.

Motion Carried 4-0

b. Consideration of a variance to signage for the front setback for an accessory structure located at 219 St. Albans Road, TMS # R03907-02-15

Mr. Mathias, the applicant, spoke on his behalf of the variance request to place a detached metal garage on their property in the location of existing paved parking spaces, and he is asking the Board of Zoning Appeals to allow his garage to be placed 15' off the road rather than 20' off the right of way line. Board members asked about the utility easement, structure footings and depth and set of plans that weren't submitted to the town as of date. Mr. Polen stated that Mr. Mathias would need to go through our third party permitting and inspection company CC&I that will insure the town that the building isn't being built over the Utility lines. Ms. Clarke stated that if the staff can provide that approval from CC&I then we can come back prior to 90 days.

Ms. Clarke made a motion that predicated upon third party review and examination of utility line setback and future plans that determination can be done before 90 days will be approved, but if not, that falls on the applicant to submit his evidence and come back before the board before 90 days, seconded by Ms. Myers. Motion Carried 4-0.

c. Consideration of an Administrative Appeal to allow Lawn Care Services in the CN, Neighborhood Commercial District, on a parcel located at 7 Thames Valley Road, TMS # 001999-01-026

Mr. Hotchkin, the applicant, spoke on his behalf and answered questions about this business being a franchise independent owner, and keep it a warehouse and will store over 100 gallons of weed control and fertilizer and is regulated by Clemson.

Mr. Polen explained the zoning ordinance of a CN Neighborhood Commercial and why certain uses are and aren't allowed in that zone. Mr. Polen intends to rewrite the ordinance to make the "CN" make more sense or to offer some level of flexibility for the zoning administrator to say a Warehouse can be used as a Warehouse.

Ms. Clarke made a motion to approve Lawn Care Services to locate in the CN zone on one condition that Mr. Hotchkins doesn't have any outside storage, seconded by Ms. Myers. Motion Carried 4-0.

d. **Consideration of an Administrative Appeal to allow a Gym in the CN, Neighborhood Commercial District, on a parcel located at 7592 Woodrow Street, TMS # 001921-05-027**

Mr. Wheeler the applicant wasn't present. Mr. Polen explained that a gym should be allowed in a CN, Neighborhood Commercial District.

Ms. Clarke had a concern about it being a gym because the previous owner was an Auto Supply store that sold tires and the concern is about asbestos and other chemicals that can cause cancer and small toddlers being in a building where there can be a possible exposure.

Ms. Clarke made a motion to delay this approval until the applicant can be present to answer questions, seconded by Ms. Slashinski. Motion Carried 3-1 with Mr. Davis opposing.

COMMENTS

No comments

ADJOURNMENT

There being no further business, Ms. Clarke made a motion to adjourn, seconded by Ms. Myers. Motion passed 4-0. The meeting adjourned at 6:40 pm.

ATTEST:

Zoning Clerk / Designee

Chair