

TOWN OF IRMO PLANNING COMMISSION

Minutes

Monday, December 08, 2025, at 6:00 p.m.

Municipal Building

7300 Woodrow Street | Phone: 803.781.7050

MEMBERS PRESENT

Edward Wadelington – Chair
Richard Scoggins - Vice Chair
Clint Scoville
Jeff Allen
Edward Greco

MEMBERS ABSENT

Robert Cox
Jim Smith

OTHERS PRESENT

Doug Polen, Assistant Administrator
Kami Layne, Zoning Clerk

Call to Order

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

Approval of Agenda

Mr. Scoville made a motion to accept the agenda, seconded by Mr. Allen Motion passed 5-0.

Minutes

Mr. Greco made a motion to accept the minutes of the August 11, 2025, meeting, seconded by Mr. Scoville. Motion passed 5-0.

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.

Staff recommended Approval of this Application.

Mr. Greco made a motion to approve the zoning to CG, General Commercial, seconded by Mr. Allen motion approved 5-0.

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

Staff recommended Approval of this Application.

Zoning & Size: Mr. Greco asked if staying zoned MD with 20,000 sq. ft. commercial space would trigger a new traffic study.

Access: Mr. Polen stated a second entrance will be required.

Units: Mr. Wadelington questioned the rendering showing 5 units; Mr. McNair (Water Walk) confirmed it will be 4 units, not 5.

Design: McNair plans to work with the architect to add stone for aesthetics, aiming to mimic Tavern on 6.

Retail & Residential: Retail will be in front; residential area likely gated with screening and fencing at the back.

Ordinances: Discussion included noise and speaker regulations for drive-thru.

Intent: Seeking more Neighborhood Commercial rather than highway-oriented uses.

Mr. Greco made a motion to approve, seconded by Mr. Scoville motion approved 5-0.

Adjournment

Mr. Allen made a motion to adjourn the meeting, seconded by Mr. Scoville. Motion was approved 5-0. The meeting was adjourned at 6:31 p.m.

ATTEST:

Zoning Clerk / Designee

Chair