



## PLANNING COMMISSION MEETING

Irmo Municipal Building  
7300 Woodrow Street, Irmo, SC 29063

February 9, 2026 @ 6:00 PM

---

### **AGENDA**

- I. Call to Order
- II. Invocation
- III. Approval of the Agenda
- IV. Minutes
  - A. Approval of the Minutes of the December 8, 2025 Planning Commission meeting
- V. New Business
  - A. **PUBLIC HEARING** - An application to annex 16.6 acres of land into the Town of Irmo. The parcels, TMS R05000-08-02 & R05100-04-10, are located at 7434 & 7440 Broad River Road. The applicant is requesting a zoning of CG, General Commercial.
- VI. Comments
- VII. Adjournment

**ADA Notice:** The Town of Irmo complies with the Americans with Disabilities Act. For meeting accommodations, call (803) 781-7050 during normal business hours and ask for the Deputy Town Administrator or Zoning Clerk.

**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



## Staff Report

### Amendment to the Official Zoning Map

**DATES:** Planning Commission & Public Hearing: February 9, 2026  
Town Council First Reading: February 17, 2026  
Town Council Second Reading & Public Hearing: March 17, 2026

**TO:** Irmo Planning Commission  
Irmo Town Council

**FROM:** Douglas Polen, Deputy Town Administrator

**SUBJECT:** Annexation Request

**SUBJECT PROPERTY:** 4.5 acres located at 7440 Broad River Road, TMS R0500-08-02

**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 Diesel Laptops, an office/manufacturing operation. This lot is located next to the Silver Fox Grill and Three Rivers Baptist Church, both in the Town of Irmo. The applicant is 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**

	<b>Zone</b>	<b>Present Use</b>
<b>North</b>	GC, General Commercial (Richland Co.)	Vacant
<b>East</b>	GC, General Commercial (Richland Co.)	Vavant
<b>South</b>	GC, General Commercial (Richland Co.)	State Credit Union
<b>West</b>	CG, General Commercial	Three Rivers Baptist Church

**Irmo Comprehensive Plan**

The new 2024 Comprehensive Plan has a future land use of Office/Employment for this lot. 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**

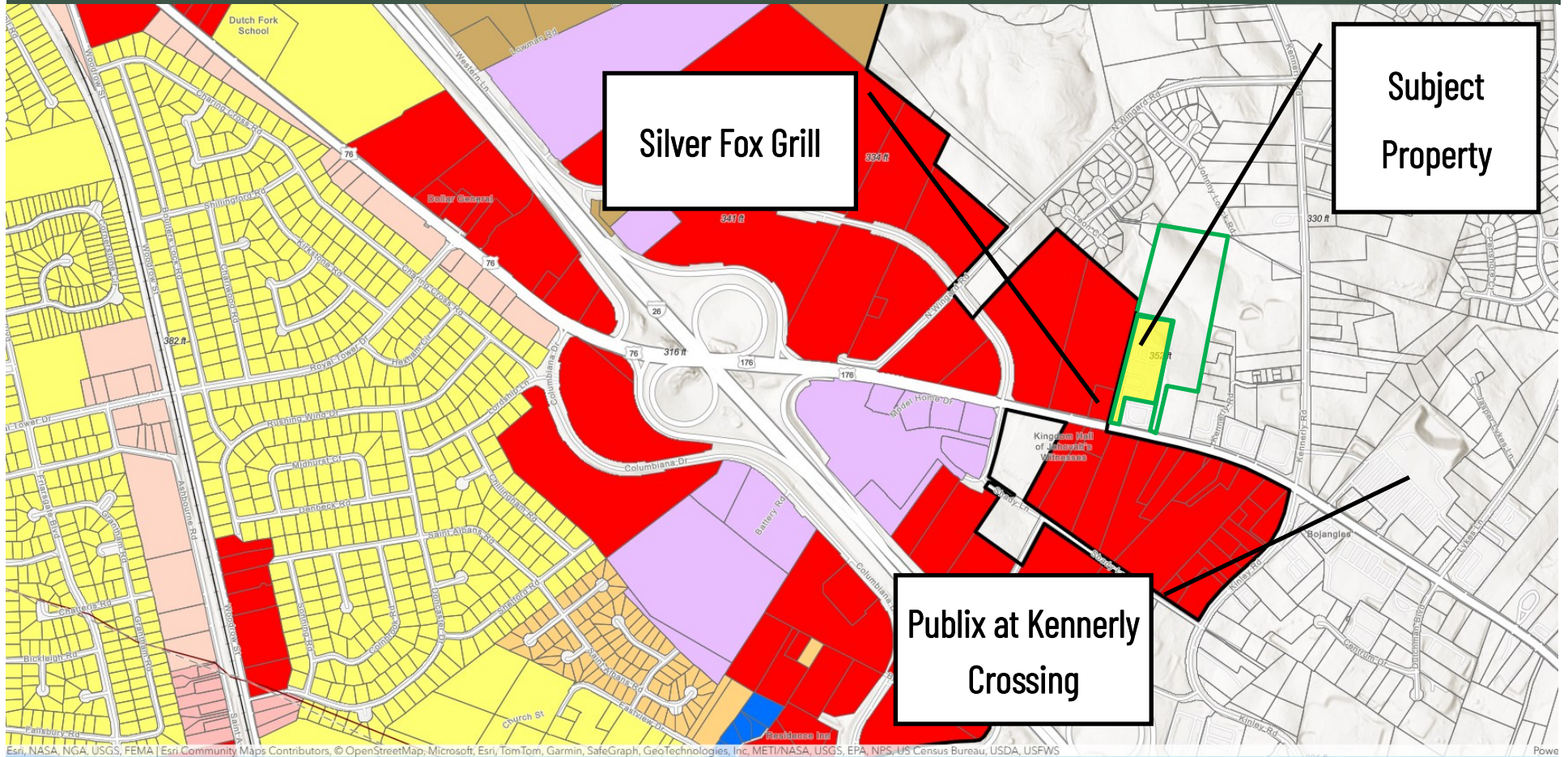
The current Richland County zoning and proposed Town zoning are identical, the current use matches our future land use for the area, and our economic development program was designed to attract businesses into Town.

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

# Diesel Laptops Annexation, 7440 Broad River Road, TMS R05000-08-02. Ordinance 26 - 04

Planning Commission | February 9, 2026

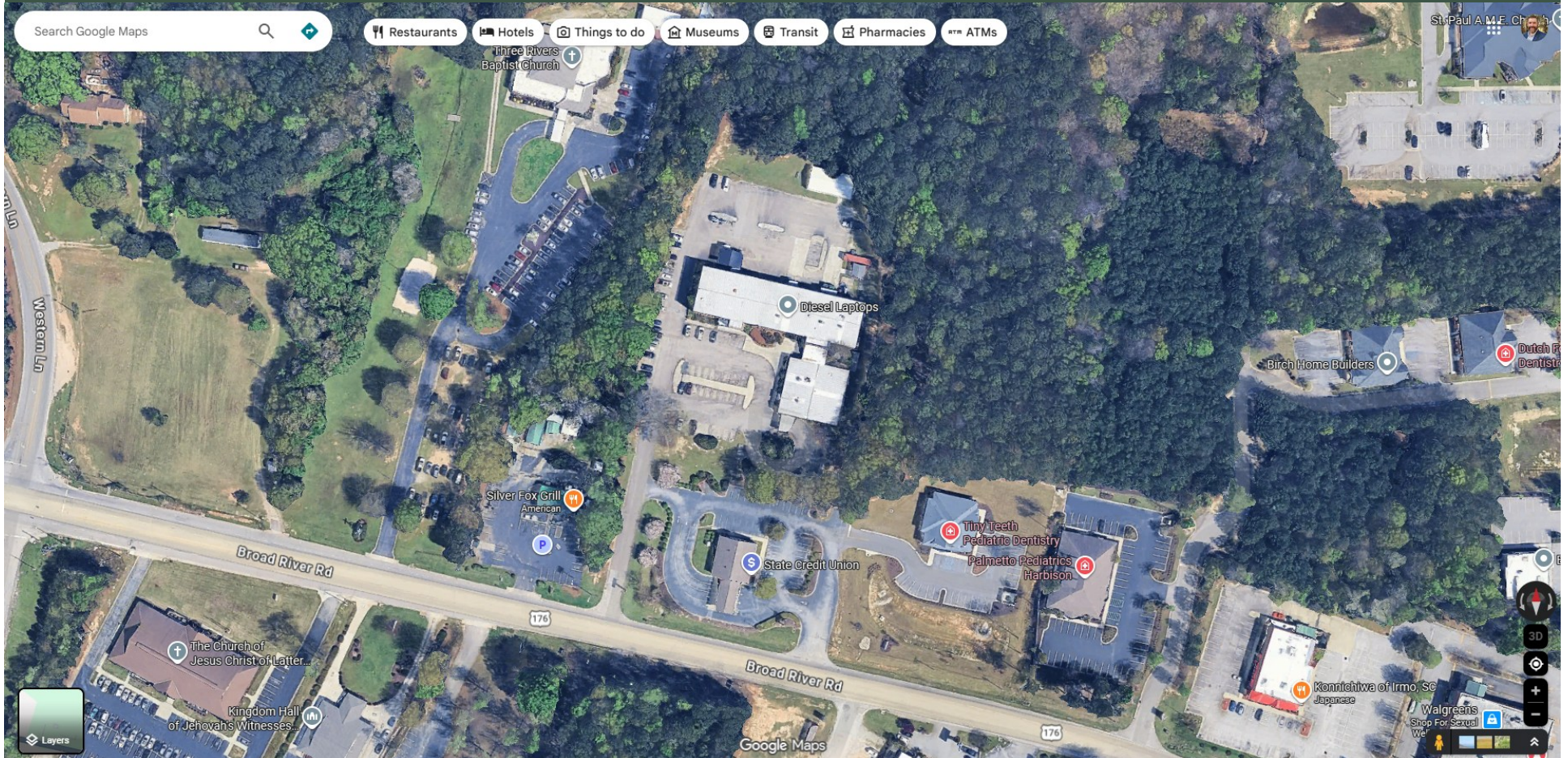
Town Council | February 17, 2026 & March 17, 2026



# Diesel Laptops Annexation, 7440 Broad River Road, TMS R05000-08-02. Ordinance 26 - 04

Planning Commission | February 9, 2026

Town Council | February 17, 2026 & March 17, 2026



# Diesel Laptops Annexation, 7440 Broad River Road, TMS R05000-08-02. Ordinance 26 - 04

Planning Commission | February 9, 2026

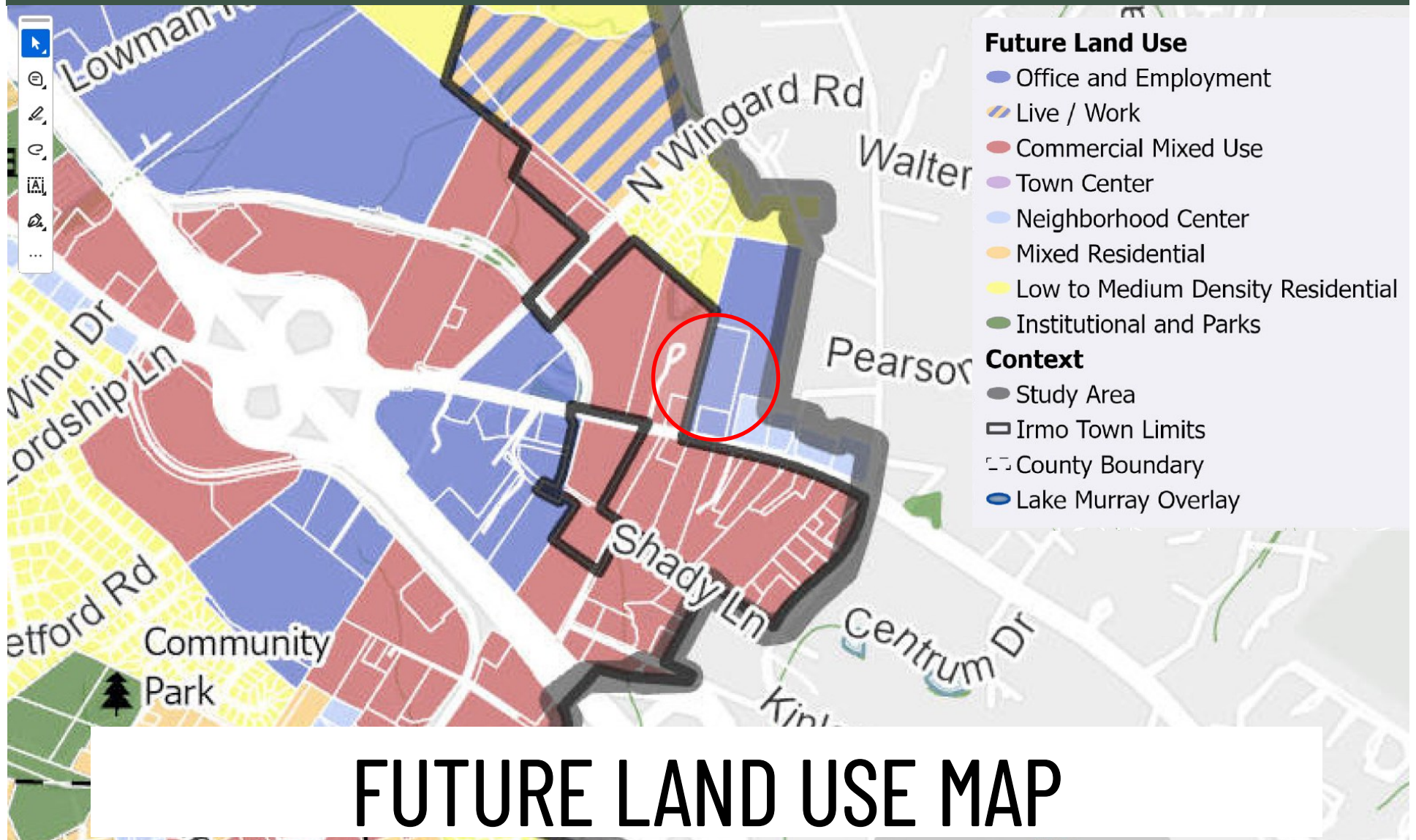
Town Council | February 17, 2026 & March 17, 2026



# Diesel Laptops Annexation, 7440 Broad River Road, TMS R05000-08-02. Ordinance 26 - 04

Planning Commission | February 9, 2026

Town Council | February 17, 2026 & March 17, 2026



## FUTURE LAND USE MAP



# 100% ANNEXATION PETITION

### Applicant Information

Name: DIESEL LAPTOPS LLC Address: 7440 BROAD RIVER ROAD, IRMO, SC  
 Phone: REDACTED E-Mail: REDACTED

### Property Owner Information (If Different)

Name: ROBERTSON FAMILY HOLDINGS LLC Address: 473 WOOD WILLOW PT, CHAPIN, SC  
 Phone: 1 REDACTED E-Mail: REDACTED

### 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:

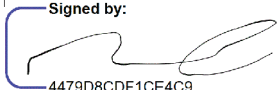
*Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.*

The property is designated as follows on the County tax maps: Tax Map Number: R05000-08-02 : Zoned as GC

\*\*\* 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: Mixed Use/Mixed Use Commercial. Possible expansion

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: 1/29/2026  
Signed by: 4479D8CDF1CE4C9...

Applicant's Signature:  Date: 1/29/2026  
Signed by: 937A97E1DA154DE...

### For Official Use Only

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