



## PLANNING COMMISSION MEETING

Irmo Municipal Building  
7300 Woodrow Street, Irmo, SC 29063

March 9, 2026 @ 6:00 PM

---

### **AGENDA**

- I. Call to Order
- II. Invocation
- III. Approval of the Agenda
- IV. Minutes
  - A. Approval of the February 9, 2026 Planning Commission Minutes
- V. New Business
  - A. An application to annex 21.78 acres of land into the Town of Irmo. The parcels, TMS R03206-01-11 & -12, are located on Dreher Shoals Road north of Leamington Way. The applicants are requesting a zoning of RS, Single Family Residential.
  - B. An application to annex 1.72 acres of land into the Town of Irmo. The parcels, TMS R04004-01-02 & -06, are located at 200 Ministry Drive and 421 Mission Court. The applicants are 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, February 9, 2026, 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  
Robert Cox

**MEMBERS ABSENT**

Jim Smith

**OTHERS PRESENT**

Doug Polen, Deputy Administrator  
Kami Layne, Zoning Clerk

**Call to Order**

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

**Approval of Agenda**

Mr. Allen 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 December 8, 2025, meeting, seconded by Mr. Scoville. Motion passed 6-0.

**NEW BUSINESS**

- A. **PUBLIC HEARING** - An application to annex 4.5 acres of land into the Town of Irmo. The parcel, 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.

Staff recommended Approval of this Application.

Mr. Greco made a motion to approve the zoning to CG, General Commercial, seconded by Mr. Cox motion approved 6-0.

**Comments:**

All terms end March 31<sup>st</sup>. New terms start April 1. It can only be on the board for 2 terms. Ed Wadelington ends on December 31, 2026, which is the end of his 2 terms. He must take a year off then he can be elected for another board. April we will be looking for chair & vice chair.

Training will be 3 hours this year and looking at dates in July & August

**Adjournment**

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

ATTEST:

\_\_\_\_\_  
Zoning Clerk / Designee

\_\_\_\_\_  
Chair



## Staff Report

**An application to annex 21.78 acres of land into the Town of Irmo. The parcels, TMS R03206-01-11 & -12, are located on Dreher Shoals Road north of Leamington Way. The applicants are requesting a zoning of RS, Single Family Residential.**

**DATES:** March 9, 2026  
**TO:** Planning Commission  
**FROM:** Doug Polen, Deputy Town Administrator  
**SUBJECT:** Annexation along Dreher Shoals Road, TMS R03206-01-11 & -12  
**ACTION REQUESTED:** Annexation of the subject parcels with a zoning of RS, Single Family Residential

### Background

The two subject parcels constituted the development known as Water Walk East. That project has been withdrawn, but the two property owners would still like to annex into town as RS, Single Family Residential.

### Analysis

The properties are requesting single-family zoning, which is similar to the Neighborhood Center designation from the Future Land Use Map. The property owners have no immediate plans to develop or sell the properties, and would need to be rezoned in the future should there be a desire for multi-family or commercial development.

At present the properties are zoned for agricultural use in Richland County, allowing one unit per acre. RS allows for 12,500 sf lots, or 3.5 units per acre.

### Staff Findings

Staff recommends annexing the two parcels and rezoning them to RS, Single Family zoning.

### Attachments

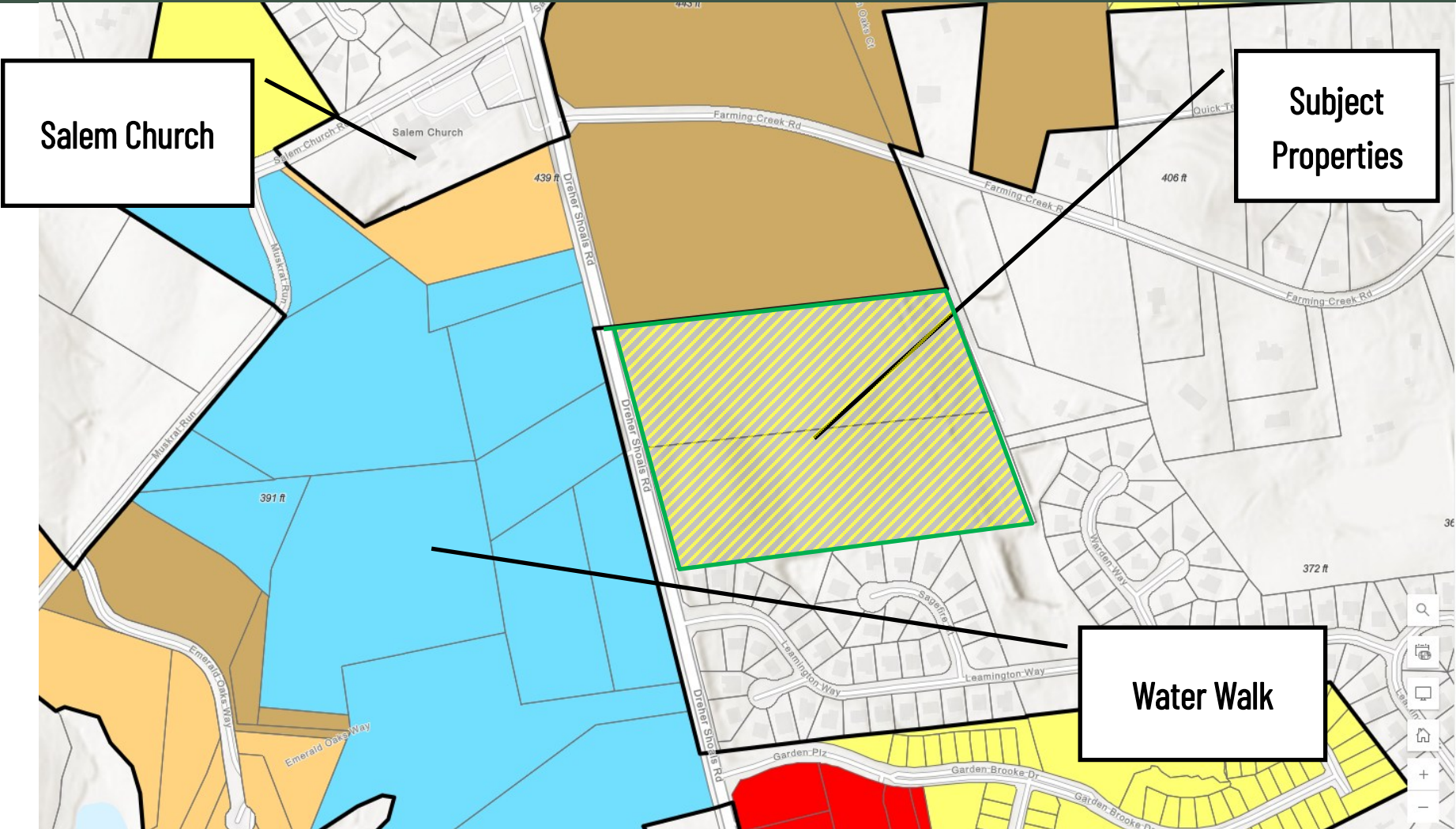
1. Dreher Shoals PC Maps

# Dreher Shoals Road Annexation, TMS R03206-01-11 & -12

## Ordinance 26 - 09

Planning Commission | March 9, 2026

Town Council | March 17, 2026 & April 21, 2026

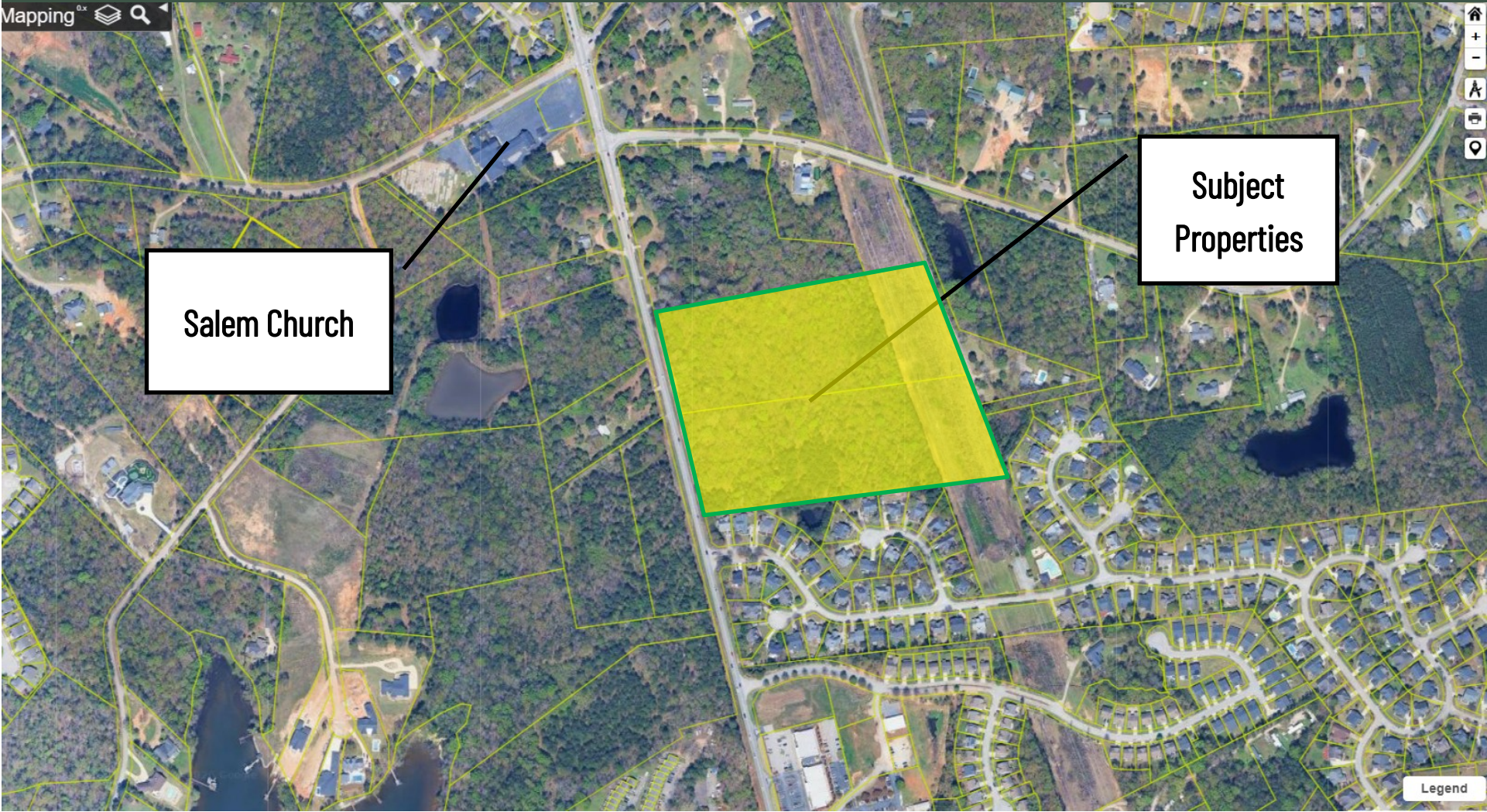


# Dreher Shoals Road Annexation, TMS R03206-01-11 & -12

## Ordinance 26 - 09

Planning Commission | March 9, 2026

Town Council | March 17, 2026 & April 21, 2026



# Dreher Shoals Road Annexation, TMS R03206-01-11 & -12 Ordinance 26 - 09

Planning Commission | March 9, 2026  
Town Council | March 17, 2026 & April 21, 2026

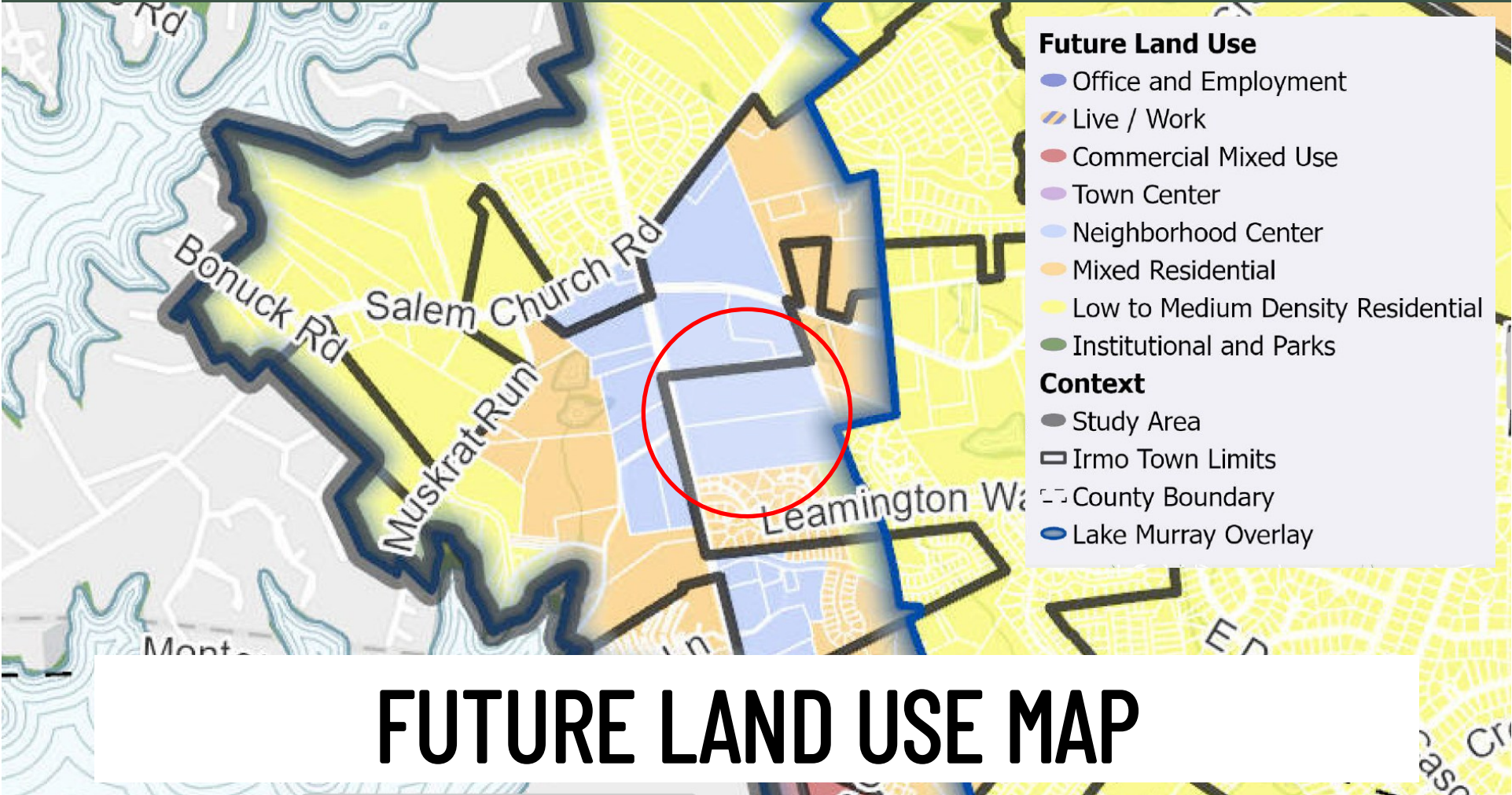


# Dreher Shoals Road Annexation, TMS R03206-01-11 & -12

## Ordinance 26 - 09

Planning Commission | March 9, 2026

Town Council | March 17, 2026 & April 21, 2026





## **Staff Report**

**An application to annex 1.72 acres of land into the Town of Irmo. The parcels, TMS R04004-01-02 & -06, are located at 200 Ministry Drive and 421 Mission Court. The applicants are requesting a zoning of CG, General Commercial.**

**DATES:** March 9, 2026  
**TO:** Planning Commission  
**FROM:** Doug Polen, Deputy Town Administrator  
**SUBJECT:** Annexation of 1.72 acres into the Town of Irmo  
**ACTION REQUESTED:** Annex the subject properties into the Town of Irmo

### **Background**

Applications have been received for two properties, 200 Ministry Drive (TMS R04004-01-02) and 421 Mission Court (TMS R04004-01-06). These properties are developed as office buildings, with the Bernstein Law Firm and Datapay Payroll Services at 200 Ministry and the National Safety Council at 421 Mission Court.

### **Analysis**

These properties are zoned GC, General Commercial in Richland County and are seeking CG, General Commercial zoning in the Town of Irmo. The Future Land Use Map indicates Office & Employment for these lots, which is in keeping with their current uses.

### **Staff Findings**

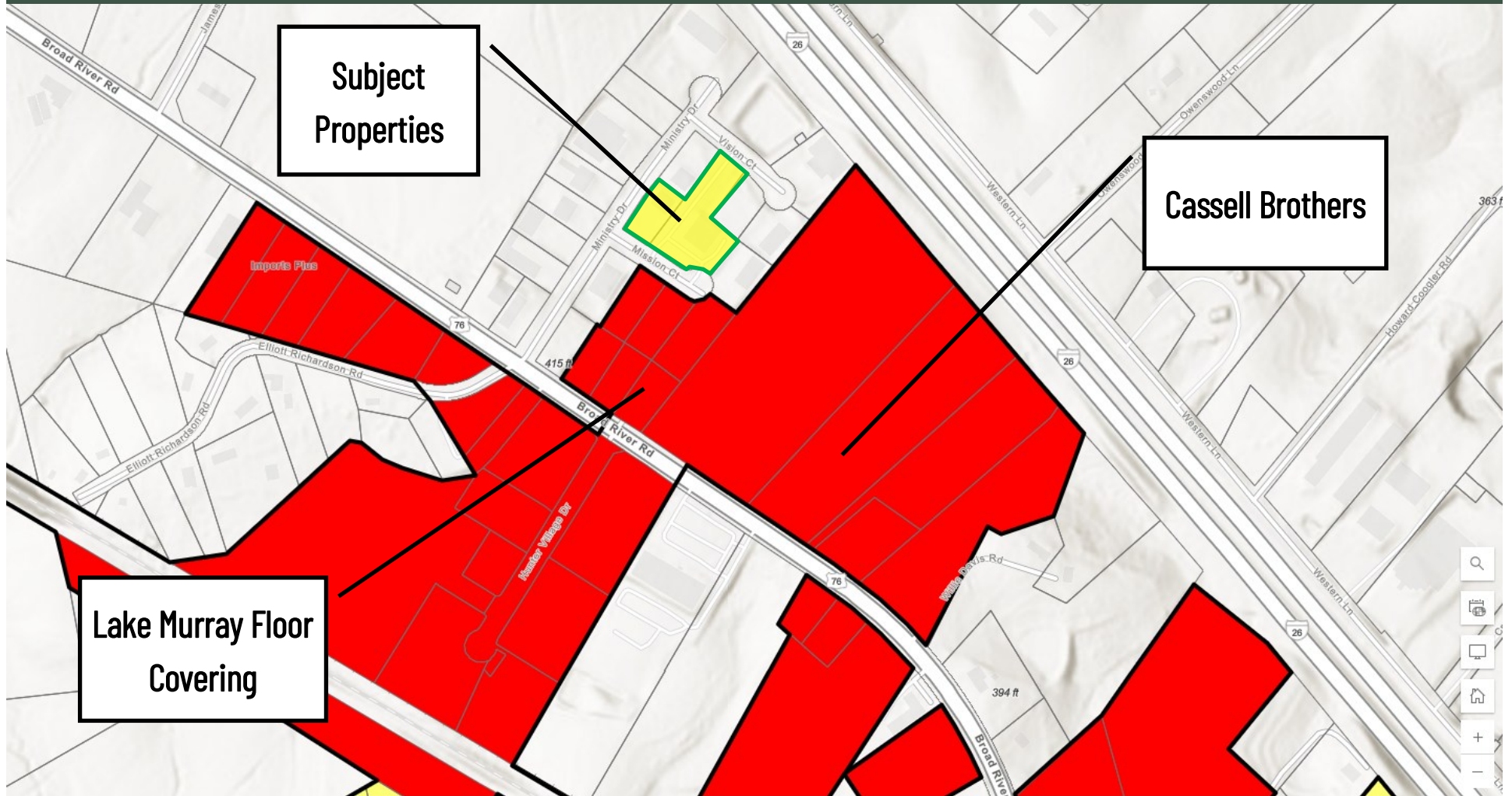
Staff recommends APPROVAL of the annexation and rezoning.

### **Attachments**

1. Ministry Lane PC Maps

# 200 Ministry Drive & 421 Mission Court Annexation, TMS R04004-01-02 & -06 Ordinance 26 - 08

Planning Commission | March 9, 2026  
Town Council | March 17, 2026 & April 21, 2026



# 200 Ministry Drive Annexation, TMS R04004-01-02

## Ordinance 26 - 08

Planning Commission | March 9, 2026

Town Council | March 17, 2026 & April 21, 2026



# 200 Ministry Drive Annexation, TMS R04004-01-02

## Ordinance 26 - 08

Planning Commission | March 9, 2026

Town Council | March 17, 2026 & April 21, 2026



# 200 Ministry Drive Annexation, TMS R04004-01-02

## Ordinance 26 - 08

Planning Commission | March 9, 2026

Town Council | March 17, 2026 & April 21, 2026



# 200 Ministry Drive Annexation, TMS R04004-01-02

## Ordinance 26 - 08

Planning Commission | March 9, 2026

Town Council | March 17, 2026 & April 21, 2026

