



BOARD OF ZONING APPEALS MEETING

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

July 27, 2026 @ 6:00 PM

AGENDA

- I. Call to Order
- II. Approval of the Agenda
- III. Minutes
 - A. Meeting Minutes - Board of Zoning Appeals Meeting December 15, 2025
- IV. Compliance with the Freedom of Information Act
- V. Briefing of BZA Procedures
- VI. Administration of Oath to those Presenting Testimony
- VII. New Business
 - A. Special Exception Request Under Section 2-3.18 for Cigarette & Cigar Stores and Vape Shops located at 952 Lake Murray Blvd. Suite A Irmo, SC 29063
- VIII. Comments
- IX. 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.



IRMO BOARD OF ZONING APPEALS
MEETING MINUTES
December 15, 2025

MEMBERS PRESENT

Marsha Clarke, Chair
John Davis
Cindy Reeves
Eric Hoh
Brandon Mundy

MEMBERS ABSENT

OTHERS PRESENT

Doug Polen, Assistant Administrator
Kami Layne , Zoning Clerk

CALL TO ORDER:

The Irmo Zoning Board of Appeals held a hearing on Monday, December 15, 2025 in the Irmo Municipal Building located at 7300 Woodrow St, Irmo, SC 29063. Marsha Clarke called the meeting to order at 5:58 p.m.

APPROVAL OF AGENDA

Mr. Davis made a motion for approval. Ms. Reeves seconded. The vote passed 5-0

APPROVAL OF MINUTES

Mr. Davis made a motion for approval. Mr. Mundy seconded. The vote passed 5-0.

MEETING PROCEDURES

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

NEW BUSINESS

a. **Consideration of a variance for a recreational vehicle located at 1705 N. Woodstream Road, TMS # 002725-06-007**

Mrs. Brock, the applicant spoke on behalf of the variance request to continue parking the RV in the backyard as additional housing space until the end of June 2026. Mr. Polen read the ordinance and the Rv can't be there more than 14 days a year, and its allowable but not recommended. Staff do not want to displace people, and this RV is new and is safe for living for a limited time. Staff recommends approval to allow the Rv till the end of June 2026.

Ms. Reeves asked Mr. Polen if Tiny houses were allowed in the town. Mr. Polen stated that tiny houses are allowed in the town as long as it meets code.

Mr. Mundy asked about the new rules of parking for Rv's. Mr. Polen commented that rv's are legal to be in back yard but in the front yard it must be parked on asphalt, concrete or pavers.

Ms. Clarke expressed concerns about long term use.

Mr. Davis made a motion to follow the staff's guidance and approve of a temporary variance allowing the RV to stay until the end of June 2026, seconded by Mr Mundy. Motion Carried 5-0.

ADJOURNMENT

There being no further business, Mr. Hoh made a motion to adjourn, seconded by Ms. Reeves. Motion passed 5-0. The meeting adjourned at 6:22pm.

ATTEST:

Zoning Clerk / Designee

Chair



Staff Report

Special Exception Request Under Section 2-3.18 for Cigarette & Cigar Stores and Vape Shops located at 952 Lake Murray Blvd. Suite A Irmo, SC 29063

DATES: July 27, 2026
TO: Board of Zoning Appeals
FROM: Nicholle Burroughs, Deputy Town Administrator
SUBJECT: Special Exception Request Under Section 2-3.18 for Cigarette & Cigar Stores and Vape Shops located at 952 Lake Murray Blvd. Suite A Irmo, SC 29063

ACTION REQUESTED:

Background

952 LAKE MURRAY BLVD SUITE A
IRMO SC 29063

A request has been submitted for a Special Exception approval to permit the operation of a cigarette, cigar store, and vape shop at the above-referenced location pursuant to Section 2-3.18 of the Town of Irmo Zoning Code.

Town staff reviewed the application and evaluated the request against the standards and criteria required under Sections 2-3.18 and 2-3.12 of the Town of Irmo Zoning Ordinance.

Analysis

1. Failure to Meet Separation Requirements – Section 2-3.18(c)

Section 2-3.18(c) of the Town of Irmo Zoning Ordinance requires that cigarette, cigar stores, and vape shops shall not be located within 1,000 feet of healthcare facilities.

Staff review determined that the proposed location is approximately 321 feet from an existing dental office, which constitutes a healthcare facility under the intent and application of the ordinance.

Because the proposed use is located substantially within the required 1,000-foot separation distance, the application does not satisfy the mandatory criteria established under Section 2-3.18(c).

Additional Considerations:

Failure to Meet General Special Exception Standards – Section 2-3.12

Section 2-3.12 of the Town of Irmo Zoning Ordinance states that:

“The Board of Zoning Appeals shall rule on and approve special exceptions only upon a finding that the criteria as defined are met.”

Further review of the application indicates that the request also fails to satisfy the standards contained within Section 2-3.12(D), which requires a finding that:

“The proposed special exception will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response.”

The subject location previously operated as a tobacco and vape-related business. That prior business had its business license revoked due to the retail sale of items determined to be illegal for distribution.

Given the documented enforcement history associated with the site, staff finds there is credible evidence that approval of the proposed use could reasonably contribute to nuisance conditions, adverse impacts on public safety, and increased law enforcement activity. As such, the application does not satisfy the findings required under Section 2-3.12(D).

Prohibited Signage – Section 5-4

Section 5-4 of the Town of Irmo Zoning Ordinance identifies prohibited signs and sign features within the Town limits. The ordinance prohibits signs displaying intermittent or flashing lights, as well as lights of varying degrees of intensity.

Staff notes that tobacco and vape shops frequently utilize LED, neon, incandescent, flashing, and illuminated window signage commonly associated with the advertising of tobacco, vape, and related products. Such signage features are prohibited under Section 5-4 and are not permitted for any business operating within the Town.

Any existing or proposed signage utilizing flashing illumination, intermittent lighting, neon lighting effects, LED lighting effects, or varying light intensity would be required to be removed or brought into compliance with the Town’s sign regulations prior to operation.

Staff Findings

Based upon the findings above, staff recommends **DENIAL** of the requested Special Exception for the operation of a cigarette, cigar store, and vape shop at the subject

property for the following reasons:

1. The proposed location does not comply with the minimum separation requirements of Section 2-3.18(c), as it is located within 1,000 linear feet of a healthcare facility.

Additional considerations could also be taken into account:

1. The application fails to satisfy the general approval criteria for special exceptions under Section 2-3.12(D), due to the prior enforcement history at the location and the potential for adverse impacts on public safety and increased law enforcement response.
2. The proposed use raises additional compliance concerns related to prohibited signage under Section 5-4 of the Town of Irmo Zoning Ordinance, specifically regarding flashing, intermittent, neon, LED, and varying-intensity illuminated signage commonly associated with tobacco and vape establishments.

Accordingly, staff finds that the Board of Zoning Appeals cannot make the affirmative findings required by the Town of Irmo Zoning Ordinance to approve the request.

Attachments

1. BZA Special Exception Request_ L&M Tobacco Shop



Thursday, May 21, 2026

Special Exception Request Application

Approval Status

In Progress

SPECIAL EXCEPTION HEARINGS

Special Exception applications are heard by the Town of Irmo Board of Zoning Appeals (BZA), a five member board made up of Irmo Citizens. The BZA meets the third Monday of the month at 6:00 pm, as needed.

The board of appeals has the exclusive power to permit uses by special exception subject to standards and conditions in the zoning ordinance. The zoning ordinance must include the standards and conditions the board must follow when considering such appeals. Standards and conditions for special exceptions could relate to access, noise, screening, lighting, compatibility with adjoining uses and traffic generation. In some zoning ordinances, conditional uses granted after review should be designated as special exceptions.

There is a \$100 fee for a Special Exception Application, to be used for public notice and staff time.

Applicant Information

Applicant Name L & M TOBACCO SHOP LLC RAAD GOBAH

Applicant Email raadgobah1@gmail.com

Applicant Phone Number (313) 992-6920

Relationship to Property Owner LESSEE/ TENANT

NOTE:

If the applicant is not the owner of the property, an authorized agent form is required. This is a hard copy formed signed by the property owner authorizing the applicant to apply on behalf of the owner. The authorized agent form is available [HERE](#).

Property Owner Information

If not the applicant

Property Owner Name

BSOP-8 LLC

Property Owner Email

Hailey.C@bondstreetreit.com

Property Owner Phone Number

(843) 414-9725

Property Information

Subject Property Address

952 LAKE MURRAY BLVD SUITE A
IRMO, SC, 29063

Zoning District

CG - General Commercial

Project Information

Describe the Proposed Project

Re-opening a retail Cigarette & Cigar Store

Demonstrate how the special exception request meets the provisions of the Zoning Ordinance

Re-opening a retail store that was recently closed.

Will the proposed special exception have an adverse impact on the adjacent properties or public safety, or create a nuisance? Please explain:

no

Will the proposed special exception create any undue traffic congestion or hazardous conditions? Please explain:

no

I attest to the best of my knowledge the information and attachment(s) provided are accurate. The proposed activity does not contradict any restrictions and covenants. I authorize the subject property, if applicable, to be posted with a notice for the Zoning Board of Appeal’s public hearing.

Signature

Road Gscheln

Date

Thursday, May 21, 2026