



## PLANNING COMMISSION MEETING

Irmo Municipal Building  
7300 Woodrow Street, Irmo, SC 29063

November 4, 2024 @ 6:00 PM

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### **AGENDA**

- I. Call to Order
- II. Invocation
- III. Approval of the Agenda
- IV. Minutes
  - A. Approval of the minutes of the October 14, 2024 Planning Commission Meeting
- V. New Business
  - A. Consideration of a recommendation for Ordinance 24-16 to annex +/- 0.8 acres located at or near 1621 Lake Murray Boulevard, Lexington County TMS 001998-02-039 & -063, and to rezone said property from C1, Neighborhood Commercial (Lexington County) to CG, General Commercial (Town of Irmo)
  - B. Consideration of a recommendation for Ordinance 24-17, an amendment to Article 2 of the Zoning Ordinance as regards the Use Table
- VI. Comments
- VII. Adjournment

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Town of Irmo will not discriminate against qualified individuals with disabilities based on disability in its

services, programs, or activities. If you need accommodation to attend the meeting, please contact the Assistant Town Administrator or Zoning Clerk for assistance at (803)781-7050, M-F between the hours of 8:30 – 5:00 (closed most Federal and State Holidays).



## TOWN OF IRMO PLANNING COMMISSION

### *Minutes*

Monday, October 14, 2024, at 6:00 p.m.

Municipal Building

7300 Woodrow Street | Phone: 803.781.7050

#### **MEMBERS PRESENT**

Edward Wadelington – Chair

Jeff Allen

Judy DeLoach

Edward Greco

Richard Scoggins

#### **MEMBERS ABSENT**

Robert Cox -Vice Chair

#### **OTHERS PRESENT**

Doug Polen, Assistant Administrator

Kami Layne, Zoning Clerk

#### **Call to Order**

Mr. Wadelington called the meeting to order at 6:00 p.m. and called upon Mr. Greco to lead the Invocation and the Pledge of Allegiance.

#### **Approval of Agenda**

Mr. Scoggins made a motion to accept the agenda, seconded by Mrs. DeLoach. Motion passed 5-0.

#### **Minutes**

Mr. Greco made a motion to accept the minutes of the September 09, 2024, meeting, seconded by Mr. Allen. Motion passed 5-0.

#### **New Business**

- a. Consideration of a resolution to recommend approval of the 2024 Town of Irmo Comprehensive Plan. Mr. Polen presented the item and discussion was held. Staff recommends Approval of this application.

Carroll Williamson from Stewart, the Town's Consulting Firm, presented the Comprehensive Plan.

Mrs. DeLoach questioned if there is any plans for future clean up at Friarsgate. Mr. Polen stated that was already in place with our Code Inspector. Mr. Greco thanked <r.

Williamson for the guidance of the future vision of the Town of Irmo. Mr. Allen mentioned that he would like to see better signage to identify the town.

Mr. Wadlington called upon Mrs. Layne for a rollcall vote: Mr. Allen voted "yes", Mr. Scoggins voted "yes", Mr. Greco voted "yes", Mrs. DeLoach voted "yes", Mr. Wadlington voted "yes". The vote for approval was unanimous.

### **Adjournment**

Mr. Greco made a motion to adjourn the meeting, seconded by Mrs. DeLoach. Motion approved 5-0. The meeting was adjourned at 6:33p.m.

ATTEST:

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Zoning Clerk / Designee

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Chair

## Staff Report

### Amendment to the Official Zoning Map

**DATES:** Planning Commission: November 4, 2024  
Town Council First Reading: November 19, 2024  
Town Council Second Reading: December 17, 2024

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

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

**SUBJECT:** Annexation Request

**SUBJECT** Two tracts totaling ~0.80 acres located at or near 1621 Lake Murray Blvd.,  
**PROPERTY:** Lexington County TMS 001998-02-039 & -063

**ACTION** Consider an ordinance to annex real property into the corporate limits of  
**REQUESTED:** the Town of Irmo, to zone said property CG, and to amend the official  
zoning map of the Town to so reflect.

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### Background

Vijay Thakkar is the principal of Shambhu, LLC, the firm which owns 1621 Lake Murray Boulevard and the lot directly behind it. Mr. Thakkar has applied to annex these properties into the Town of Irmo.

Mr. Thakkar is also the owner of the adjacent BP Station, located at the corner of Lake Murray and Nursery Road. He has owned the BP Station since 2008 and purchased the subject properties in 2022. He would like to open businesses in the building located on the Lake Murray-fronting lot, 1621 Lake Murray Boulevard. He would also like to construct a strip shopping center on the rear lot.

The applicant has stated that he would like to open two businesses in the existing building on the front lot and would like three units in the proposed rear shopping center. In his talks with Lexington County, they informed the applicant that he would only be permitted one business per lot in the current zoning. This is his reason for desiring to come into the Town of Irmo.

## Current Zoning

The subject property is zoned C1, Neighborhood Commercial, which allows a number of typical commercial uses, including office, retail, and restaurant. Speculative shopping centers are not permitted in the C1.

## 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

| Zone  |                                      | Present Use                                                                   |
|-------|--------------------------------------|-------------------------------------------------------------------------------|
| North | C2, General Commercial (County)      | Commercial (Columbia Dermatology, Columbia Aesthetic & Restorative Dentistry) |
| East  | CG, General Commercial (Irmo)        | Commercial (BP Station)                                                       |
| South | C1, Neighborhood Commercial (County) | Commercial (Dan S. Judd, Consultant)                                          |
| West  | C1, Neighborhood Commercial (County) | Commercial (Office Building)                                                  |

## Irmo Comprehensive Plan

The new 2024 Comprehensive Plan has a future land use of Commercial Mixed Use for these lots. As such, the Irmo Comprehensive Plan supports this annexation and rezoning. The Commercial Mixed-Use area is defined as follows:

- Commercial and Mixed-Use areas that include a variety of uses including commercial, service, office and a mix of residential housing types.
- Commercial uses typically serve a larger area than Neighborhood Centers and include larger buildings and retail anchors.

- May include taller buildings (max of 3-4 stories).
- Limited areas of multi-family housing opportunities may be integrated as part of a mix of uses. As with residential uses, should be located in close proximity to shopping and services.

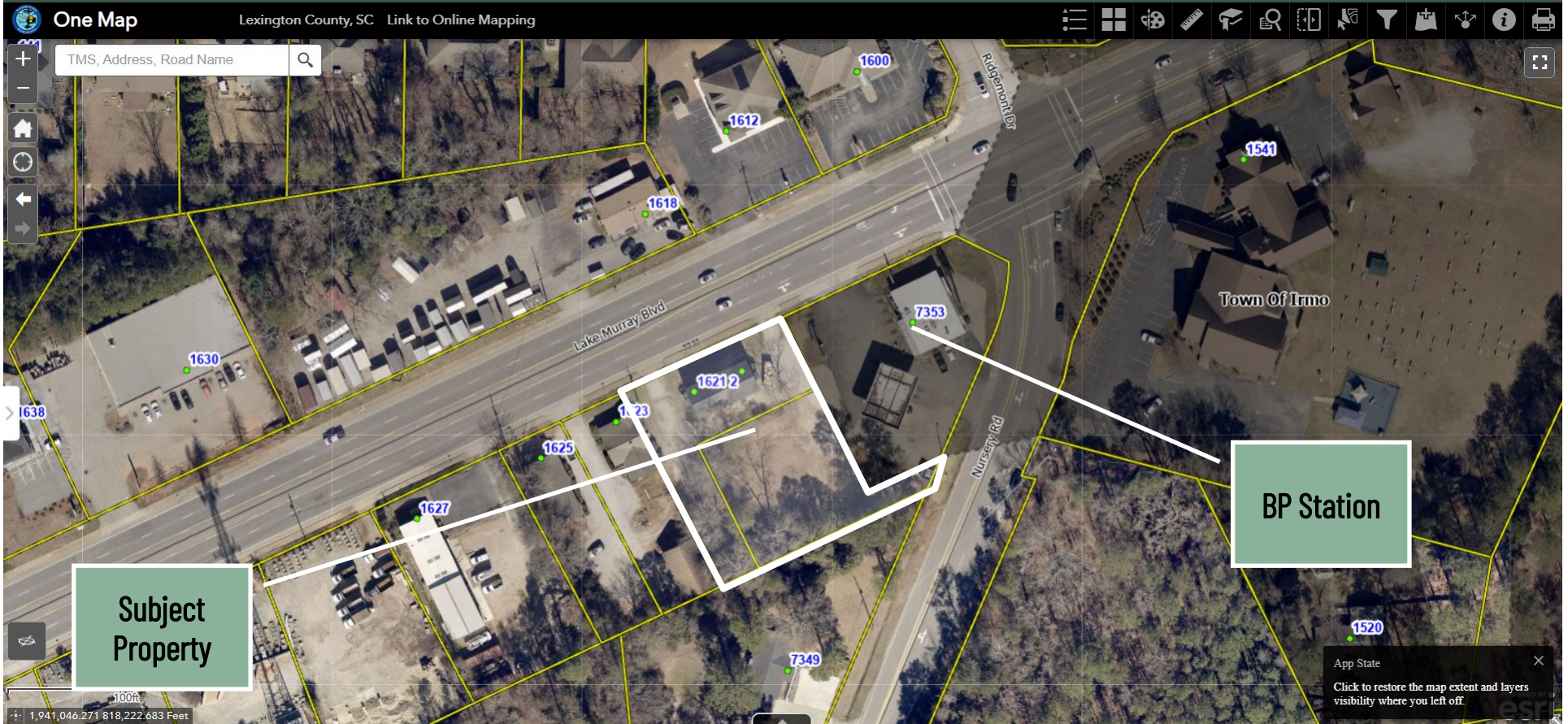
### **Staff Findings**

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

# 1621 Lake Murray Boulevard Annexation, Ordinance 24 - 16

Planning Commission | November 4, 2024

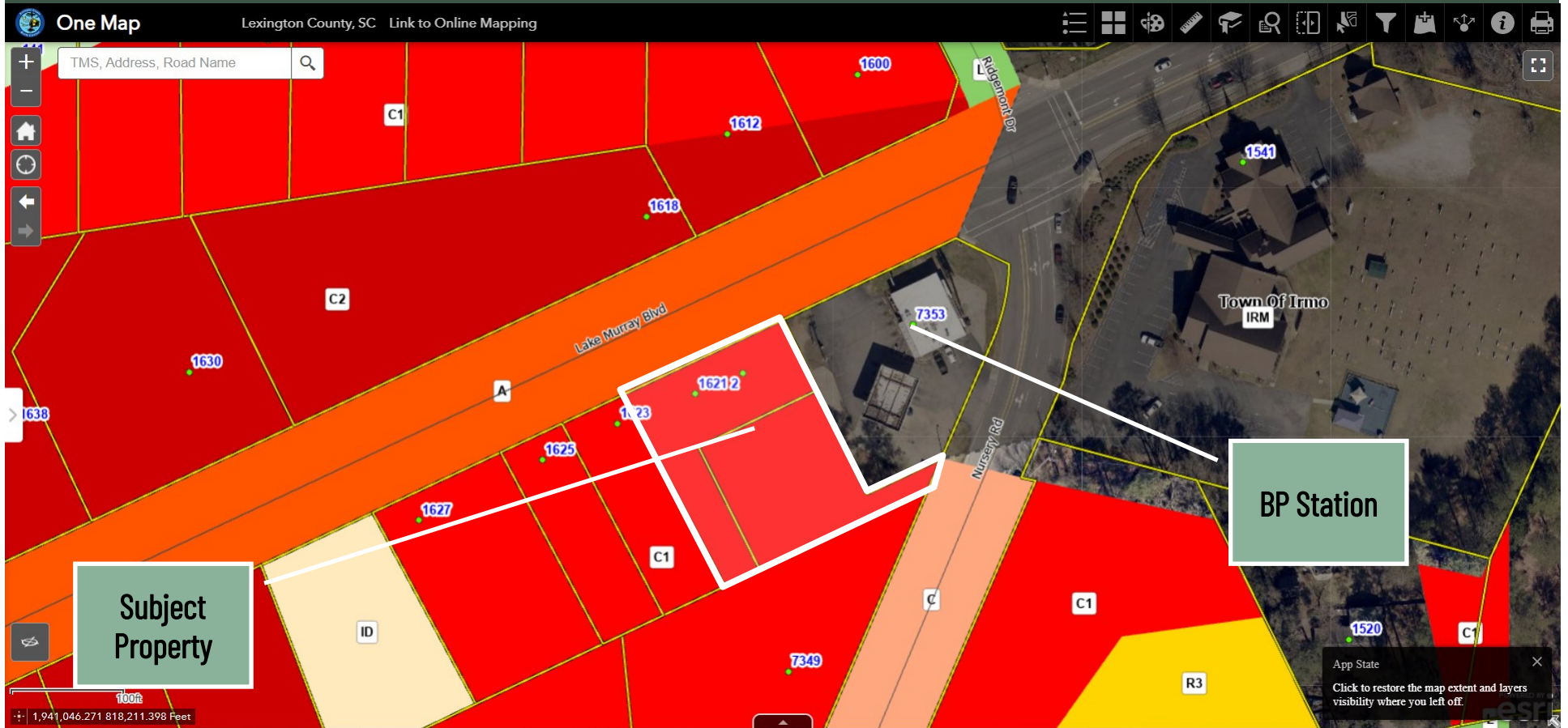
Town Council | November 19, 2024 & December 17, 2024



# 1621 Lake Murray Boulevard Annexation, Ordinance 24 - 16

Planning Commission | November 4, 2024

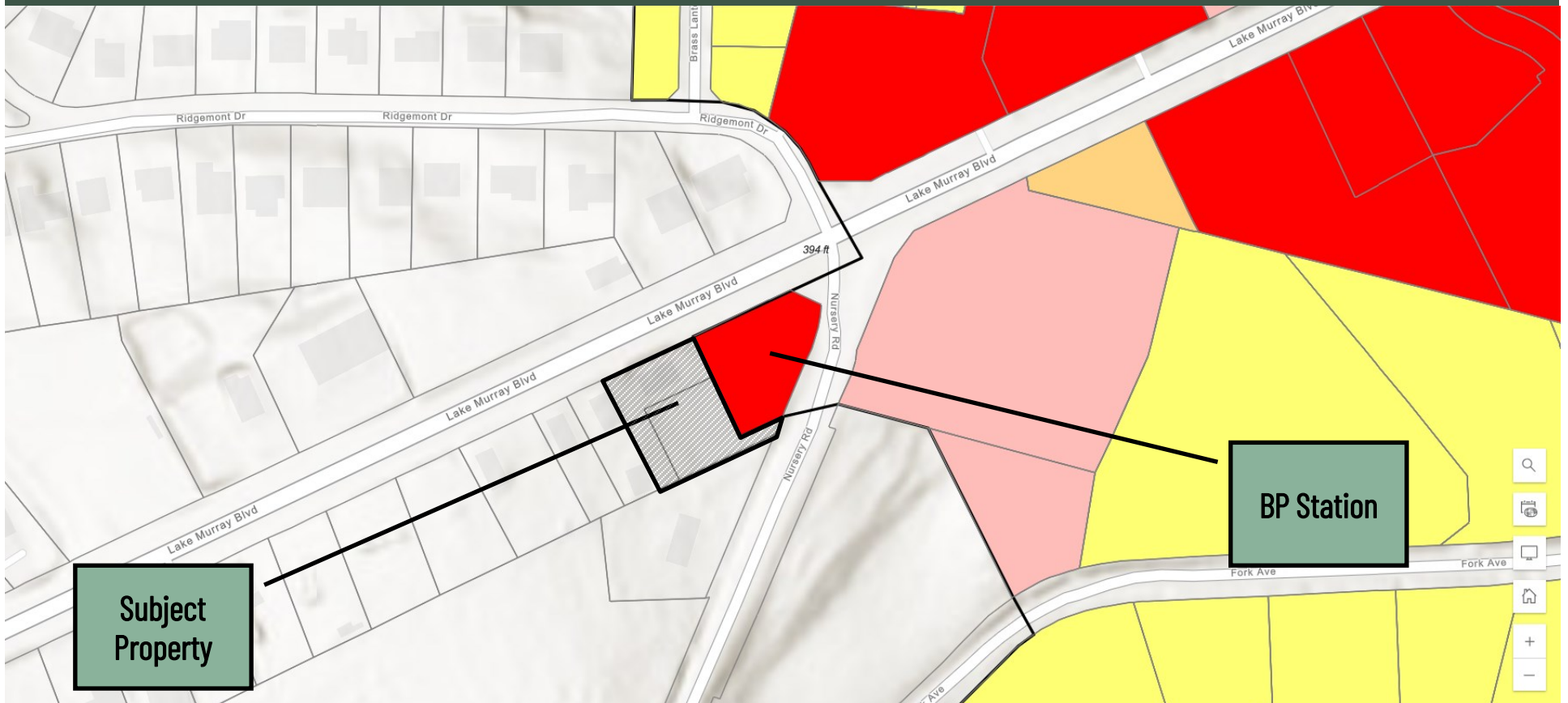
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# 1621 Lake Murray Boulevard Annexation, Ordinance 24 - 16

Planning Commission | November 4, 2024

Town Council | November 19, 2024 & December 17, 2024



# 1621 Lake Murray Boulevard Annexation, Ordinance 24 - 16

Planning Commission | November 4, 2024

Town Council | November 19, 2024 & December 17, 2024



# 1621 Lake Murray Boulevard Annexation, Ordinance 24 - 16

Planning Commission | November 4, 2024

Town Council | November 19, 2024 & December 17, 2024



STATE OF SOUTH CAROLINA )  
COUNTY OF LEXINGTON ) PETITION TO ANNEX PROPERTY INTO THE  
TOWN OF IRMO ) TOWN OF IRMO

TO THE HONORABLE MAYOR AND COUNCIL OF THE TOWN OF IRMO, SOUTH CAROLINA:

I, Shambhu LLC, Owner(s) of property located at  
7351, Nursery Rd, as described by Lexington County  
tax map, 001998-02-063, our mailing address (if different)

\_\_\_\_\_, do hereby petition said property to be annexed into the  
corporate limits of the Town of Irmo. Additional homes located on the parcel are (if applicable, list addresses):

**Designation of Agent:** I/we hereby authorize the person named below to complete the annexation petition on my behalf.

[Signature]  
Designated Agent

X-G Contracting  
Business/Organization

10/2/2024  
Date

Bhoomi Thakker  
Owner (print)

Bhoomi Thakker  
Owner Signature

10/3/24  
Date

Witness (print)

Witness Signature

Date

Phone: (803) 381-3452

Email: Vijay/208@gmail.com

**Current property use (Check Applicable):** ☐ Residential (*Circle Use:* Single-family/Multi-family)

☒ Commercial ☐ Industrial/Manufacturing ☐ Vacant ☐ Agricultural

Area (sq ft/acre) of propose project: \_\_\_\_\_

**Proposed land use (Check Applicable):** ☐ Residential (*Circle Use:* Single-family/Multi-family) ☒ Commercial

☐ Industrial/Manufacturing

Done this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

**PROPERTY OWNER**

Bhoomi Thakker  
Print Name

Bhoomi Thakker  
Signature

10/3/24  
Date

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature  
Nam Kim  
Witness

\_\_\_\_\_  
Date  
10/3/2024  
Date

**REQUIRED WITH PETITION:** ☐ PLAT ☐ DEED

STATE OF SOUTH CAROLINA )  
COUNTY OF LEXINGTON ) PETITION TO ANNEX PROPERTY INTO THE  
TOWN OF IRMO ) TOWN OF IRMO

TO THE HONORABLE MAYOR AND COUNCIL OF THE TOWN OF IRMO, SOUTH CAROLINA:

I, Shambhu LLC, Owner(s) of property located at  
1621, Lake Murray Blvd., as described by Lexington County  
tax map, 001998-02-039, our mailing address (if different)

\_\_\_\_\_, do hereby petition said property to be annexed into the  
corporate limits of the Town of Irmo. Additional homes located on the parcel are (if applicable, list addresses):

**Designation of Agent:** I/we hereby authorize the person named below to complete the annexation petition on my  
behalf.

[Signature]  
Designated Agent

K.G. Condit's  
Business/Organization

10/3/2024  
Date

Bhoomi Thakkar  
Owner (print)

Bhoomi Thakkar  
Owner Signature

10/3/24  
Date

Witness (print)

Witness Signature

Date

Phone (803) 381-3452

Email: Vijay/208@gmail.com

**Current property use (Check Applicable):** ☐ Residential (*Circle Use:* Single-family/Multi-family)

☒ Commercial ☐ Industrial/Manufacturing ☐ Vacant ☐ Agricultural

Area (sq ft/acre) of propose project: \_\_\_\_\_

**Proposed land use (Check Applicable):** ☐ Residential (*Circle Use:* Single-family/Multi-family) ☒ Commercial

☐ Industrial/Manufacturing

Done this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

**PROPERTY OWNER**

Bhoomi Thakkar  
Print Name

Bhoomi Thakkar  
Signature

10/3/24  
Date

Print Name

[Signature]  
Witness

Signature

Date

Nam Kim  
Witness

10/3/24  
Date

**REQUIRED WITH PETITION:** ☐ PLAT ☐ DEED

## Staff Report

### Amendment to the Zoning Ordinance

**DATES:** Planning Commission: November 4, 2024  
Town Council First Reading: November 19, 2024  
Town Council Second Reading: December 17, 2024

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

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

**SUBJECT:** Zoning Ordinance Amendment

**ACTION REQUESTED:** Consideration of a text amendment to Article 2 of the Zoning Ordinance as regards the Use Table

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### Background

In the last two months a number of applications have come in to place businesses in the CN, Neighborhood Commercial, Zone. These businesses have included a lab, a gym, a lawn care service, and office supporting educational institutions.

The CN Zone is interesting in Irmo as it designed to serve as a low-intensity, walkable commercial location in close proximity to residential property. The reality is quite different, as in many locations the CN is simply an alternative to the CG, General Commercial, zone, which allows most kinds of business. For example, the south side Broad River Road near the interstate, featuring Burger King, a Shell Station, Lucky's Burget Shack, Waffle House, and the new Brooklyn Pizza location, is zoned CN. While the businesses do separate a major roadway from Friarsgate, they are in no way walkable and Lucky's is open to midnight most nights and Waffle House is open 24 hours a day.

In the applications that came in in September, Staff saw the desire for a water quality lab and lawn care service on Thames Valley, right next door to Access Analytical, an existing laboratory, and across the street from Lizard's Thicket and Craft & Draft. The restrictions on businesses in this location do not make as much sense as in other locations in Town. Likewise, the restriction

on a gym at 7592 Woodrow, the past location of an auto parts store, makes little sense, as a gym is a common community commercial facility, and is again located in a way that makes walkability difficult.

Long term, Staff would like to rework the CN and the CO, Office Commercial, zones to define and locate them more effectively. At present, however, Staff simply wants to ensure that certain uses are allowable in the CN Zone.

The current definition of the CN Zone is as follows:

*CN, Neighborhood-Commercial district. The CN district is intended to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." CN establishments can provide community members convenient access to frequently used neighborhood-oriented services and give residents the option of walking rather than depending on an automobile. The size of these districts should relate to surrounding residential markets and the locations should be at or near major intersections, in proximity to residential areas, and/or on the periphery of residential areas, moderating transition between residential and potentially incompatible commercial uses. These intentions shall be considered in decisions of requests for CN zoning.*

## **Text Amendment**

See Attachment

## **Staff Findings**

Staff recommends **APPROVAL** of this zoning ordinance change.

## Zoning Text Amendment 24-17

### Article 2 Primary Zone District Regulations

*Table 1*

*Schedule of Permitted, Conditional, and Special Exception Uses and Off-Street  
Parking Requirements by Zoning District*

| Use                                                                                                      | NAICS     | RS | RG | CO | CN | CG | LM | FA | Parking Standards <sup>1</sup> |
|----------------------------------------------------------------------------------------------------------|-----------|----|----|----|----|----|----|----|--------------------------------|
| Leasers of mini warehouses and self-storage units (refer to special exceptions uses for mini warehouses) | 53113     |    |    |    |    |    | SE |    | Refer to special exceptions    |
| Rental and leasing services                                                                              | 532       |    |    | C  |    | P  | P  |    | 1.0 per 350 s.f. GFA           |
| Leasers of nonfinancial intangible assets (except copyrighted works)                                     | 533       |    |    | P  | P  | P  | P  |    | 1.0 per 350 s.f. GFA           |
| Professional, scientific, and technical services                                                         | 541       |    |    | P  | C  | P  | P  |    | 1.0 per 350 s.f. GFA           |
| Tax return preparation services                                                                          | 541213    |    |    | P  | C  | P  | P  | C  | 1.0 per 350 s.f. GFA           |
| Photography studies, portrait                                                                            | 541921    |    |    | P  | C  | P  | P  |    | 1.0 per 350 s.f. GFA           |
| <b>Management of companies and enterprises</b>                                                           | <b>55</b> |    |    |    |    |    |    |    |                                |
| Management of companies and enterprises                                                                  | 551       |    |    | P  |    | P  | P  |    | 1.0 per 750 s.f. GFA           |
| <b>Administrative and support and waste management and remediation services</b>                          | <b>56</b> |    |    |    |    |    |    |    |                                |
| Administrative and support services                                                                      | 561       |    |    | P  | C  | P  | P  |    | 1.0 per 500 s.f. GFA           |
| Waste management and remediation services                                                                | 562       |    |    |    |    |    |    |    |                                |
| Solid waste collection                                                                                   | 562111    |    |    |    |    | P  | P  |    | 1.0 per 500 s.f. GFA           |
| Septic tank and related services                                                                         | 562991    |    |    |    |    | P  | P  |    | 1.0 per 500 s.f. GFA           |

| Use                                              | NAICS  | RS | RG | CO | CN | CG | LM | FA | Parking Standards <sup>1</sup> |
|--------------------------------------------------|--------|----|----|----|----|----|----|----|--------------------------------|
| Amusement, gambling, and recreational industries | 713    |    |    |    |    | P  | P  |    | 1.0 per 350 s.f. GFA           |
| Gambling industries                              | 7132   |    |    |    |    |    |    |    |                                |
| Golf course and country clubs                    | 713910 |    |    |    | P  |    | P  | P  | 5.0 per hole                   |
| Gyms, physical fitness                           | 713940 |    |    |    | P  | P  | P  |    | 1.0 per 250 s.f. GFA           |
| Bowling alley                                    | 713950 |    |    |    |    | P  | P  |    | 5.0 per lane                   |