



PLANNING COMMISSION MEETING

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

June 8, 2026 @ 6:00 PM

AGENDA

- I. Call to Order
- II. Invocation
- III. Approval of the Agenda
- IV. Minutes
 - A. March 11, 2026 Meeting Minutes
- V. New Business
 - A. **Public Hearing** -An application to rezone 22 acres in the Town of Irmo from LM, Light Manufacturing to RN, Negotiated Residential. The parcels, TMS R03911-05-25 and -44, are located off Columbiana Drive near Woodspring Suites.
- 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, May 11, 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
Jim Smith

MEMBERS

ABSENT

Robert Cox

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 Mr. Greco led the Invocation and the Pledge of Allegiance.

Approval of Agenda

Mr. Allen made a motion to accept the agenda, seconded by Mr. Smith. Motion passed 6-0.

Minutes

Mr. Scoggins made a motion to accept the minutes of the February 9, 2026, meeting, seconded by Mr. Greco. Motion passed 6-0.

NEW BUSINESS

A. Consideration of Amendments to Conditional Uses for Home Occupations, Sec. 2-3.7 of the Irmo Zoning Ordinance

Mr. Polen presented the suggested changes to the Home Occupation ordinance, which would allow a home-based business to operate from a garage or other accessory structure located on the residential property. Discussion was held regarding the proposed amendment. Staff recommended approval of the amendment.

Mr. Smith made a motion to approve the Amendments to Conditional Uses for Home Occupations, Sec. 2-3.7, seconded by Mr. Greco. Motion approved 6-0.

B. PUBLIC HEARING – An application to rezone 6.07 acres in the Town of Irmo from CG, General Commercial, to CG, General Commercial with Conditions. The parcel, TMS R04006-02-25, is located at 7949 Broad River Road.

Mr. Greco made a motion to review the application, seconded by Mr. Scoville.

- i. Mr. Polen presented the application. He explained that the owner of the PrimeSpace Storage facility had sought to attract national retail tenants to the shopping center over several years but had experienced limited success. The applicant is proposing to expand the existing self-storage use on the property by constructing up to 42,000 square feet of additional storage space. Mr. Polen stated that the proposal includes substantial site improvements, including enhanced landscaping, façade upgrades to existing commercial buildings, and resurfacing and restraining the parking lot. He further noted that the proposed rezoning would be subject to conditions limiting the expansion and prohibiting outdoor, RV, boat, and contractor storage. Staff found the proposal consistent with the Commercial Mixed Use future land use designation and recommended approval of the rezoning request with conditions.
- ii. Israel Friedman, owner of PrimeSpace Storage, addressed the Commission and discussed the proposed expansion of the existing storage facility. Mr. Friedman stated that efforts to attract retail tenants to the shopping center had been unsuccessful and that expansion of the existing storage operations represented a viable long-term use of the property. He reviewed the proposed site improvements and conditions associated with the request.

Mr. Greco made a motion to allow the Zoning Administrator to approve and initiate minor amendments to the site plan and conditions as necessary, seconded by Mr. Scoville. Motion approved 6-0.

Mr. Greco made a motion to recommend approval to Town Council of the rezoning request from CG, General Commercial, to CG, General Commercial with Conditions for TMS R04006-02-25, subject to the conditions presented by the applicant, seconded by Mr. Scoville. Motion approved 6-0.

C. PUBLIC HEARING – An application to rezone 67.35 acres in the Town of Irmo from CG, General Commercial with Conditions, to RN, Negotiated Residential. The parcels, TMS R03300-03-02, -37, and -44, are located at or near 1424 Shady Grove Lane.

Mr. Greco made a motion to review the application, seconded by Mr. Scoville.

- i. Mr. Polen presented the item and stated that Town Council has expressed an interest in providing additional affordable housing opportunities within the Town, particularly for senior residents. Staff recommended approval of the application.
- ii. The developer addressed the Commission and presented the proposed development and rezoning request.

Mr. Greco made a motion to recommend to Town Council of the rezoning of the 67.35-acre property from CG, General Commercial with Conditions, to RN, Negotiated Residential, seconded by Mr. Scoville. Motion approved 6-0.

Adjournment

Mr. Allen made a motion to adjourn the meeting, seconded by Mr. Scoggins. Motion approved 6-0.

The meeting was adjourned at 7:28 p.m.

ATTEST:

Zoning Clerk / Designee

Chair



Staff Report

Public Hearing -An application to rezone 22 acres in the Town of Irmo from LM, Light Manufacturing to RN, Negotiated Residential. The parcels, TMS R03911-05-25 and -44, are located off Columbiana Drive near Woodspring Suites.

DATES: June 8, 2026
TO: Planning Commission
FROM: Nicholle Burroughs, Deputy Town Administrator
SUBJECT: Rezoning Request
ACTION REQUESTED: Rezoning of property from LM, Light Manufacturing with conditions to RN, Negotiated Residential

Background

The applicant is requesting a conditional rezoning of approximately 22.11 acres from LM (Light Manufacturing) to RN (Residential Negotiated) to allow the development of a multifamily residential community consisting of approximately 300 apartment units. The final unit count may vary by up to ten percent (10%).

The subject property is a former borrow pit and clay mining operation. The site is currently vacant and contains no existing structures. Primary access is proposed from Columbiana Drive through an adjacent parcel, with a secondary emergency access connection to Battery Road.

The applicant states that the development will be a conventional market-rate apartment community. However, approximately fifty percent (50%) of the units may participate in Richland County's Commercial Development Program (CDP), providing attainable housing opportunities for residents earning between eighty percent (80%) and one hundred twenty percent (120%) of Area Median Income (AMI). The remaining units will be rented at market rates.

Analysis

CURRENT ZONING – DEFINITION AND USES

The property is currently zoned LM (Light Manufacturing). The LM district is intended to accommodate light industrial and manufacturing activities, warehousing, assembly operations, contractor yards, and related employment-generating uses.

Permitted uses within the LM district may include:

- Manufacturing and assembly operations

- Warehousing and distribution facilities
- Outdoor storage areas
- Equipment and contractor yards
- Industrial service establishments
- Various commercial support activities

While these uses contribute to economic development, they often generate truck traffic, outdoor activity, noise, lighting, and operational impacts that can be incompatible with nearby residential development.

Summary of Adjacent Zoning Uses

	Zone	Present Use
North	CG (General Commercial)	Woodspring Suites Hotel and commercial uses
East	Vacant Property / Access Corridor	Columbiana Drive
South	CG (General Commercial)	StayAPT Suites Hotel and vacant commercial property
West	RG (Residential General)	Existing single-family residential neighborhoods
* Adjacent to the property is LM - Storage Rentals of America		

PROPOSED ZONING – NEGOTIATED RESIDENTIAL (RN)

The applicant is requesting rezoning to RN (Residential Negotiated), which allows Town Council to establish site-specific development conditions.

Proposed conditions should include:

1. Maximum of 300 multifamily dwelling units.
2. Unit count adjustments of up to ten percent (10%) may be approved

administratively.

3. The development shall be substantially consistent with the submitted concept plan.
4. Building elevations shall incorporate high-quality architectural materials including a combination of brick, stone, cementitious siding, and architectural accents.
5. Parking lot and site lighting shall be shielded and directed downward to minimize impacts on adjacent properties.
6. The developer shall comply with all Town of Irmo, Richland County, SCDOT, and life-safety requirements.
7. The developer shall implement all required traffic improvements identified through the approved Traffic Impact Analysis.
8. Stormwater facilities shall be designed in accordance with all applicable local, state, and federal regulations.
9. Significant perimeter buffering shall be provided adjacent to existing residential properties.
10. Any substantial modification to these conditions shall require Town Council approval through a rezoning amendment process.

IRMO COMPREHENSIVE PLAN ANALYSIS

The Comprehensive Plan encourages a variety of housing types while promoting compatibility between new development and existing neighborhoods. The site is located within an area characterized by a mixture of commercial development, lodging facilities, transportation infrastructure, and residential neighborhoods.

The proposed RN district provides an opportunity to transition the property from an industrial designation to a residential use that is more compatible with surrounding development patterns.

The Comprehensive Plan supports:

- Diversification of housing opportunities.
- Redevelopment of underutilized properties.
- Appropriate transitions between commercial and residential land uses.
- Development patterns that minimize adverse impacts on established neighborhoods.
- Housing options that support workforce retention and economic development.

The proposed multifamily community advances these objectives by converting a former mining operation into a productive residential use while reducing the intensity of uses currently permitted under the LM zoning designation.

TRAFFIC ANALYSIS

The Town retained The Traffic Group to prepare a Traffic Impact Analysis (TIA) for the proposed development.

The study evaluated impacts at:

- Lake Murray Boulevard and College Street
- Lake Murray Boulevard and Columbiana Drive
- Broad River Road and Columbiana Drive

Key findings include:

- SCDOT turn lane warrants are not triggered at the proposed access.
- Existing driveway spacing requirements are met.
- Signal timing modifications at Broad River Road and Columbiana Drive are recommended.
- The project can be accommodated with identified improvements and compliance with SCDOT permitting requirements.

The Town approved the draft TIA on May 22, 2026, and the report has been submitted to SCDOT for review.

Staff Findings

Staff finds the requested rezoning appropriate for the following reasons:

- The proposed RN district represents a reduction in development intensity from the currently permitted LM district.
- Multifamily residential development is more compatible with the adjacent residential neighborhoods than manufacturing, warehousing, and outdoor industrial activities.
- The site is uniquely situated between commercial development, lodging facilities, and existing residential areas, making it appropriate for a transitional residential use.
- Redevelopment of a former mining site provides an opportunity to place an underutilized property into productive use.
- The project diversifies the Town's housing inventory and supports workforce housing opportunities.
- The Traffic Impact Analysis indicates that roadway impacts can be mitigated through identified improvements and compliance with SCDOT requirements.
- The proposal is generally consistent with the goals and policies of the Town's Comprehensive Plan related to housing choice, redevelopment, and land use compatibility.
- The RN zoning district allows the Town to establish site-specific conditions that address buffering, architectural quality, traffic mitigation, lighting, and stormwater management.

Based upon the foregoing analysis, staff finds that the requested rezoning promotes the public health, safety, and welfare of the community and is consistent with the long-term planning objectives of the Town of Irmo.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning request from LM (Light Manufacturing) to RN (Residential Negotiated), subject to the conditions established by Town Council.

Attachments

1. 2026.06.04_Rezoning Application_Columbiana Apartments
2. 260604 Columbiana Apartments Sketch Plan
3. Renderings

Town of Irmo Rezoning to RN (Columbiana Drive)

Rezoning Schedule (Tentative)

EVENT		START	COMPLETION
Traffic Study TIA (Required)	IRMO	4/27/2026	5/22/2026
Public Notice Signs Posted	IRMO	4/29/2026	4/29/2026
Newspaper Article Posted	IRMO	5/7/2026	5/7/2026
Neighborhood Meeting	IRMO	5/28/2026	5/28/2026
Planning Commission	IRMO		6/8/2026
Town Council Vote - 1	IRMO		6/16/2026
Town Council Vote - 2	IRMO		7/21/2026

Rezoning Application (3/12/26):

- 1) Please describe the property to be rezoned. Please include address (if assigned) and tax map number of each lot to be rezoned
 - a. The Parcel ID(s) to be conditionally rezoned are R03911-05-44 and R03911-05-25. The +/- 22.11-acre site is accessed via a drive through a separate parcel (R03916-02-01) with frontage on Columbiana Drive. A secondary access point is at the rear of the site on Battery Road. The property is a former mining operation, primarily a borrow pit. There are no existing or abandoned structures on-site.
- 2) Describe in detail the reason for your request.
 - a. The Applicant is requesting a conditional re-zoning to RN (“Residential Negotiated”). The proposed development will require re-zoning as the proposed use is +/- 300 units of multi-family residential housing. The final unit count will be within a +/- 10.0% variance of the stated unit count. Multi-Family housing is not permitted within the current Light Manufacturing (LM) zoning, so a rezoning to RN is being requested.
- 3) How does the proposed zoning designation complement the surrounding area?
 - a. The proposed re-zoning designation to Residential Negotiated (“RN”) is a “down zoning” from the uses currently allowed in the current Light Manufacturing (“LM”) designation.
 - b. RN is a better complement to the surrounding areas from the current LM designation, as the LM designation allows by-right uses such as outdoor equipment storage, manufacturing, assembly, and warehousing. These uses are less compatible with the surrounding residential, hotel, and hospitality uses around the site.
 - c. To the North, is a Woodspring Suites Hotel which is zoned CG (“Commercial General”). To the East, is the site’s primary vehicular access across a vacant

Town of Irmo Rezoning to RN (Columbiana Drive)

land parcel to Columbiana Drive. To the South is another vacant land parcel along with a Stay APT Suite Hotel, both of which are zoned CG (“Commercial General”). To the West, the site is adjacent to residential homes that are zoned RG (“Residential General District”).

- 4) Please upload any supporting documentation, such as concept plans, maps, plats, renderings, etc.
 - a. CEC site plan
 - b. Elevation Sheet
 - c. ALTA Survey (Draft)

Additional information the developer would like to address was not able to be included in the online portal questionnaire due to size of file.

Market-Rate Housing (Clarification):

- The project is considered a conventional, market-rate housing community.
- The project is **NOT** utilizing Housing Choice Vouchers (Section 8), Low-Income Housing Tax Credits (LIHTEC) funding, or other government grants or subsidies.

Richland County Commercial Development Program (Attainable Housing):

- The project may apply for the Richland County CDP “attainable” housing program.
- About the Commercial Development Program:
 - “The Commercial Development Program is a partnership by the Columbia Area Development Partnership (CADP) aimed at boosting commercial development opportunities in the Columbia, S.C., region through property tax assistance. The program provides up to a 50% tax abatement for a maximum of 10 years for qualified, approved projects.”
 - “Ensuring (quality) attainable housing and commercial resources for Richland County citizens is imperative to supporting economic stability and fostering a healthier, more equitable community for families to thrive.” – Columbia Area Development Partnership (CAPD)
- **50.0%** of the unit mix will be reserved for eligible applicants making **80.0% to 120.0% AMI (Area Median Income)** in Richland County MSA.
- The remaining balance of the unit mix (50.0%) will be market-rate.
- The income qualifications, and their corresponding market rent levels, are provided to the developer on an annual basis by Richland County.
- LINK: <https://columbiaareadevelopment.com/commercial-development-program/>

Town of Irmo Rezoning to RN (Columbiana Drive)

Stormwater Concerns:

- The project's stormwater management system will be designed in accordance with Richland County, the State of South Carolina, and federal requirements to control runoff quantity and enhance water quality. Stormwater plans, including erosion and sediment control measures, such as detention ponds, water quality BMPs, etc. will require review and approval by Richland County and the South Carolina Department of Environmental Services. Land Disturbance Permits (LDP) are generally not issued until the required stormwater plans are approved and SCDES has granted the applicable NPDES stormwater permit coverage.

Former Land Use (Mining):

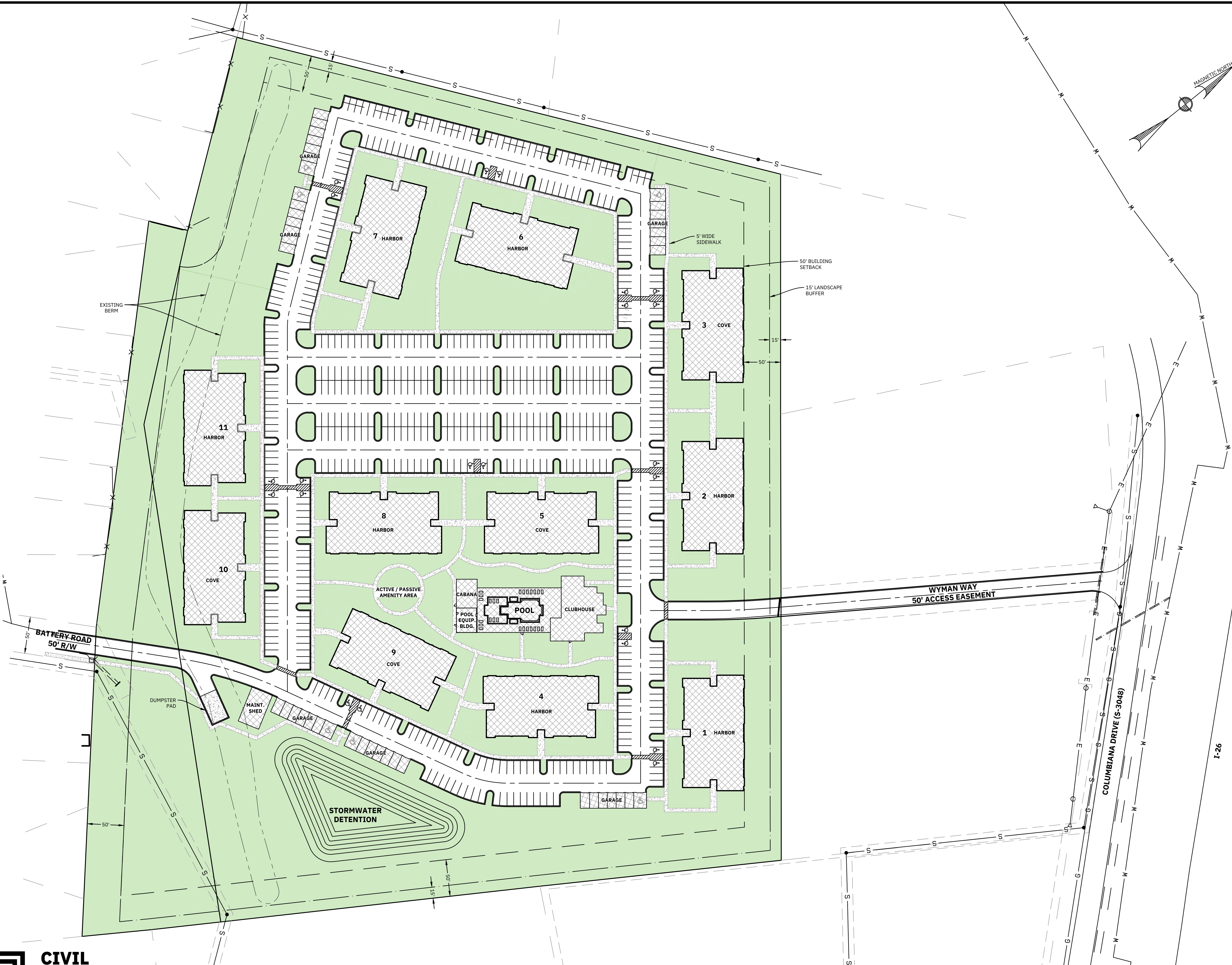
- The site was an active mining operation as recently as 2023. It was used as a clay mining pit, as well as “borrow pit” for export soils that were used in various roadway and manufacturing projects throughout the Midlands Region. The site has since been revegetated with unused soil stockpiles staged on-site.

Traffic Impact Analysis (TIA Report):

- The Traffic Group (Todd Anderson) was retained by the Town of Irmo to produce a Traffic Impact Analysis (TIA) regarding traffic generation and potential recommendations for traffic improvements. Three (3) governing bodies, Town of Irmo, Richland County and SCDOT, will review the completed traffic study to confirm compliance and findings. The traffic counts were completed during the school year in April 2026.
- The Town of Irmo approved the Draft TIA on 5/22/2026. It was submitted to the SCDOT on 5/22/2026.
- Columbiana Drive is the main access point for the project. It is a public state road under SCDOT's jurisdiction. Battery Drive is the secondary access point. A secondary access point is required by Life Safety code compliance. Battery Drive is also a public road under the jurisdiction of Richland County.
- TIA recommendations included:
 - The project will be compliant with all SCDOT recommendations on improvements to achieve driveway and encroachment permits.
 - Broad River / Columbiana Drive: Five (5) second adjustment to signal timing.
 - SCDOT's turn lane warrants are not triggered on the Columbiana Drive access. SCDOT driveway spacing requirements are sufficient.
 - Count Areas:
 - Lake Murray Blvd and College Street (S-78)

Town of Irmo Rezoning to RN (Columbiana Drive)

- Lake Murray Blvd and Columbiana Drive
- Broad River Road (US 76) and Columbiana Drive



GENERAL NOTES:

- TMS#R03911-05-25 & R03911-05-44
- TOTAL PROJECT AREA: 22.10 ACRES
- CURRENT ZONING: LM
- PROPOSED ZONING: RN
- MAXIMUM DENSITY: 16 UNITS PER GROSS ACRE (160/22.1 ACRES) = 353 UNITS ALLOWED
- UNIT COUNT: 300 APARTMENT UNITS WITH A 10.0% VARIANCE (318 SHOWN)

PARKING NOTES:

- PROPOSED AS 300-UNITS WITH A 10% VARIANCE ALLOWED.
- MINIMUM PARKING COUNT: 2 PER UNIT
- 318 UNITS X 2 = 636 PARKING SPACES REQUIRED
- 641 TOTAL PARKING SPACES PROVIDED
- REQUIRED NUMBER OF HANDICAPPED SPACES: 2% OF TOTAL REQUIRED
- TOTAL REQUIRED HANDICAPPED = (636 SPACES) (0.02) = 13 HANDICAPPED SPACES
- A MINIMUM OF 2 OF THE HANDICAPPED SPACES MUST BE VAN ACCESSIBLE
- 28 HANDICAPPED SPACES PROVIDED (INCLUDES 11 VAN ACCESSIBLE)

OPEN SPACE NOTES:

- 20% OPEN SPACE REQUIRED (0.20)(22.10 ACRES) = 4.42 ACRES REQUIRED
- OPEN SPACE PROVIDED: 12.2 ACRES (55% OF 22.10 ACRES)

SETBACKS:

- FRONT = 20' FROM MINOR STREETS
- SIDE = 50' FROM ADJACENT PROPERTIES
- REAR = 50' FROM ADJACENT PROPERTIES

LANDSCAPING NOTES:

- BUFFER AREAS (SECTION 4-2.6*) - A 50' WIDE "TYPE D" LANDSCAPE BUFFER IS PROVIDED ADJACENT TO EXISTING SINGLE-FAMILY LAND USE. A 15' WIDE "TYPE B" LANDSCAPE BUFFER IS PROVIDED ADJACENT TO ALL OTHER LAND USES.
- SCREENING (SECTION 4-3.5*) - STORMWATER DETENTION POND SHALL BE LANDSCAPED BY THE USE OF SIGHT-OBSCURING PLANT MATERIALS (TYPICALLY EVERGREENS).
- INTERIOR / OPEN SPACE LANDSCAPING (SECTION 4-4.4 / 4-2.8*) - AREAS DESIGNATED AS OPEN SPACE SHALL BE LANDSCAPED WITH TREES, SHRUBS, GROUND COVERS, COMPLEMENTARY GRASS, MULCH, AND/OR OTHER LANDSCAPE TREATMENT. EXISTING TREES AND VEGETATION IN THESE AREAS SHALL BE PRESERVED WHEN POSSIBLE.
- PARKING AREA LANDSCAPING (SECTION 4-4.5*) - PLANTER ISLANDS SHALL CONTAIN AT LEAST ONE 2.5-INCH CALIPER CANOPY TREE.

*REFERENCED SECTIONS FROM TOWN OF IRMO, SC CODE OF ZONING AND LAND DEVELOPMENT REGULATIONS

LEGEND:

- OPEN SPACE (12.2 ACRES)
- BUILDING FOOTPRINT (3.7 ACRES)
- CONCRETE SIDEWALK (1.1 ACRE)



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