



PLANNING COMMISSION MEETING

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

May 11, 2026 @ 6:00 PM

AGENDA

- I. Call to Order
- II. Invocation
- III. Approval of the Agenda
- IV. Minutes
 - A. March 9, 2026 Planning Commission Meeting
- V. New Business
 - A. Consideration of amendments to Conditional Uses for Home Occupations, Sec. 2-3.7 of the Irmo Zoning Ordinance
 - 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.
 - 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.
- 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, March 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, 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. Greco made a motion to accept the agenda, seconded by Mr. Scoggins Motion passed 6-0.

Minutes

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

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 at Dreher Shoals Road north of Leamington Way. The applicants are requesting a zoning of RS, Single Family Residential.

Staff recommended Approval of this Application.

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

B. An application to annex .44 acres of land into the Town of Irmo. The parcels, TMS R04004-01-02, are located at 200 Ministry Drive. The applicants are 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. Scoville, motion approved 6-0.

Comments:

Mr. Greco acknowledged Mr. Polen for doing a job well done with the Growth of Irmo

Adjournment

Mr. Greco made a motion to adjourn the meeting, seconded by Mr. Cox. Motion was approved 6-0. The meeting was adjourned at 6:15 p.m.

ATTEST:

Zoning Clerk / Designee

Chair



Staff Report

Amendment to the Zoning Ordinance

DATES: Town Council Workshop: May 5, 2026
Planning Commission: May 11, 2026
Town Council First Reading: May 19, 2026
Town Council Second Reading and Public Hearing: June 16, 2026

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Zoning Ordinance Amendment

ACTION REQUESTED: Consideration of an ordinance to amend the Zoning Ordinance, Sec. 2-3.7,
Conditional Uses for Home Occupations

Background

At the May, 2026 Council Workshop, Councilman Ward suggested changes to the Home Occupation ordinance. A resident would like to open a beauty shop in her home garage, but the current ordinance does not allow home based businesses to be in garages or other accessory structures. However, the state cosmetology board requires that such uses be in an accessory and not the primary structure. This led to a desire to revisit the entire ordinance and look at a more comprehensive update, including floor area, outside employment, and traffic generation requirements.

Text Amendment

See Attachment

Staff Findings

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

2-3.12. Conditional uses for home occupations.

A. Purpose and Intent

The purpose of this section is to permit limited business activities within residential zoning districts that are incidental and subordinate to the residential use of the property, while preserving the residential character of surrounding neighborhoods and protecting adjacent properties from adverse impacts.

Home occupations are intended to accommodate modern remote work and small-scale business activity that is compatible with residential living and does not function as a commercial enterprise in appearance, intensity, or impact.

B. Permitted Home Occupations

Home occupations may be permitted as an accessory use to a lawful dwelling unit within residential zoning districts, subject to the standards of this section.

Examples of home occupations that may be permitted include, but are not limited to:

- professional offices;
- remote work and consulting services;
- tutoring or educational instruction;
- music or art instruction;
- artists and craftspeople;
- personal services conducted by appointment only;
- online retail sales with incidental shipping;
- cottage food operations otherwise permitted by law;
- small-scale custom fabrication or repair conducted entirely indoors; and
- similar uses determined by the Zoning Administrator to be consistent with the intent and standards of this section.

The listed examples are illustrative only and shall not be interpreted as an exhaustive list of permitted home occupations.

C. Prohibited Uses

The following uses shall not qualify as permitted home occupations:

- automobile repair, paint, or body work;
- commercial kennels, animal boarding, or animal breeding operations;
- restaurants, cafes, or food service establishments open to the public;
- funeral homes;

- heavy equipment sales, rental, or storage;
- warehousing or distribution centers;
- manufacturing involving hazardous materials, explosive materials, excessive noise, vibration, smoke, odor, glare, or dust;
- uses involving outdoor storage of materials, equipment, inventory, or vehicles;
- uses generating customer, employee, delivery, or vehicular traffic inconsistent with the residential character of the neighborhood; and
- any use determined by the Zoning Administrator to function primarily as a commercial enterprise rather than an accessory residential use.

D. Administrative Interpretation

The Zoning Administrator shall determine whether a proposed use qualifies as a permitted home occupation based upon the standards and intent of this section and the compatibility of the proposed use with the residential character of the neighborhood.

In making such determination, the Zoning Administrator may consider factors including, but not limited to:

- anticipated traffic and parking impacts;
- frequency of customer or delivery visits;
- hours of operation;
- noise, odor, vibration, or other external impacts;
- outdoor activity or storage;
- visibility of the business activity from adjacent properties or public rights-of-way; and
- whether the use remains clearly incidental and subordinate to the residential use of the property.

Any determination made by the Zoning Administrator under this section may be appealed to the Board of Zoning Appeals in accordance with the procedures established elsewhere in this Ordinance.

NOTE: Section E, below, is the current ordinance. Changes to the current ordinance are notated by ~~striketrough~~ and **red lettering**.

E. Conditional Requirements

Home occupations, as defined by this appendix, shall meet the following requirements where conditionally permitted by Table 1:

1. Home occupations shall remain incidental and subordinate to the residential use of the property
2. ~~The home occupation shall be carried on wholly within the principal residence. Attached or detached garages, storage buildings, barns, workshops, and other auxiliary structures may be used only for the storage of parts and materials.~~
The home occupation shall be carried out within the principal residence or within any accessory structure, including but not limited to attached or detached garages, storage buildings, accessory dwelling units, or workshops, provided such structures comply with all applicable building and safety codes.
3. ~~The floor area dedicated to such use shall not exceed 25 percent of the floor area of the principal residence.~~
The floor area dedicated to such use shall not exceed twenty-five (25) percent of the total finished floor area of all structures on the property, or six hundred (600) square feet, whichever is less
4. No activity shall be conducted out of doors, nor shall there be any outdoor storage, display, or refuse area in the yard.
5. No merchandise or articles shall be displayed so as to be visible from outside the principal residence.
6. ~~No person not residing in the principal residence shall be employed on the premises.~~
No more than one (1) person not residing in the principal residence shall be employed on the premises at any time
7. No traffic shall be generated in an amount above that normally expected in a residential neighborhood. Traffic includes customer visits as well as commercial deliveries and pickups. Traffic determined by the Zoning Administrator to exceed levels normally associated with a residential neighborhood shall be prohibited.
8. ~~No parking is needed above what is required in residential off-street parking.~~
All parking associated with the home occupation shall occur on improved surfaces located on the subject property. On-street parking associated with the home occupation shall be prohibited.
9. Client visits shall be by appointment only, 8 a.m. to 8 p.m.
10. There is no alteration whatsoever of the residential character of the building(s) and/or premises.
11. ~~No display, rental, or sale of wholesale or retail goods or other commodity other than those prepared on the premises shall be allowed on the premises.~~
Retail sales associated with products produced on the premises as part of the permitted home occupation shall be permitted. Limited incidental retail sales of

related products not produced on-site may also occur, provided such sales are clearly accessory to the home occupation and do not alter the residential character of the property, generate excessive traffic, or involve outdoor display or storage.

12. The occupation shall not be used for receptions, parties, etc., in which the resident receives a fee or compensation.
13. The occupation, profession, or trade must be properly licensed by the town and generate no noise, glare, heat, vibration, smoke, dust, or odor perceptible to adjacent uses.
14. Approval of a home occupation does not exempt the property owner from compliance with applicable building, fire, accessibility, health, or licensing requirements.



Staff Report

Amendment to the Zoning Map

DATES: Planning Commission: May 11, 2026
Town Council First Reading: May 19, 2026
Town Council Second Reading: June 16, 2026

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Rezoning Request

SUBJECT PROPERTY: Approximately 6.07 acres located at 7949 Broad River Road, Richland County
TMS # R04006-02-25

ACTION REQUESTED: Rezoning of property from CG, General Commercial to CG, General Commercial with Conditions

Background

The applicant is the owner of the PrimeSpace Storage facility on Broad River Road. The owner has sought over the years to put national retailers into the shopping center but has had little luck in that regard. The owner has pivoted and is seeking to expand the storage use on the property. They are proposing to significantly upgrade the landscaping, parking area, and existing structures, while adding up to 42,000 square feet of additional storage.

Current Zoning – Definition and Uses

CG, General-Commercial district. 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.

At present, the use “Leasers of Mini Warehouses and Self-Storage Units” is not permitted in the CG zone, having been relegated to the LM, Light Manufacturing, zone in 2023 by Town Council. Additionally, special exception requirements are in place for such uses, as follows:

2-3.16 Special Exceptions for Mini-Warehouses and Self-Storage Units

- A. Mini-warehousing sites shall not exceed four acres.
- B. Lot coverage of all structures shall be limited to 50 percent of the total area.
- C. Vehicular ingress-egress shall be limited to one point for each side of property abutting any street lot line.
- D. No business or residential activities other than use as storage units shall be conducted within or from the units.
- E. The storage space or gross floor area of a single unit shall not exceed 300 square feet.
- F. Four parking spaces shall be provided in the vicinity of the leasing office to include one handicapped accessible space. Drive aisles adjacent to all exterior storage unit doors shall be a minimum of 27 feet wide.
- G. The Zoning Board of Appeals shall approve all buffer landscaping on the exterior lot lines of any such proposed facilities.
- H. The Zoning Board of Appeals shall approve all exterior building materials for any and all structures located within such proposed facilities.

Proposed Zoning – Definition and Uses

The applicant is seeking a zoning of CG, General Commercial, with Conditions. The proposed conditions are as follows:

1. Installation and maintenance of an extensive landscape buffer, as well as interior landscaping islands in the parking area. Eastern landscape buffer to be at least 15' wide following the widening of Broad River Road. These landscape plans will be substantially consistent with those plans presented to Town Council.
2. Existing commercial structures shall receive façade upgrades substantially consistent with the façade architecture of the new storage structure, subject to the approval of the Zoning Administrator.
3. The existing parking lot shall be resurfaced, restriped, and maintained in good condition following completion of construction.
4. New storage structure limited to 42,000 square feet.
5. No outdoor storage, RV storage, boat storage, or contractor storage shall be permitted.
6. The rezoning approval shall permit only the expansion of the existing self-storage use on the subject property and shall not establish self-storage facilities as a permitted use generally within the CG district.

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	CG, General Commercial	Spinx Gas Station
East	CG, General Commercial and RS, Single-Family Residential	Tim's Gas Depot, Storage Wise/U-Haul, T&P Automotive, and a Single Family Residence
South	RS, Single-Family Residential and CN, Neighborhood Commercial	Single Family Residential (Charing Cross Road) and Sandhills Pediatrics
West	CN, Neighborhood Commercial	Roy's Grille, Anna Cline Catering, etc

Irmo Comprehensive Plan

This lot has a future land use of Commercial Mixed Use, which is appropriate to the current and proposed uses for the property.

Staff Findings

The proposed conditional rezoning would allow expansion of an existing storage use while securing significant site improvements, including enhanced landscaping, façade improvements, and parking lot upgrades. Staff believes the proposed conditions improve compatibility with adjacent commercial and residential properties.

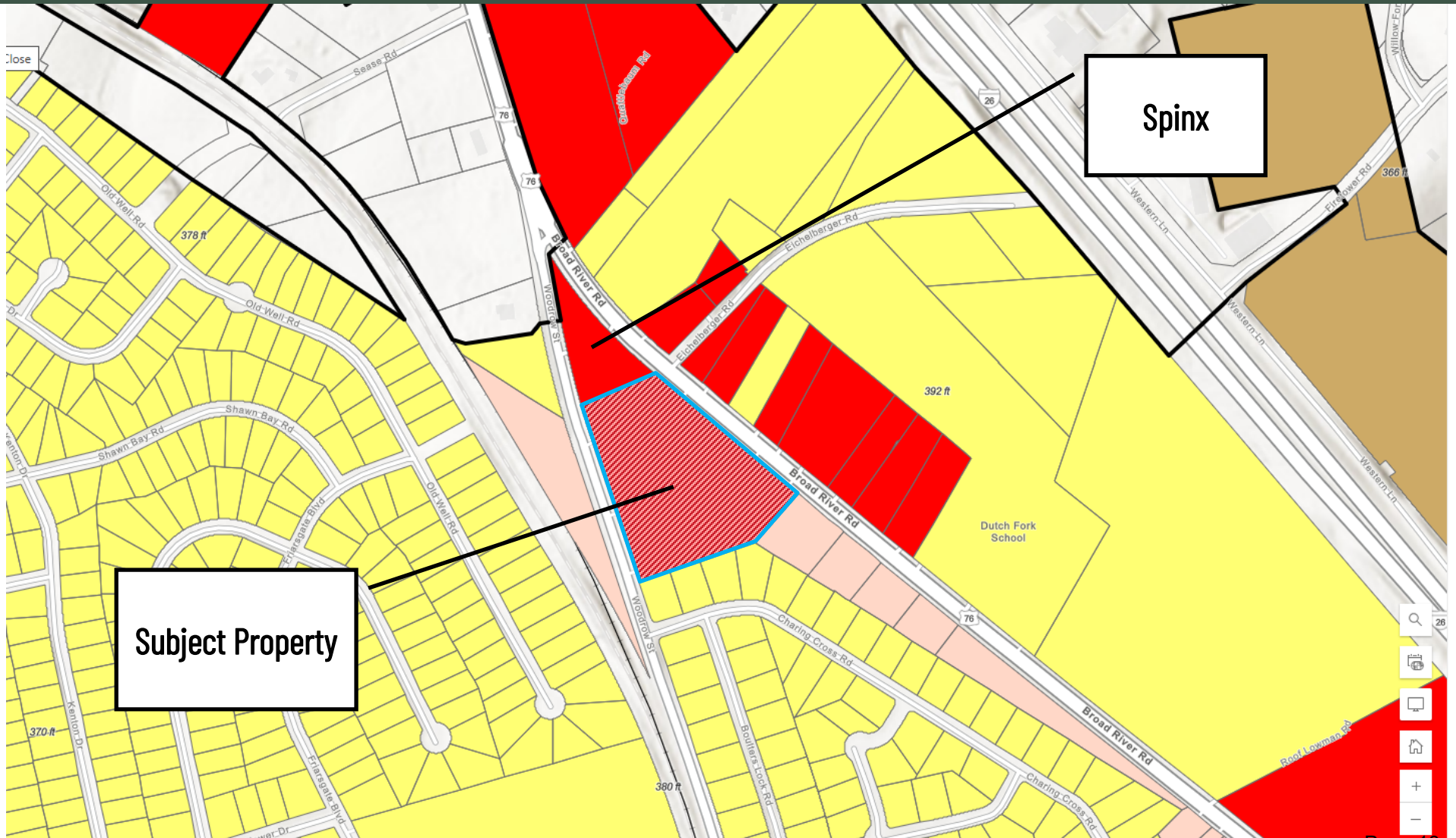
Staff recommends **APPROVAL** of the rezoning.

PrimeSpace Storage Rezoning, TMS R04006-02-25

Ordinance 26 - 11

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026

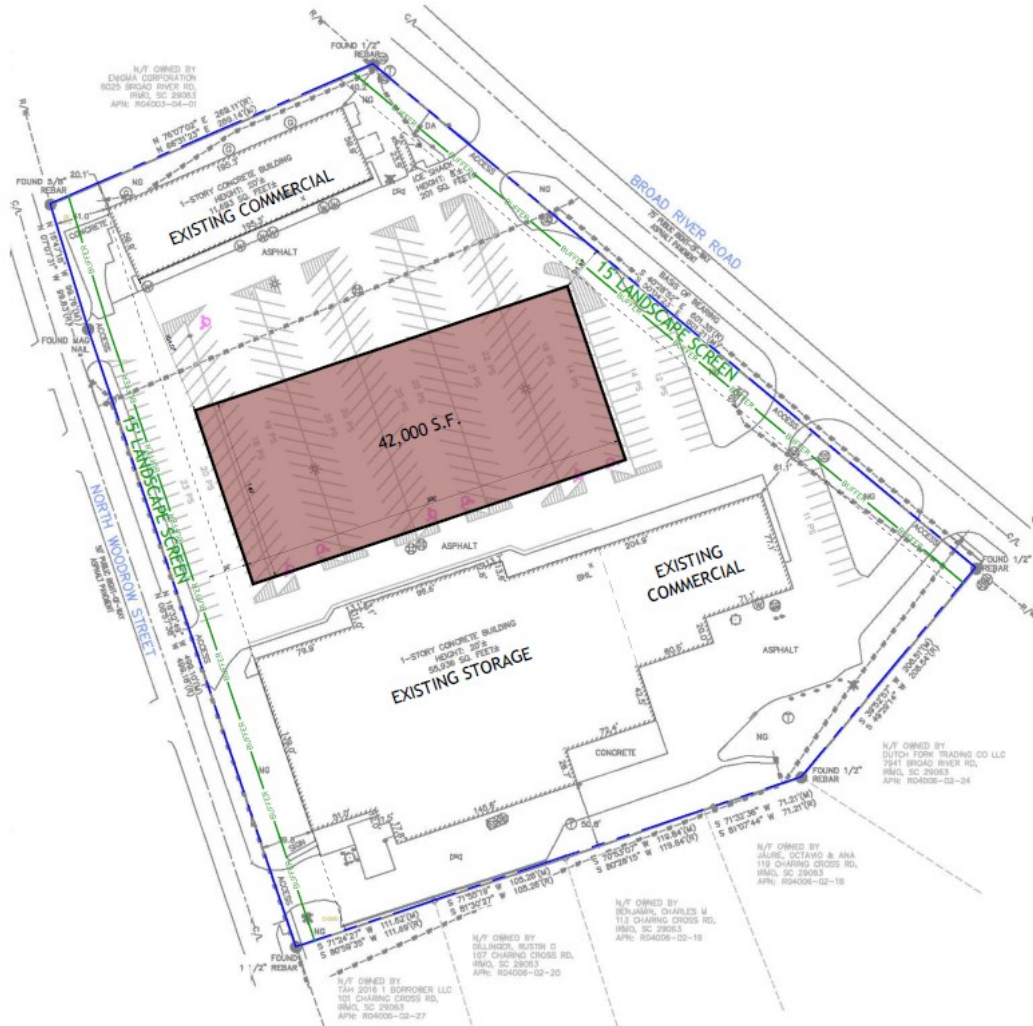


PrimeSpace Storage Rezoning, TMS R04006-02-25

Ordinance 26 - 11

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026



SITE DATA:

TAX MAP#s:	R04006-02-24
COUNTY:	RICHLAND COUNTY
MUNICIPALITY:	TOWN OF IRMO
SITE ACEAGE:	6.07 ACRES
CURRENT ZONING:	UNKNOWN

LAYOUT DATA:

EXISTING BUILDING AREA:	67,629 S.F.
PROPOSED NEW BUILDING AREA:	42,000 S.F.
TOTAL RETAIL BUILDING AREA:	109,629 S.F.

BUILDING FACADE NOTE:
BUILDING DESIGN WILL BE WITH AN UPGRADED
FACADE AS APPROVED BY THE JHA

PrimeSpace Storage Rezoning, TMS R04006-02-25

Ordinance 26 - 11

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026



Israel Friedman

Submission Date Apr 3, 2026 3:55 PM

Applicant Name Israel Friedman

Applicant Email CAROLYNS@PRIMESPACECAPITAL.COM

Applicant Phone Number (646) 415-8944

Relationship to Property Owner Same

Please describe the property to be rezoned 7949 Broad River Rd. Irmo, SC 29063 - 04006-02-25

Proposed Zoning CG, General Commercial

Describe in detail the reason for your request We are requesting this rezoning to enable a more effective and sustainable use of the plaza. The existing vacant units have proven difficult to lease, indicating limited demand for their current use. In contrast, Irmo Storage has demonstrated strong performance at this location, and market conditions suggest there is a clear and ongoing need for climate controlled self-storage in this area.

How does the proposed zoning designation complement the surrounding area? The proposed zoning would complement the surrounding area by enabling the revitalization and reinvestment of a currently underutilized property. At present, the site consists largely of vacant space and unattractive units, which detract from the overall appearance of the area. The requested zoning would allow for meaningful upgrades, including renovation of existing buildings, construction of a new building, and the addition of substantial landscaping improvements. Collectively, these enhancements would significantly improve the visual character of the property and contribute positively to the continued growth and appearance of the Irmo community.

Please upload any supporting documentation, such as concept plans, maps, plats, renderings, etc.



Irmo one story EAST ELEV.pdf



Rendering - Irmo.jpg



Broad River Storage 3-5-2... .pdf



MidlandsLS.FriarsgatePlaz... .pdf

Applicant Signature

A handwritten signature in black ink, appearing to be 'y h' followed by a long horizontal stroke.

Today's Date

Apr 3, 2026



Staff Report

Amendment to the Zoning Map

DATES: Planning Commission: May 11, 2026
Public Information Session: May 18, 2026
Town Council First Reading: May 19, 2026
Town Council Second Reading: June 16, 2026

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Rezoning Request

SUBJECT PROPERTY: Approximately 67.35 acres located at or near 1424 Shady Grove Road, Richland County TMS # R03300-03-02, -37, & -44

ACTION REQUESTED: Rezoning of property from CG, General Commercial with conditions to RN, Negotiated Residential

Background

The applicant is seeking to rezone the subject property to Negotiated Residential, placing 200 apartment units, 90 duplex units, and 40 single family detached units on the three lots. The developer specializes in affordable and attainable housing, and is requesting that the apartment units be workforce housing, while the duplex units would be affordable and restricted to seniors. The detached units would be market rate, providing a buffer between the Caedmon's Creek neighborhood and the subject development.

Per the developer:

"Affordable Housing" shall mean housing intended for households earning at or below specified Area Median Income ("AMI") levels, adjusted for household size, as published annually by HUD for the applicable Metropolitan Statistical Area (MSA). Housing costs, including utilities, are intended to remain affordable in accordance with HUD guidelines.

“Workforce Housing” shall mean housing intended to serve working individuals and families employed within the local and regional economy, including teachers, healthcare workers, first responders, municipal employees, retail employees, hospitality workers, skilled tradespeople, and similar occupations.

The development shall maintain an average affordability level of approximately sixty percent (60%) of U.S. Housing & Urban Development (HUD) Metropolitan Statistical Area (MSA) Area Median Income (AMI), with no individual restricted unit exceeding eighty percent (80%) of HUD MSA AMI, adjusted for household size.

Residents are anticipated to consist primarily of working households and families whose employment income supports their ability to pay rent and contribute to the local economy and community.

For developments utilizing federal affordable housing programs, the affordability period is typically structured as:

- 15-year initial compliance period
- 15-year extended use period

Resulting in a total affordability commitment of:

- Minimum 30-year affordability period.
- As such the 30-year commitment will provides a long-term community benefit.

Current Zoning – Definition and Uses

This property was rezoned in March, 2024 to General Commercial with conditions for a proposed volleyball training facility (Ordinance 24-04). This ordinance laid out the following conditions:

1. Commercial uses shall be limited to those permitted in the CN, Neighborhood Commercial District. These commercial uses shall be permitted by right and not subject to the conditions set for businesses located in the Neighborhood Commercial District.
2. Total commercial square footage shall be limited to 110,000 square feet and shall include a hotel. Athletic playing and training facilities shall not be included in this 110,000 square foot limitation.
3. A class D buffer as described in the Zoning Ordinance is required on all property boundaries adjacent to single family detached residential property. Alternately, a one

hundred foot (100') natural buffer may be substituted for the Class D buffer with Zoning Administrator approval.

4. If, in the opinion of the Zoning Official, the development is not initiated within two years of rezoning or is otherwise failing to make adequate progress, the planning commission may initiate the rezoning of the property to an appropriate zoning district classification.

Proposed Zoning – Definition and Uses

The applicant is seeking a negotiated residential zoning, which requires conditions be placed on the development. The conditions are as follows:

1. A maximum of 200 apartment units, 90 duplex units, and 40 single family detached units. Changes to unit count of 10% or less may be handled administratively. Greater changes may be considered a major amendment requiring a rezoning and Council approval.
2. The apartment units will be income-restricted workforce housing with below-market rates for a minimum of thirty years following construction.
3. The duplex units will also have less than market rate pricing and will be reserved for those of fifty-five years of age or older
4. The single-family detached units may be rented or sold at or below market rate
5. A natural/enhanced buffer of at least 50' will be placed against all neighboring properties.
6. Amenities will be placed on the property, to include but not limited to a clubhouse, pool, and walking trails. Additional amenities such as pickleball courts, gathering areas, dog play areas, playgrounds, and fitness space are encouraged.
7. Amenities will be constructed proportionally with the phases.
8. The apartment buildings and duplex units will feature cementitious exterior materials such as hardiplank, brick, or stone.
9. Parking area and street lighting will be downward directed, shielded, and/or dark sky compliant
10. The developer will comply with all SCDOT and local traffic requirements.
11. The developer shall coordinate with the appropriate controlling agency or municipality regarding pedestrian connectivity improvements, including potential sidewalk connections along Shady Grove Road and toward adjacent commercial areas, subject to easement availability, permitting, and agency approvals.

12. Any changes to these conditions may be considered a major amendment, requiring a rezoning request, public hearing, and approval of Town Council.

Summary of Adjacent Zoning & Uses

	Zone	Present Use
North	FA, Fringe Agricultural & HM, Homestead (Richland Co.)	Single Family Residential & Vacant
East		I-26
South	RT, Residential Transition	Single Family Residential (Caedmon's Creek)
West	CN, Neighborhood Commercial; HM, Homestead (Richland Co.); & RT, Residential Transition (Richland CO)	Dutch Fork Community Center, Single Family Residential, and Vacant

Irmo Comprehensive Plan

The Future Land Use Map of the Comprehensive Plan shows the area as a Neighborhood Center. At the time of the writing of the Comp Plan, this area was planned to be a volleyball training center with associated retail and a hotel. In the years since that project has been abandoned. Even still, the proposed use of apartments, duplexes, and single family detached residential is largely in keeping with the allowable uses conceived in the Neighborhood Center designation. The primary difference is the lack of commercial operations. Staff finds the area on Shady Grove to be a better fit for residential than commercial in the absence of the volleyball training facility.

Neighborhood Center

- Neighborhood Centers are generally located near concentrations of existing or planned neighborhoods, along key roadways or at major intersections.

- These areas have small-scale commercial, service and office uses that are typically less than 25,000 square feet and have a height of 1-2 stories.
- Building and parking design and lighting standards limit impact on existing residential development.
- May include limited areas of residential including a mix of housing types including single family homes, house-scale attached structures (i.e. duplexes), townhomes, live/work units and/or apartments.

Staff Findings

With the abandonment of the volleyball training facility, this property was slated to be rezoned to RS, single family residential prior to the applicant's submittal. Staff feels that this is an appropriate use of the property for the following reasons:

- Residential generates less peak-hour traffic than the previously approved commercial/hotel/sports complex.
- Residential is more compatible with adjacent neighborhoods than commercial intensity.
- The proposal provides transitional housing types.
- The site is adjacent to interstate infrastructure and commercial services.
- The project diversifies housing stock.

Moreover, Town Council has expressed an interest in more affordable units in Town, especially for seniors, so this is in keeping with stated Council strategy.

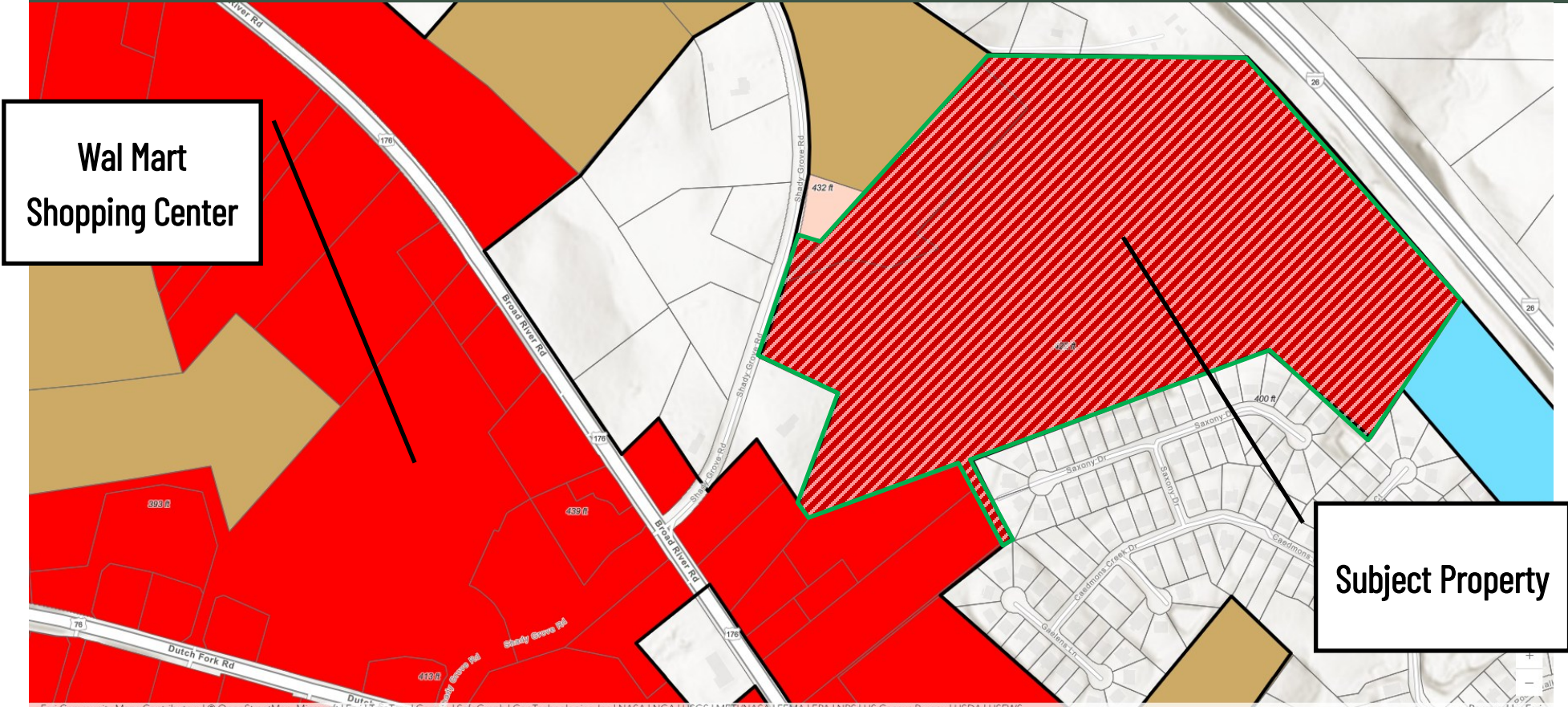
Staff recommends **APPROVAL** of the rezoning.

Shady Grove Rezoning, TMS R03300-03-02, -37, & -44

Ordinance 26 - 12

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026

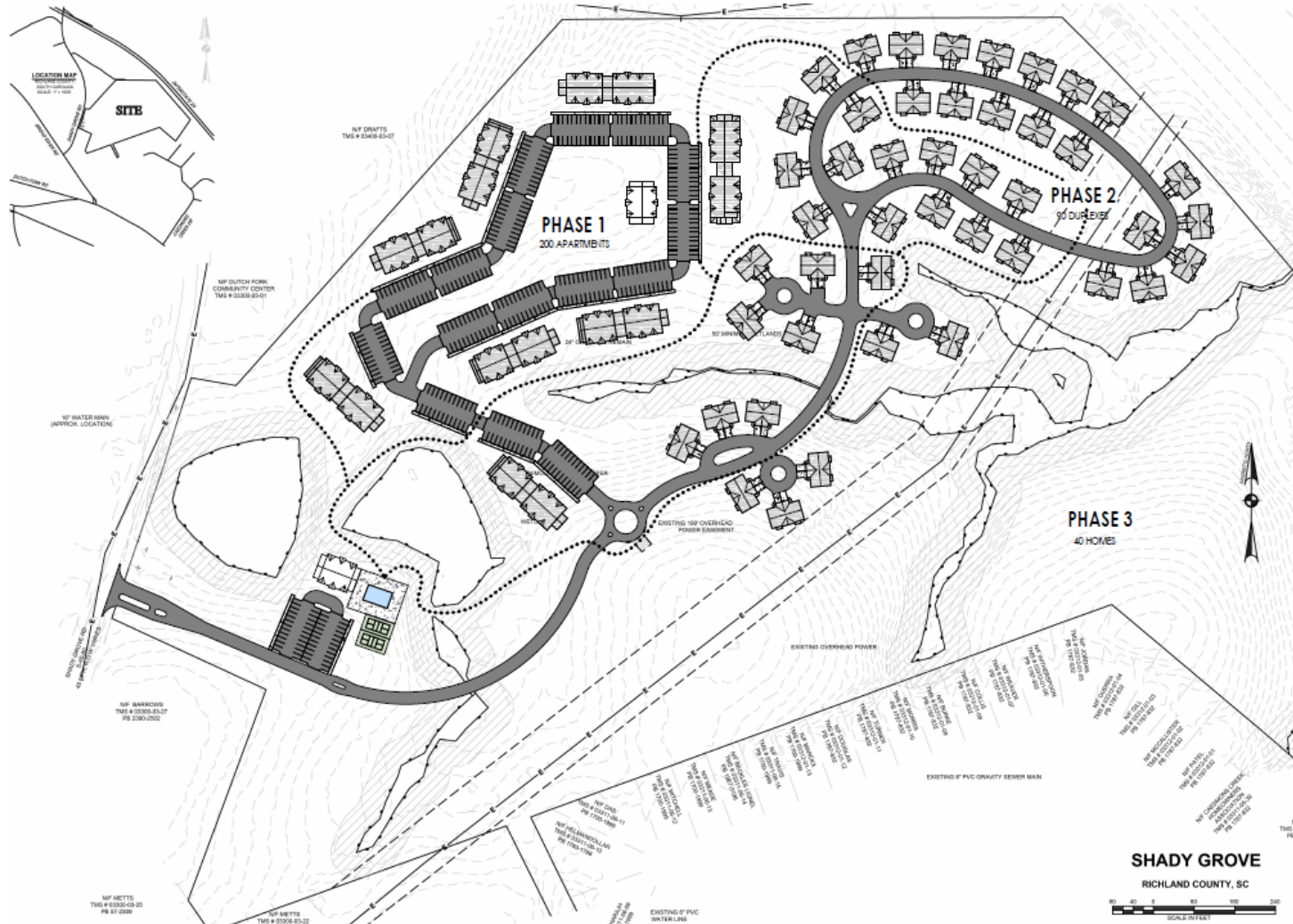


Shady Grove Rezoning, TMS R03300-03-02, -37, & -44

Ordinance 26 - 12

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026



Shady Grove Rezoning, TMS R03300-03-02, -37, & -44

Ordinance 26 - 12

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026

Apartment Rendering



Shady Grove Rezoning, TMS R03300-03-02, -37, & -44

Ordinance 26 - 12

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026

Clubhouse Rendering



Shady Grove Rezoning, TMS R03300-03-02, -37, & -44
Ordinance 26 - 12

Planning Commission | May 11, 2026
Town Council | May 19, 2026 & June 16, 2026

Clubhouse / Pool Rendering

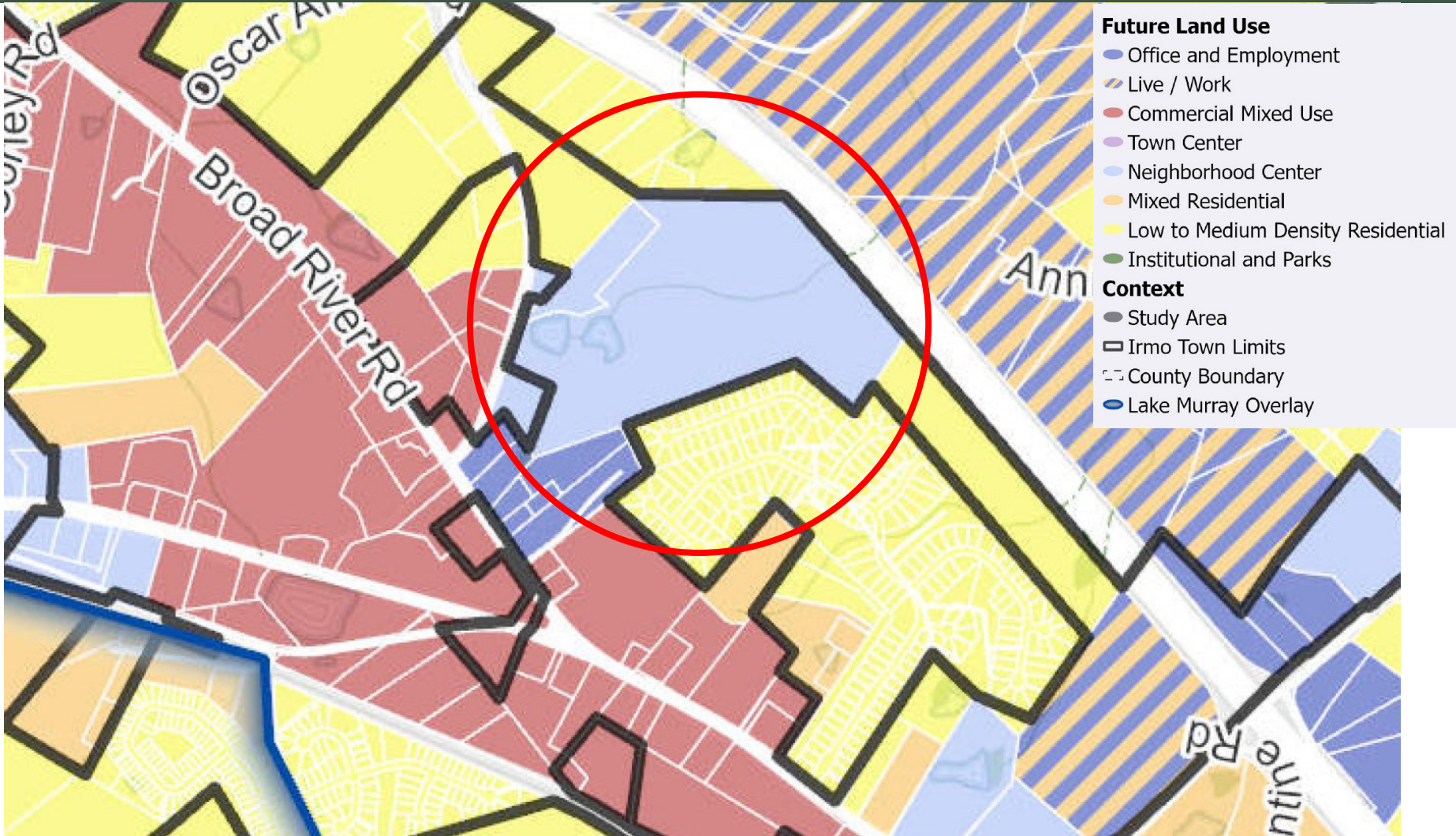


Shady Grove Rezoning, TMS R03300-03-02, -37, & -44

Ordinance 26 - 12

Planning Commission | May 11, 2026

Town Council | May 19, 2026 & June 16, 2026



Christopher Young (for American Commun...

BARR INVESTORS, L.P., PEGGY BARR LEE BARR INVESTORS, L.P., PEGGY BARR LEE

Submission Date Apr 16, 2026 12:15 PM

Applicant Name Christopher Young (for American Community Developers, Inc.)

Applicant Email [REDACTED]

Applicant Phone Number [REDACTED]

Relationship to Property Owner **Developer**

Property Owner Name BARR INVESTORS, L.P., PEGGY BARR LEE BARR INVESTORS, L.P., PEGGY BARR LEE

Property Owner Email [REDACTED]

Property Owner Phone Number (803) 603-3738

Please describe the property to be rezoned This parcel's address is 1424 Shady Grove Road and is a 67-acre development tract, located just north of Broad River Road and east of Shady Grove Road. This parcel contains 3 distinct parcels, each with its own TMS (tax map sequence) number shown below:

- Parcel 1 R03300-03-37 BARR INVESTORS L.P.
- Parcel 2 R03300-03-02 LEE PEGGY BARR
- Parcel 3 R03300-03-44 LEE PEGGY BARR

Proposed Zoning **Negotiated Residential**

Describe in detail the reason for your request The purpose of this rezoning request is to allow for the development of a mixed residential community consisting of approximately 200 workforce and attainable housing

units, 120 senior housing units, and 50 single-family homes, along with appropriate open space and supporting amenities to serve the residents and ensure compatibility with the surrounding area.

How does the proposed zoning designation complement the surrounding area?

The higher-density multifamily components will be concentrated toward the northern portion of the property, while the single-family homes and open/green space areas will be located along the southern portion to provide an appropriate transition to the adjacent single-family neighborhood. Per this concept, density will be below 6 units per acre.

Applicant Signature

A handwritten signature in black ink that reads "Chris Young". The signature is written in a cursive, flowing style.

Today's Date

Apr 16, 2026