



PLANNING COMMISSION MEETING

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

September 14, 2026 @ 6:00 PM

AGENDA

- I. Call to Order
- II. Invocation
- III. Approval of the Agenda
- IV. Minutes
 - A. Meeting Minutes June 8, 2026
- V. New Business
 - A. An application to annex 2.41 acres of land into the Town of Irmo. The parcel, TMS R03300-05-07, is located at 128 James Ballentine Road. The applicant is requesting a zoning of RG, General Residential.
- 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, June 8, 2026, at 6:00 p.m.

Municipal Building

7300 Woodrow Street | Phone: 803.781.7050

MEMBERS PRESENT

Edward Wadelington – Chair
Richard Scoggins – Vice Chair
Robert Cox
Jeff Allen
Edward Greco
Jim Smith

MEMBERS

ABSENT

Clint Scoville

OTHERS PRESENT

Nicholle Burroughs, Deputy Town 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. Smith made a motion to accept the agenda, seconded by Mr. Greco. Motion passed 6-0.

Minutes

Mr. Allen made a motion to accept the minutes of the May 11, 2026, meeting, seconded by Mr. Smith. Motion passed 6-0.

NEW BUSINESS

A. Public Hearing -An application to rezone 22 acres in Town of Irmo from LM, Light Manufacturing to RN, Negotiated Residential, to allow the development of a Multifamily residential community consisting of Approx. 300 apartment units. The parcels, TMS R03911-05-25 and -44, are located off Columbiana Drive near Woodspring Suites.

Deputy Town Administrator Ms. Burroughs presented the staff report and outlined the application process, public notification efforts, neighborhood meetings, and zoning conditions associated with the request. Staff noted that the property is currently vacant

and was formerly a mining site. It was also clarified that the proposed Battery Road connection is shown as full access rather than emergency-only access.

Representatives from **Long Key Development** presented plans for a proposed Class A apartment community consisting of approximately **300 residential units** with amenities including a clubhouse, pool, cabana, fitness facilities, co-working spaces, and landscaped common areas. The developer stated that the project would provide a transition between the interstate commercial corridor and adjacent residential neighborhoods and would be a less intensive use than development permitted under the current light manufacturing zoning.

Public Comments

Several residents spoke regarding the proposal. Concerns expressed included:

- Increased traffic on Lake Murray Boulevard, Columbiana Drive, and Battery Road.
- Potential impacts to nearby residential neighborhoods, particularly Old Friarsgate.
- The condition and capacity of Battery Road.
- Additional demands on schools, utilities, and public infrastructure.
- Environmental concerns, including tree removal, flooding, and impacts to wildlife.
- Preference for lower-density residential development rather than apartments.
- Concerns regarding access to nearby parks and recreation areas.

Other residents expressed support for residential development over light industrial uses but encouraged lower-density housing options and strong buffering between the development and existing neighborhoods.

Commission Discussion

Commission members discussed:

- Consistency of the proposal with the Town's Vision 2035 Comprehensive Plan.
- Walkability and connectivity of the development.
- Traffic impacts and findings from the Traffic Impact Analysis.
- Use of Battery Road as a secondary access point.
- Placement of service areas, including dumpsters and maintenance facilities.
- The proposed density and the applicant's request for a $\pm 10\%$ unit variance.
- Stormwater management and detention pond requirements.
- The possibility of restricting Battery Road to emergency access only if permitted by applicable regulations.

The developer indicated a willingness to work with the Town regarding traffic, access, site design, and density concerns. The applicant also stated they would accept a cap of 300 units if recommended by the Commission.

Motion and Vote

Mr. Grego made a motion and seconded by Mr. Allen to recommend approval of the rezoning request from **LM (Light Manufacturing)** to **RN (Negotiated Residential)** for parcels **R03911-05-25** and **R03911-05-44**, subject to the following recommendations:

- Cap the development at **300 residential units**.
- Further evaluate the use and configuration of **Battery Road** access, including consideration of emergency-only access if feasible.
- Provide additional clarification regarding projected traffic impacts and circulation patterns.
- Review potential relocation of the dumpster and service areas to minimize heavy vehicle traffic impacts on nearby residential streets.

Vote: Approved to proceed to Town Council **6-0**.

Staff noted that the rezoning request would proceed to Town Council for a public hearing and first reading, followed by a second reading at a subsequent Council meeting.

Comments

Commission members thanked residents for their participation and public input throughout the review process. Members emphasized the importance of balancing growth with preservation of community character, neighborhood compatibility, traffic management, and public safety.

The Commission also noted that the current zoning would allow certain light manufacturing and storage uses by right, whereas the proposed rezoning would provide greater oversight through negotiated residential conditions.

Adjournment

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

The meeting was adjourned at 7:0p.m.

ATTEST:

Zoning Clerk / Designee

Chair



Staff Report

An application to annex 2.41 acres of land into the Town of Irmo. The parcel, TMS R03300-05-07, is located at 128 James Ballentine Road. The applicant is requesting a zoning of RG, General Residential.

DATES: September 14, 2026
TO: Planning Commission
FROM: Nicholle Burroughs, Deputy Town Administrator
SUBJECT: Annexation Petition for 128 James Ballentine
ACTION REQUESTED: Recommend **approval of annexation** and **RG zoning** for 128 James Ballentine.

Background

The applicant has submitted a petition requesting annexation of the property located at 128 James Ballentine into the Town of Irmo. As part of the petition, the applicant is requesting assignment of the RG (General Residential) zoning classification upon annexation.

Under Town ordinance, the Planning Commission shall review the petition in relation to:

- The applicant's request for a specific zoning designation
- The Town's Comprehensive Plan
- Present use of the property
- Surrounding development patterns
- Available zoning alternatives identified in the Compliance Index of the Irmo Comprehensive Plan

The subject parcel is currently located in unincorporated Lexington County. Based on county records, the property's existing use is residential, consistent with the surrounding neighborhood pattern along James Ballentine. Adjacent parcels within Town limits are generally zoned for residential purposes, including classifications that allow single-family and small-scale multi-family housing.

Annexation of the parcel would bring the property into the Town's jurisdiction for zoning, permitting, code enforcement, and municipal services. The applicant's request for RG zoning indicates an intent to maintain or expand residential use consistent with the Town's residential development framework.

Analysis

The RG (General Residential) zoning district is intended to accommodate a range of residential housing types, including single-family detached, single-family attached, duplexes, and small multi-unit structures, depending on parcel size and development standards. The district is designed to support moderate-density residential neighborhoods and is identified in the Irmo Comprehensive Plan as compatible with areas transitioning from lower-density county residential patterns into more walkable, service-supported Town neighborhoods.

Consistency with the Comprehensive Plan

The Irmo Comprehensive Plan identifies the James Ballentine corridor as an area appropriate for continued residential development. The Plan's compliance index supports zoning classifications that:

- Reinforce existing residential character
- Provide opportunities for incremental density increases
- Support housing diversity
- Align with available infrastructure and municipal service capacity

The RG district aligns with these objectives by allowing flexibility in residential form while maintaining compatibility with surrounding development.

Present Use & Surrounding Development

The subject parcel is currently used for residential purposes. Surrounding parcels include:

- Single-family homes
- Small-scale residential lots
- Residentially zoned parcels within Town limits

There is no surrounding industrial or commercial development that would conflict with residential zoning. The requested RG classification is consistent with the existing land-use pattern and does not introduce incompatible uses.

Available Alternatives from the Compliance Index

Based on the Comprehensive Plan's compliance index, the following zoning classifications could be considered appropriate for the area:

- **RS (Single-Family Residential)** – Lower density, limited housing types
- **RG (General Residential)** – Moderate density, broader housing options

Among these, **RG** represents the most balanced option, providing flexibility while remaining compatible with the existing neighborhood scale.

Staff Findings

Based on review of the annexation petition, the requested zoning designation, and the criteria established by Town ordinance, staff finds the following:

- The petition for annexation is consistent with Town policy for incorporating residential parcels along the James Ballentine corridor.
- The requested **RG zoning classification** is compatible with the **present use** of the property and the surrounding residential development pattern.
- The RG district aligns with the **Irmo Comprehensive Plan**, including the compliance index guidance for moderate-density residential zoning in transitional areas.
- No conflicts with adjacent land uses or municipal service capacity were identified.
- RG zoning provides an appropriate balance of flexibility and compatibility, supporting the Town's long-term residential development goals.

Staff Recommendation: Staff recommends approval of the annexation petition for **128 James Ballentine** and assignment of the **RG – General Residential** zoning classification upon annexation.

Attachments

1. Annexation Petition _ 128 James Ballentine
2. Parcel Map 128 James Ballentine



TOWN OF

IRMO

100% ANNEXATION PETITION

Applicant Information

Name: Brian W. Turbeville Address: 132 Brady Rd Chapin, SC 29036
Phone: 803-528-3322 E-Mail: Turbevilleb@aol.com

Property Owner Information (If Different)

Name: Same Address: _____
Phone: _____ E-Mail: _____

TO THE MAYOR AND COUNCIL OF THE TOWN OF IRMO:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows. Description may be attached:

Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.

The property is designated as follows on the County tax maps: RD3300-05-07

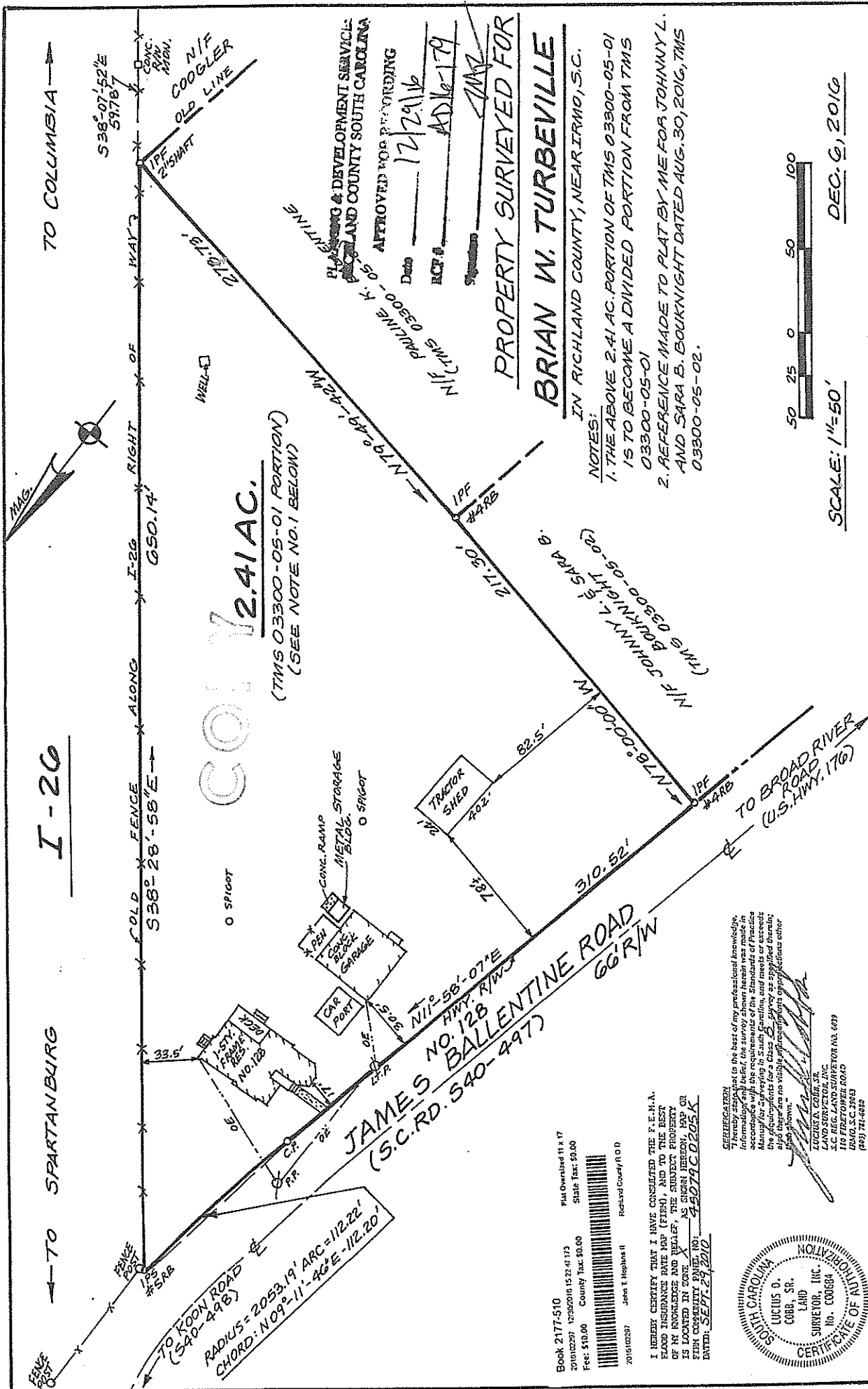
*** A plat or map of the area should be attached. A tax map may be adequate ***

It is requested that the property be zoned as follows: RG1

I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning.

Owner's Signature: [Signature] Date: 6/19/2020

Applicant's Signature: _____ Date: _____



Book 2177-510
 201002201 12/28/2010 15:22:41 173
 Fee: \$10.00 County Tax: \$0.00 State Tax: \$9.00
 201002201 John T. Hopkins II Reduced County R.O.D.

I HEREBY CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM), AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AS SHOWN HEREON. FOR FIRM COORDINATE NUMBER, NO. 42079102203K, ENTER: SE7-E11210

CERTIFICATION
 I hereby certify to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice for Professional Land Surveyors in the State of South Carolina. I am a duly Licensed Professional Land Surveyor in the State of South Carolina. I am not aware of any circumstances that might affect the reliability of this survey. I am not aware of any circumstances that might affect the reliability of this survey.



LUCIUS O. COBB, SR.
 LAND SURVEYOR, INC.
 S.C. REG. LAND SURVEYOR NO. 6039
 118 FIRETOWER ROAD
 29502, S.C. 29513
 (803) 741-0405

[Signature]

REF. 01608 113-N.B. 118-78.48

PROPERTY SURVEYED FOR
BRIAN W. TURBEVILLE
 IN RICHLAND COUNTY, NEAR IRMO, S.C.

NOTES:
 1. THE ABOVE 2.41 AC. PORTION OF TMS 03300-05-01 IS TO BECOME A DIVIDED PORTION FROM TMS 03300-05-01
 2. REFERENCE MADE TO PLAT BY ME FOR JOHNNY L. AND SARA B. BOUKNIGHT DATED AUG. 30, 2016, TMS 03300-05-02.



SCALE: 1"=50'
 DEC. 6, 2016

BO1611161