



TOWN COUNCIL MEETING

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

August 19, 2025 @ 6:00 PM

Live streaming will be available from our YouTube channel at:
<https://www.youtube.com/c/TownofIrmo>

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Invocation
- IV. Special Presentation
 - A. In honor of the Irmo Little League's Seniors Baseball, Intermediate Baseball, and Juniors Softball teams.
- V. Approval of the Agenda
- VI. Reading of the Minutes
 - A. July 15, 2025 Council Meeting
- VII. Report of Standing
 - A. Administrative Briefing
 - B. New In-town Businesses:
 - Blue Lantern Enterprises LLC - 147 Billsdale Road
 - Supreme Produce - 7467 St. Andrews Road (Inside Kroger)
 - Yummi Sushi - 7467 St. Andrews Road (Inside Kroger)
 - Mate Development Group - 1085 Lake Murray Boulevard

- IK Granite, LLC - 1140 Moseley Avenue

VIII. Consideration of Communications

- A. Recognition of Tide Law Firm as the August 2025 Small Business of the Month.
- B. School Showcase:
The District Five Foundation for Educational Excellence, presented by Dr. Matt Boyeson and Elizabeth Balog
- C. Community Connections:
SC Career Kids Career Club
Community Blood Drive
Mary's Mobile Market
Free Outdoor Movie Night
Irmo Okra Strut
Art Under the Oaks Artisan Market
Irmo Town Limits Concert
Trunk or Treat
Flood Safety

IX. Presentation by Citizens (Agenda Items Only)

X. Unfinished Business

XI. New Business

- A. **FIRST READING OF ORDINANCE 25-11** to annex three properties totaling approximately 18.92 acres into the Town of Irmo, including 3532 Dreher Shoals Road, TMS R03303-03-03, R03303-03-04, and R03302-01-11 and to rezone said properties from HM, Homestead (Richland Co.) and RT, Residential Transition (Richland Co.) to CG, General Commercial (Town of Irmo). This would annex the vacant property southeast of the Walgreens at the corner of Dreher Shoals Road and Dutch Fork Road into the Town limits.
- B. **FIRST READING OF ORDINANCE 25-12** to amend Chapter 22 of the Irmo Municipal Ordinance, Offenses and Miscellaneous Provisions, to add Section 22-72, Hate Intimidation. (Coleman) This will make hate intimidation illegal in the Town of Irmo.
- C. Acceptance of a Bond for the Dutch Fork Road Chipotle (Staff). This will authorize the Town to hold a performance bond for the Chipotle to be located adjacent to 1079 Dutch Fork Road.
- D. Appointment to Accommodations Tax Committee (Staff). This is one (1) vacancy on the Accommodations Tax Committee. The term will expire June 30, 2028. An application was received from Owillinda Brooker.

- E. **Appointment to the Board of Zoning Appeals (Staff).** There are two (2) vacancies on the BZA, with one term ending March, 2028 and one ending March, 2029. An application has been received from Eric Hoh.

XII. **Presentation by Citizens**

XIII. **Discussion**

XIV. **Executive Session**

Town Council may act on items discussed in the executive session after returning from the executive session.

XV. **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 Town Administrator or Municipal 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
REGULAR COUNCIL MEETING
July 15, 2025

The Irmo Town Council held a regular meeting on Tuesday, June 17, 2025, in the Municipal Building. In attendance were Mayor Bill Danielson, Mayor Pro-Tem Dr. Barbara Waldman, Councilmember Phyllis Coleman, Councilmember Gabriel Penfield and Councilmember Michael Ward. Others present were Mr. Jim Crosland, Town Administrator; Mr. Doug Polen, Deputy Town Administrator; Police Chief Bobby Dale; Mrs. Danielle McNaughton, Communication/Special Projects Manager; Mr. Whitt Cline, Public Services Director; Ms. Lisa Hancock, Finance Director & Municipal Clerk; and Mr. Will Edwards, Town Attorney.

The agenda was published and posted on Friday, July 11, 2025 to meet FOIA requirements.

REGULAR MEETING

CALL TO ORDER

Mayor Danielson called the regular meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Danielson asked Councilman Mr. Ward to lead the Pledge of Allegiance and Invocation.

APPROVAL OF THE AGENDA

Dr. Waldman made a motion to approve the agenda, and Mr. Penfield seconded it. The vote for approval was unanimous.

APPROVAL OF THE MINUTES:

Dr. Waldman made a motion to approve the June 17, 2025 Council regular meeting minutes and Mr. Penfield seconded it. The vote for approval was unanimous.

Dr. Waldman made a motion to approve the July 1, 2025 Council workshop meeting minutes and Mr. Penfield seconded it. The vote for approval was unanimous.

REPORT OF STANDING:

A. Administrative Briefing – Mr. Jim Crosland, Town Administrator had the following updates:

1. The following items will be purchased that were approved in the FY 2026 budget:

Two Lawn Mowers for Public Service

Three Patrol Vehicles and one Investigative Vehicle

All were under State Contract and did not require bid processing.

B. New In-town Businesses presented by Councilmember Coleman

- Lux Events Venue - 7536 C Woodrow Street

- Glow-Up Esthetics – 8090 Irmo Drive

7/15/2025

Council Meeting Minutes

- Lake Murray Head Spa & Salon – 8090 Irmo Drive
- Jocelyn Esthetics – 8090 Irmo Drive
- The DB Studio – 8090 Irmo Drive

CONSIDERATION OF COMMUNICATIONS:

A. Recognition as Small Business of the Month – presented by Mayor and Council to Irmo Kid’s Dental – Dr. Jones

B. Community Connections presented by Dr. Waldman

- LRD5 Golden Pass – July 22nd & 23rd
- Irmo Fire Foundation Community Yard Sale – Saturday, July 26th
- Irmo Christmas Parade Planning Meeting – July 30th
- Back to School Bash – Friars Gate Park
- Murders & Mysteries – Irmo Walking Tour, Friday, August 1st
- National Night Out – Moore Park, August 5th
- Storytime in the Park. August 12th at 10:30am
- Trunk or Treat Event, Moore Park, Friday, Oct. 31st at 6:00pm
- Irmo Chapin Recreation Commission is offering non-emergency medical transportation for seniors residing within Lexington / Richland School District 5 – contact (803) 213-1189 or (803) 213-1190
- 50th Anniversary of the Irmo Okra Strut beginning Friday, September 26th from 6pm – 11pm and Saturday from 9am – 5pm in Moore Park

PRESENTATIONS BY CITIZENS (Agenda Items Only): None

UNFINISHED BUSINESS: None

NEW BUSINESS:

A. APPROVAL OF RESOLUTION 25-07 to ratify budget amendments for FY24/25 totaling \$1,664,116 (Staff)

Mr. Crosland stated these were expenditures outside of the approved FY 2025 budget. However, Council approved each expenditure as they occurred throughout the fiscal year and the correlating revenues.

Mr. Ward made a motion to approve, and Dr. Waldman seconded it.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted “Yes”, Mr. Penfield voted “Yes”, Ms. Coleman voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Danielson voted “Yes”. The Council approved unanimously.

B. Approval of Resolution 25-08 to authorize certain municipal officials to conduct banking business (Staff). This will add Town Administrator Jim Crosland to the list of check signers.

Dr. Waldman made a motion to approve, and Ms. Coleman seconded it.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "Yes", Mr. Penfield voted "Yes", Ms. Coleman voted "Yes", Dr. Waldman voted "Yes", and Mayor Danielson voted "Yes". The Council approved unanimously.

C. Approval to host "The Boardr" Skate Park Event in 2026 for an amount not to exceed \$25,000 from H-Tax Funds (Events Committee). This will be the 2nd Annual Boardr event at Rawls Creek Skate Park.

Dr. Waldman made a motion to approve, and Mr. Penfield seconded it.

Dr. Waldman asked how much was spent on the 2025 Boardr Event since there were a lot of sponsors. Mr. Crosland stated he would get the Town's expense.

Mr. Penfield asked how many states participated. The Mayor replied there were 17 states that participated in the event. And 72 participants from ages 6-7 to 60.

Ms. Coleman asked what happened to the remaining H-Tax funds that were not needed to fund the event. The Mayor stated the funds remain in the H-Tax to be used at another time.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "Yes", Mr. Penfield voted "Yes", Ms. Coleman voted "Yes", Dr. Waldman voted "Yes", and Mayor Danielson voted "Yes". The Council approved unanimously.

D. Approval to purchase a 2025 Chevrolet Silverado 4WD in the amount of \$53,288.00 (Mayor). This vehicle will be for Code Compliance Officer Joe Nates.

Mr. Penfield made a motion to approve, and Dr. Waldman seconded it.

The Mayor stated the current vehicle is in bad condition and the 2025 Chevrolet is available to purchase through the State Contract.

Mr. Penfield stated Mr. Nates assists Public Works during storms also and this vehicle will be beneficial for those duties.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "Yes", Mr. Penfield voted "Yes", Ms. Coleman voted "Yes", Dr. Waldman voted "Yes", and Mayor Danielson voted "Yes". The Council approved unanimously.

PRESENTATION BY CITIZENS: None

DISCUSSION: None

EXECUTIVE SESSION: None

ADJOURNMENT: There being no further business, Dr. Waldman made a motion to adjourn, and Mr. Penfield seconded it. The motion was approved unanimously; therefore, the meeting was adjourned at 6:21 p.m.

William O. Danielson, Mayor

ATTEST:

Lisa Hancock, Municipal Clerk



Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission & Public Hearing: August 11, 2025
Town Council First Reading: August 19, 2025
Town Council Second Reading & Public Hearing: September 16, 2025

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Annexation Request

SUBJECT PROPERTY: 18.92 acres consisting of three lots located at 3532 Dreher Shoals Road, TMS R03303-03-03 & -04 and R3302-01-11

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

Background

The Town has received an application from the owners of the above-named lots to annex into the Town of Irmo. At this time, the applicants have no defined commercial project in mind. Rather, they seek to rezone the properties to commercial to make them more attractive to future buyers and developers.

Current Zoning

At present, two of the properties are zoned HM, Homestead District (Richland County). This provides "lands for low-intensity agricultural and agricultural-supporting uses, such as hobby farms, along with very low-intensity residential development that preserves the rural and natural character of the district."

The third property, R03302-01-11, is zoned RT, Residential Transition (Richland County). This district provides "lands for low-intensity residential development outside urban and suburban

settings. This district is intended to serve as a transition between very low intensity rural areas and suburban residential areas.”

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	HM, Homestead (Richland Co.)	Residential
East	CG, General Commercial and MD, Mixed Use (Irmo)	Vacant
South	HM, Homestead (Richland Co.)	Dutch Fork Church
West	GC, General Commercial (Richland Co.)	Commercial (Walgreens)

Irmo Comprehensive Plan

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

- 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

The subject parcels are located in a transitional area between low-density residential south on Dreher Shoals Road and the Ballentine commercial area at the corner of Dreher Shoals and Dutch Fork. As the subject parcel is directly adjacent to Walgreens, Dutch Fork Church, and the businesses of Ballentine Park Road, the requested General Commercial zoning is appropriate for the area.

Likewise, these lots are listed as a Neighborhood Center on the Future Land Use Map. This future land use is described as being located near concentrations of existing or planned neighborhoods, along key roadways, or at major intersections. These parcels meet all of the above, being located in close proximity to Milford Park, Livingston Place, and the Dreher Shoals/Dutch Fork intersection.

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

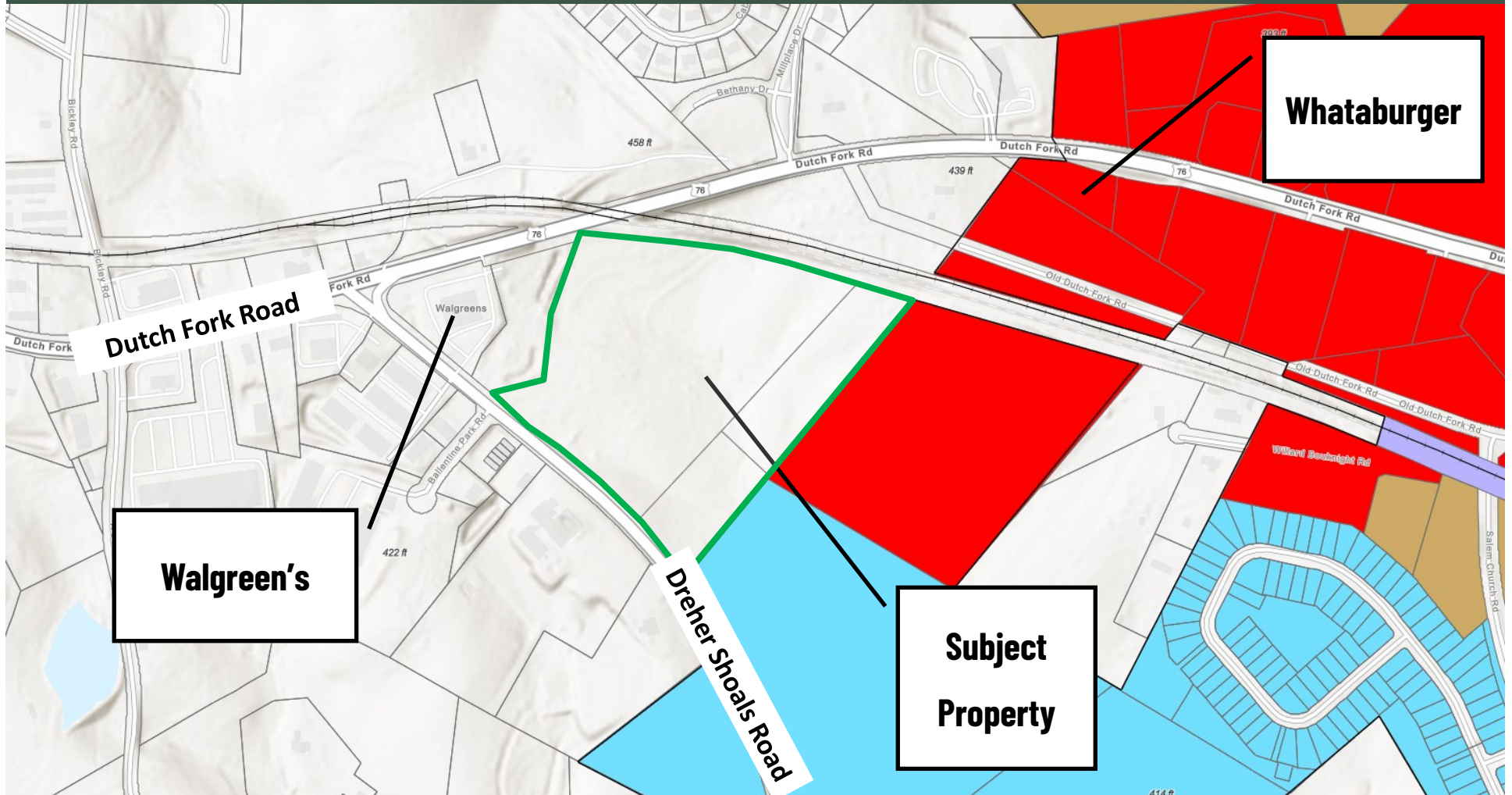
Planning Commission

At their August 11, 2025 meeting, the Planning Commission voted 6-0 to recommend approval of the annexation and rezoning.

3532 Dreher Shoals Road Annexation, Ordinance 25 - 11

Planning Commission | August 11, 2025

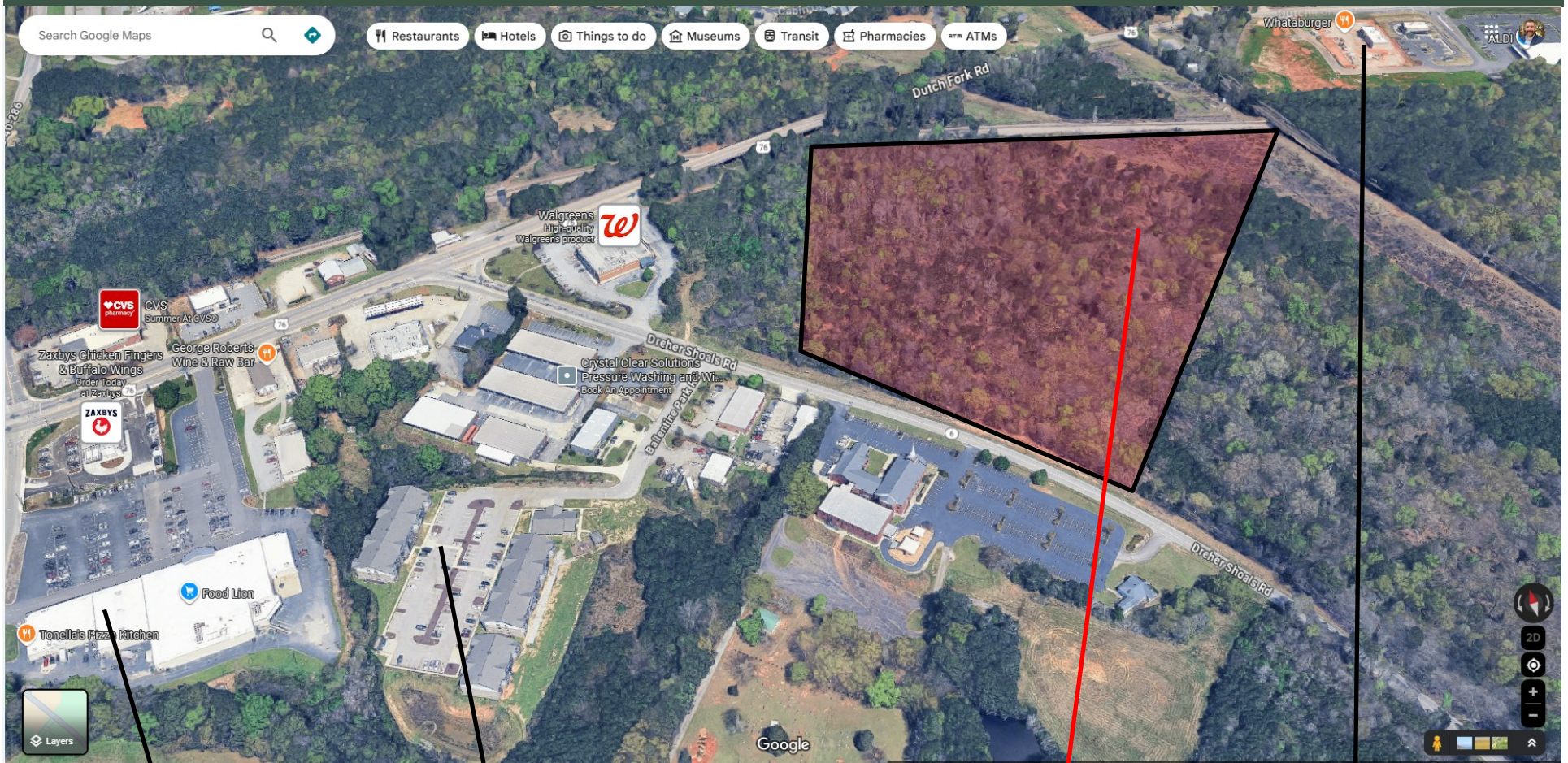
Town Council | August 19, 2025 & September 16, 2025



3532 Dreher Shoals Road Annexation, Ordinance 25 - 11

Planning Commission | August 11, 2025

Town Council | August 19, 2025 & September 16, 2025



**Food Lion Shopping
Center**

**The Pointe at Lake
Murray Apartments**

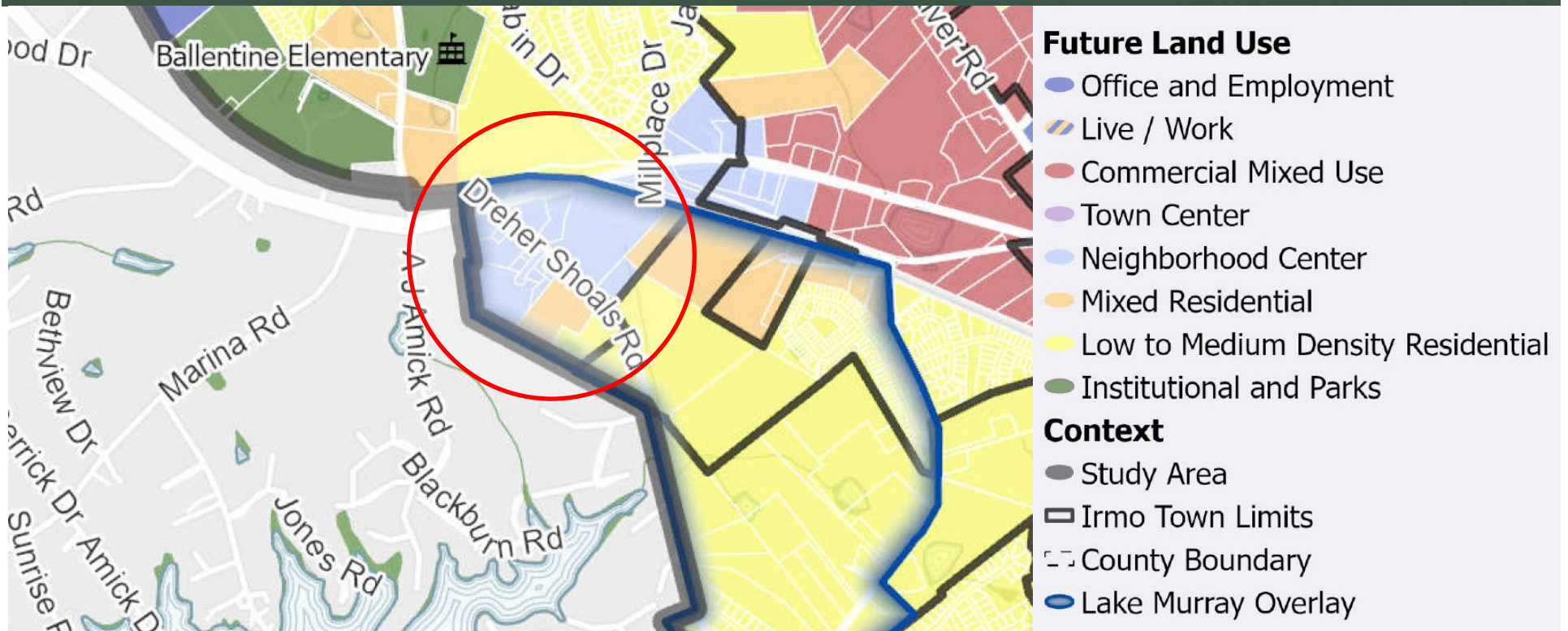
Subject Properties

Whataburger

3532 Dreher Shoals Road Annexation, Ordinance 25 - 11

Planning Commission | August 11, 2025

Town Council | August 19, 2025 & September 16, 2025



FUTURE LAND USE MAP

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TOWN OF IRMO)

AN ORDINANCE TO ANNEX 18.92 ACRES OF REAL PROPERTY CONSISTING OF THREE LOTS LOCATED AT 3532 DREHER SHOALS ROAD, TMS R03303-03-03, R03303-03-04, AND R03302-01-11 INTO TO THE LIMITS OF THE TOWN OF IRMO; TO ZONE SAID PROPERTY CG, GENERAL COMMERCIAL; AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF IRMO TO SO REFLECT

WHEREAS, a request has been presented to the Irmo Town Council by the current record titleholder of properties located at 3532 Dreher Shoals Road, TMS R03303-03-03, R03303-03-04 and R03302-01-11 to annex 18.92 acres of real property into Town and to classify the property as CG, General Commercial; and

WHEREAS, the Town and its Planning Commission, per SC Code § 6-29-760 *Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges* met the State's zoning procedural standards. Simply, notice was advertised in The New Irmo News at least fifteen days prior to the public hearing, notice was conspicuously posted on or adjacent to the property, and a public hearing was held; and

WHEREAS, the Irmo Planning Commission, during a meeting held on August 11, 2025, recommended to the Irmo Town Council to annex said property and to classify said property to the appropriate zoning classification of CG, General Commercial.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Irmo, South Carolina, in Council duly assembled, that the subject parcel be annexed into the Town of Irmo; and

BE IT FURTHER ORDAINED that the Zoning Classification pertaining to the subject parcel be hereby classified as CG, General Commercial; and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Irmo be, and the same hereby is, amended to so reflect.

PASSED AND ADOPTED this 16th day of September, 2025

William O. Danielson, *Mayor*

ATTEST:

Lisa Hancock, *Municipal Clerk*

1st Reading: August 19, 2025
2nd Reading: September 16, 2025
Public Hearing: September 16, 2025

Annexation Request Form

Print

Del

Submitted by: Robert L. Echols, Jr. (LLC Member)

Submitted On: 2025-07-16 08:53:36

Submission IP: 65.191.226.210 (172.31.22.244)
proxy-IP (raw-IP)

Status: Reviewed

Priority: Normal

Assigned To: Doug Polen

Due Date: Open

Attachments

- [Dreher Shoals Plat.pdf](#) - 2025-07-16 08:53:39 am
- [Dreher Shoals Deeds.pdf](#) - 2025-07-16 08:53:37 am



FORMS & APPLICATIONS

7300 Woodrow Street, Irmo, SC 29063
p: [\(803\) 781-7050](tel:8037817050) | info@townofirmosc.com | Follow Us [@TownofIrmoSC](#)

Annexation Request Form

If you live outside of the Town limits but want access to the Town of Irmo amenities, you can request to have your property annexed. In order to be considered for annexation, your property must touch a property within the town limits or be directly across the street. You can check to see where you are in relation to the town limits of Irmo by entering your address into our locator tool. If you are ready to begin the annexation process, please complete and submit this form with the required materials. We will review your application and may require additional information. Welcome to the Town of Irmo!

Questions can be emailed to [Business Licensing & Zoning](#).

SITE/PROPERTY INFORMATION

* What County is the property located?

☐ Lexington ☒ Richland

* Tax Map Number:

R03303-03-03, R03302-01-11, R03303-03-04

CONTACT INFORMATION

* Applicant Name(s):

Robert L. Echols, Jr. (LLC Member)

* Applicant Phone:

(803) 603-0990

* Applicant Email:

robechols@outlook.com

* Applicant Address:

711 Elizabeth Ave, Columbia, SC 29205

Street, City, State, Zip

* Property Owner Name(s):

Dreher Shoals Development Group, LLC

* Owner Phone:

(803) 603-0990

* Owner Email

robechols@outlook.com

* Owner Address:

711 Elizabeth Ave, Columbia, SC 29205

Street, City, State, Zip

. . .

PROPERTY INFORMATION

* Legal Description

18.92 total acres consisting of 3 parcels owned by the same family, R03303-03-03, R03302-01-11, R03303-03-04

* Property Location/Address

Property fronts SC 6 (Dreher Shoals Road) near the intersection with US 76 behind the Walgreens

Street, City, State, Zip

* Current Property Use

Vacant

* Proposed Land Use

Commercial

* Area (Square foot/Acreage) of parcel:

18.92 Acres (Tax Map)

* Upload the property deed

Choose File No file chosen

The Upload the property deed field is required

Upload the required Deed. You may also include any additional supporting documentation here.

* Upload the property plat:

Choose File

No file chosen

The Upload the property plat: field is required

Upload the required Plat. You may also include any additional supporting documentation here.

* I have uploaded the following documents as required by the State of South Carolina. Please email permits@townofirmosc.com with any issues uploading your required documentation.

- ☒ Plat
- ☒ Deed

. . .

The undersigned, who is the owner(s) of all the real property contiguous to other lands within the Town of Irmo as described above and shown on the attached plat or map, requests annexation of said property into the Town of Irmo so as to become a part thereof in accordance with Section 5-3-150, Code of Laws of South Carolina, 1976, as amended. By signing below, the property owner(s) understand(s) that annexation into the Town of Irmo may not obligate the Town to provide, improve, or install public infrastructure to the annexed property. Public infrastructure includes but is not limited to roads, bridges, sidewalks, water and sewer service or stormwater/drainage facilities. A plat or map depicting the property is required and must be submitted with the legal description and this Petition

The undersigned property owner/applicant does hereby petition to annex into the Town of Irmo. located at the above address, as described by the Lexington County or Richland County tax map number, do hereby petition said property to be annexed into the corporate limits of the Town of Irmo.

The Town of Irmo to annex and incorporate into the limits of the Town of Irmo all that property of the petitioner as indicated in this application and as shown on the attached survey/boundary map. The petitioner does further respectfully request that the Town annex and incorporate this land into the Town under the zoning classification indicated in this application. I do hereby certify as the property owner/authorized agent that the information is shown on this application and any attached forms and/or plans are correct.

I hereby certify that the attached and the completed application contains the information required by the Town of Irmo as specified above. I understand the submission of incomplete or inaccurate information may result in a delay in the processing of this application.

. . .

By typing my name below, I understand and agree that this form of electronic signature has the same legal force and effect as a manual signature.

* First & Last Name

Robert L. Echols, Jr.

* Date

07/16/2025

Format: MM/DD/YYYY

Staff Report

Amendment to the Municipal Ordinance

DATES: Town Council First Reading: August 19, 2025
Town Council Second Reading and Public Hearing: September 16, 2025

TO: Irmo Town Council

FROM: Jim Crosland, Town Administrator

SUBJECT: Municipal Ordinance Amendment

ACTION REQUESTED: Consideration of an ordinance to amend Chapter 22, Offenses and Miscellaneous Provisions, of the Municipal Ordinance

Background

The State of South Carolina is one of only two states in the United States to not have passed hate crime legislation. In an effort to show our support for such legislation, numerous counties and municipalities within the state are adopting ordinances such as the proposed. This ordinance states clearly that

[C]rimes that are motivated by bias or hate towards any person or persons, in whole or in part, because of the actual or perceived race, color, creed, religion, ancestry, sexual orientation, gender, gender identity, physical or mental disability, or national origin of any person are an affront to the commonly held values of the citizens of the Town.

This ordinance is secondary in nature, meaning that a primary crime must be committed. If it is found that the primary crime was motivated in whole or in part by hate against a listed group, this ordinance would provide additional punishment, as provided by Sec. 1-8 of the municipal ordinance.

Staff Findings

Staff recommends **APPROVAL** of the ordinance change.

STATE OF SOUTH CAROLINA)
)
TOWN OF IRMO)

ORDINANCE 25 – 12

**AN ORDINANCE TO AMEND CHAPTER 22 OF THE IRMO MUNICIPAL
ORDINANCE, OFFENSES AND MISCELLANEOUS PROVISIONS, TO ADD
SECTION 22-72, HATE INTIMIDATION**

WHEREAS, the residents and visitors of the Town of Irmo are a diverse collection of individuals representing a multitude of races, colors, creeds, religions, ancestries, sexual orientations, genders, gender identities, physical and mental disabilities, and national origins; and

WHEREAS, the Town of Irmo values and wishes to protect its residents and visitors irrespective of their race, color, creed, religion, ancestry, sexual orientation, gender, gender identity, physical or mental disability, or national origin; and

WHEREAS, crimes that are motivated by bias or hate towards any person or persons, in whole or in part, because of the actual or perceived race, color, creed, religion, ancestry, sexual orientation, gender, gender identity, physical or mental disability, or national origin of any person are an affront to the commonly held values of the citizens of the Town; and

WHEREAS, the State of South Carolina has yet to adopt a statewide Hate Crime Legislation, and is only one of two states in the United States who have yet to adopt such protections for its citizens and visitors; and

WHEREAS, the Town of Irmo also desires to enact a new section of its Code of Ordinances in order to protect its residents and visitors and deter crimes motivated by bias or hate towards any persons or persons, in whole or in part, because of the actual or perceived race, color, creed, religion, ancestry, sexual orientation, gender, gender identity, physical or mental disability, or national origin of any person, and provide separate appropriate penalties in addition to the punishment for the underlying violation of the ordinances of the Town; and

WHEREAS, the Town Council has determined that it is in the interest of the Town and the public, to enact a new Section 22-72 of the Town Code of Ordinances entitled "Hate Intimidation," to read as follows:

Section 22-72.- Hate intimidation

- a) A person who violates another section of this chapter with the intent to intimidate another person or persons, in whole or in part, because of the actual or perceived race, color, creed, religion, ancestry, sexual orientation, gender, gender identity, physical or mental disability, or national origin of the other person or persons, including any act of antisemitism, is also guilty of the separate offense of hate intimidation and shall be punished as provided by subsection (c) of this section. For purposes of this section, "antisemitism" refers to the definition set forth by the International Holocaust Remembrance Alliance (IHRA).

ORDINANCE 25 – 12

- b) In addition, no person shall disseminate hate materials on any public property or on any commercial property or on any residential property without the express permission of the owner of the residential property within the incorporated area of the Town of Irmo. For purposes of this section, "hate materials" refers to writings intended to intimidate another person or persons on a basis as described in subsection (a) of this section.
- c) A person who violates this section shall be punished as provided in Section 1-8 of the Town Code. The sentences for the separate offenses shall run consecutive to one another unless the court specifies on the record the reason why they should run concurrently.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Irmo, South Carolina, in Council duly assembled on this 16th day of September, 2025, that the Town of Irmo Code of Municipal Ordinance is hereby amended.

PASSED AND ADOPTED this 16th day of September, 2025.

William O. Danielson, *Mayor*

ATTEST:

Lisa Hancock, *Municipal Clerk*

1st Reading: August 19, 2025

2nd Reading: September 16, 2025

Public Hearing: September 16, 2025

Staff Report

Acceptance of Performance Bond

DATE: August 19, 2025

TO: Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Acceptance of a Performance Bond

ACTION REQUESTED: Accept a performance bond of \$9,487.50 for the Chipotle located at 1079 Dutch Fork Road

Background

Chipotle is looking to construct a new restaurant to the left of the YMCA and their developer, Broadstreet Partners, has been working with the Town for months on this project. The proposed Chipotle has two entrances, onto Dutch Fork Road and a rear access onto Salem Church Road.

As part of the Traffic Impact Analysis (TIA), SCDOT is allowing a full-service access along Dutch Fork Road. However, Salem Church Road is scheduled to be realigned to link up with the Lex Rich 5 office. When that realignment occurs, the full-service access is to be reduced to a right-in right-out (RIRO). By the time the realignment occurs, Broadstreet Partners will have long since sold the property to Chipotle, and Chipotle will then be responsible for the conversion.

The Town, our traffic engineer Bowman Consulting, SCDOT, and Broadstreet are all in agreement that the best course of action is a performance bond. Broadstreet is seeking to pay the Town of Irmo the cost of the RIRO construction, plus 25% contingency, to hold as a bond. When the road is realigned, the owners of Chipotle will perform the RIRO conversion and then request repayment of the bond. If the project is not performed adequately or at all, the Town will have the funds to ensure that the RIRO conversion is correct.

Broadstreet has presented the Town with a proposed cost of \$7,590 to perform the conversion. Will James with Bowman Consulting agrees that this quote is adequate. Moreover, a Mitigation Measures Agreement has been signed by the Town, Broadstreet, and SCDOT to ensure that this conversion occurs in a timely manner.

With a 25% contingency, the Town would accept a payment of \$9,487.50 as a performance bond.

Staff Recommendation

Staff recommends accepting the payment of \$9,487.50 as a performance bond for the RIR0 conversion at the Dutch Fork Road Chipotle.

Advantage Outdoor Services, LLC
 PO Box 529
 Gilbert, SC 29054 US
 office@advantage-outdoors.com

Estimate

ADDRESS
 Broadstreet Partners LLC

ESTIMATE # 2336
DATE 07/18/2025

P.O. NO.
 Chipotle Irmo Entrance change

ACTIVITY	QTY	RATE	AMOUNT
Demo	1	550.00	550.00
Site Concrete	1	5,390.00	5,390.00
Mobilization	1	1,650.00	1,650.00

Pricing includes demo of existing asphalt and installation of a 4" concrete median in the entrance off of Dutch Fork road. Mobilization is included

TOTAL
 \$7,590.00

Accepted By

Accepted Date

A

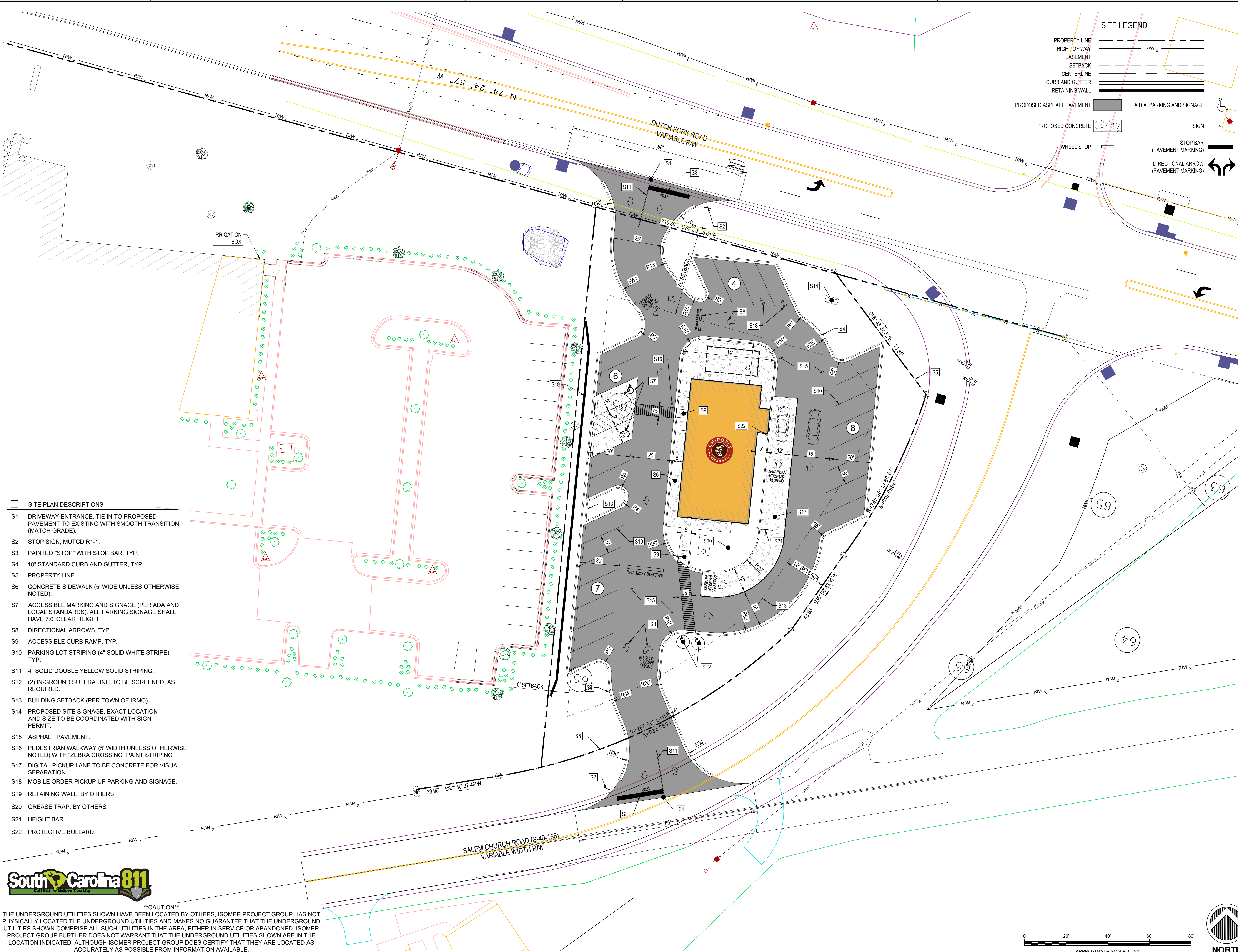
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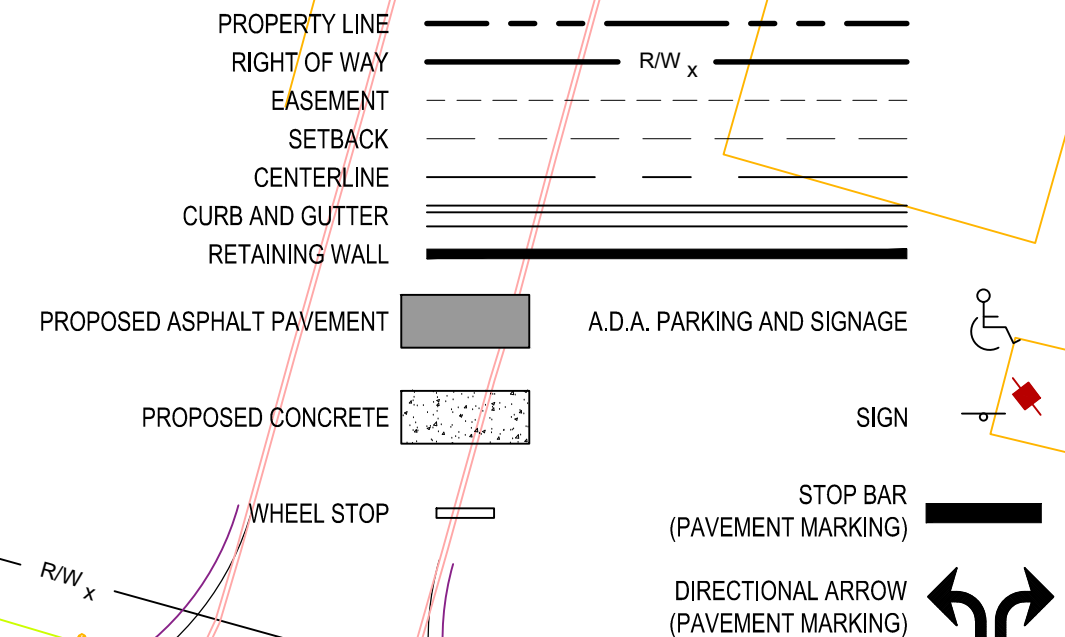
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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY OTHERS. ISOMER PROJECT GROUP HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ISOMER PROJECT GROUP FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED, ALTHOUGH ISOMER PROJECT GROUP DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

SITE LEGEND



GENERAL NOTES:

1. CONTRACTOR SHALL OBTAIN COPY OF EASEMENT DOCUMENTS AND DRIVEWAY ENCROACHMENT PERMITS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR ON ADJACENT PROPERTY.
2. GENERAL CONTRACTOR TO COORDINATE LOCATION OF ALL SIGNAGE WITH THE SIGN PERMIT.
3. ALL PROPOSED SIDEWALKS MUST MEET ALL RICHLAND COUNTY AND ADA STANDARDS.
4. ALL CURB ISLAND RADII ARE 4' UNLESS OTHERWISE NOTED.

ADA NOTES:

1. ALL HANDICAP AREAS, SIDEWALKS AND WALKWAYS SHALL COMPLY WITH ADA REQUIREMENTS.
2. MAXIMUM SLOPE ACROSS ASSOCIATED PARKING AREAS SHALL NOT EXCEED 2%.
3. MAX SLOPE ALONG SIDEWALK OR WALKWAYS SHALL NOT EXCEED 5%, WITH A MAX 2% CROSS SLOPE. IF IT IS DETERMINED IN THE FIELD THAT SLOPES EXCEED THESE LIMITS, CONTACT ENGINEER PRIOR TO INSTALLATION.
4. ALL HANDICAP RAMPS TO HAVE WARNING STRIPS PER TOWN OF IRMO AND ADA REQUIREMENTS.

SIGNING AND PAVEMENT MARKING NOTES:

ALL SIGNING AND PAVEMENT MARKINGS WITHIN THE PROPERTY SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), SCDOT DESIGN STANDARDS, AND TOWN OF IRMO.

PARKING REQUIREMENTS (TOWN OF IRMO ZO TABLE 1):

MIN. REQUIRED:
DRIVE-IN RESTAURANTS - 1 PER 150 SF GFA
BUILDING - 2,325-SF
MIN. REQUIRED = 16 SPACES (1 ACCESSIBLE SPACE)

PROPOSED: 25 SPACES (2 ACCESSIBLE SPACES)

BUILDING SETBACKS (TOWN OF IRMO ZO TABLE 2):

MAJOR STREET: 40'
MINOR STREET: 20'
SIDE: 10'
REAR: 15'

SITE PLAN DESCRIPTIONS

- S1 DRIVEWAY ENTRANCE. TIE IN TO PROPOSED PAVEMENT TO EXISTING WITH SMOOTH TRANSITION (MATCH GRADE).
- S2 STOP SIGN, MUTCD R1-1.
- S3 PAINTED "STOP" WITH STOP BAR, TYP.
- S4 18" STANDARD CURB AND GUTTER, TYP.
- S5 PROPERTY LINE
- S6 CONCRETE SIDEWALK (5' WIDE UNLESS OTHERWISE NOTED).
- S7 ACCESSIBLE MARKING AND SIGNAGE (PER ADA AND LOCAL STANDARDS). ALL PARKING SIGNAGE SHALL HAVE 7.0' CLEAR HEIGHT.
- S8 DIRECTIONAL ARROWS, TYP.
- S9 ACCESSIBLE CURB RAMP, TYP.
- S10 PARKING LOT STRIPING (4" SOLID WHITE STRIPE), TYP.
- S11 4" SOLID DOUBLE YELLOW SOLID STRIPING.
- S12 (2) IN-GROUND SUTERA UNIT TO BE SCREENED AS REQUIRED.
- S13 BUILDING SETBACK (PER TOWN OF IRMO)
- S14 PROPOSED SITE SIGNAGE. EXACT LOCATION AND SIZE TO BE COORDINATED WITH SIGN PERMIT.
- S15 ASPHALT PAVEMENT.
- S16 PEDESTRIAN WALKWAY (5' WIDTH UNLESS OTHERWISE NOTED) WITH "ZEBRA CROSSING" PAINT STRIPING
- S17 DIGITAL PICKUP LANE TO BE CONCRETE FOR VISUAL SEPARATION.
- S18 MOBILE ORDER PICKUP UP PARKING AND SIGNAGE.
- S19 RETAINING WALL, BY OTHERS
- S20 GREASE TRAP, BY OTHERS
- S21 HEIGHT BAR
- S22 PROTECTIVE BOLLARD

REV	DATE	DESCRIPTION	DES	CHK	APP
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**BROADSTREET
PARTNERS**



ISOMER PROJECT GROUP
115 WELBORN ST, SUITE A
GREENVILLE, SC 29601
www.isomer.group

BROADSTREET PARTNERS
IRMO CHIPOTLE
1079 DUTCH FORK ROAD
IRMO, SC 29603

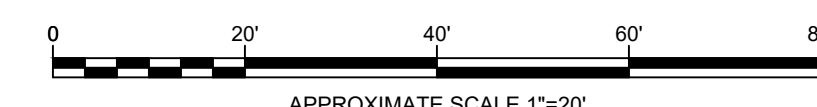
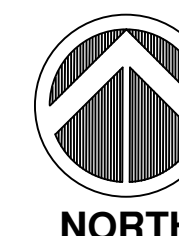
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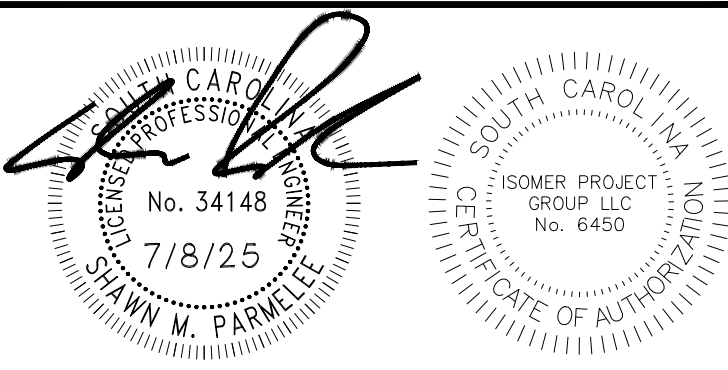
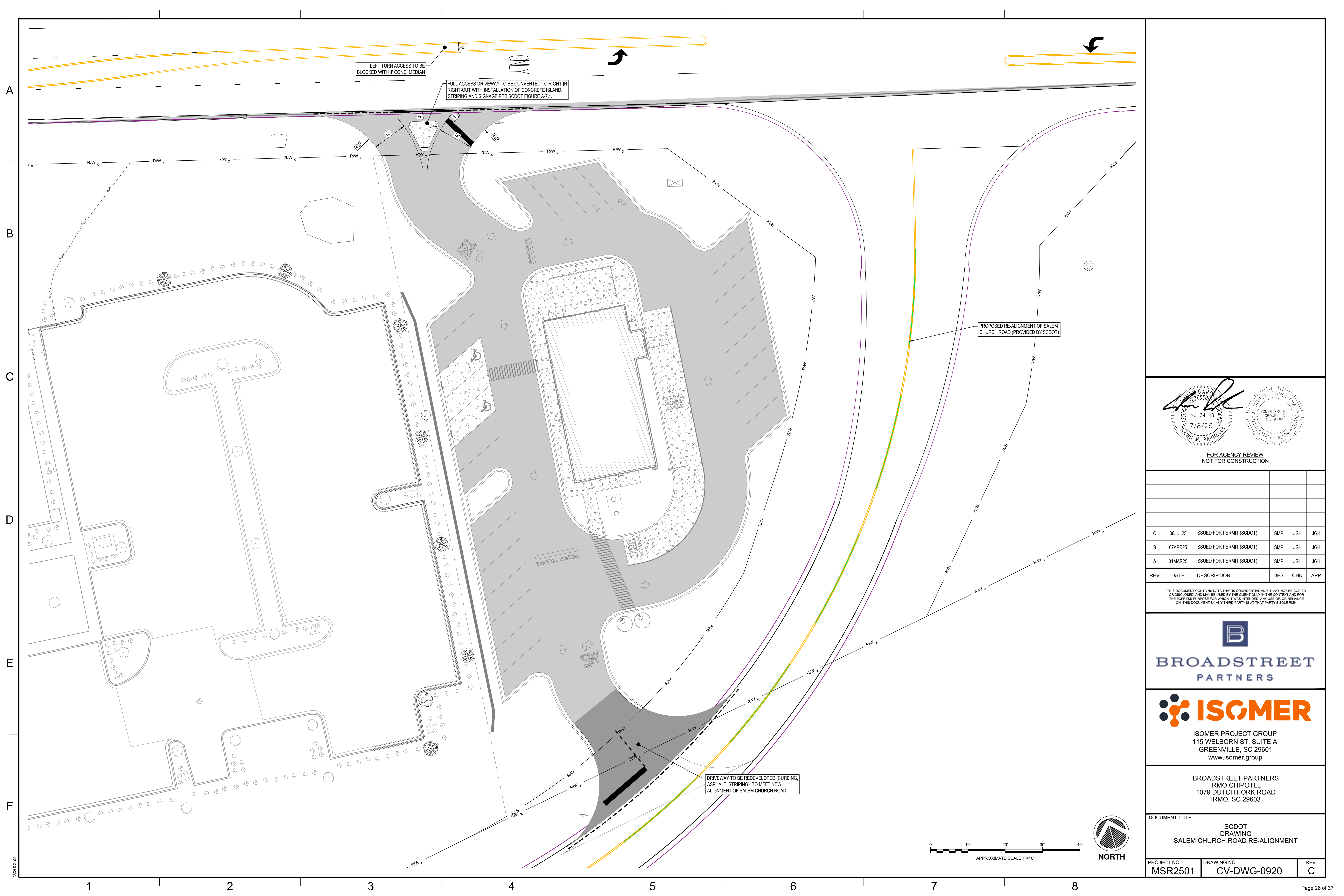
CIVIL
DRAWING
SITE PLAN

PROJECT NO.
MSR2501

DRAWING NO.
CV-DWG-0200

REV.
B





FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	DES	CHK	APP
C	08JUL25	ISSUED FOR PERMIT (SCDOT)	SMP	JGH	JGH
B	07APR25	ISSUED FOR PERMIT (SCDOT)	SMP	JGH	JGH
A	31MAR25	ISSUED FOR PERMIT (SCDOT)	SMP	JGH	JGH

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1079 DUTCH FORK ROAD
IRMO, SC 29603

DOCUMENT TITLE
SCDOT
DRAWING
SALEM CHURCH ROAD RE-ALIGNMENT

PROJECT NO. MSR2501
DRAWING NO. CV-DWG-0920
REV. C

TOWN OF IRMO, SOUTH CAROLINA | TIA MITIGATION MEASURES AGREEMENT
Rev 6/12/2025

Project Information

Project Name: Irmo Chipotle

Property Location: 1079 Dutch Fork Road

Project Owner: Palmetto Health

Case Number: 430799-01-003

Applicant Information

Applicant Name: Broadstreet Partner LLC

Applicant Telephone: (803) 673-9682

Applicant Address: 148 River Street, Suite 205
Greenville, SC 29601

Applicant Email: greer@broadstreetcre.com

The Town of Irmo, with concurrence from the South Carolina Department of Transportation, and the applicant hereby agree that the information documented herein accurately and completely describes the development project and mitigation measures required to adequately mitigate the site-specific impacts to the public transportation system. The developer of the project (whether applicant and/or any future developer of all or any portion of the project) (the "Developer") is responsible -for the complete implementation of the mitigation measures as a condition of development as set forth herein.

Development Information

Parcel Size: ±0.71 acres

Development Size: ±0.71 acres

Proposed development program (include the square footage of each use or the number and size of dwelling units proposed):

2,325 SF Chipotle with Online Order Pickup Lane - Fast-Food Restaurant with Drive-Through Window
(Land Use Code 934)

Project Phasing and Anticipated Build-Out:

1 phase, anticipated build-out 2026

Site Access

Inventory and description of ingress/egress of the site including number driveways, their locations, distances between driveways and intersections, types of driveways (two-way, one-way, etc.), and traffic controls serving the driveways. Internal streets, parking lots, sidewalks and bicycle lanes, and designated loading/unloading areas should also be described. Attach a plan if necessary.

Dutch Fork Road (US76) and Site Access 1 (full access) – approximately 1,110 ft northwest of Broad River Rd (US176) and Dutch Fork Road (US76), Salem Church Road (S-156) and Site Access 2 (full access) – approximately 850 ft west of Old Dutch Fork Road (L-2201) and Salem Church Road (S-156)

Mitigation Measures

Describe the location, nature, extent, and phasing of all transportation improvements required of the Developer by Town of Irmo staff and SCDOT to improve and/or maintain future year no-build level of service (LOS) conditions through phasing and build-out of the project. Attach additional pages if needed.

Phasing: Mitigation measures below shall be in place prior to the approval of the first certificate of occupancy (CO)

Location: Dutch Fork Road (US76) and Site Access 1 (full access) – approximately 1,110 ft northwest of Broad River Rd (US176) and Dutch Fork Road (US76)

Required Mitigation(s): Northbound: Construct Site Access 1 as full access with two-lane cross section with one ingress and one egress (shared left/right turn lane). Provide 50 feet of internal protected stem/throat.

Site Access 1 must be modified to a right-in, right-out only driveway after Salem Church Road is realigned by SCDOT to intersect with Dutch fork Road approximately 150 feet east of Site Access 1. Construct Northbound Site Access 1 as right-in, right-out with two-lane cross section with one ingress and one egress (right-turn only). Provide 50 feet of internal protected stem/throat.

Location: Salem Church Road (S-156) and Site Access 2 (full access) – approximately 850 ft west of Old Dutch Fork Road (L-2201) and Salem Church Road (S-156)

Required Mitigation(s): Southbound: Construct Site Access 2 as full access with two-lane cross section with one ingress and one egress (shared left/right turn lane). Provide 50 feet of internal protected stem/throat.

TOWN OF IRMO, SOUTH CAROLINA | TIA MITIGATION MEASURES AGREEMENT
Rev 6/12/2025

Exhibits

An exhibit depicting the site plan associated with the approved TIA and an exhibit showing the Mitigation Measures is attached hereto and incorporated herein by this reference.

Agreement by All Parties

The undersigned agree that the final mitigation measures described herein adequately mitigate the site-specific impacts to the public transportation system for the development identified herein and the Developer is responsible for complete implementation of all mitigation measures as a condition of development approval as set forth herein. Any deviation from the development features as described in the final TIA, including but not limited to land uses and site access, must be submitted to the Town of Irmo Staff in writing who will then determine if a revised TIA will be required.

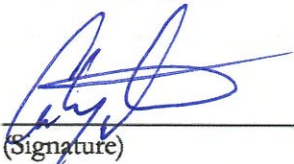
Agreed to this ____ day of _____, 2025.

APPLICANT


(Signature)

Matthew E Caright
(Print Name)

TOWN OF IRMO


(Signature)

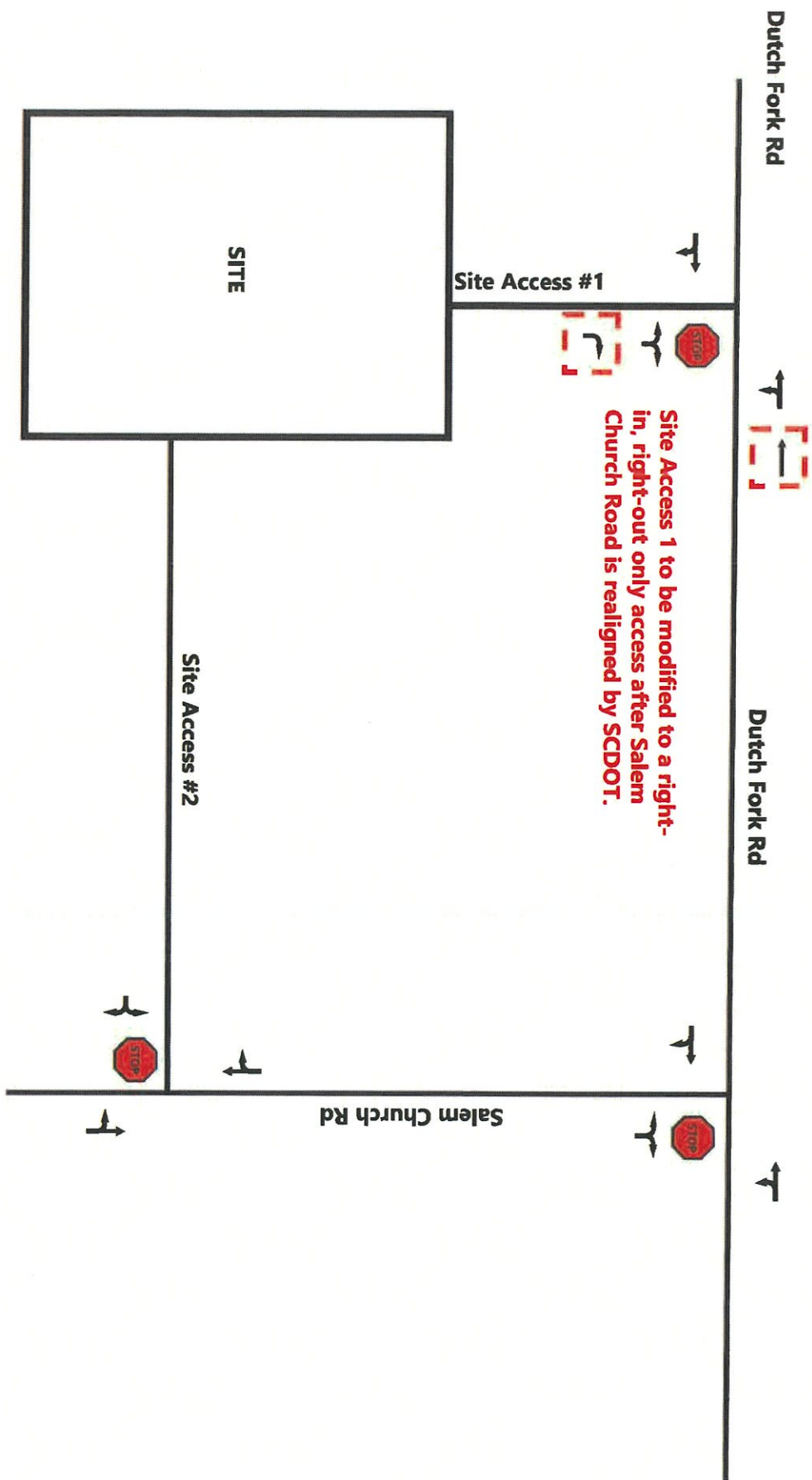
Courtney Dennis
(Print Name)

Concurrence by the South Carolina Department of Transportation, District 1 on this day of _____, 2025.

DISTRICT REPRESENTATIVE

(Signature)

(Print Name)



Legend

 - Stop Sign

 - Traffic Signal

Bowman

2026 Proposed Conditions
Irmo Chipotle
Richland County, SC

EXHIBIT
4

PROJECT NO. XXXXX-XX-XXX

Staff Report

Appointment to the Accommodations Tax Advisory Committee

DATE: August 19, 2025

TO: Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Appointment to the Accommodations Tax Advisory Committee

ACTION REQUESTED: Appoint member to the Accommodations Tax Advisory Committee

Background

Per the Town of Irmo Code of Ordinance, Sec. 2-295, the Accommodations Tax Advisory Committee

shall consist of seven members to be appointed by the council, consisting of four from the hospitality industry with two of those from the lodging industry, where applicable. These individuals must work and/or reside in the town or the county receiving the revenue. One member must represent the cultural arts within the town, with the remaining two members can be at-large with preference given in the following order: Town resident, town business owner, town property owner or finally a member of Richland/Lexington School District 5. No member of the advisory committee may hold an elected public office within the town.

The term of one member is currently at an end: Bilyana Franks (Lodging).

The Town has advertised this opening and has received one application to fill this position, Owillinda Brooker, General Manager of Woodspring Suites. She would represent the lodging industry.

Members of the Accommodations Tax Advisory Committee serve staggered three-year terms. As such, Ms. Brooker would serve until June 30, 2028.

Staff Recommendation

Staff has spoken with Ms. Brooker and she appears quite interested in the role. She has served on numerous community boards and her husband was a planning commissioner in Augusta.

Owillinda Brooker

owillinda.brooker@solarahotels.com

Submission Date Jul 24, 2025 12:16 PM

Contact Information Owillinda Brooker

Email owillinda.brooker@solarahotels.com

Phone Number (803) 749-7575

Address 944 Lake Murray Blvd
Irom, SC, 29063

Are you a resident of the Town of Irmo? No

Do you own, operate, or work in a business located in the Town of Irmo? Yes

Do you live with Lexington Richland School District 5? Yes

Do you own property within the Town of Irmo? No

Are you a registered voter? Yes

Which Board, Commission, or Committee are you primarily interested in? Accommodations Tax Committee

Why do you wish to serve on a Town Board, Commission or Committee? I believe I would be an excellent candidate to serve on the Irmo City Accommodation Tax Board due to my extensive experience in the hospitality industry and proven leadership skills. For the past 12 years, I have managed a hotel operation, overseeing a team of 30 employees. This role has given me in-depth knowledge of tourism, guest services, and the economic impact that accommodations and hospitality have on our community.

Please list your qualifications for serving on a Town Board, Commission or Committee Through my management experience, I have developed strong skills in budgeting, operations, and strategic planning, which are directly aligned with the responsibilities of the Accommodation Tax Board. I understand the

importance of utilizing accommodation tax revenues to enhance tourism, support local businesses, and create a welcoming environment for visitors.

My hands-on experience with hotel operations gives me a unique perspective on the needs and challenges of both visitors and local businesses. I am committed to using this knowledge to ensure that the funds are allocated effectively and in ways that benefit our community's growth and tourism industry

Please describe your education College and many certifications with Marriott

Please describe your work experience I have been 15 1/2 years in hospitality in position of the General Manager.

Please list any other community activities in which you take part Aiken SC women's build with Habitat for Humanity(Aiken)
Aiken One table during Thanksgiving(Aiken)
Battered Women Shelter(Columbia)
Crown Christain Center out Reach ministry(North Augusta SC)
Blunt Chapel CME clothing drive
Brookland Baptist Food Bank(Columbia)

Conflict of Interest Agreement

A handwritten signature in black ink, appearing to be 'O'Brien', written over a horizontal line.

Staff Report

Appointment to the Board of Zoning Appeals

DATE: August 19, 2025

TO: Irmo Town Council

FROM: Douglas Polen, Deputy Town Administrator

SUBJECT: Appointment to the Board of Zoning Appeals

ACTION REQUESTED: Appoint member to the Board of Zoning Appeals

Background

Per the Town of Irmo Zoning Ordinance, Sec. 12-3, the Board of Zoning Appeals (BZA) consists of five members appointed to staggered terms running four years each and commencing on April 1st.

At present, there are two openings on the BZA. The term of Labrina Myers has concluded, and Walter Lindler has resigned. The term for Ms. Myers' replacement will conclude March 31, 2029, while Mr. Lindler's unexpired term will conclude on March 31, 2028.

The Town has advertised these openings and has received one application to fill these positions, from Eric Hoh.

Staff Recommendation

Staff has spoken with Mr. Hoh and he appears quite interested in the role. He lives in the Friarsgate Subdivision and is employed at Midlands Tech.

Eric Hoh

ericwuzherepro@gmail.com

Submission Date

Aug 12, 2025 8:28 AM

Contact Information

Eric Hoh

Email

ericwuzherepro@gmail.com

Phone Number

(757) 262-7369

Address

607 Friarsgate Blvd
Irmo, SC, 29063

Are you a resident of the Town of Irmo?

Yes

If you are an Irmo resident, how long have you lived in Town?

607 Friarsgate Blvd

Do you own, operate, or work in a business located in the Town of Irmo?

Yes

If so, please list the business and its address

Midlands Technical College, 7300 College Street

Do you live with Lexington Richland School District 5?

Yes

Do you own property within the Town of Irmo?

Yes

If so, please list the address

607 Friarsgate Blvd, Irmo, SC 29063

Are you a registered voter?

Yes

Which Board, Commission, or Committee are you primarily

Board of Zoning Appeals

interested in?

Are there any additional boards, commissions, or committees on which you would be interested in serving?

Board of Zoning Appeals

Events Committee

Planning Commission

Why do you wish to serve on a Town Board, Commission or Committee?

I have a young child growing up here in Irmo and I want to ensure that the future is bright for people who live here.

Please list your qualifications for serving on a Town Board, Commission or Committee

I work directly with the public at my job at Midlands technical College. I am aware of the multicultural tapestry of people who live here and what it is that they need in terms of jobs and entertainment. I want to ensure that Lexington Richland five schools continue to develop in a positive direction.

Please describe your education

Bachelor's degree in mass communication and journalism

Please describe your work experience

Since my time at USC, I have worked in various gig economy roles, but for the last decade, I've been employed by Midlands technical College in various roles.

Please list any other community activities in which you take part

I am an avid outdoor enthusiast and love to attend activities at the various Irmo Chapin Recreation Commission parks. I enjoy visiting outdoor craft fairs and other opportunities to see local talent.

Any additional comments

I'm an eagle scout, a family man and well versed in civics. I am excited for any opportunity to help guide irmo's positive growth.

Conflict of Interest Agreement

A handwritten signature in black ink, appearing to be 'Erin', followed by a stylized flourish or second signature.