



TOWN COUNCIL MEETING

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

June 16, 2026 @ 6:00 PM

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

AGENDA

- I. Public Hearing
 - A. To hear comments on ORDINANCE 26-11, an ordinance 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.
- II. Call to Order
- III. Pledge of Allegiance
 - A. Pledge of Allegiance led by Bryan Ritter, U.S. Air Force, (Ret.)
- IV. Invocation
- V. Approval of the Agenda
- VI. Reading of the Minutes
 - A. May 19, 2026 Town Council Meeting Minutes
 - B. June 02, 2026 Town Council Workshop Meeting Minutes
- VII. Report of Standing
 - A. Administrative Briefing
 - B. New In-town Businesses:

- BioHakd Longevity Lounge – 2724 N Lake Dr
- Waffle House – 151 Blanche Circle
- Loving Angels in Home Care-7801 St. Andrews Rd
- Carolina Industrial Staffing -7001 St. Andrews
- Pracht Injury Lawyers-7567 St. Andrews Rd, Ste 101
- AmaDEO fitness LLC- 7777 St. Andrews Rd, Ste C

VIII. Consideration of Communications

A. Recognition of the Yard of the Quarter Award

B. Recognition of the Heart of Irmo Award

C. Community Connections:

- Irmo Juneteenth Celebration
- Irmo 4th of July Celebration and Laser Show
- Summer Reading Programs
- Toucan Tuesdays at Riverbanks Zoo
- D5 Summer Break Café

IX. Presentation by Citizens (Agenda Items Only)

X. Unfinished Business

- A. **SECOND AND FINAL READING OF ORDINANCE 26-11** an ordinance to rezone 6.07 acres of real property located at 7949 Broad River Road, TMS R04006-02 25, from CG, General Commercial, to CG, General Commercial with Conditions, and to amend the official zoning map of the Town of Irmo to so reflect (Planning Commission). *This would allow the construction of a new -42,000 sf storage building while requiring site improvements and landscaping.*
- B. **SECOND AND FINAL READING OF ORDINANCE 26-13** amendments to Conditional Uses for Home Occupations, Sec. 2-3.7 of the Irmo Zoning Ordinance (Ward). *This ordinance would clarify allowable and prohibited home occupations and broaden the use of home occupations into accessory buildings on residential lots.*

XI. New Business

- A. **FIRST READING OF ORDINANCE 26-15**, an ordinance Amending the Town Code to Change the Form of Municipal Government from the Council Form to the Council–Manager Form of Government Pursuant to South Carolina Code of Laws.
An ordinance amending the Town's form of government from the Council Form to the Council–Manager Form to align the Town's official governmental structure with the administrative responsibilities currently assigned to and performed by the Town Administrator under the Town Code, while maintaining all legislative and policy-making authority with Town Council.
- B. **RESOLUTION 26-07**, Resolution Authorizing Signature Authority for the Deputy Town Administrator (Lisa). *Consideration of a resolution authorizing the Deputy Town Administrator to execute approved Town documents and agreements on behalf of the Town to facilitate efficient administration and continuity of municipal operations.*
- C. **Approval of Preferred General Construction Contractor List —**
Consideration of a motion to approve and establish a list of preferred general construction contractors authorized to provide on-call general contracting services for municipal projects, repairs, maintenance, renovations, and capital improvements. (Staff).

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.

- A. **Executive Session pursuant to §30-4-70(a)(2) for receipt of legal advice regarding matters covered by attorney-client privilege.**

XV. Possible Action in Follow-Up to Executive Session

- A. Possible Action relating to any potential claims discussed in executive session, as appropriate and as permitted by law.

XVI. Adjournment

FOIA Notice: In accordance with the S.C. Freedom of Information Act, the time, date, place, and agenda of this meeting was posted on the bulletin board at Town Hall, on the public website, and notice was forwarded to all news media and individuals requesting notification

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 Municipal Clerk.

To speak during Presentation by Citizens, members of the public must either contact the Municipal Clerk before 3:00 pm the day of the meeting at (803) 781-7050 or lhancock@townofirmosc.com, or fill out the sign-in sheet in the foyer of the Municipal Building just prior to the meeting.

ORDINANCE 26-11

AN ORDINANCE TO RE-CLASSIFY 6.07 ACRES OF REAL PROPERTY LOCATED AT 7949 BROAD RIVER ROAD, TMS R04006-02-25, FROM CG, GENERAL COMMERCIAL, TO CG, GENERAL COMMERCIAL WITH CONDITIONS, 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 property located at 7949 Broad River Road, TMS # R04006-02-25, to re-classify the property from CG, General Commercial, to CG, General Commercial with Conditions; 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 May 11, 2026, recommended to the Irmo Town Council to classify said property to the appropriate zoning classification of CG, General Commercial with Conditions; and

WHEREAS, it is necessary and desirable to reclassify said property to CG, General Commercial with the following conditions:

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.
7. Minor amendments to this ordinance may be permitted with Zoning Administrator approval. Major amendments would require a rezoning, consisting of a Planning Commission recommendation, Town Council vote, and a public hearing. The Zoning Administrator shall determine if an amendment is minor or major, and appeals to the Zoning Administrator may be made by the applicant to the Board of Zoning Appeals.

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 June, 2026, that the Zoning

ORDINANCE 26-11

Classification pertaining to the subject parcel be hereby re-classified from its current zoning of CG, General Commercial to CG, General Commercial with Conditions; 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.

DONE IN COUNCIL ASSEMBLED this 16th day of June, 2026

William O. Danielson, *Mayor*

ATTEST:

Lisa Hancock, *Municipal Clerk*

1st Reading: May 19, 2026

2nd Reading: June 16, 2026

Public Hearing: June 16, 2026



**TOWN OF IRMO
REGULAR COUNCIL MEETING
May 19, 2026**

The Irmo Town Council held a regular meeting on Tuesday, May 19, 2026, 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; Mrs. Nicholle Burroughs, new Deputy Town Administrator; Police Chief Bobby Dale; Mrs. Danielle McNaughton, Communications and Events Director; Ms. Lisa Hancock, Finance Director & Municipal Clerk; and Mr. William Edwards, Town Attorney.

The agenda was published and posted on Friday, May 15, 2026, to meet FOIA requirements.

Public Hearing -Call to Order 6:05 p.m.

- A.** To hear comments on **ORDINANCE 26-10**, and ordinance to adopt the operating and capital budget of the Town of Irmo, FY 2026/2027. This will establish a general fund operating budget of \$13,025,193 and an Okra Strut budget of \$184,000.

With no one signed up to speak, Mayor Danielson closed the public hearing at 6:08 p.m.

II. Regular Meeting - Call to Order 6:08 p.m.

III. Pledge of Allegiance

- A.** Pledge of Allegiance led by Chief Petty Officer Ryan Daniels, U.S. Navy (Retired)
The Mayor and Council presented Officer Daniels with the veterans flag.

IV. Invocation given by Councilman Ward

V. Approval of the Agenda

Dr. Waldman made a motion to approve the agenda, seconded by Ms. Coleman. The vote for approval was unanimous.

VI. Approval of the Minutes

- A.** April 21, 2026 Town Council Minutes - Dr. Waldman made a motion to approve the agenda, seconded by Ms. Coleman. The vote for approval was unanimous.

- B.** May 5, 2026 Town Council Workshop Minutes - Dr. Waldman made a motion to approve the agenda, seconded by Mr. Ward. The vote for approval was unanimous.

VII. Report of Standing

A. Administrative Briefing – Jim Crosland stated the following:

1. Applications are open for the Lexington Health Irmo Okra Strut. Updates have been made to the strut website and shared on social media.
2. The group met on Tuesday concerning the 2027 spring concert series. Mr. Crosland will share the lineup once confirmed.
3. We have a bluegrass concert coming on October 30, 2026, featuring Bill's Picking Parlor's very own Willie Wells and the Blue Ridge Mountain Grass. Mitchell Lee from The Voice will be the opening act.
4. Danielle did an amazing job updating the sanitation link on our website. If you receive any calls from your constituents, please refer them to the website. It's easy to use - you type in your address and it's going to list what days are what.
5. Rawls Creek Park basketball court is finally finished with the addition of a water fountain and fencing.
6. Whitt Cline Community Park signs have been all be replaced and updated.
7. Our banking RFP and general contractor RFP officially closes on May 22nd and we'll repeat that process like we have with our prior RFPs.
8. Events committee met this week and we're ready to go with the July 4th event.
9. And we please welcome Deputy Town Administrator Nicholle Burroughs on day number two.

The Mayor stated that we also want to thank Douglas Polen for everything he has done for the Irmo community in the last few years.

B. New In-town Businesses presented by Councilwoman Coleman

- To the Point Body Piercing, 7532 Woodrow Street
- Irmo Liquor, 1174 Lake Murray Boulevard
- Flex Super gym, 7592 Woodrow Street
- Nail Bliss of Columbia, 2746 N. Lake Drive, Unit 102
- Construction Laser dba Terrawise Solutions, 7453 Irmo Drive, Ste B
- Selah & Co. Salon (Salon by JC), 8090 Irmo Drive, Ste 23

VIII. Consideration of Communications

A. Recognition of the Employee of the Quarter – Mayor and Council presented Inga Whelchel, Police Department's Administrative Services Specialist with the Employee of the Quarter plaque for her exceptional work performance.

- B. Recognition of the 2026 Lexington Health Irmo Okra Strut Scholarship –** Okra Strut Commissioner, Dawn Cilley presented the scholarship certificate to Jackson Stengel, who will be attending Wofford College in the fall.
- C. A proclamation recognizing May as Mental Health Awareness Month** presented by the Mayor to Hunter Hugg, an advocate for mental health awareness.
- D. A proclamation recognizing May as Lupus Awareness Month** presented by Councilman Ward.
- E. Community Connections** presented by Dr. Waldman
- Sewing & Needlecraft Club – at Universal Outreach Church on Thursdays from 10am – 12pm
 - End of Year School Bash – at Moore Park on May 24 from 12-4pm
 - Mental Health Awareness Family Fun Day – at St. Paul AME Church on May 30 from 10am – 2pm
 - DS Summer Break – free breakfast and lunch at Dutch Fork HS and Irmo HS
 - Multi Sports Summer Camp – at Harbison Community Center
 - Annual Juneteenth Celebration – at Moore Park from 3-9pm
 - D5 Foundation Gala – at Saluda Shoals River Center on October 17 from 7-10pm

IX. Presentation by Citizens (Agenda Items Only)

1. Ronald Veoghon, spoke against Ordinance 26-12 due to over crowded roads.
2. Bryan Murdaugh, 1200 people sign a petition due to overcrowding roads seeks to wait until traffic study is completed before Council approved Ordinance 26-12.
3. Joshua Taylor, spoke against Ordinance 26-12 due to overcrowding.
4. Hunter Suggs, representing the Barrs, supports the project and Ordinance 26-12.
5. Kris Lindley – privacy and security concerns against Ordinance 26-12.
6. Julie Zion – against Ordinance 26-12 due to inadequate infrastructure.
7. Marlene Gantt - against Ordinance 26-12 due to inadequate infrastructure.
8. Amy Barrows – against Ordinance 26-12 due to magnitude of development and overcrowding roads.
9. Chuck Rauh declined to speak.
10. Lauren Crandall declined to speak.
11. Danielle Eleazer declined to speak.
12. Emily Atkinson – against Ordinance 26-12 due to overcrowding roads and requests delay of development until traffic study is completed.
13. Janet Graham declined to speak.
14. Steve Graham declined to speak.

Mayor Danielson thanked everyone for their input.

X. Unfinished Business

- A. SECOND AND FINAL READING OF ORDINANCE 26-10** to adopt operating and capital budgets for FY 2026/2027 (Staff). This will establish a general fund operating budget of \$13,025,193 and an Okra Strut budget of \$184,000 for FY 26/27.

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

Mr. Crosland stated nothing has changed since the first reading of the budget.

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.

XI. New Business

- A. FIRST READING OF ORDINANCE 26-11**, an ordinance to rezone 6.07 acres of real property located at 7949 Broad River Road, TMS R04006-02-25, from GC, General Commercial, to GC, General Commercial with Conditions, and to amend the official zoning map of the Town of Irmo to so reflect (Planning Commission). This would allow the construction of a new 42,000 sf storage building as well as expansion into the existing buildings while requiring site improvements and landscaping.

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

Dr. Waldman stated she has lot of questions about this. And her major concern is that in 2023 we actually relegated mini warehouse storage units to light manufacturing zones. And this is a general commercial zone. And although it's asking for special conditions, I still feel like because the applicant is actually asking for construction of a new building with additional 42,000 square feet that that this should be looked at more as a new storage facility request. It looks like they are also asking for expansion into the existing buildings, which to me that's compatible with expanding the existing business that's already there. But I have a lot of individual questions as well about the numbers of entrances that would be required or limited for a storage facility versus the number of entrances that are currently there for this commercial zone. Also, previously there was a limit of 4 acres for properties that contain mini warehouses and this is a 6.07acre property. It's attractive that part of this agreement would be the beautification of this property. That's a big bonus, but in my opinion right now, I don't think it's worth the tradeoff of making these exemptions or these conditions just for the beautification part of it.

Mr. Ward asked Doug if he could answer these questions. To Dr. Waldman's point with the 4-acre component, does what you have written in the conditions provide them with special permission to go over those 4 acres or would the 4-acre limit still apply?

Mr. Polen responded that yes this would give them special permission. The whole point of having this as a conditional use zone is that it is creating a zone just for this one particular lot due that they are an existing business. So does it make sense to allow an

expansion in exchange for beautification and putting façade improvements on the existing buildings, putting in an attractive new building, and putting in landscaping improvements. That's the question the council needs to ask itself.

Mr. Ward stated the landscaping will provide a 15-foot buffer on the sides that border the two roads but asked if there is a way for the town to hold them to maintaining those plants.

Mr. Polen stated the landscape ordinance requires that if you're required to put in five trees per 100 linear feet and 35 shrubs and a tree dies that would be a code enforcement issue. They would have to replace that tree.

Mr. Ward asked if the expansion into the existing commercial space is considered a minor or major amendment that will be approved by the zoning administrator and would it allow the owner of the shopping center to kick other businesses out?

Mr. Polen stated they could add a condition for keeping the other businesses in the commercial space. And that the minor amendment and major amendment would be because they're asking to be able to expand into the existing structures and that would be part of their allowable re-zoning. They could simply move into those vacant units but say they were allowed to do a 42,000 square foot additional structure and they came back and said, "No, we want to do 50,000 square feet." Then because they were initially allowed to do 42,000, this would be considered a major amendment, and they would be required to go back through the process. Likewise, if they wanted to make major changes to landscaping or exterior material, that would be considered a major amendment that would need to be approved by council. Minor amendments tend to be something like this is the drawing we gave you, but can we change this exterior material to this exterior material? And that's something that would be handled staff level.

Mr. Ward then asked if the commercial spaces would be filled by tenants if the parking would be sufficient for the businesses?

Mr. Polen stated in general, parking requirements for a shopping center is four spaces per thousand square feet. And he stated there is probably around 6-8,000 square feet remaining, which is about 50 parking spaces.

Mr. Penfield stated that he can't think of anything that this area more than car washes and storage units. When we put down 42,000 square feet of more storage units, that revenue goes back to New York. The property owner is unwilling to provide alternate lease arrangements to the tenants. I have personal experience there. That space could be productive as it is. If there were more flexibility there, but I don't have a lot of technical questions. I have feedback from the public and my own personal experience. That's a no for me.

Ms. Coleman stated she has a few questions for Mr. Polen. How long has this property been sitting in this vacant status that it is in right now?

Mr. Polen stated it has been around 12 to 15 years.

Ms. Coleman then asked if there have been any developers that have asked to do something, but the owner or the Town has turned them down?

Mr. Polen responded that the Town has had no requests but is unsure whether the owner has or hasn't. The owner had stated he has concerns that local tenants can continue to rent.

Ms. Coleman stated her concern about the owner kicking out the current tenants and asked if there was a way to mandate how much he wants to charge for rent.

Mr. Polen stated there is nothing Town can do about the amount of rent the owner wishes to charge however, they could put a condition to allow the current tenants a reasonable opportunity to maintain their tenancy. But the owner stated that he has no plans on kicking out the current tenants. However, if those businesses were to close, the owner wishes to expand into those units themselves.

Ms. Coleman asked what type of vegetation would be allowed to be planted.

Mr. Polen stated the Town has an extensive tree pallet in the zoning ordinance with about 300 different plants listed and code requires at least half the trees to be canopy. Which means they would grow to a full mature height of over 40 feet. And then the other half could be understory of evergreen type trees.

Dr. Waldman asked if Town knows where the power lines are and how will that affect the vegetative buffers?

Mr. Polen stated he does not know but one of the conditions is that after the widening of Broad River Road, the buffer must remain at 15 feet. And that he could find out about the power lines.

The Mayor commented that Mr. Polen will be gone in a week and the new Deputy Town Administrator, Nicholle Burroughs will follow through.

Mrs. Burroughs stated that the specific conditions that council wishes to make can be implemented prior to second reading.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "Yes", Mr. Penfield voted "No", Ms. Coleman voted "Yes", Dr. Waldman voted "No", and Mayor Danielson voted "Yes". The Council approved three to two.

- B. FIRST READING OF ORDINANCE 26-12**, an ordinance to rezone 67.35 acres of real property located at or near 1424 Shady Grove Road, TMS R03300-03-02, -37, and -44, from GC, General Commercial with Conditions, to RN, Negotiated Residential, and to amend the official zoning map of the Town of Irmo to so reflect (Planning Commission). This would allow the construction of 200 apartment units, 90 senior duplex units, and 40 single family detached units on the property.

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

Dr. Waldman stated there are a lot of unknowns at this point and there is a lot of room for the Town to negotiate those details in terms of the requirement for a traffic impact analysis which would include the road widening requirements. She thinks at this point of the proposal, it's not good enough to be finalized.

Ms. Coleman agrees with Dr. Waldman. And she thinks Town Council should take a look at the process of introducing these types of developments.

Mr. Penfield stated he doesn't see any supportive conditions and the Town has enough traffic and demands on our schools.

Mr. Ward believes in concurrency within the community. He stated he has spoken with the school district about the overwhelming demand and the school district stated they will move students around. But believes the bigger issue is the tax credits the developer is to receive.

Chris Young, with American Community Developers answered Mr. Ward's question concerning the tax credits by stating they have been successful in South Carolina with seven other communities with tax credits. The 200 units have been allocated tax credits for the attainable workforce and their intent is to work with the town and with the state on the senior side.

Mr. Ward stated Council is concerned about the senior population. And wanted to know the tangibility of the senior housing.

Mr. Young responded by stating that data shows that attainable workforce communities in the United States show that 45 to 50% of all one and two bedrooms are filled by residents that are 55 plus. As seniors age and still need to be in the workforce.

Mr. Young continued to address Council by stating they have been following the town's process and procedures on how they should proceed with the town and community. And they are getting a traffic study and have been consulting with the school district.

Ms. Coleman stated she wanted to address the fears from social media where the community is worried this development will bring in undesirables such as section 8.

Mr. Young stated this is not section 8 housing but attainable workforce housing that is approved by Congress to use tax credits. He went on to say the people who live there pay the rent and have to pass a public safety background check and credit check to qualify for the housing and tax credit. And stated the developer owns the property and will manage the property.

Mayor Danielson stated only one person on the list to speak on this ordinance lives in town limits however we are a community and need to take into consideration how Council's decision affects the entire community.

Mayor Danielson called upon Ms. Hancock for a rollcall vote on the overall ordinance: Mr. Ward voted "No", Mr. Penfield voted "No", Ms. Coleman voted "No", Dr. Waldman voted "Yes", and Mayor Danielson voted "No". With one yes vote and four no votes, the motion failed and was not approved.

C. FIRST READING OF ORDINANCE 26-13, amendments to Conditional Uses for Home

Occupations, Sec. 2-3.7 of the Irmo Zoning Ordinance (Ward). This ordinance would clarify allowable and prohibited home occupations and broaden the use of home occupations into accessory buildings on residential lots.

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

Mr. Ward stated these changes will directly supports Irmo's local entrepreneurs and remote workforce. And the changes will outline what is and is not allowed to be a homebased business.

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. RESOLUTION 26-06**, a resolution to approve expenditures of revenues generated from the accommodations tax (Accommodations Tax Advisory Committee). This would allocate an estimated \$81,900 to seven different organizations which applied for Accommodations Tax funding for FY27.

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

Mayor Danielson stated this is an estimated amount as we have not received all the funds from the State. And if Council approves, it will be on percentages the committee recommends to distribute to the following applicants: African American Historical Society; Capital City -Lake Murray Country; Ensemble Eclectia!; Harbison Theatre at Midlands Technical College; Irmo Cherry Blossom Festival; Irmo International Festival; and Irmo Okra Strut.

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.

- E. Consideration of a contract renewal with MPA Strategies** for PIO services (Staff)

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

Mr. Crosland stated MPA Strategies has been with us for a year. And Ashley Hunter has done phenomenal work with us on and with the PIO services and additional services with events. Staff recommends approval.

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.

- F. Consideration of a contract renewal with CC&I** for building inspection services (Staff)

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

Mr. Crosland stated this is our building inspector services along with our permitting for any kind of commercial and residential inspections. And Wayne Willis with CC&I redid the scope on their contract from 25% to 30% would come back to the town. They also have all their permitting software, so it just made sense to go back and renew their contract. Staff recommends approval.

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.

- G. Consideration of a contract with Asset Technology Group** to serve as the Town of Irmo Information Technology vendor (Staff). This is a three-year contract with two optional two-year extensions.

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

Mr. Crosland stated the Town issued an RFP on March 5th, 2026 for IT services and received 26. Current IT services will expire in August with automatic 5-year renewal. The Town issued the RFP to maintain the need for Irmo to be competitive with its IT services. The top three finalists were Canny Tech Consulting, Pilot Company, and Asset Technology Group. Staff recommends Asset Technology Group.

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.

- H. Consideration of a contract with the County of Lexington** to assign Ed Lewis as primary Municipal Judge and Gary Morgan as backup Municipal Judge (Staff). This contract will provide backup judges to Judge Rebecca Adams at an annual cost of \$5,000 to the County of Lexington.

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

Mr. Crosland stated Ed Lewis was selected as the magistrate for north region to replace Rebecca Adams, so he is no longer our associate judge. But he is going to be our backup judge with the County. Staff recommends approval of the contract.

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.

- I. Ratification of a contract for a temporary, part-time Human Resources Contractor** (Staff).

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

Mr. Crosland stated this is a ratification for the town administrator for a contract that was issued to Lynn Dooley. We recently had a vacancy in our HR department. The town of Irmo is big enough where we need a full-time HR

person. Lynn is retired from the City of Cayce and agreed to come back for two months to help us through this transition. The contract is for two months so we can advertise properly and not rushed in hiring.

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.

XII. Presentation by Citizens

1. Nicole Sanchez is concerned about the storage units discussed in Ordinance 26-11 and about the owner kicking out the laundry mat as this is the only laundry mat in Irmo.

XIII. Discussion - None

XIV. Executive Session

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

- A.** Executive Session pursuant to §30-4-70(a)(2) for receipt of legal advice regarding matters covered by attorney-client privilege concerning a complaint against Council.

Dr. Waldman made a motion to go into executive session at 7:55 p.m. and Mr. Ward seconded it. Council approved the motion unanimously.

Council returned from executive session at 8:17 p.m. Mayor Danielson stated no votes were taken and no decisions were made.

XV. Possible Action in Follow-up to Executive Session

- A. Possible Action** relating to the claims or potential claims discussed in executive session, as appropriate and as permitted by law.

Dr. Waldman made a motion to direct the Town Attorney to work with the Town Administration to investigate the alleged complaint and report back within 45 days. Mr. Ward seconded the motion.

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.

XVI. Adjournment

There being no further business, Mr. Ward made a motion to adjourn, and Dr. Waldman seconded it. The motion was approved unanimously; therefore, the meeting was adjourned at 8:19 p.m.

William O. Danielson, Mayor

ATTEST:

Lisa Hancock, Municipal Clerk



**TOWN OF IRMO
COUNCIL WORKSHOP
June 2, 2026**

The Irmo Town Council held a Workshop on Tuesday, June 2, 2026, in the Municipal Building. In attendance were Mayor William Danielson, Mayor Pro-Tem Dr. Barb Waldman, Councilwoman Phyllis Coleman, Councilman Gabriel Penfield and Councilman Mike Ward. Others present were Mr. Jim Crosland, Town Administrator; Mrs. Nicholle Burroughs, Deputy Town Administrator; Mr. Bobby Dale, Police Chief; Lisa Hancock, Finance Director / Municipal Clerk; and Will Edwards, Town Attorney.

The agenda was published and posted on May 29, 2026, to meet FOIA requirements.

Call to Order

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

Discussion Items

A. Discussion concerning rezoning application at 7949 Broad River Road, TMS R04006-02-25 (Staff).

Council discussed the proposed expansion of storage space on the subject property.

Discussion indicated that the project originated under a previous Council and has generally received public support. However, Council members remain divided regarding the extent of the proposed storage expansion.

During the work session, Council identified several items that should be addressed prior to consideration of approval at Second Reading:

1. Building Materials and Architecture

- The proposed building should feature a brick exterior with stone veneer accents consistent with the existing buildings on the site.
- Council expressed concerns regarding the appearance of the building façade, particularly the treatment of windows. Faux windows were discussed as a potential design solution. If faux windows are not feasible, the applicant should provide justification and incorporate alternative architectural elements, including variations in building plane, changes in elevation, and other design features to reduce the appearance of long, uninterrupted wall surfaces.

2. Landscaping and Screening

- The applicant should provide a comprehensive irrigation plan demonstrating the ability to support healthy and sustainable landscaping throughout the project.
- In addition to the required 15-foot landscaped buffer along the roadway, Council requested supplemental shrubbery and foundation plantings around the building perimeter.

- Council also expressed a preference for mature trees and enhanced landscaping to provide substantial screening and improve the overall visual appearance of the site.

3. **Building Entrance Enhancements**

- Council discussed improvements to the side entrance to create a more welcoming and attractive appearance.
- Recommended enhancements include a covered entry feature, decorative wall-mounted lighting, and additional architectural details to improve the visual character of the entrance.

4. **Stormwater Management**

- Stormwater management plans must receive approval from the County.
- Any existing stormwater issues on the property should be identified and mitigated prior to project approval.

5. **Signage**

- Existing signage should be updated to reflect current tenants and brought into compliance with current zoning and regulatory standards.

Additional Discussion

A significant portion of the discussion focused on the existing tenants and the amount of space currently utilized for storage purposes. Council indicated that additional information demonstrating the extent of existing storage use would be beneficial.

Council also discussed the need for revised plans that incorporate the proposed roadway expansion and the design conditions identified during the work session. Because these modifications may affect the overall building footprint, Council noted that a demonstrated commitment to limiting storage expansion so that it does not exceed the size of the proposed new building could help address concerns and build confidence in the project moving forward. These items were identified as key considerations for Council's evaluation of the project prior to Second Reading.

B. Discussion concerning a proposed change of government for the Town of Irmo, from Council to Council Manager form of government (Staff)

Mr. Crosland stated the Town has been operating as this form of government and we need to make it official by referendum and will be presented at the next Council meeting.

C. Open Discussion

1. Mr. Penfield suggested deferring the enforcement of the new parking ordinance until this fall when the weather is cooler. And recommended financially assisting those residents that need to make changes to their property.

Ms. Coleman stated Council has already deferred until July 1 and this date was approved by Council. And stated the Town does not help other residents get their property up to code, such as lawn maintenance.

Adjournment

Mr. Ward made a motion to adjourn the workshop, seconded by Dr. Waldman. The motion was approved unanimously, and the workshop was adjourned at 6:48 p.m.

Willian O. Danielson, Mayor

ATTEST:

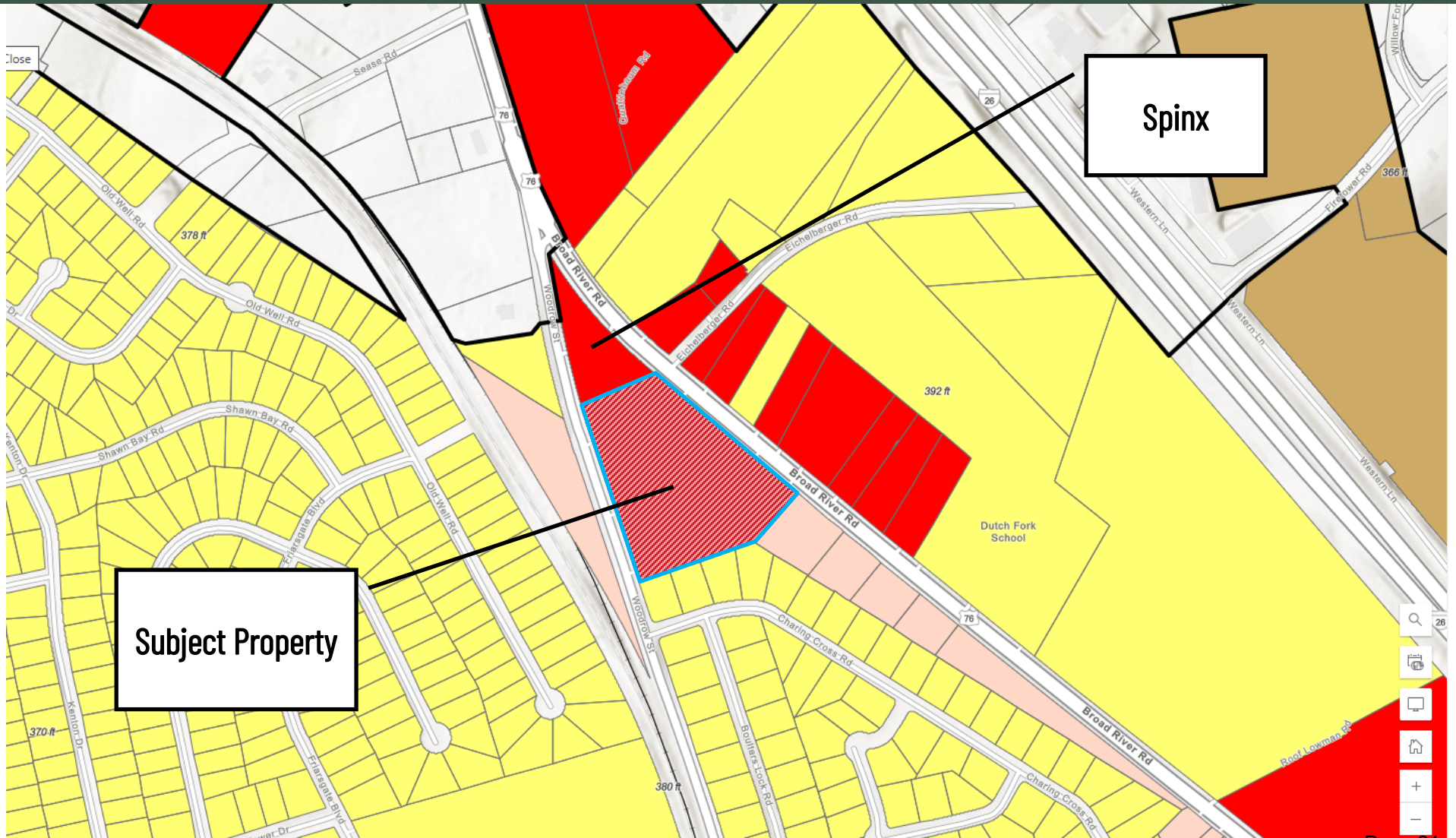
Lisa Hancock, Municipal Clerk

PrimeSpace Storage Rezoning, TMS R04006-02-25

Ordinance 26 - 11

Planning Commission | May 11, 2026

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

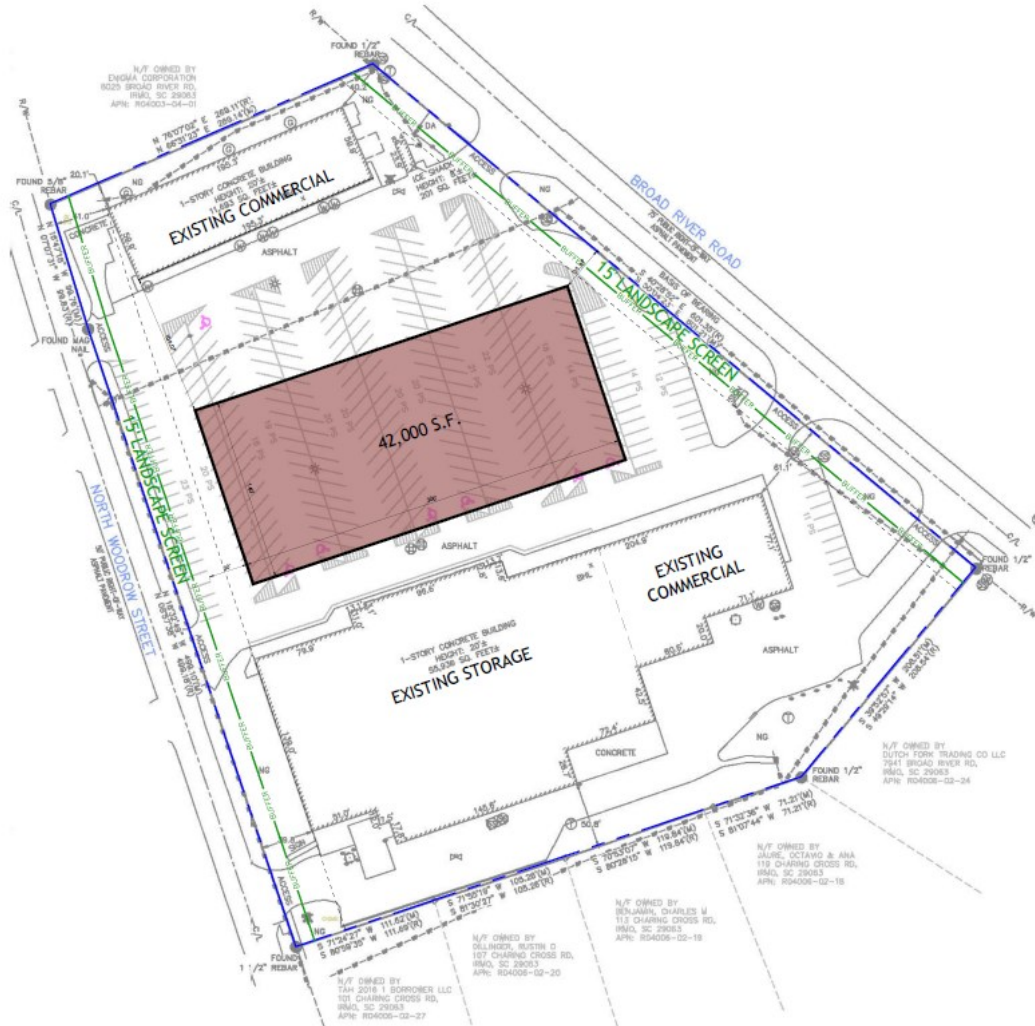


PrimeSpace Storage Rezoning, TMS R04006-02-25

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

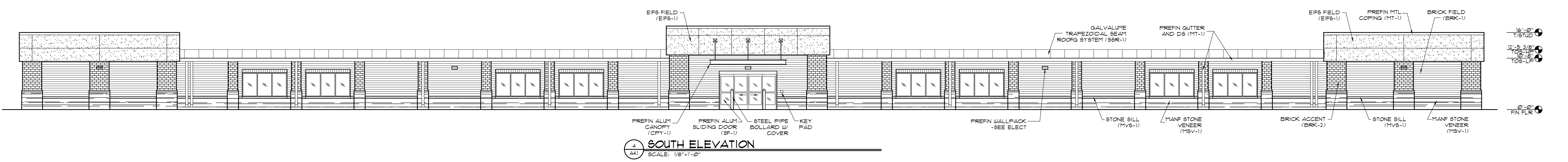
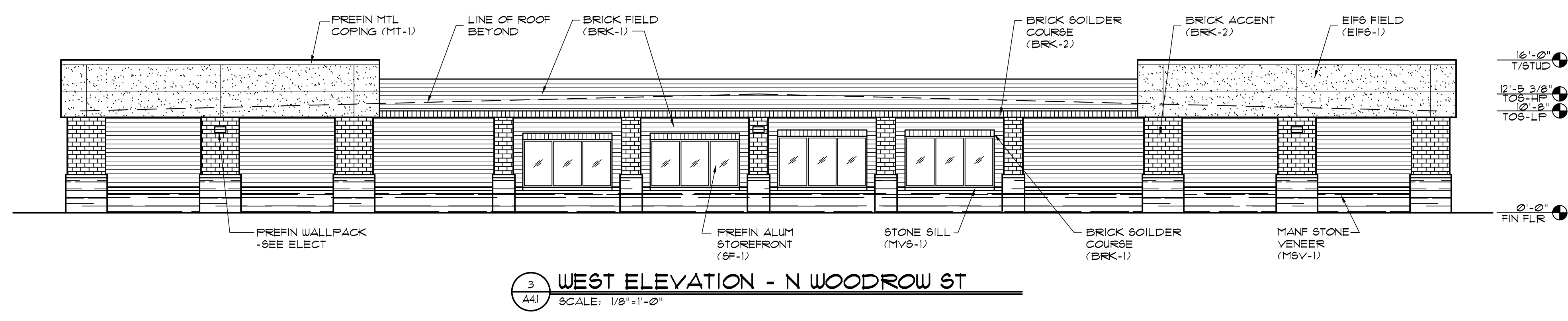
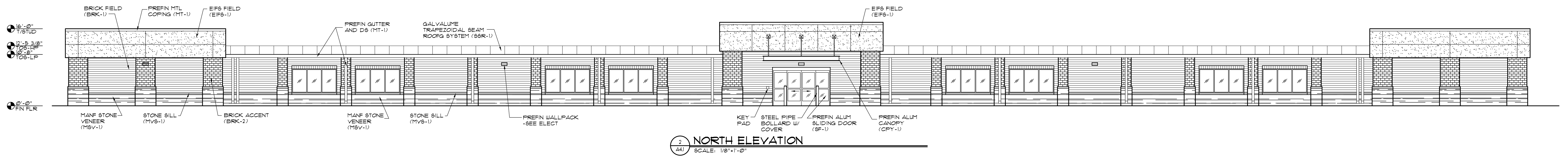
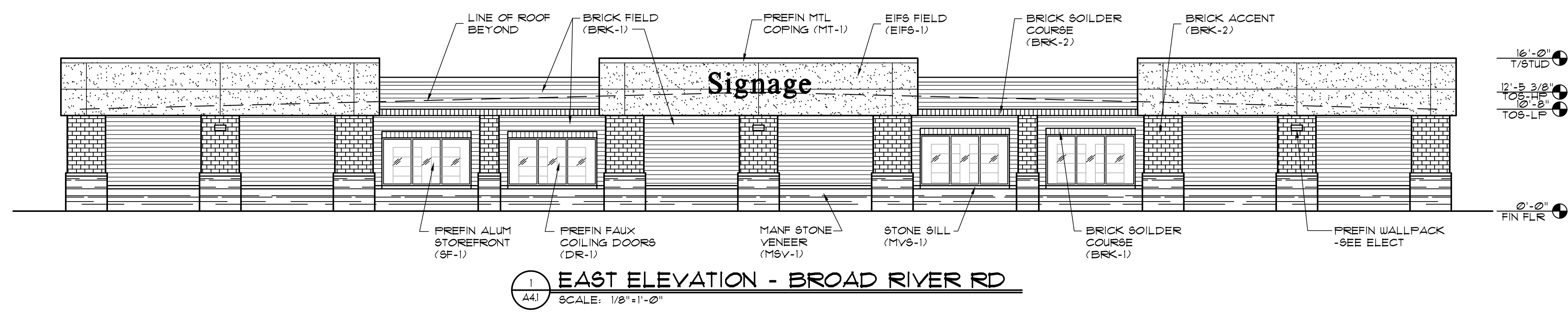
PrimeSpace Storage Rezoning, TMS R04006-02-25

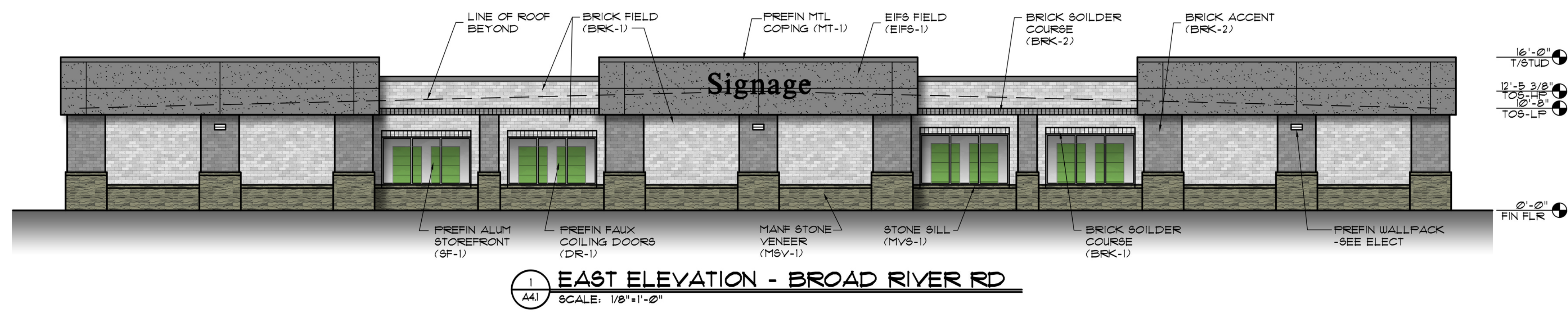
Ordinance 26 - 11

Planning Commission | May 11, 2026

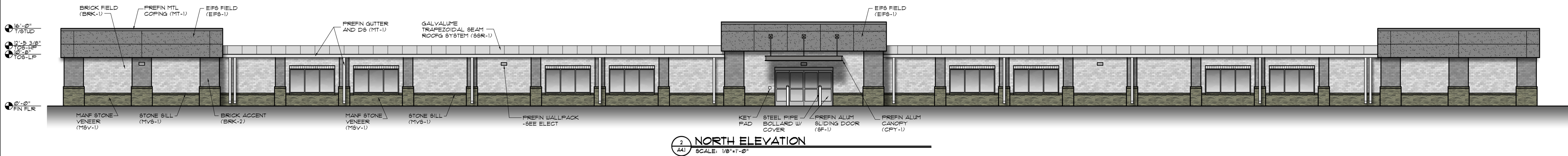
Town Council | May 19, 2026 & June 16, 2026



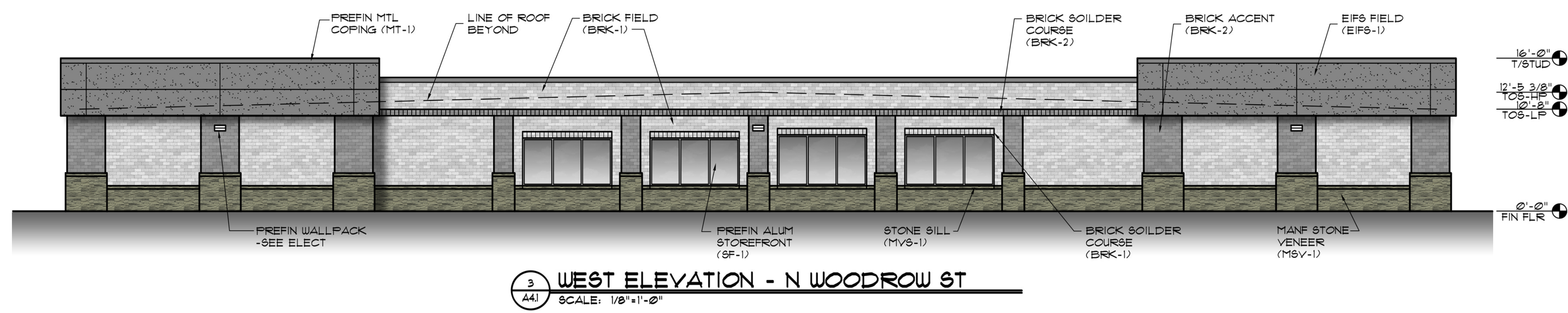




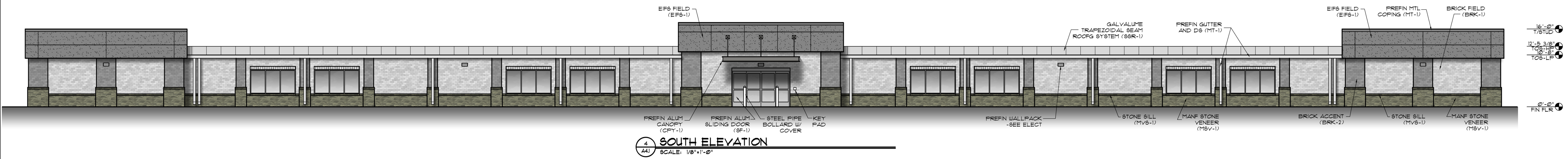
1 EAST ELEVATION - BROAD RIVER RD
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION - N WOODROW ST
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF STINARD ARCHITECTURE, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION. THEY WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH THE ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS.

**PRIMESPACE IRMO
STORAGE ADDITION**
7949 BROAD RIVER RD,
IRMO, SC 29063



ISSUE: NOT FOR CONSTRUCTION
REVISIONS:

DATE: 6-9-26
PROJECT NUMBER: 2026XX
DRAWN BY: BA
CHECK BY: SS

SHEET NUMBER

A4.1

ORDINANCE 26 – 13

AN ORDINANCE TO AMEND APPENDIX A OF THE IRMO MUNICIPAL ORDINANCE; ZONING AND LAND DEVELOPMENT REGULATION, ARTICLE 2 – CONDITIONAL USES FOR HOME OCCUPATIONS

WHEREAS, the Town of Irmo desires to strengthen its Municipal Ordinance and its Code of Zoning and Land Development Regulations, amending said Code to address noted errors, omissions, vague language, and add appropriate standards; and

WHEREAS, the following text amendment to the Irmo Municipal Ordinance and Code of Zoning and Land Development Regulations has been proposed through collaboration with the Planning Commission; and

WHEREAS, the Planning Commission, at their May 11, 2026, meeting, voted to recommend approval of this amendment, as attached; and

WHEREAS, Council wishes to amend the Code of Municipal Ordinance as attached;

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 June, 2026, that the Town of Irmo Code of Municipal Ordinance is hereby amended.

PASSED AND ADOPTED this 16th day of June, 2026.

William O. Danielson, *Mayor*

ATTEST:

Lisa Hancock, *Municipal Clerk*

1st Reading: May 19, 2026

2nd Reading: June 16, 2026

ORDINANCE 26 – 13

Changes to Appendix A of the Municipal Code of Ordinance

Remove current Section 2-3.7 and replace with the following:

Section 2-3.7 Conditional Uses for Home Occupations

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;

ORDINANCE 26 – 13

- 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 ~~strikethrough~~ 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

ORDINANCE 26 – 13

- 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.

ORDINANCE 26 – 15

AN ORDINANCE SETTING REFERENDUM ON THE QUESTION OF A CHANGE IN THE FORM OF MUNICIPAL GOVERNMENT

WHEREAS, S.C. Code Ann. § 5-5-20 authorizes Town Council by ordinance to call for an election on the question of a change in the form of government;

WHEREAS, by the Mayor and Town Council of the Town of Irmo duly assembled as follows:

Section 1. REFERENDUM QUESTION.

A referendum shall be held on November 3, 2026, which shall ask a question in substantially the following form:

“Shall the Town of Irmo change its form of government from Council form to the Council-Manager form?”

YES

NO

Those in favor of the question shall deposit a ballot with a check or cross mark in the square after the word ‘YES,’ and those voting against the question shall deposit a ballot with a check or cross mark in the square after the word ‘NO.’”

Section 2. Public notice of the referendum shall be published in local newspapers at least 60 days prior to the referendum.

Section 3. If a majority of the votes cast are in favor of the change in the form of government, the change shall take effect on the 1st day of July, 2027.

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 18th day of August, 2026, that the Town of Irmo Code of Municipal Ordinance is hereby amended.

PASSED AND ADOPTED this 18th day of August, 2026.

William O. Danielson, *Mayor*

ATTEST:

Lisa Hancock, *Municipal Clerk*

ORDINANCE 26 - 15

1st Reading: June 16, 2026

2nd Reading: July 21, 2026

Public Hearing: July 21, 2026

Council vs. Council-Manager Form of Government

Category	Council-Manager Form (Chapter 13)	Council Form (Chapter 11)
Basic Structure	Mayor + 4, 6, or 8 councilmembers (mayor separate)	5, 7, or 9 members total (includes mayor)
Core Governance Model	Separation of powers: Council (policy) + Manager (administration)	Consolidated powers: Council handles both policy and administration
Legislative Authority	Vested in Council	Vested in Council
Administrative Authority	Vested in Manager	Vested in Council
Manager / Administrator Role	Required professional manager (chief executive)	Optional administrator (advisory/support role only)
Control of Staff	Manager hires, fires, supervises staff	Council hires, fires, supervises staff directly
Council Interaction with Staff	Must go through the Manager (strict limitation)	Direct interaction and supervision allowed
Budget Preparation	Prepared by Manager	Prepared by Council
Budget Adoption	Adopted by Council	Adopted by Council
Department Oversight	Departments report to Manager	Departments report to Council
Creation of Departments	Council acts with Manager recommendation	Council acts independently
Policy vs Operations	Clear distinction between policy and operations	Blended—Council involved in daily operations
Accountability Structure	Manager accountable to Council; staff accountable to Manager	All staff accountable directly to Council
Removal Process	Manager removal includes formal notice and hearing rights	No equivalent executive role or process
Professional Management	Emphasized (qualification-based hiring)	Not required
Political Influence in Operations	Reduced	Higher
Flexibility	Structured, process-driven	More flexible, but less structured
Common Use	Widely used in modern municipalities	Less common in larger/professionalized governments

STATE OF SOUTH CAROLINA)
)
TOWN OF IRMO) **RESOLUTION 26-07**
) **TO AUTHORIZE CERTAIN MUNICIPAL**
) **OFFICIALS TO CONDUCT BANKING BUSINESS**

WHEREAS, the Town of Irmo, South Carolina. is a municipal corporation, incorporated and existing under the laws of the Great State of South Carolina. and;

WHEREAS, the Town of Irmo, through its duly constituted Council, desires to nominate, constitute. and appoint certain municipal officers to conduct business on behalf of the Town with certain financial institutions;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Town of Irmo, South Carolina, in Council duly assembled on this 16th day of June 2026:

1. Designation of Authorized Municipal Officials

The following individuals are hereby authorized to conduct banking and financial transactions on behalf of the Town of Irmo, including but not limited to opening and closing bank accounts, endorsing checks and other instruments, initiating and approving transfers, and conducting other necessary business:

- James E. Crosland, Town Administrator
- Nicholle O. Burroughs, Deputy Administrator
- Lisa Hancock, Finance Director/Municipal Clerk
- William O. Danielson, Mayor

2. Scope of Authority

The above-named officials are authorized to execute any and all agreements, instruments, documents, or instructions required by the financial institutions in the normal course of business, subject to any additional limitations as established by the Town Council.

3. Supersession of Prior Resolutions

This Resolution supersedes any previous resolutions or authorizations regarding the designation of municipal officials for conducting banking business on behalf of the Town of Irmo.

BE IT FURTHER RESOLVED that this Resolution 26-07 shall become effective on June 16, 2026.

William O. Danielson, *Mayor*

ATTEST:

Lisa Hancock, *Municipal Clerk*



Staff Report

Approval of Preferred General Construction Contractor List — Consideration of a motion to approve and establish a list of preferred general construction contractors authorized to provide on-call general contracting services for municipal projects, repairs, maintenance, renovations, and capital improvements. (Staff).

DATES: June 16, 2026
TO: Town Council
FROM: Jim Crosland, Town Administrator
SUBJECT: Professional Contractor Services to establish on-call general contracting services

ACTION REQUESTED:

Background

The Town issued a Request for Qualifications (RFQ) for Professional Contractor Services to establish on-call general contracting services for municipal projects, repairs, maintenance, renovations, and capital improvements.

Evaluation Criteria

Proposals were evaluated with emphasis on:

- Municipal and public-sector experience
- Cost competitiveness
- Ability to perform small projects efficiently
- Responsiveness and local presence
- Qualifications, staffing, and references

Three qualified firms submitted proposals: Pyramid Contracting, Virtus Construction, and CNC Commercial Interiors.

Analysis

Pyramid Contracting

Pyramid Contracting is headquartered in Irmo and has over 20 years of experience providing commercial and municipal construction services throughout South Carolina. The firm demonstrated the strongest municipal portfolio, including work for the South Carolina Department of Education, South Carolina Department of Natural Resources, Lexington County Recreation & Aging Commission, and numerous public recreation facilities.

Virtus Construction

Virtus Construction is a Midlands-based contractor with experience in commercial renovations, site work, maintenance, and municipal projects. Virtus recently completed the Rawls Creek Park Improvements project for the Town of Irmo and demonstrated the most competitive labor rates among respondents. The firm is well-positioned to support small- and medium-sized municipal projects while providing strong value and responsiveness.

CNC Commercial Interiors

CNC Commercial Interiors specializes in facility maintenance, renovations, and emergency response services. The firm highlighted its 24/7 availability, Richland County government experience, and maintenance-oriented approach.

Staff Findings

Staff recommends all three qualified firms to be placed on the Town's General Contractor's list for capital projects and improvements.

Attachments

None