



TOWN COUNCIL MEETING

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

August 18, 2026 @ 6:00 PM

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

AGENDA

I. Inauguration Ceremony

- A. Swearing in of Venom and Andi, members of the Irmo Police Department Canine Unit, with handlers Corporal Ken Neivel (Venom) and Corporal Richard "JP" Piskura (Andi).

II. Public Hearing

- A. **PUBLIC HEARING-** To receive comments regarding **ORDINANCE 26-14** to rezone 22 acres in the Town of Irmo from LM, Light Manufacturing to RN, Negotiated Residential. The parcels, TMS R03911-05-25 and -44, are located off Columbiana Drive near Woodspring Suites. (Planning Commission). *This would allow for the construction of 300+ apartment units on the property.*
- B. **PUBLIC HEARING-** To receive comments regarding **ORDINANCE 26-16** of the Town of Irmo by adding a new section to the zoning ordinance establishing a twelve (12) month waiting period for the resubmission of certain land use and zoning applications following denial by Town Council. (Staff) *This ordinance would amend Section 12-2 Administrative Procedures and Requirements of the Zoning Permit, and would a new Chapter 12-2.3 to read as provided.*

III. Call to Order

IV. Pledge of Allegiance

- A. Council will recognize Guy Caskey, a United States Navy Veteran and local business leader.

Mr. Caskey served honorably in the U.S. Navy from 2008 to 2018, including Active Duty

service from 2008 to 2015 and service in the U.S. Navy Reserve from 2015 to 2018. During his military career, he was assigned to SEAL Team 8 while on active duty and SEAL Team 18 in the Reserve. He attained the rank of Special Operator First Class (SO1) and specialized as a Special Operations Combat Medic and Sniper.

Mr. Caskey completed three deployments in several areas of operation, including Europe, Africa, and Central and South America, serving with distinction in support of U.S. military objectives.

Following his military service, Mr. Caskey became a successful entrepreneur and currently serves as President of Irmo Lock Company, LLC and The Modern Locksmith.

V. Invocation

VI. Approval of the Agenda

VII. Reading of the Minutes

A. Meeting Minutes for Regular Meeting of Irmo Town Council July 21, 2026

B. Meeting Minutes for Special Meeting of Irmo Town Council August 4, 2026

VIII. Report of Standing

A. Administrative Briefing

B. New In-town Businesses:

CEA Company LLC- 7302 Woodrow Street
Eastasiasoft of America LLC- 130 Hunter Village Drive, Suite E
Dutch Bros. LLC- 10603 Broad River Road
Straight Edges & Hedges- 332 Devonport Drive
Dirt's Cowboy Company- 94 Ashbourne Road
Perfecto Plumbing LLC 1204 Hemlock Street

IX. Consideration of Communications

A. **Recognition of the Employee of the Quarter Mike Sompel, Public Works**

The Council would like to recognize Mike Sompel for his outstanding service and dedication to the community.

For more than 12 years, Mike has been a valued member of the Public Works Department, consistently demonstrating professionalism, commitment, and pride in his work. Recently, during a period of transition within the department, Mike stepped up to serve as Foreman of the Public Works team, providing leadership, stability, and guidance to staff.

Mike has been especially focused on the beautification and enhancement of the City's parks, with a particular emphasis on Moore Park. Through his efforts and leadership, residents and visitors alike have benefited from a cleaner, more attractive, and

welcoming public space.

The Council sincerely thanks Mike for his years of dedicated service, his willingness to take on additional responsibilities, and his continued commitment to improving our community. We congratulate him on his contributions and look forward to his continued success in leading the Public Works team.

B. Community Connections:

Mission Lexington Mobile Food Pantry
Race 4 Recreation 5K Run/Walk
Harbison Stingrays Swim Team
Fall for Seven Oaks Craft Fair
Soggy Doggy Day
Irmo Okra Strut
Irmo Food & Wine Festival
An Evening for Education - Groovin' for Good

X. Presentation by Citizens (Agenda Items Only)

XI. Unfinished Business

- A. **SECOND READING OF THE ORDINANCE 26-14** to rezone 22 acres in the Town of Irmo from LM, Light Manufacturing to RN, Negotiated Residential. The parcels, TMS R03911-05-25 and -44, are located off Columbiana Drive near Woodspring Suites. (Planning Commission). *This would allow for the construction of 300+ apartment units on the property.*
- B. **SECOND READING OF THE ORDINANCE 26-16** to amend the zoning ordinance establishing a twelve (12) month waiting period for the resubmission of certain land use and zoning applications following denial by Town Council. (Staff). *This ordinance would amend Section 12-2 Administrative Procedures and Requirements of the Zoning Permit, and would a new Chapter 12-2.3 to read as provided.*
- C. **SECOND READING OF THE ORDINANCE 26-17**, an Ordinance to repeal Article IV, Division 5 of the Code of Ordinances of the Town of Irmo (Staff). *This ordinance would repeal the events committee in Irmo Town Code and have events more appropriately administered through Town staff and established administrative procedures.*

XII. New Business

- A. **RESOLUTION 26-10** Oath of Office for Police Canines
- B. **RESOLUTION 26-11** Adoption of Central Midlands Multi-Jurisdictional Hazard Mitigation Plan

XIII. Presentation by Citizens

XIV. Discussion

XV. 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.

XVI. 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

XVII. 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.



Staff Report

SECOND READING OF THE ORDINANCE 26-14 to rezone 22 acres in the Town of Irmo from LM, Light Manufacturing to RN, Negotiated Residential. The parcels, TMS R03911-05-25 and -44, are located off Columbiana Drive near Woodspring Suites. (Planning Commission). *This would allow for the construction of 300+ apartment units on the property.*

DATES: August 18, 2026
TO: Town Council
FROM:
SUBJECT:
ACTION
REQUESTED:

Background

The applicant is requesting a conditional rezoning of approximately 22.11 acres from LM (Light Manufacturing) to RN (Residential Negotiated) to allow the development of a multifamily residential community consisting of approximately 318 apartment units. The Planning Commission recommended not to allow a variance of up ten percent (10%) and requested a cap of 300 units.

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

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

Analysis

CURRENT ZONING – DEFINITION AND USES

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

Permitted uses within the LM district may include:

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

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

Summary of Adjacent Zoning Uses

	Zone	Present Use
North	CG (General Commercial)	Woodspring Suites Hotel and commercial uses
East	Vacant Property / Access Corridor	Columbiana Drive
South	CG (General Commercial)	StayAPT Suites Hotel and vacant commercial property
West	RG (Residential General)	Existing single-family residential neighborhoods

* Adjacent to the property is LM - Storage Rentals of America

PROPOSED ZONING – NEGOTIATED RESIDENTIAL (RN)

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

Proposed conditions should include:

1. Maximum of 300 multifamily dwelling units.
2. Unit count adjustments of up to ten percent (10%) may be approved administratively.
3. The development shall be substantially consistent with the submitted concept plan.
4. Building elevations shall incorporate high-quality architectural materials including

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

IRMO COMPREHENSIVE PLAN ANALYSIS

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

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

The Comprehensive Plan supports:

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

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

TRAFFIC ANALYSIS

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

The study evaluated impacts at:

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

Key findings include:

- SCDOT turn lane warrants are not triggered at the proposed access.
- Existing driveway spacing requirements are met.

- Signal timing modifications at Broad River Road and Columbiana Drive are recommended.
 - The project can be accommodated with identified improvements and compliance with SCDOT permitting requirements.
- The Town approved the draft TIA on May 22, 2026, and the report has been submitted to SCDOT for review.

Staff Findings

Staff finds the requested rezoning appropriate for the following reasons:

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

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

Planning Commission recommended changes to the submitted plan to include road improvements, relocation of trash receptacle and maximum of 300 units based on the way in which the original request was submitted.

The developer has committed to adding a turn lane off Columbiana to allow left-turn access to the property. Based on the development impact, the DOT does not require this mitigation or the deceleration lane to access the property. Based on the Town Code and the stated preferences of the Planning Commission and the Town Council, the development team has committed to the improvements. The DOT did state that rather than having an acceleration lane exiting the property, they would prefer the turn lane to maintain slower traffic speeds.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning request from LM (Light Manufacturing)

to RN (Residential Negotiated), subject to the conditions established by Town Council and recommended by Planning Commission.

Attachments

1. 2026.06.04_Rezoning Application_Columbiana Apartments (1)
2. Ord 26-14 - Rezoning TMS R03911-05-25 and -44 - Columbiana Apartments
3. 26.07.17-Long Key Base-Right-Turn Only-w-ACCEL LANE-Exhibit
4. 26.07.17-Long Key Columbiana Sketch Plan_Revised

Town of Irmo Rezoning to RN (Columbiana Drive)

Rezoning Schedule (Tentative)

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

Rezoning Application (3/12/26):

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

Town of Irmo Rezoning to RN (Columbiana Drive)

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

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

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

Market-Rate Housing (Clarification):

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

Richland County Commercial Development Program (Attainable Housing):

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

Town of Irmo Rezoning to RN (Columbiana Drive)

Stormwater Concerns:

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

Former Land Use (Mining):

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

Traffic Impact Analysis (TIA Report):

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

Town of Irmo Rezoning to RN (Columbiana Drive)

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

)

TOWN OF IRMO)

AN ORDINANCE TO RE-CLASSIFY 22 ACRES OF REAL PROPERTY LOCATED AT TMS R03911-05-25 and -44, FROM LM, LIGHT MANUFACTURING, TO RN, NEGOTIATED RESIDENTIAL 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 TMS #, R03911-05-25 and -44 to re-classify the property from LM, Light Manufacturing, to RN, Negotiated Residential 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 June 8, 2026, recommended to the Irmo Town Council to classify said property to the appropriate zoning classification of RN, Negotiated Residential with Conditions; and

WHEREAS, it is necessary and desirable to reclassify said property to RN, Negotiated Residential with the following conditions:

1. Maximum of 300 multifamily dwelling units.
2. Unit count adjustments of up to ten percent (10%) under 300 units may be approved administratively.
3. The development shall be substantially consistent with the submitted concept plan.
4. Building elevations shall incorporate high-quality architectural materials including a combination of brick, stone, cementitious siding, and architectural accents.
5. Parking lot and site lighting shall be shielded and directed downward to minimize impacts on adjacent properties.
6. The developer shall comply with all Town of Irmo, Richland County, SCDOT, and life-safety requirements.
7. The developer shall implement all required traffic improvements identified through the approved Traffic Impact Analysis.
8. Stormwater facilities shall be designed in accordance with all applicable local, state, and federal regulations.
9. Significant perimeter buffering shall be provided adjacent to existing residential properties.

)

TOWN OF IRMO)

10. Any substantial modification to these conditions shall require Town Council approval through a rezoning amendment process.

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 **** day of ****, 2026, that the Zoning Classification pertaining to the subject parcel be hereby re-classified from its current zoning of LM, Light Manufacturing to RN, Negotiated Residential 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 ** day of *******

William O. Danielson, *Mayor*

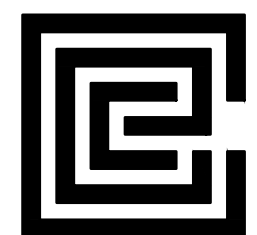
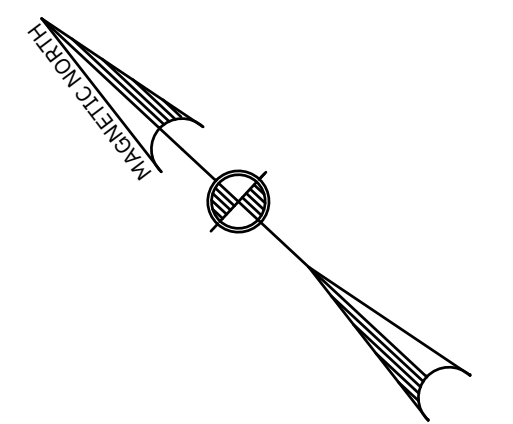
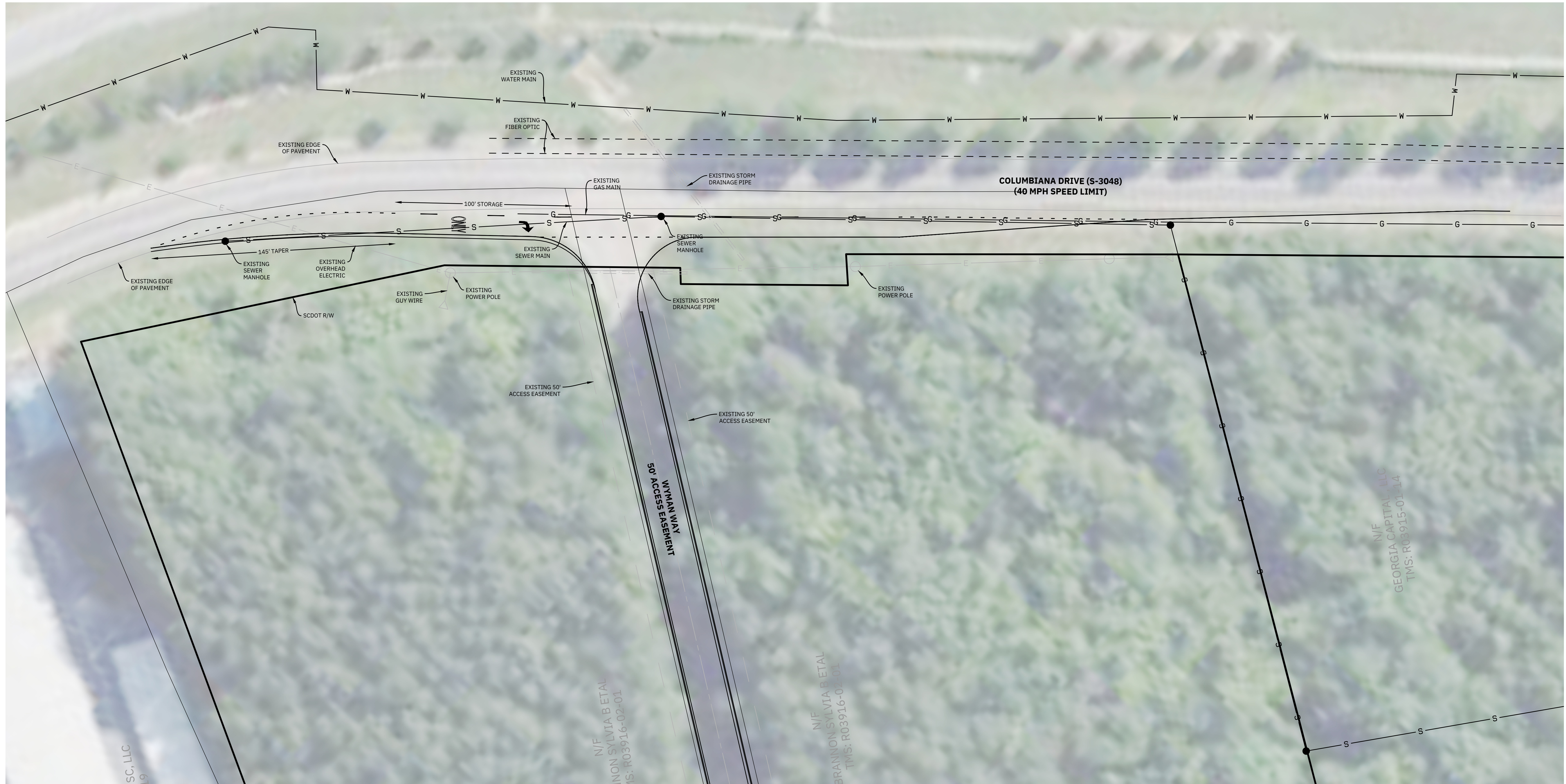
ATTEST:

Lisa Hancock, *Municipal Clerk*

1st Reading: July 21, 2026

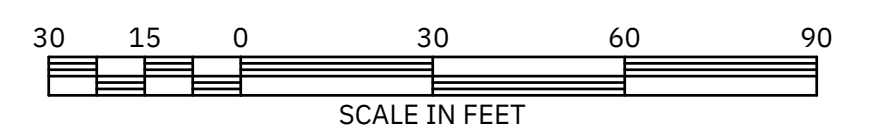
2nd Reading:

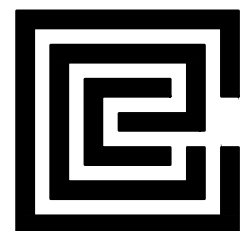
Public Hearing:



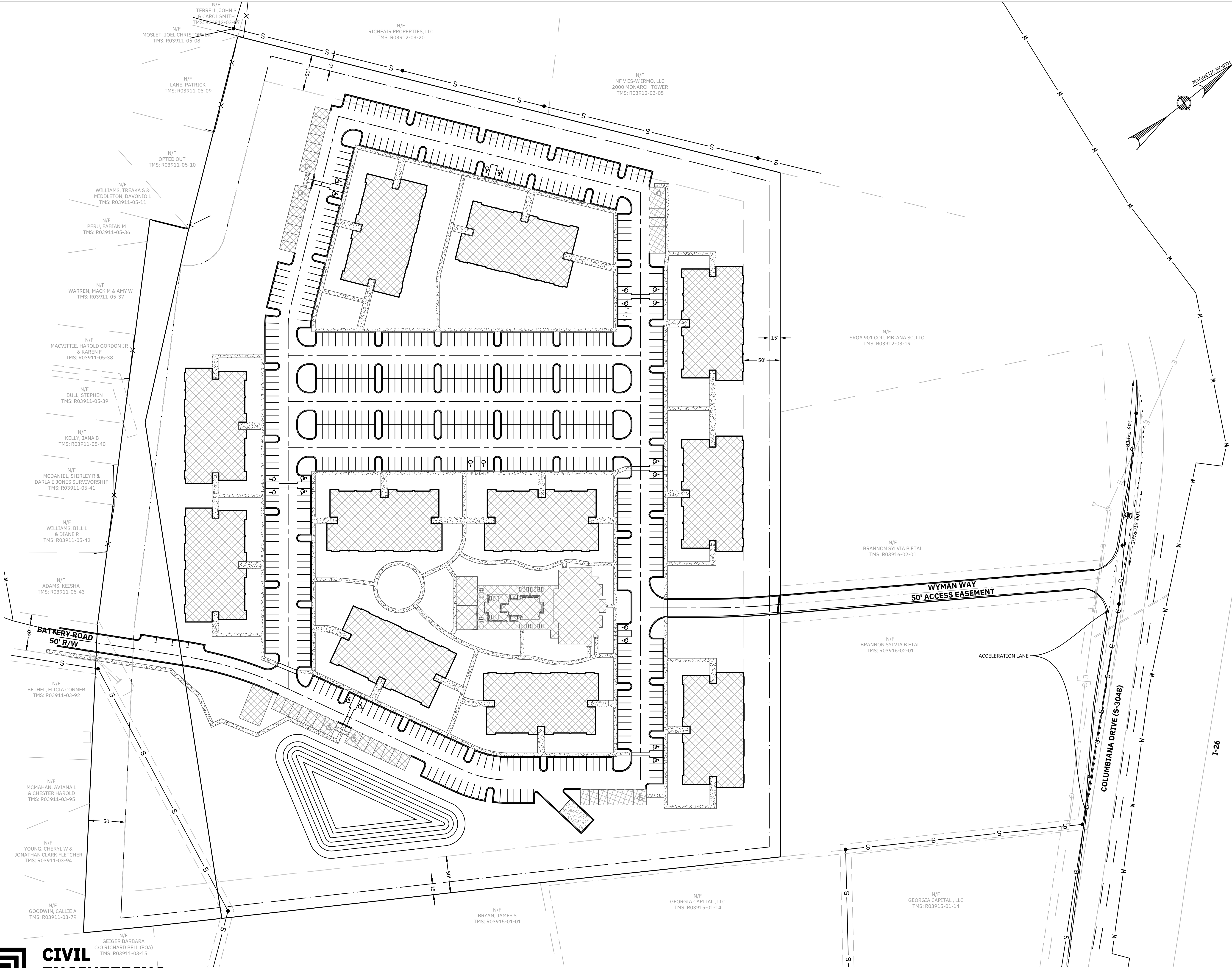
**CIVIL
ENGINEERING of
COLUMBIA**

**COLUMBIANA APARTMENTS
RIGHT-TURN LANE**





**CIVIL
ENGINEERING of
COLUMBIA**



GENERAL NOTES:

- TMS#R03911-05-25 & R03911-05-44
- TOTAL PROJECT AREA: 22.10 ACRES
- CURRENT ZONING: CG
- PROPOSED ZONING: RN
- MAXIMUM DENSITY: 16 UNITS PER GROSS ACRE (160/22.1 ACRES) = 353 UNITS ALLOWED
- UNIT COUNT: 318 APARTMENT UNITS MAXIMUM UNIT COUNT
- SEE CORRESPONDING SHEET FOR OFF-SITE ROADWAY IMPROVEMENTS, PER SCDOT CODE COMPLIANCE

PARKING NOTES:

- PROPOSED AS 318-UNITS MAXIMUM UNIT COUNT.
- MINIMUM PARKING COUNT: 2 PER UNIT
- 318 UNITS X 2 = 636 PARKING SPACES REQUIRED
- 641 TOTAL PARKING SPACES PROVIDED
- REQUIRED NUMBER OF HANDICAPPED SPACES: 2% OF TOTAL REQUIRED
- TOTAL REQUIRED HANDICAPPED = (678 SPACES) (0.02) = 13 HANDICAPPED SPACES
- A MINIMUM OF 2 OF THE HANDICAPPED SPACES MUST BE VAN ACCESSIBLE
- 28 HANDICAPPED SPACES PROVIDED (INCLUDES 11 VAN ACCESSIBLE)

OPEN SPACE NOTES:

- 20% OPEN SPACE REQUIRED
- (0.20)(22.10 ACRES) = 4.42 ACRES REQUIRED
- OPEN SPACE PROVIDED: 12.18 ACRES (55% OF 22.10 ACRES)

SETBACKS:

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

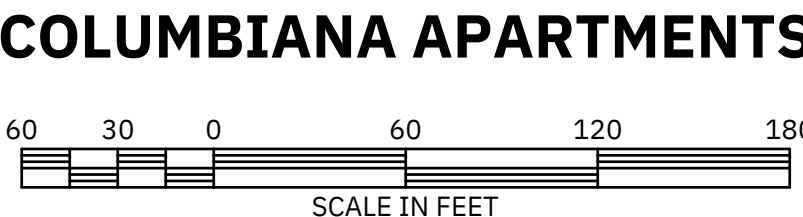
LANDSCAPING NOTES:

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

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

LEGEND:

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



STATE OF SOUTH CAROLINA)
)
TOWN OF IRMO)
)

ORDINANCE 26 – 16

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWN OF IRMO, SOUTH CAROLINA, BY ADDING A NEW SECTION TO THE ZONING ORDINANCE ESTABLISHING A TWELVE (12) MONTH WAITING PERIOD FOR THE RESUBMISSION OF CERTAIN LAND USE AND ZONING APPLICATIONS FOLLOWING DENIAL BY TOWN COUNCIL.

WHEREAS, the Town Council of the Town of Irmo is authorized pursuant to the South Carolina Code of Laws, as amended, to adopt and amend zoning regulations and land development regulations for the protection of the public health, safety, and welfare; and

WHEREAS, the Town Council finds that repetitive applications seeking substantially the same zoning or land use relief impose unnecessary administrative burdens upon the Town, its boards and commissions, and affected property owners; and

WHEREAS, the Town Council further finds that establishing a reasonable waiting period following the denial of certain applications promotes orderly planning and land use administration while preserving the rights of property owners to seek future consideration of materially changed proposals;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Irmo, South Carolina, duly assembled and by authority thereof:

SECTION 1. AMENDMENT.

The Code of Ordinances, Town of Irmo, South Carolina, Section 12-2 Administrative Procedures and Requirements of the Zoning Permit, is hereby amended by adding a new Chapter 12-2.3 to read as follows:

Sec. 12-2.3 Resubmission of Applications Following Denial.

The purpose of this section is to prevent repetitive applications seeking substantially the same relief after denial by Town Council and to promote efficient and orderly land use administration.

This section shall apply to applications requiring final action by Town Council, including but not limited to:

1. Rezoning requests;
2. Planned Development District (PDD) applications and amendments;
3. Conditional use permits;
4. Special exception requests;
5. Variance requests appealed to or acted upon by Town Council;
6. Development agreements; and

7. Any other zoning or land use application requiring final approval by Town Council.

Following denial by Town Council of a first reading or denial by Town Council of a second reading, no application seeking substantially the same relief for the same property, or any portion thereof, shall be accepted for filing for a period of twelve (12) months from the date of the Town Council's final action.

The Zoning Administrator shall determine whether a subsequently submitted application is substantially the same as a previously denied application. In making such determination, the Administrator may consider:

1. The zoning classification requested;
2. The proposed land use;
3. Density or intensity of development;
4. Building size, scale, and configuration;
5. Site design, access, and circulation;
6. Conditions, restrictions, or development commitments offered by the applicant; and
7. Any other material aspect of the proposal.

The twelve (12) month waiting period shall not apply where:

1. The applicant demonstrates that the new application materially differs from the previously denied application;
2. A substantial change in circumstances has occurred affecting the property or surrounding area;
3. The Town's Comprehensive Plan has been amended in a manner affecting the subject property;
4. Applicable federal, state, or local law has changed since the denial; or
5. Town Council determines by majority vote that extraordinary circumstances justify reconsideration.

A determination by the Zoning Administrator regarding substantial similarity may be appealed to Town Council upon written request if received within fifteen (15) days of the determination. The decision of Town Council shall be final.

SECTION 2. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 3. REPEALER.

All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon second reading and approval by Town Council.

ENACTED by the Town Council of the Town of Irmo, South Carolina, this ____ day of _____, 2026.

TOWN OF IRMO, SOUTH CAROLINA

William O. Danielson, Mayor

ATTEST:

Town Clerk

First Reading: July 21, 2026

Second Reading: August 18, 2026

Public Hearing: August 18, 2026

STATE OF SOUTH CAROLINA)
)
TOWN OF IRMO)

ORDINANCE 26 – 17

AN ORDINANCE TO REPEAL ARTICLE IV, DIVISION 5 OF THE CODE OF ORDINANCES OF THE TOWN OF IRMO, SOUTH CAROLINA

WHEREAS, the Town Council of the Town of Irmo has reviewed the provisions contained in Article IV, Division 5 of the Code of Ordinances; and

WHEREAS, the Town Council has determined that the provisions of Article IV, Division 5 are no longer necessary or are more appropriately administered through Town staff and established administrative procedures; and

WHEREAS, the Town Council finds that repealing Article IV, Division 5 promotes efficient municipal operations while preserving the Town's ability to effectively administer the functions previously addressed therein.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Irmo, South Carolina, duly assembled:

Section 1. Repeal.

Article IV, Division 5 of the Code of Ordinances of the Town of Irmo is hereby repealed in its entirety.

Section 2. Codification.

The Town Administrator is authorized to direct the recodification of the Town Code and make any necessary revisions to section numbering, cross-references, and formatting to reflect the repeal of Article IV, Division 5.

Section 3. Severability.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date.

This ordinance shall become effective immediately upon second and final reading and adoption by the Town Council of the Town of Irmo.

PASSED AND ADOPTED this 18th of August, 2026.

William O. Danielson, *Mayor*

ORDINANCE 26 – 17

ATTEST:

Lisa Hancock, *Municipal Clerk*

1st Reading: July 21, 2026

2nd Reading: August 18, 2026

STATE OF SOUTH CAROLINA)
)
TOWN OF IRMO)

RESOLUTION 26 – 10

**OATH OF OFFICE FOR THE POLICE CANINE OFFICERS- IRMO POLICE
DEPARTMENT CANINE UNIT**

WHEREAS, the Irmo Police Department recognizes the vital role of its Canine Unit in protecting the safety and security of our community; and

WHEREAS, the newly appointed canine officers — Venom and Andi and their handlers — Handler Corporal Ken Neivel and Corporal Richard “JP” Piskura — have successfully completed the rigorous training required to serve in this capacity; and

WHEREAS, these teams have demonstrated exceptional skill, discipline, and commitment to the mission of law enforcement;

NOW, THEREFORE, BE IT RESOLVED, that on this day, August 18, 2026, the Irmo Police Department swears in Venom and Andi as official members of the force, granting them all honors, responsibilities, and privileges accorded to their role; and

BE IT FURTHER RESOLVED, that the department and community pledge their full support to these teams as they serve with courage, integrity, and unwavering dedication

PASSED AND ADOPTED this 18th of August, 2026.

William O. Danielson, *Mayor*

ATTEST:

Lisa Hancock, *Municipal Clerk*

STATE OF SOUTH CAROLINA)
)
TOWN OF IRMO) **RESOLUTION 26-11**
)
) **TO ADOPT THE NATURAL HAZARDS**
) **MITIGATION PLAN**

WHEREAS, the Town of Irmo recognizes the threat that natural hazards pose to people and property;
and

WHEREAS, undertaking hazard mitigation actions before disasters occur will reduce the potential for
harm to people and property and save taxpayer dollars; and

WHEREAS, an adopted all hazards mitigation plan is required as a condition of future grant funding
of mitigation projects; and

WHEREAS, the Town of Irmo participated jointly in the planning process with the other units of
government in the Central Midlands area to prepare an all hazards mitigation plan;

WHEREAS, the Town of Irmo is aware that revision and updating of the plan is critical for active and
effective hazard mitigation and that the Town of Irmo will monitor and record hazard related data and
events that can be used to update the all-natural hazards mitigation plan;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Irmo,
South Carolina, hereby adopts the update to the Central Midlands Multi-Jurisdictional Hazard
Mitigation Plan in its entirety as an official plan and will undertake annual recording of hazard events,
their impact duration and cost.

ADOPTED this 18th day of August, 2026.

TOWN OF IRMO, SOUTH CAROLINA

William O. Danielson, *Mayor*

ATTEST: