

**TOWN OF IRMO  
PUBLIC HEARING &  
REGULAR COUNCIL MEETING  
August 16, 2022**

The Irmo Town Council held a public hearing and a regular meeting on Tuesday, August 16, 2022 in the Municipal Building. Council Members in attendance were Mayor Walker, Mayor Pro Tem Danielson, Councilmen Busch, Sickinger, and Councilwoman Waldman. Others present were Mr. Courtney Dennis, Town Administrator; Mr. Rodney Tucker, Assistant Town Administrator; Police Chief Bobby Dale; Mrs. Mia Wilkins, Director of Economic Development & Communications; Mr. Whitt Cline, Public Services Director, Mr. Will Edwards, Town Attorney, and Mr. Jake Moore, Special Projects Attorney. Mrs. Renee Caviness, Finance Director & Municipal Clerk, was absent.

The agenda was published and posted on Friday, August 12, 2022 to meet FOIA requirements.

**PUBLIC HEARING**

Mayor Walker called the public hearing to order at 7:00 p.m. and asked if anyone was present to speak on

ORD 22-24 TO ZONE TMS# R03207-01-22 TO FRINGE AGRICULTURE (FA) (5.1 ACRES OWNED BY JONNATHAN L. PRIESTINO):

No one spoke; therefore, Mayor Walker closed the public hearing at 7:00 p.m.

ORD 22-25 TO ZONE TMS# R03303-02-01 TO GENERAL COMMERCIAL (CG) (+/- .96 ACRES OWNED BY ST. ANDREWS ROAD CHURCH OF CHRIST):

No one spoke; therefore, Mayor Walker closed the public hearing at 7:01 p.m.

ORD 22-28 TO ADD SECTION 8-2.3 NONCONFORMING MOBILE HOMES:

No one spoke; therefore, Mayor Walker closed the public hearing at 7:01 p.m.

**REGULAR MEETING**

Mayor Walker called the regular meeting to order at 7:02 p.m. and Mayor Walker led the Pledge of Allegiance and gave the Invocation.

**READING OF THE MINUTES:**

Mr. Sickinger made a motion to approve the July 12, 2022 minutes and Mr. Busch seconded it. The vote for approval was unanimous.

Mr. Sickinger made a motion to approve the July 19, 2022 minutes and Mr. Busch seconded it. The vote for approval was unanimous.

REPORT OF STANDING:

A. Administrative Briefing – Mr. Dennis previously furnished a written briefing to Town Council and took a moment to introduce two new employees. Then, he recognized Mrs. Olivia Chambers as the Clerk of Court and Ms. Karley Lever as the Business License and Zoning Clerk.

B. Mr. Sickinger welcomed the following new businesses to the Town of Irmo:

Brickle Design Company – 1119 Old Town Road  
Oak Cliff Technical Services, LLC. – 204 Amber Ridge Trail  
ICCP Turkey – 254 Andover Circle  
Clarrisa’s Kitchen & Catering – 7713 St. Andrews Road

AMENDMENTS TO THE AGENDA: None

CONSIDERATION OF COMMUNICATIONS:

A. Mayor Walker announced the August 2022 Small Business of the Month was awarded to Dr. Rebecca L. Clemenz of St. Andrews Dermatology. Dr. Clemenz was unable to attend.

C. Community Connections:

1. Mayor Walker and Council recognized and congratulated the Irmo Junior Little League Softball team as the 2022 Southeast Regional Champions. They presented each player with a medal, digital baseball bat, and necklace.

2. Mr. Danielson called on Mr. Beach Loveland of the Irmo Future Growth Corporation. He gave a brief presentation on a proposal where they would use a grant they recently received to purchase and install a boxcar or caboose with a vintage postcard theme painted mural to be located somewhere in the Town of Irmo. They would like to put the boxcar on the corner of Royal Tower and Broad River Road, but they would need to remove the Friarsgate entrance brick wall and a pine tree.

D. Mr. George Frazier, Chairman of the Irmo Events Committee, gave a brief update on several items they have been doing and working on including having a fall music and art event in October as well as a Birthday Party for the Town of Irmo on the Tuesday, December 6th. Then, Mr. Frazier ask Mr. Larry Watts, Mr. Mark Passmore, and Mr. Wade Deloach, Irmo Outreach, to present additional information on the Fall Fest Music in the Park to be held on October 15, 2022 from Noon to 9:00 p.m. at the Prisma Health Amphitheatre to benefit Irmo Outreach. They have received several sponsors and would like Council to help sponsor the event.

E. Mayor Walker recognized Mrs. Alberghini as the August 2022 Artist of the Month and let everyone know that her artwork is on display in the lobby at Town Hall.

PRESENTATIONS BY CITIZENS:

Mr. Brent Chitwood, 131 Casco Bay Road - addressed Council on item "F" under New Business  
Mr. Brandon Graybill, Developer - addressed Council on item "B" under New Business  
Mr. David Brock - Ricefield Plantation – address Council on item "B" under New Business  
Mr. Stephen Odom - Ricefield Plantation – address Council on item "B" under New Business  
Mr. Mike Les - 308 Emerald Oaks Way – addressed Council on item "B" under New Business

**UNFINISHED BUSINESS:**

**A. SECOND AND FINAL READING OF ORDINANCE 22-24 TO ZONE TMS# R03207-01-22 (+/- 5.1 ACRES) OWNED BY JONNATHAN L. PRIESTINO LOCATED AT 1342 FARMING CREEK ROAD TO FRINGE AGRICULTURE (FA) (PLANNING COMMISSION):**

Mr. Sickinger made a motion for approval and Mr. Busch seconded it. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted "Yes", Mr. Danielson voted "Yes", Mr. Sickinger voted "Yes", Dr. Waldman voted "Yes", and Mayor Walker voted "Yes". The vote for approval was unanimous.

**B. SECOND AND FINAL READING OF ORDINANCE 22-25 TO ZONE TMS# R03303-02-01 (+/- .96 ACRES) OWNED BY ST. ANDREWS RD. CHURCH OF CHRIST LOCATED AT 1191 DUTCH FORK ROAD AS GENERAL COMMERCIAL (CG) (PLANNING COMMISSION):**

Mr. Sickinger made a motion for approval and Mr. Busch seconded it. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted "Yes", Mr. Danielson voted "Yes", Mr. Sickinger voted "Yes", Dr. Waldman voted "Yes", and Mayor Walker voted "Yes". The vote for approval was unanimous.

**C. SECOND AND FINAL READING OF ORDINANCE 22-26 TO AMEND APPENDIX A – ZONING AND LAND REGULATIONS BY DELETING SECTIONS 2-3.9 AND 2-3.10:**

Mr. Sickinger made a motion for approval and Mr. Busch seconded it. This will remove conditional use standards for mobile homes. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted "Yes", Mr. Danielson voted "Yes", Mr. Sickinger voted "Yes", Dr. Waldman voted "Yes", and Mayor Walker voted "Yes". The vote for approval was unanimous.

**D. SECOND AND FINAL READING OF ORDINANCE 22-27 TO AMEND APPENDIX A – ZONING AND LAND REGULATIONS BY MODIFYING SECTION 2-2 – USE OF TABLE 1 BY REMOVING THE CONDITIONAL USE REFERENCE FOR MOBILE HOMES AND THE INSERTION OF NONCONFORMING MOBILE HOME STANDARDS:**

Mr. Sickinger made a motion for approval and Mr. Busch seconded it. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted "Yes", Mr. Danielson voted "Yes", Mr. Sickinger voted "Yes", Dr. Waldman voted "Yes", and Mayor Walker voted "Yes". The vote for approval was unanimous.

**E. SECOND AND FINAL READING OF ORDINANCE 22-28 TO AMEND APPENDIX A – ZONING AND LAND REGULATIONS BY ADDING SECTION 8-2.3 NONCONFORMING MOBILE HOMES:**

Mr. Sickinger made a motion for approval and Mr. Busch seconded it. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.

**F. SECOND FINAL READING OF ORDINANCE 22-29 TO AMEND APPENDIX A – ZONING AND LAND REGULATIONS BY DELETING SECTION 2-4 SUBSECTION 10:**

Mr. Sickinger made a motion for approval and Mr. Busch seconded it. Mayor explained that this eliminates redundant language already addressed in a previous subsection. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.

**NEW BUSINESS:**

**A. FIRST READING OF ORDINANCE 22-30 TO AMEND THE OFFICIAL ZONING MAP BY ASSIGNING A GENERAL COMMERCIAL (CG) ZONING DESIGNATION TO TMS# R03303-02-02 AND R03302-01-01 AND MIXED-USE DEVELOPMENT (MD) ZONING DESIGNATION TO A PORTION (+/- 15 ACRES) OF TMS# R03303-01-01 (PLANNING COMMISSION).**

Mr. Danielson made a motion for approval and Mr. Busch seconded it. Mayor Walker clarified his understanding of the zoning for all three areas. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.

**B. FIRST READING OF ORDINANCE 22-31 TO REZONE A PORTION OF TMS# R03203-03-01 (+/- 8.94 ACRES) FROM FRINGE AGRICULTURAL (FA) TO OFFICE COMMERCIAL (CO) (PLANNING COMMISSION):**

Mayor Walker explained that this ordinance will rezone entire TMS# R03203-03-01 from Fringe Agricultural (FA) to Office Commercial (CO). Mr. Sickinger made a motion for approval and Mr. Danielson seconded it. Mr. Sickinger stated he has received several concerns about the rezoning. He confirmed that each Council member could vote “yes”, “no” or “remand back to the Planning Commission” and noted that Office Commercial (CO) and Neighborhood Commercial (CN) has similar types of uses and ended by stating that he is not in favor of rezoning the whole parcel to Office Commercial (CO). Mr. Danielson stated that a storage facility will have the least amount of impact on traffic and believes the developer will provide a substantial landscaping plan. Mr. Busch voiced some of his concerns about the size of the buildings and is not in favor of the rezoning. Dr. Waldman explained her concern of the loss of Fringe Agricultural zoning in the midst of the rural surrounding areas and like Mr. Danielson does not like the fact that there is one tax map number because it has not been subdivided as requested in previous meetings. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted “No”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “No”, and Mayor Walker voted “Yes”. The vote for approval passed 3 to 2 with Dr. Waldman and Mr. Busch voting in opposition.

**C. FIRST READING OF ORDINANCE 22-32 TO AMEND THE IRMO TOWN CODE CHAPTER 2, ARTICLE II, DIVISION 2, SECTION 2-66 – VOTING REQUIREMENTS (SICKINGER):**

Mr. Sickinger made a motion for approval and Mr. Danielson seconded it. Mr. Sickinger stated that he was against this change when it happened several years ago and believes it is illegal as it currently stands. He mentioned that Council will need to decide how a tie would be decided if a member is absent or abstains. Mayor Walker explained that the change will delete language that considers abstaining from a vote as “out of order” and is recorded as an affirmative vote in the minutes which was added by Council in 2017. He further explained that items are put in front of Council to vote on whether it is either a yes or no and does not want that part to be removed from the current language.

Mayor Walker made a motion to amend to keep “...Every council member present shall vote on every question except when required to refrain from voting by state law” and remove “~~Any council member that does not vote shall be considered out of order and their vote will be recorded as an affirmative vote for the minutes.~~”. Mr. Danielson seconded the motion. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote to amend was unanimous.

Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval as amended was unanimous.

**D. APPROVAL OF RESOLUTION 22-02 TO RATIFY BUDGET AMENDMENTS FOR FY21/22 TOTALING \$516,875 (STAFF):**

Mr. Sickinger made a motion for approval and Mayor Walker seconded it. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.

**E. APPROVAL OF BIDS AND AWARD OF CONTRACT TO WILEY EASTON CONSTRUCTION COMPANY IN THE AMOUNT OF \$146,000 FOR PHASE 1 OF THE RAWLS CREEK PARK PROJECT (STAFF):**

Mayor Walker made a motion for approval and Mr. Danielson seconded it. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.

**F. APPROVAL OF QUOTE FROM SWEEPINGS CORPORATION OF AMERICA FOR RESIDENTIAL ROADWAY SWEEPING IN THE AMOUNT OF \$10,560 (STAFF):**

Mayor Walker made a motion for approval and Mr. Sickinger seconded it. Mayor Walker called upon Mrs. Dennis for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.



**G. APPROVAL TO USE \$30,000 IN HOSPITALITY FUNDS TO CONTINUE THE PARKING LOT EXPANSION AT THE IRMO COMMUNITY PARK (STAFF):**

Mayor Walker made a motion for approval and Mr. Sickinger seconded it. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.

**H. APPOINTMENTS TO THE ZONING BOARD OF APPEALS (ZBA) – 1 OPENING (STAFF):**

Mayor Walker made a motion to appoint Edward Greco and Mr. Sickinger seconded it. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.

**I. APPROVAL FOR THE TOWN ADMINISTRATOR TO SUBMIT A LETTER TO SCDOT REQUESTING A 4-WAY STOP AT CHADFORD ROAD AND NORTH ROYAL TOWER DRIVE (SICKINGER):**

Mr. Sickinger made a motion for approval and Mr. Busch seconded it. Mr. Sickinger that he put this on the agenda because people speed through the area, and it will be minimal if any cost to the Town. He explained the SCDOT has a process of how they install a new stop sign and bring awareness of the new sign. Mr. Danielson wants a flashing light posted in the area for the next 60 to 90 days due to his concerns of wrecks because the public did not see the new stop sign. Mayor Walker called upon Mr. Dennis for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.

**PRESENTATION BY CITIZENS:**

Mr. Tommy Truong, Small Business Owner, addressed Council on item “E” under New Business  
Mr. Nick Corley, Corley Compound, addressed Council on item “G” under New Business

**DISCUSSION:**

**A. Discussion on recycling glass (Mayor):**

Mayor Walker explained that Tyler Sanitation does not recycle glass. He stated that some citizens have reach out to him that they are willing to pay a small fee if the Town can get someone to pick up the glass. So, he asked Mr. Cline for some options in order to recycle glass. Mr. Cline stated that he talked with Ms. Jane Hiller, recently retired from Sunoco, and Laurine Hunt, Recycling Coordinator for Lexington County, to discuss some options. They all agreed that the best option will be to purchase a 20-yard dumpster and put it in a location like the Community Park of Irmo. The residents will have a central location where they can discard their glass. Then, we would need to hire a company to haul the dumpster quarterly to Lexington County to dump and will not charge the Town of Irmo for the glass. Council decided that they liked the idea of recycling glass but did not want the dumpster located in the park. It was decided Council would continue the discussion at the next Council Workshop.

EXECUTIVE SESSION:

A. Receive legal advice related to utilities (Staff):


Mr. Sickinger made a motion to go into executive session and Mr. Danielson seconded the motion. The motion passed unanimously; therefore, the Mayor, Council, Mr. Dennis, Mr. Edwards, and Mr. Moore went into executive session at 9:00 p.m. Mayor Walker called the meeting back to order at 9:22 p.m. and stated that no votes were taken.

ADJOURNMENT: There being no further business, Mr. Sickinger made a motion to adjourn, and Dr Waldman seconded it. The motion was approved unanimously; therefore, the meeting was adjourned at 9:23 p.m.



Barry A. Walker, Sr., Mayor

ATTEST:



Renee Caviness, Municipal Clerk