



THE TOWN OF
Irmo
GATEWAY TO LAKE MURRAY

PUBLIC HEARING – TO RECEIVE COMMENTS ON ORDINANCE 22-37 TO ANNEX TMS# R03303-01-03 LOCATED AT 1194 DUTCH FORK ROAD INTO THE TOWN OF IRMO

TOWN COUNCIL MEETING – WILL FOLLOW THE PUBLIC HEARING

December 20, 2022 @ 7:00pm

Irmo Municipal Building – 7300 Woodrow Street, Irmo, South Carolina

Live streaming will be available from our YouTube channel at:

<https://www.youtube.com/c/TownofIrmo>

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Invocation
- IV. Reading of Minutes – November 15, 2022 & November 29, 2022
- V. Report of Standing
 - A. Administrative Briefing
 - B. New In-Town Businesses
 - Quality Assured Processing, LLC. – 407 Lord Howe Rd.
 - Green Dynasty, LLC. – 121 Dean Crest Rd.
 - Bobby White Insurance & Financial Services – 2900 Dreher Shoals Rd.
 - Snips Vintage, LLC. – 236 Dyers Hall Rd.
 - MSN Management – 1 Wellness Blvd.
- VI. Amendments to the Agenda
- VII. Consideration of Communication
 - A. Recognition of Liberty Tax as the December 2022 Small Business of the Month.



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B. Community Connections:

1. School District Five Choice and Magnet Programs (Waldman)

C. Artist of the Month: Students from H.E. Corley Elementary have their art on display in Town Hall.

VIII. Presentation by Citizens (Agenda Items IX and X only)

IX. **UNFINISHED BUSINESS**

A. **SECOND AND FINAL READING of ORDINANCE 22-37** to annex Richland County Tax Parcel# R03303-01-03 at 1194 Dutch Fork Road now or formerly owned by Savage Realty and Development, Inc. (Staff). This property is contiguous to property within the Town of Irmo.

X. **NEW BUSINESS**

A. **FIRST READING of ORDINANCE 22-38** to zone Richland County Tax Parcel# R03303-01-03 at 1194 Dutch Fork Road owned by Savage Realty and Development, Inc. as General Commercial (CG) (Planning Commission). This property is being annexed into the town through Ordinance 22-37.

B. **Approval of Resolution 22-07** to purchase 1.82 acres of property near the Irmo Community Park (Danielson).

C. **Approval of Resolution 22-08** to hire a real estate acquisition firm to acquire property for a downtown district (Danielson). This will start the process in establishing a downtown district.

D. Approval to contract the professional services of the Pope Flynn Group as bond counsel for preparation of a master bond ordinance and the issuance of bonds (Danielson).

E. Appointments to the Okra Strut Commission – 2 terms are expiring and 1 unexpired term to be filled (Staff). Mike Ward and Phyllis Hawkins terms are expiring and have asked to be reappointed for another 3-year term. New applicants to review are Linda Bowers & Shely Ham.

F. Approval to submit an offer letter for Post Modern Jukebox to perform at the 2023 Okra Strut not to exceed \$30,000 (Okra Strut Commission).

G. Approval of the 2023 Town Council Meeting Calendar (Staff).

XI. Presentation by Citizens

XII. Discussion



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XIII. Executive Session – Council may act on items discussed in executive session after returning from the executive session.

1. Legal & Contractual Matter §30-4-70(a)(2) – Receipt of legal advice and discussion of negotiations of proposed purchase of property near the Irmo Community Park.
2. Routine Personnel Matter §30-4-70(a)(1) – Discussion of compensation for attorney.
3. Legal Matter §30-4-70(a)(2) – Receipt of legal advice relating to matters covered by attorney-client privilege.

XIV. Adjournment

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Town of Irmo will not discriminate against qualified individuals with disabilities based on disability in its services, programs, or activities. If you need an accommodation to attend the meeting, please contact the Town Administrator or Municipal Clerk for assistance at (803)781-7050, M-F between the hours of 8:30 – 5:00 (closed most Federal and State Holidays).

STATE OF SOUTH CAROLINA)
)
TOWN OF IRMO)

ORDINANCE NO. 22-37

TO ANNEX TMS# R03303-01-03

BE IT ORDERED AND ORDAINED, by the Town of Irmo, South Carolina, in Council duly and lawfully assembled and by the authority thereof.

The 2.049-acre tract at 1194 Dutch Fork Road as shown on Richland County TMS# R03303, Block 01, Lot 03 zoned Rural District (RU) now or formerly owned by Savage Realty and Development, Inc.

WHEREAS, a petition to annex property into the Town of Irmo was received on November 2nd, 2022 from 814 Services, LLC as a designated agent for the owner, Savage Realty and Development, Inc. located at 1194 Dutch Fork Road.

WHEREAS, it appears to the Town Council that the annexation of this property will be in the best interest of the Town of Irmo.

WHEREAS, the Planning Commission will consider the owners application for zoning designation via its public hearing process. The petitioner is requesting General Commercial (CG) zoning to accommodate a future development of a day care center.

NOW, THEREFORE, BE IT ORDERED by the Town of Irmo that the above-described property is hereby annexed into and becomes part of the Town of Irmo effective upon second and final reading of this Ordinance.

PASSED AND ADOPTED this 20th day of December 2022.

Barry A. Walker, Sr. Mayor

ATTEST:

Renee Caviness, Municipal Clerk

1st Reading: November 15, 2022

2nd Reading: December 20, 2022

Public Hearing; December 20, 2022

ANNEXATION ORDINANCE 22-37

Current Boundaries



Proposed Boundaries



 Proposed Annexation  General Commercial Zoning (CG)  Agricultural Zoning (FA)

STATE OF SOUTH CAROLINA)

ORDINANCE 22-38

) ASSIGNING CG ZONING DESIGNATION

TOWN OF IRMO) TO ANNEXED PROPERTY TMS# R03303-01-03

AN ORDINANCE TO AMEND THE TOWN OF IRMO'S OFFICIAL ZONING MAP TO ASSIGN CG (GENERAL COMMERCIAL) ZONING DESIGNATION FOR AN ANNEXED PROPERTY (TMS# R03303-01-03) THE EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDERED AND ORDAINED, BY THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY AND LAWFULLY ASSEMBLED AND BY THE AUTHORITY THEREOF.

The Town of Irmo desires to strengthen its Zoning Ordinance and Land Development Regulation and reconcile the associated zoning standards with its Official Zoning Map. The adoption of the official zoning map is mandatory for zoning per *SC Codes § 6-29-740 Planned development districts*. The Town Official Zoning Map is the visual reference to the Town's zoning districts and applicable standards.

The parcel, TMS# R03303-01-03, located at 1194 Dutch Fork Road owned by Savage Realty and Development, Inc. is being annexed into the Town of Irmo through Ordinance 22-37. Annexed properties are assigned zoning designation consistent with the Town's zoning standards. The property's CG zoning designation appropriately reflects the zoning district's size, use, and surrounding characteristics. The Town and its Planning Commission per *SC Codes § 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 Irmo News 15 days before the public hearing and appropriate posting on the property.

The Planning Commission recommended the adoption of the General Commercial (CG) zoning designation and amendment to the Official Zoning Map on Monday, December 5, 2022.

PASSED AND ADOPTED this 17th day of January 2023.

Barry A. Walker, Sr., *Mayor*

ATTEST:

Renee Caviness, *Municipal Clerk*

1st Reading: December 20, 2022

2nd Reading: January 17, 2023

Public Hearing: January 17, 2023

ORDINANCE 22-38

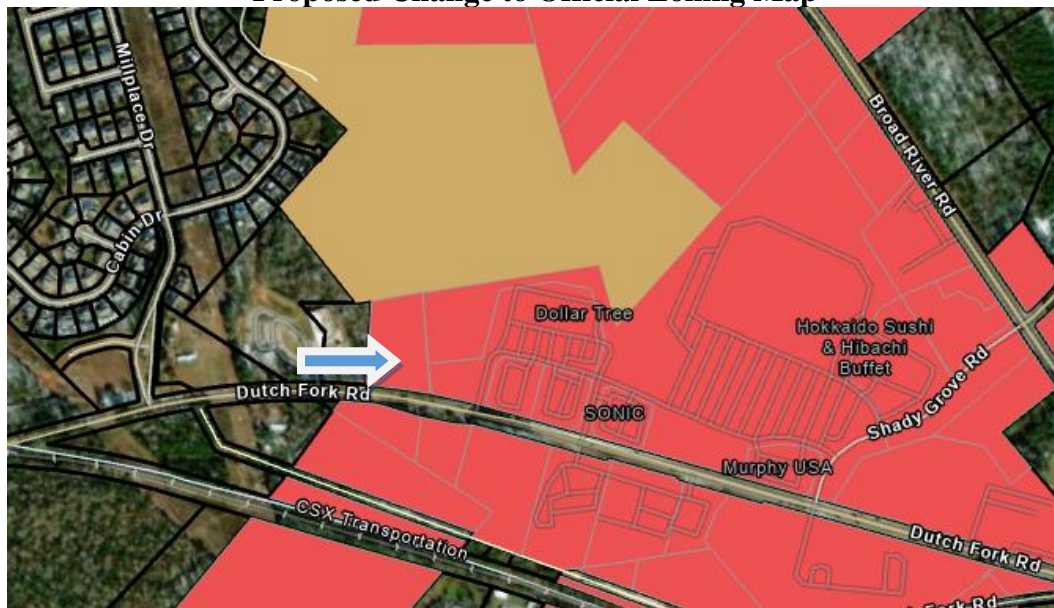
To assign a General Commercial (CG) zoning designation to Richland County TMS# R03303-01-03

Current Official Zoning Map



- CG
- CN
- CO
- FA
- LM
- MD
- RG
- RS

Proposed Change to Official Zoning Map



STATE OF SOUTH CAROLINA)
TOWN OF IRMO)
)

RESOLUTION 22-07

A RESOLUTION OF THE TOWN OF IRMO AUTHORIZING THE PURCHASE OF 1.82 ACRES OF PROPERTY IN THE TOWN OF IRMO

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF IRMO, SOUTH CAROLINA, IN COUNCIL DULY ASSEMBLED AND BY THE AUTHORITY THEREOF THAT:

Section 1 Purchase of Property

The Town is hereby authorized to purchase the following real property from the respective sellers:

A property consisting of 1.82 acres, more or less, owned by a private party and located within the Town of Irmo. The purchase is necessary for the implementation of the Town's Downtown District Concept

Section 2 Signature Authority

The Town Administrator is hereby authorized to sign all documents necessary to affect this transfer, including but not limited to the Contract of Sale, Closing Statement, and any and all other documents necessary to close the transaction.

Section 3 Freedom of Information Act Compliance

Pursuant to the Freedom of Information Act §30-4-40(a)(5)(b), the property ID and sales terms will be released once the Deed is signed.

BE IT FURTHER RESOLVED that this resolution shall become effective on 20th day of December 2022.

Barry A. Walker, Sr. Mayor

ATTEST:

Renee Caviness, Municipal Clerk

STATE OF SOUTH CAROLINA)
TOWN OF IRMO)
)

RESOLUTION 22-08

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 create a downtown district;

WHEREAS, the concept of a downtown district is designed to bring people together to live, work, and play and is a key area to promote unity while serving as the town’s natural hub;

WHEREAS, careful consideration has been given to where this would best fit within the Town of Irmo and benefit the public and its use;

WHEREAS, the area around Moseley Avenue and Church Street in Irmo, South Carolina is the best area to establish a downtown district;

WHEREAS, significant road and infrastructure improvements will need to be made to create a foundation for the success of this district and assist in the flow of traffic around the downtown district;

WHEREAS, the town intends to acquire properties in this district to start the process of developing and marketing this area for a future downtown area;

NOW, THEREFORE, BE IT RESOLVED, by Council of the Town of Irmo, South Carolina, in Council duly assembled:

1. That the Town Administrator and the Town Attorney hire a real estate acquisition firm to assist in the acquisition process; and
2. Any negotiated contracts be presented to Council for final approval.

BE IT FURTHER RESOLVED that this resolution shall become effective on 20th day of December 2022.

Barry A. Walker, Sr. Mayor

ATTEST:

Renee Caviness, Municipal Clerk

IRMO TOWN COUNCIL - 2023 MEETING SCHEDULE

JANUARY	
01/10/2023	Council Workshop (6pm)
01/17/2023	REGULAR MEETING

FEBRUARY	
02/07/2023	Council Workshop (6pm)
02/21/2023	REGULAR MEETING

MARCH	
03/07/2023	Council Workshop Budget (6pm)
03/21/2023	REGULAR MEETING

APRIL	
04/04/2023	Council Workshop (6pm)
04/18/2023	REGULAR MEETING

MAY	
05/02/2023	Council Workshop (6pm)
05/16/2023	REGULAR MEETING

JUNE	
06/06/2023	Council Workshop (6pm)
06/20/2023	REGULAR MEETING

JULY	
07/04/2023	HOLIDAY - NO MEETING
07/18/2023	REGULAR MEETING

AUGUST	
08/01/2023	<u>No Meeting</u> National Night Out
08/15/2023	REGULAR MEETING

SEPTEMBER	
09/05/2023	Council Workshop (6pm)
09/19/2023	REGULAR MEETING

OCTOBER	
10/03/2023	Council Workshop (6pm)
10/17/2023	REGULAR MEETING

NOVEMBER	
11/07/2023	Council Workshop (6pm)
11/21/2023	REGULAR MEETING

DECEMBER	
12/05/2023	<u>Tree Lighting - 6:00</u> Council Workshop - 7:00
12/19/2023	REGULAR MEETING

NOTE: Workshops start at 6pm, Regular Meetings Start at 7pm unless noted.

Approved by Council on xx/xx/xxxx