

**TOWN OF IRMO
COUNCIL WORKSHOP
June 7, 2022**

The Irmo Town Council held a Workshop on Tuesday, June 7, 2022, in the Municipal Building. In attendance was Mayor Walker, Mayor Pro Tem Danielson, Councilmen Busch, Sickinger and Councilwoman Waldman. Others present were Mr. Courtney Dennis, Town Administrator; Police Chief Bobby Dale; Mrs. Renee Caviness, Finance Director & Municipal Clerk; Mr. Rodney Tucker, Assistant Town Administrator; Mr. Whitt Cline, Public Services Director. Mr. Will Edwards, Town Attorney, arrived at 7 p.m.

The agenda was published and posted on Friday, June 3, 2022, to meet FOIA requirements.

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

DISCUSSION ITEMS:

A. DISCUSSION WITH DON DENTON OF BLUE GRANITE (COUNCIL):

Mr. Denton of Blue Granite Water Company presented an update on their Project Plan: Friarsgate Wastewater Collection System which is being completed in 4 phases. He stated they completed Phase 1 in May 2021 and Phase 2 in April 2022. They will start on Phase 3 in July 2022. He further explained the repairs that are being done in each phase of the project. Mr. Denton ended his presentation after answering a couple of questions.

B. DISCUSSION ON THE REGIONAL GATEWAY PROJECT (MAYOR):

Mayor Walker asked Mr. James Bennet of the Midland Business Leadership Group to give an update on the Regional Gateway Project that will beautify key gateways in this region. He explained that they will be upgrading the gateways with landscaping, and other improvements. He informed Council that the Town of Irmo would contribute funds to the project based on the Town's population which equates 1.62% of the total cost of the project as well as maintain the gateways for a period of 10 years. Mr. Bennet ended by requesting the Town of Irmo to partner with them on this project.

Mr. Busch stated that Irmo already has a landscaped gateway which is maintained by the Town of Irmo. Mayor Walker asked if their project would include a sign. Mr. Bennet explained that this project does not include signage due to soaring costs of signs. The discussion ended after Council explained that they want to cooperate, but this project is not beneficial as it stands for the Town of Irmo.

C. DISCUSSION ON PLANNING AND ZONING FEES (STAFF):

Mayor Walker confirmed with Mr. Dennis that he wants to delay this discussion until Mr. Tucker gets all the documentation together before Council discusses planning and zoning fees.

D. DISCUSSION IPMC ISSUES AND SOLUTIONS (STAFF):

Mr. Tucker started the discussion by distributing several documents regarding the current zoning rules and regulations. He explained that the Town's references the International Property Maintenance Code (IPMC), in its rental licensing ordinance but the IPMC was not formally adopted or codified by Council. Since bits and pieces of IPMC are being use, there are inconsistencies with other code of ordinances. Mr. Tucker let Council know that they need to either formally adopt the IPMC or remove the references from the rental license agreement and come up with alternative standards for all existing structures with defined enforcement approaches. He stated that code enforcement is only looking at the outside of the premises and explained that Code Enforcement Officers are not certified or trained to address concerns inside of the interior of the homes/buildings. He let Council know that the IPMC standards needs to be applied across the board to all structures including commercial, rental, and owner-occupied properties. He stated that currently these regulations are only applied to rental properties instead of all structures which could set the Town up for legal matters which Mr. Danielson asked Mr. Edwards to investigate. Most of Council voiced their concerns about applying IPMC regulations to all structures versus to only rental properties.

Mr. Dennis explained that the Town is currently out of compliance with the International Building Codes because there is no Construction Board of Adjustment and Appeals and briefly summarized Mr. Tucker's presentation by reiterating that Council needs to decide how they want to handle the current situation where they vote to remove IPMC completely, apply IPMC to all properties or come up with specific ordinances to address the items Council want to apply to all properties. He suggested that Council get into compliance by adopting and codifying IPMC's regulations for all structures. Mr. Dennis ended the conversation stating that he will draft some language and investigate creating the Construction Board of Adjustment and Appeals. In the meantime, Mr. Tucker will get with CC&I to find out their process and cost to inspect rental properties between a change in renters.

E. DISCUSSION ON MOBILE HOMES AND ACCESSORY DWELLING UNITS (SICKINGER):

Mr. Tucker began the discussion by stating that mobile homes are not allowed but it is referenced under conditional uses in the current zoning regulations. Due to this inconsistent language, he explained that Council needs to decide to either remove the reference and/or consider adding some language that would allow the property owner to replace their existing mobile home if it is damaged.

Then, Mr. Tucker let Council know that they need to consider setting standards for accessory dwelling which would allow a 1,000 square foot standardized home in the backyard. Mr. Sickinger stated that Council should consider allowing accessory dwelling units including tiny homes. Mr. Tucker mentioned the International Building Codes has certain provisions for tiny homes but does not have this provision in the 2018 International Building Codes. He further explained that the current 2018 International Building, does not allow tiny homes and tiny homes are viewed as mobile homes. The Town of Irmo has adopted the 2018 International Building Code and Mr. Tucker let Council know that tiny homes is allowed in the 2021 International Building Codes if Council decides to adopt the new code.

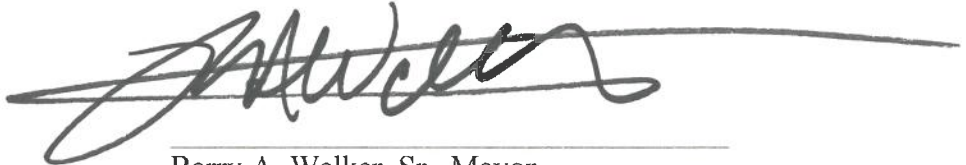
F. DISCUSSION ON APARTMENT DENSITIES (STAFF):

Mr. Tucker stated that he constantly gets calls about densities on property and understands that this is a concern with Council and the residents. He explained that he would like for Council to decide densities under conditional uses for apartments that is reasonable for everyone. It was decided that Mr. Tucker will propose density standards to review with Council.

G. OPEN DISCUSSION:


Mayor Walker took a moment to asked Mr. Busch if he had any updates from the Council of Governments meetings that he has attended. Mr. Busch stated that he had no information at this time.

ADJOURNMENT: There being no further items to discuss, Mr. Sickinger made a motion to adjourn, and Dr. Waldman seconded it. The motion was approved unanimously; therefore, the workshop was adjourned at 8:47 p.m.



Barry A. Walker, Sr., Mayor

ATTEST:



Renee Caviness, Municipal Clerk