



# TOWN OF MONCKS CORNER MONTHLY COUNCIL MEETING

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, AUGUST 19, 2025 at 6:00 PM

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## MINUTES

### CALL TO ORDER

The regular meeting of the Town Council was called to order by Mayor Thomas J. Hamilton, Jr. at 6:00 p.m.

#### Present:

Mayor Thomas J. Hamilton, Jr.  
Mayor Pro-Tem David A. Dennis, Jr.  
Council Member DeWayne G. Kitts  
Council Member James N. Law, Jr.  
Council Member Latorie S. Lloyd  
Council Member Chadwick D. Sweatman  
Council Member James B. Ware, III

#### Staff Present:

James E. Brogdon, Town Attorney  
Jeffrey V. Lord, Town Administrator  
Marilyn M. Baker, Administrative Services Director/Clerk to Council  
Justine H. Lovell, Finance Director  
Corey Denny, Battalion Chief  
R. Logan Faulkner, Public Service Director  
Mohamed A. Ibrahim, Technology Director  
Elizabeth B. Rentz, Recreation Director  
Lee W. Mixon, Jr., Police Chief  
Justin S. Westbrook, Community Development Director  
Carter France, Town Planner

### INVOCATION

Invocation was delivered by Pastor Jeff Moss, Area Representative with Fellowship of Christian Athletes.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Mayor Thomas Hamilton.

### SPECIAL PRESENTATIONS

**Proclamation:** Berkeley High School Baseball State Champions

Mayor Hamilton read aloud and presented a framed proclamation to Coach Landy Cox in recognition of the team's achievement as the 2025 SCHSL AAAAA Division II

Baseball State Champions. He and Council commended the team for their outstanding accomplishment.

**Proclamation:** Jean's Angel's Day - September 13<sup>th</sup>

Mayor Hamilton read and presented a framed proclamation to Katrina Carpenter and her support team, recognizing their unwavering commitment to community service and their tireless efforts to uplift the Lowcountry's most vulnerable population.

**Special Recognition:** 2025 William R. McMahon Award Recipient - Mohamed Ibrahim

Chief Municipal Judge Shaheena Bennett nominated the Town's IT Director Mohamed Ibrahim to the American Bar Association to receive the 2025 William R. McMahon Award in recognition of his innovative technology work that has transformed our municipal court system and making it more efficient, accessible and responsive to our community. Director Ibrahim was selected to receive the award. He was honored during the Annual American Bar Associations National Conference in Toronto Canada in August. Mayor Hamilton and Council congratulated Director Ibrahim and expressed their appreciation for his dedicated service to the Court and the Town of Moncks Corner.

**FY 2024 Audit Presentation:**

Bayi Pognon with The Baird Audit Group, LLC, presented the Town's FY 2024 Comprehensive Financial Report. She reported that the Town received an unmodified clean opinion. She thanked Finance Director Justine Lovell and staff for their assistance in completing the audit.

Mayor Hamilton and Council thanked staff for their hard work and stewardship of the Town's financial health.

## **APPROVAL OF MINUTES**

**1. Regular Meeting Minutes:** July 22, 2025

Motion was made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of July 22, 2025. Motion was seconded by Council Member Kitts and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

## **REPORTS**

**2. Mayor's Report:** Thomas J. Hamilton, Jr.

7-25-25: The Town held a retirement celebration for Chief Bobby Gass.

8-2-25: He attended the Berkeley County School District "One Berkeley" back to school event.

8-2-25: He participated in the Pruitt Health Car Show held for the residents. He added that we are working on organizing a holiday initiative to ensure that every resident receives a gift for Christmas.

8-2-25: He shared that he was honored to attend the recent unveiling of the historical marker for the Etiwan Village, recognizing its cultural and historical importance to the

community. I was honored to attend the unveiling of the historical marker for the Etiwan Village.

8-5-25: He attended a ribbon cutting at A Time of Refreshing and Gibsong Academy of Music.

8-8-25: The Town held a ribbon cutting for Fireside Craft Pizza. Council Members Dennis, Law and Sweatman were in attendance.

8-9-25: He attended the Town Police Department's Book Bag Giveaway event, where attendees enjoyed complimentary hot dogs, chips, and beverages. Appreciation is extended to both the Police Department and Fire Department for their active participation. The Fire Department provided fire truck tours and distributed educational pamphlets to members of the community.

8-11-25: He shared that he had the pleasure of attending Foxbank Elementary School's "Meet the Teacher Day". He extended a heartfelt "Thank You" to both the Moncks Corner Police and Fire Departments for coming together to serve hot dogs, chips, and drinks to everyone in attendance. Their teamwork and community spirit truly made the event special.

8-15-25: The Town held a Ribbon-Cutting Ceremony at the Moncks Corner Florist to celebrate their opening. Council Members Dennis, Lloyd, Law, and Sweatman were in attendance to show their support and help mark the occasion.

### **3. Administrator's Report:** Jeffrey V. Lord

During the Administrator's Report, Chief Lee Mixon recognized two of his Police Officers for "Officer of the Quarter" as follows:

- Officer Mark Clark was recognized for his involvement in a complex missing person case. Additionally, this person left the jurisdiction of Moncks Corner and went to North Charleston. Through his efforts and teamwork with Detective Salvo, they were able to locate and get medical assistance to the individual and return him back to his family. Officer Clark was also involved in an investigation of a fatal hit and run accident where they were able to apprehend and charge the suspect. Officer Clark was presented with an award honoring him as "Officer of the First Quarter".
- Corporal Jerehmy Guerry was recognized for putting together an entire 8-hour program for transitioning from iron sites on the Glock to the "red dot" sites on the Walter, certifying all 38 officers. In addition, he sold old weapons to help cover some of the expenses. Corporal Guerry was presented with an award honoring him as "Officer of the Second Quarter".

Mayor Hamilton and Council congratulated the two officers and thanked them for their service.

Administrator Lord reported the following:

- Foxbank Mass Arms are finally complete and closed out.
- The Playground/Farmers Market parking area project is nearing completion. While a final punch list remains to be addressed, most of the work has been completed.

### **Tree Ordinance Discussion:**

Council Member Sweatman requested that staff conduct a review of the Town's tree ordinance, specifically evaluating the potential for exempting certain tree species in the permitting process, and return to Council with a recommendation.

Mayor Hamilton requested that Administrator Lord and Community Development Director Westbrook review the tree ordinance and come back with a recommendation.

## **NEW BUSINESS**

### **4. Discussion: Fire Fighter Fitness Program**

Administrator Lord informed Council that the Town currently does not have a physical fitness assessment in place for new hires or existing employees. Staff are requesting approval to purchase equipment totaling \$52,445.00 and to implement a fitness testing procedure, which will include associated training costs.

Council Member Sweatman inquired whether the assessment would apply to current employees. Administrator Lord confirmed that it would, noting that both new hires and existing staff would be provided with an average time frame to complete the test.

Battalion Chief Denny provided an overview of the proposed program and noted that criteria for current employees are still being finalized.

Mayor Hamilton asked whether the implementation of a fitness program would impact the Town's ISO rating. Administrator Lord responded that while physical fitness itself is not a direct factor in ISO scoring, the ability to maintain adequate staffing levels for fire response, particularly when employees are out due to injury or fitness-related issues, could indirectly affect the rating.

Motion was made by Council Member Law to approve the Fire Fighter Fitness Program and purchase the necessary equipment in the amount of \$52,445.00. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

### **5. Discussion: Main Street Parking Study**

Administrator Lord explained that over time, parking markings along Main Street have faded or been removed due to curb repairs and repaving. In order to reapply the markings, the Town must obtain an encroachment permit from SCDOT. This process requires submission of a plan detailing the proposed markings and demonstrating compliance with SCDOT regulations.

This study will evaluate Mainstreet, from Highway 17A to 52, to determine where the curbing should be painted yellow to prevent parking in the various site triangles. It will also review the area between the railroad tracks and Newell Street to identify how it may be striped for designated parking spaces. If approved, engineering will be conducted by Stantec. The total estimated cost for the project is \$13,000.

Motion was made by Council Member Law to approve the Main Street Study. Motion was seconded by Council Member Lloyd and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

6. **First Reading:** An Ordinance to amend Ordinance No. 2024-09 and the Budget attached thereto and to adjust certain revenues and expenditures for the Fiscal Year 2025.

Motion was made by Mayor Pro-Tem Dennis to approve; motion was seconded by Mayor Hamilton. The motion failed 2-5 due to majority opposition.

Voting Yea: Mayor Pro-Tem Dennis and Mayor Thomas Hamilton.

Voting Nay: Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

7. **First Reading:** An Ordinance to raise revenue and adopt a Budget for the Town of Moncks Corner, South Carolina, for the Fiscal Year Beginning October 1, 2025, and ending September 30, 2026.

Council Member Sweatman made a motion to deny adoption of the FY26 Budget for first reading. Motion was seconded by Council Member Ware. Motion to deny passed by majority vote as follows:

Voting Yea (to deny): Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Voting Nay: Council Member Dennis and Mayor Hamilton

Mayor Hamilton noted that another budget workshop is scheduled to further review the proposed FY26 Budget. A special meeting will need to be scheduled to conduct the first reading prior to the public hearing on September 16.

8. **First Reading:** Consider an Zoning Map Amendment (ZA-25-04) request for one (1) parcel (162-00-01-017) totaling 30.3 acres, located on US Highway 52. The parcel would be zoned Planned Development (PD) to allow single-family detached dwelling units, commercial development, and dedicated civic recreation space.

**Recusal:** Council Member Law recused himself from discussions on this matter due to a professional relationship with the property owner.

Community Development Director Westbrook presented an overview of the project. He concluded by stating that both Town staff and the Planning Commission recommend approval.

Motion was made by Council Member Sweatman to approve the zoning map amendment. Motion was seconded by Mayor Pro-Tem Dennis. Motion to approve passed by majority vote as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Recused: Council Member Law.

9. **First Reading and Public Hearing:** An ordinance of the Town Council of the Town of Moncks Corner, South Carolina providing for the establishment of the Town Square Redevelopment Project area, the approval of the Town Square Redevelopment Plan, the financing of redevelopment projects, and other matters related thereto.

Administrator Lord added that if approved Council will establish the district, not the funding. It will not increase taxes, or the value of the property. Only the incremental increase will go to pay the TIF Bond. The School District and County can participate later.

Public Hearing: Walter Brown of 114 Fennick Drive, Moncks Corner express concerns of the Community not having input to review the study. Administrator Lord responded that the public hearing was advertised, and updates have been provided. He also added that this will not impact property owners.

Motion was made by Council Member Sweatman to approve. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

## **OLD BUSINESS**

- 10. Second Reading and Public Hearing:** An ordinance to authorize and regulate operation of Golf Carts within the Town Limits pursuant to Section 56-2-90 of the South Carolina Code.

Mayor Hamilton requested that the ordinance be amended to allow golf carts to operate at night only up to 11 p.m. He expressed concerns regarding the safety risks associated with allowing golf carts to operate throughout the night.

**Public Hearing:** There were no comments from the public.

Motion was made by Council Member Law to approve the ordinance with the proposed amendment to Section 3 limiting nighttime use to 11 p.m. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

- 11. Second Reading and Public Hearing:** Consider an Zoning Map Amendment (ZA-25-03) request for one (1) parcel (143-00-00-047) totaling 3.85 acres, located on Fairground Road. The parcel would be zoned General Commercial (C-2).

Community Development Director Westbrook presented an overview of the project. He concluded by stating that both Town staff and the Planning Commission recommend approval.

**Public Hearing:** There were no comments from the public.

Motion was made by Mayor Pro-Tem Dennis to approve. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.



**PUBLIC INPUT:** There were no comments from the public.

**EXECUTIVE SESSION:**

**12.** Motion was made by Mayor Pro-Tem Dennis to go into executive session to discuss the following:

- Matters relating to the proposed location, expansion, or the provision of services encouraging location of businesses.
- Contractual Matters pertaining to Municipal Court.

Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

**Out of Executive Session and Reconvene to the Regular Meeting:**

Motion was made by Council Member Sweatman to come out of executive session and reconvene to the regular meeting. Motion was seconded by Council Member Law and approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Mayor Hamilton announced that there was no action taken during executive session.

**13. Part Time Municipal Associate Judge Appointment:**

Motion was made by Council Member Lloyd to appoint Amber Daniels Broughton, Esq. under a contractual agreement, as a part time Municipal Associate Judge for the Moncks Corner Municipal Court. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

**ADJOURNMENT**

*Motion was made by Council Member Sweatman seconded by Council Member Law to adjourn the regular meeting of Council. Motion was approved unanimously as follows.*

*Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware*

*The meeting was adjourned at 8:51 p.m.*

*A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Live 5 News, Channel 4, Channel 2, and The News Journal Scene. As required, the agenda was posted on the Municipal Complex bulletin board and the Town Website at least 24 hours prior to the meeting.*

*Minutes Approved and Adopted:*

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*Marilyn M. Baker/Clerk to Council*

September 16, 2025

DATE