



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, APRIL 16, 2024 at 6:00 PM

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
Rebecca T. Ellison, Recreation Director
R. Logan Faulkner, Public Service Director
Robert L. Gass, III, Fire Chief
Stephen G. Young, Police Chief
Lee W. Mixon, Jr., Police Captain
Justin S. Westbrook, Community Development Director
Rebecca Vetter, Business Development Manager
Mohamed A. Ibrahim, Technology Manager

INVOCATION

Invocation was delivered by Reverend Leon Brown, Pastor of Moncks Corner Baptist Church

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

1. **Regular Meeting Minutes:** March 19, 2024

Motion was made by Council Member Law to approve the regular meeting minutes of March 19, 2024. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

REPORTS

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

Mayor Hamilton reported the following:

3/25/2024 – The MCPD held a social in honor and remembrance of our Fallen Police Officers Cpl. Marcus Stiles and Pfc. Lonnie Wells.

3/26-27/2024 – Town Council held a planning retreat at Wampee Conference Center. Discussion included statements and goals, capital projects, and financing options, policies, and initiatives.

03/29/2024 - Food giveaway at the Farmers Market Pavilion.

04/03/2024 - Ribbon Cutting for A Fathers Place, Council Person Lloyd was present.

04/08/2024 – Attended the Berkeley County Council Meeting for the presentation of a Proclamation declaring April 2024 as Child Abuse Prevention Month.

04/09/2024 – Attended the Mayors Council meeting with all Tri- County Mayors to discuss common goals.

04/13/2024 – Attended the Berkely High School ROTC Banquet where I presented the award for the Cadet of the year. Congratulations to Makenzie Ravenell.

04/14/2024 – Attended a ribbon cutting for the renovation at the Abiding Word Family Church.

04/16/2024 – Attended a ribbon cutting for the Intensity Cheer Elite – Moving from 17-A to Main Street in the old Overstock Building.

Future Events:

04/18/2024 – Taste of Berkeley at the Old Santee Canal Park

04/19/2024 – Relay for Life (American Cancer Society) at the Moncks Corner Regional Recreational Complex.

May 2024 is National Tennis Month. I signed a proclamation in support and to bring awareness. This will also be presented at the monthly Town Council Meeting in May.

06/07/2024 – Jazz and Art in the Park 6 a.m. – 8 p.m. at Unity Park

He added that he met and spoke with several citizens since the last council meeting.

4. Administrator's Report: Jeffrey V. Lord

Administrator Lord reported on the following:

Several roads are being paved throughout Town. He provided Council with a list.

The Whitesville Rd/Jolly Lane bridge crossing repairs have been approved.

The notes for the Council Retreat held March 26th and March 27th are not available at this time. He plans to present the notes at the May 21st, 2024, meeting.

Police Chief Steve Young updated Council on Homelessness in Moncks Corner and the measures the Police Department is taking to assist the homeless.

NEW BUSINESS

5. First Reading By Title Only: An Ordinance to amend Chapter 22, Parks and Recreation of the Town of Moncks Corner, South Carolina, Code of Ordinances

Administrator Lord explained that this will give us the authority to post rules and regulations and make it so that people cannot sleep in our parks. It also gives the Town the ability to post park hours.

Motion was made by Council Member Law to amend Chapter 22 of the Town of Moncks Corner Code of Ordinances. Motion was seconded by Council Member Ware.

Council Member Kitts mentioned that there was a typo in Section 22-4 of the Ordinance and asked that it be corrected.

Motion to approve was unanimous as follows:

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

6. First Reading By Title Only: An Ordinance to amend Chapter 20, Article III Offenses Against Property of the Town of Moncks Corner, South Carolina, Code of Ordinances.

Motion was made by Council Member Sweatman to amend Chapter 20, Article III of the Town of Moncks Corner Code of Ordinances. Motion was seconded by Council Member Law.

Administrator Lord explained that this will make it illegal for someone to camp on public or private property without the property owner's permission. It gives the Town the authority to impose penalties for violating this ordinance.

Motion to approve was unanimous as follows:

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

7. First Reading By Title Only: An Ordinance to amend Chapter 10, Article I, Section 10-1, and Section 10-9 (G), and adopt the language contained therein all relating to Peddlers, Charitable Solicitors, Buskers and Panhandlers and to repeal Chapter 20, Article IV, Section 20-107 in its entirety of the Town of Moncks Corner Code of Ordinances.

Motion was made by Council Member Law to amend Chapter 10, Article I, Section 10-1, and Section 10-9(G), and repeal Chapter 20, Article IV, Section 20-107 in its entirety

of the Town of Moncks Corner Code of Ordinances. Motion was seconded by Mayor Pro-Tem Dennis.

Administrator Lord explained that this ordinance is a panhandling ordinance that lays out what can be done and what cannot be done.

Motion to approve was unanimous as follows:

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

- 8. First Reading By Title Only:** Consider a Conditional Zoning Map Amendment (CZ-24-01) request for one (1) parcel (142-00-01-012) totaling 15.75 acres, located on Heatley Street, from R-2 (Single Family Residential) to CZ R-2 (Conditional Zoning Single Family Residential) to allow for up to thirty-seven (37) dwelling units.

Motion was made by Council Member Law to approve for first reading. Motion was seconded by Council Member Ware.

Community Development Director Westbrook explained that staff have included some zoning conditions to this development. The developer requested 37 dwellings. Staff recommended the application be amended to reduce the number of dwelling units. The property is already zoned R-2 which allows by-right 30 dwelling units and as long as the developer meets all development and zoning regulations. He also added that they are still waiting on the roadway approval from Berkeley County. Another concern is that the adjacent property owner utilizes Newell Street for industrial use to access his property. Imposing zoning conditions allows for potential access from Highway 17-A, which will take some of the traffic off Heatly and Newell Streets and will allow the adjacent property owner to access his property. Access to the adjacent property has not been determined but looks promising. Conditional zoning will also allow for playgrounds and amenities, decorative crosswalks, and off-street parking for the residents. Staff believes that the conditional zoning request can better provide an overall positive impact to the future development and existing surrounding neighborhood. The staff does believe that a reduction in density would be beneficial, however they will defer that decision to Council.

Council Member Law expressed concerns of the impact this development will have on traffic and the surrounding neighborhood under the current plan. He amended his motion to approve the ordinance for first reading as stated provided that the neighboring property is mitigated, and the impacts are added, as well as the traffic impact study and conditions are placed upon this parcel as stated in the ordinance. Motion as amended was seconded by Council Member Sweatman. Council Member Sweatman added that he would also like to see an agreement made by both parties with a resolution for their protection prior to second reading.

Motion to approve was passed by majority vote as follows:

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

OLD BUSINESS

9. Ordinance Second Reading and Public Hearing: Ordinance No. 2024-02

Consider a Zoning Map Amendment (ZA-24-01) request for approximately 2.2 acres located on Rember C. Dennis Blvd. (143-09-04-034 & 143-09-04-033) from Office & Institutional (C-1) to General Commercial (C-2).

Recusal: Council Member James N. Law, Jr. recused himself due to his professional relationship with the property owner.

Motion was made by Council Member Sweatman to approve. Motion was seconded by Council Member Dennis.

Community Development Director Westbrook explained that Council will be deciding on the C-2, General Commercial zoning tonight. By-Right C-2, will accommodate a variety of general commercial and nonresidential uses. Staff is aware that the applicant intends to apply for a Special Exception with the Zoning Board of Appeals for mini warehouses and vehicle storage. If approved the applicant intends to leave the existing wooded buffer between the development and the adjacent single-family residential development to the east.

PUBLIC HEARING: There were no comments from the public.

Motion was approved by majority vote as follows:

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

PUBLIC INPUT – There were no comments from the public.

EXECUTIVE SESSION:

10. Discussions: Council will go into executive session to discuss the following:

- Proposed contractual agreement regarding the intersection improvement at HWY 52 and Foxbank Blvd.
- Personnel Matter pertaining to the Public Service Department.
- To discuss contractual matters pertaining to Mutual Aid Agreements.

Motion was made by Mayor Pro-Tem Dennis to go into executive session to discuss a proposed contractual agreement regarding the intersection improvement at Highway 52 and Foxbank Blvd, a personnel matter pertaining to the Public Service Department and to discuss contractual matters pertaining to mutual aid agreements. Motion was seconded by Council Member Lloyd and unanimously approved as follows:

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

Out of Executive Session and Reconvene:

Motion was made by Mayor Pro-Tem Dennis to go out of executive session and to reconvene to the regular meeting of Council. Motion was seconded by Council Member Sweatman and unanimously approved as follows:

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

Mayor Hamilton reported that no action taken during the executive session.

The following matters were brought before Council for consideration:

11. Salary Increases for Public Service:

Motion was made by Council Member Law to approve the pay scale increase for the Public Service Department as discussed during the Council Retreat in March 2024. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

12. Designate the Town Administrator to Authorize Mutual Aid Agreements.

Motion was made by Council Member Ware to give the Town Administrator authorization to enter into Mutual Aid Agreements on behalf of the Town. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

ADJOURNMENT

Motion was made by Council Member Law, seconded by Mayor Pro-Tem Dennis to adjourn the regular meeting of Council. Motion was approved unanimously as follows.

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

The meeting was adjourned at 7:19 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:

Marilyn M. Baker/Clerk to Council

May 21, 2024
DATE