



TOWN OF MONCKS CORNER REGULAR COUNCIL MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 21, 2025 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 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
James C. Jackson, III, Fire Chief
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

Absent: Council Member James N. Law, Jr.

INVOCATION

Invocation was delivered by Jericho Nelson, Pastor of Macedonia Christian Church

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member DeWayne Kitts.

SPECIAL PRESENTATIONS:

Introduction of new Police Officers:

- Lt Richard Gerten
- Officer Michael Abatantiono
- Officer Brandon Rawls
- Officer Adam Browning

Awards Presentation:

Police Chief Mixon presented the following Awards to the following Police Officers:

- Outstanding Intervention During a Mental Health Emergency:
 - Sergeant Daniel Breen
 - Officer Tommy Harger, Jr.
- Officer of the 3rd Quarter:
 - Officer Lucas Greer
- Supervisor of the 3rd Quarter:
 - Sergeant Andrew Turner

APPROVAL OF MINUTES

1. Regular Meeting Minutes: September 16, 2025

Motion was made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of September 16, 2025. Motion was seconded by Council Member Ware and approved unanimously as follows:

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

REPORTS

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

Mayor Hamilton reported that he attended and participated in the following:

9/17/25: Ribbon Cutting for Lowcountry Health Brokers. Councilman Dennis and Council Woman Lloyd were also in attendance.

9/19/25: The Tidal Wave's Charity Event for the Miracle League.

He thanked the Recreation Team, Police and Fire Departments for showing up to raise funds. A total of \$3807.00 was raised during the event.

9/20-21/2025: The South Carolina Interscholastic Cycling League races at Biggin Creek Trail were held. These are middle and high school age girls and boys who competed. There were well over 200 participants. He added that he is hopeful that they will return next year.

10/04-05/2025: Travel ball tournaments at the Rec Complex. Teams from Virginia, Fort Mill and two from Georgetown participated along with several teams from the Lowcountry.

10/07/25: The Police Department hosted the National Night Out event, it was a great success. He expressed his appreciation to the Police for hosting the event and to the Fire Department for participating.

10/07/25: He spoke to the Kappa Kappa Kappa Teacher Sorority at the Methodist Church. They hosted with a meal, and he shared updates on current happenings around Town. The evening was wrapped up with a lively Q&A session.

10/15/25: Municipal Elected Official Advanced Training in Columbia through the Municipal Association of SC.

10/16/25: The Berkeley High School Homecoming Parade. He thanked the Moncks Corner Police Department for their outstanding traffic support and the Fire Department for joining in the festivities. He added that their presence helped make the event safe and memorable for everyone.

10/17/25: Ribbon cutting for Yesterdays and Todays Unique Treasures. Councilman Dennis and Councilman Sweatman also attended.

10/18/25: He and his wife were invited to attend the wedding of Corporal Robert Hobart, one of our dedicated Motorcycle Officers. He added that Robert does an outstanding job serving the Town, and it was a joy to celebrate this special occasion with him.

10/19/25: Red Ribbon Family Day. He thanked the Moncks Corner Police and Fire Departments for attending this event.

The Miracle League season wrapped up last week. He added that it was an incredible season and truly inspiring to see the joy and energy on the field. He offered a special thank you to Matt Fluharty, Director of the Miracle League, the entire recreation staff, the participants and their families, the volunteer coaches and buddies. He thanked the Santee Cooper Credit Union, for providing medals for the participants, Cookie Pics, for donating delicious cookies for every game and Kona Ice for providing free Kona Ice for everyone.

10/28/25: Halloween store front decorating contest.

10/29/25: Town's annual Halloween Festival.

11/15/25: Annual Pickin' in the Corner.

12/05/25: Annual Christmas Tree Lighting.

12/06/25: Annual nighttime Christmas Parade.

3. Administrator's Report: Jeffrey V. Lord

Introduction: Administrator Lord introduced James C. Jackson, III, as the new Fire Chief for the Town of Moncks Corner. Chief Jackson came to the Town from the City of Chester. He has 25 years' experience in the Fire Service and of those, 13 years' experience as a Fire Chief. He has multiple certifications and currently serves as the President of the SC Fire Marshal's Association. Chief Jackson thanked Council for the opportunity.

NEW BUSINESS

4. Consideration: Architectural Services for Town Hall and Fire Station 1

Administrator Lord reported that in February 2025, Council authorized engaging Creech and Associates for the project. The initial \$20,000 proposal included two phases: \$15,000 for public safety master planning and \$5,000 for other areas to meet grant requirements.

Upon completion of the Master Plan, the remaining services—Schematic Design, Design Development, Construction Documents, and Construction Administration—were originally set at 10% of construction cost, with minimum fees of \$400,000 (public safety) and \$219,000 (other areas), totaling \$619,000.

Following the Master Plan, the project scope expanded to include new construction, requiring revised contracts and fees. The 10% fee structure remains, with a minimum fee of \$384,500 (public safety) and \$840,000 (other areas), totaling \$1,224,500.

The project will be funded by Berkeley County ARPA (\$550,000) and the General Fund.

Motion was made by Mayor Pro-Tem Dennis. 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 Lloyd, Council Member Sweatman, Council Member Ware.

5. First Reading: Consider an Annexation (AN-25-02) request for two (2) parcels (162-00-02-021 & -075) totaling ~6.81 acres, addressed as 1288 Old Highway 52 to be annexed into the Town's corporate limits, seeking be zoned Office & Institutional (C-1).

Community Development Director Westbrook presented an overview of the request to Council. Staff recommended denial, citing inconsistencies with the Future Land Use Map, the character of the existing built environment, and the intent to preserve the residential nature of the roadway from potential commercial encroachment. He further noted that, if the property is annexed, staff cannot guarantee the future uses should the proposed development not proceed.

The Planning Commission recommended approval of the request by a vote of 5–2.

Mayor Hamilton expressed concern about approving the request in contradiction to the recently adopted Future Land Use Map.

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

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

Voting Nay: Mayor Hamilton

6. First Reading: An Ordinance to amend the Chapter 16, Article of the Town Code (Tree Protection Ordinance) to adjust certain processes and mitigation requirements.

Council previously raised concerns about the impact of the current tree protection ordinance on homeowners. In response, staff solicited feedback from Council and referred the matter to the Town's planning consultant for an evaluation, as the ordinance is part of the Unified Development Ordinance (UDO).

Administrator Lord provided a brief overview of the proposed changes, explaining that the revisions aim to reduce the burden on single-family residential properties while preserving the overall integrity of the tree protection ordinance.

Council Member Sweatman made a motion to approve the proposed revisions to the tree protection ordinance, with discussion. The motion was seconded by Council Member Lloyd.

Discussion: During discussion, Council Member Sweatman requested clarification regarding the size and type of trees that would require a permit. He expressed appreciation for the work done on the revisions but noted ongoing concerns about the Town regulating what homeowners can do on their property.

Administrator Lord clarified that a permit would be required to verify the size of the tree. However, the matter would only be referred to the Planning Commission if the tree qualifies as a grand tree, defined as 24 inches in diameter or larger.

Council Member Sweatman amended his motion to approve the proposed revisions to the tree protection ordinance, with the condition that the grand tree requirement apply only to Live Oaks measuring 24 inches or greater in diameter. The amended motion was seconded by Council Member Kitts and approved by majority vote as follows:

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

Voting Nay: Mayor Hamilton

7. First Reading: A Master Bond Ordinance of the Town of Moncks Corner, South Carolina, providing for the issuance and sale of Stormwater System Revenue Bonds; and other matters relating thereto.

Administrator Lord gave Council an overview of the Master Bond Ordinance and how it will be administered.

Motion was made by Mayor Pro-Tem Dennis to approve. 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 Lloyd, Council Member Sweatman, Council Member Ware.

- 8. First Reading:** A Series Ordinance of the Town of Moncks Corner, South Carolina, providing for the issuance and sale of Stormwater System Revenue Bonds in the aggregate principal amount of not exceeding \$3,750,000 and providing for other matters relating thereto.

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 Lloyd, Council Member Sweatman, Council Member Ware.

OLD BUSINESS

9. Second Reading and Public Hearing: Ordinance No. 2025 -09

Consider a Zoning Map Amendment (ZA-25-05) request for a parcel (142-07-01-002) totaling ~10,000 square feet, located at 111 Heatley Street. The parcel is requesting to be zoned Office & Institutional (C-1).

Community Development Director Justin Westbrook provided a comprehensive overview of the zoning request. 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 Kitts and approved unanimously as follows:

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

10. Second Reading and Public Hearing: Ordinance No. 2025-10

Consider a Zoning Map Amendment (ZA-25-06) request for a parcel (142-07-01-001) totaling ~13,800 square feet, located at 111-A Heatley Street. The parcel is requesting to be zoned Office & Institutional (C-1).

Community Development Director Justin Westbrook provided a comprehensive overview of the zoning request. 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 Lloyd, Council Member Sweatman, Council Member Ware.

11. Second Reading and Public Hearing: Ordinance No. 2025.-11

Consider an Annexation (AN-25-03) request for a parcel (122-00-01-013) totaling ~13.2 acres, addressed as 468 Nelson Ferry Road to be annexed into the Town's corporate limits, seeking be zoned Light Industrial (M-1).

Community Development Director Justin Westbrook provided a comprehensive overview of the annexation. 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 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 contractual matters related to the expansion of public safety facilities.

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 Lloyd, Council Member Sweatman, Council Member Ware.

Out of Executive Session and Reconvene to the Regular Meeting:

Motion was made by Mayor Pro-Tem Dennis to come out of executive session and reconvene to the regular meeting. 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 Lloyd, Council Member Sweatman, Council Member Ware.

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

ADJOURNMENT

Motion was made by Council Member Kitts and seconded by Council Member Ware 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 Lloyd, Council Member Sweatman, Council Member Ware

The meeting was adjourned at 7:48 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

November 18, 2025

DATE