



# REGULAR MEETING OF TOWN COUNCIL

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, AUGUST 15, 2023 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 Michael Locklear at 6:00 p.m.

#### Present:

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

#### Staff Present:

John S. West, 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  
Susan B. Gilmore, Special Events Manager  
R. Logan Faulkner, Public Service Director  
Robert L. Gass, III, Fire Chief  
Lee W. Mixon, Jr., Police Captain  
Justin S. Westbrook, Community Development Director  
Rebecca Vetter, Business Development Manager

Absent: Stephen G. Young, Police Chief  
Mohamed A. Ibrahim, Technology Manager

### INVOCATION

**Invocation Delivered By:** Reverend Aaron Brown, Unity Missionary Baptist Church

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member Chadwick D. Sweatman.

## SPECIAL PRESENTATIONS

1. **Letter of Recognition:** Hannah Murray, Recipient of the Regional George Hartzog Youth and Young Adult Award for Outstanding Volunteer Efforts with the National Park Service

Mayor Locklear read a letter of recognition to Hannah Murray for being nominated and receiving the 2022 Southeast Region Hartzog Award for Youth and Young Adults with the National Park Service. Hannah was the youngest nominee at age six to win the region youth impact award, and the youngest nominee ever to win the national award. He also congratulated her on being recognized by the Cub Scouts and receiving the 2022 Cub Scout of the Year award. He commended her for her many volunteer efforts, dedication, and commitment.

2. **Resolution:** Berkeley High School 2023 Beta Club  
Recreation Director Becky Ellison read a Resolution on behalf of Mayor Locklear and Council honoring the 2023 Berkeley High School Beta Club for their outstanding accomplishments and commitment that advanced them to compete at the National Convention. The Beta Club was awarded 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place in many academic, art and talent competitions against students from around the State. They advanced to compete at the National Convention where they were 1<sup>st</sup> place in Group Talent and 11<sup>th</sup> Grade French, 6<sup>th</sup> place in Show Choir and 10<sup>th</sup> place 3-D Design. Mayor Locklear presented a plaque to their lead teacher Brittany Colley and congratulated her and the Beta Club for their outstanding historical achievement.

## APPROVAL OF MINUTES

3. **Minutes:** Regular Meeting of Council - July 18, 2023  
Motion made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of July 18, 2023. Motion was seconded by Council Member Law and approved unanimously as follows:

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

## REPORTS

4. **Mayor's Report:** Michael A. Locklear  
Mayor Locklear reported that our DYB Baseball 11/12 Ozone State Champions went on to play in the World Series at Ruston Louisiana. They went 3-2 and had a very good showing. We are very proud of them. He thanked Becky and her staff for putting together such a very good program.
5. **Administrator's Report:** Jeffrey V. Lord  
Administrator Lord reported that he hoped to be able to provide Council with the findings of the recreation study tonight, but unfortunately, the design firm is still working on the plans. He provided Council with a power point presentation of the progress that has been made. The design firm used the information received from the survey conducted last summer to make recommendations on improvements for recreation. Some of the improvements include redevelopment and upgrades of existing parks

and fields, new construction of a wellness center, multi-use courts, and walking trails. Council Member Kitts asked if the study would include the Lacey Park tennis courts being redeveloped? Administrator Lord responded yes but are considering four courts instead of two, but all of this is still in the planning stages.

## NEW BUSINESS

6. **First Reading:** An Ordinance to raise revenue and adopt a budget for the Town of Moncks Corner, SC, for the Fiscal Year October 1, 2023, and ending September 30, 2024.

Motion to raise revenue and adopt a budget for the Town of Moncks Corner, SC, for the Fiscal Year October 1, 2023, and ending September 30, 2024, was made by Mayor Pro-Tem Dennis. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

7. **First Reading:** Consider a Zoning Map Amendment request for 0.788 acres located on Hutchinson Lane (142-04-01-033), from R-2 (Single Family Residential) to CZ R-2 (Conditional Zoning - Single Family Residential).

Motion made by Mayor Pro-Tem Dennis to approve a zoning map amendment request for 0.788 acres located on Hutchinson Lane (142-04-01-033), from R-2 (Single Family Residential) to CZ R-2 (Conditional Zoning - Single Family Residential). Motion was seconded by Council Member Sweatman.

Council Member Ware asked for some clarification.

Community Development Director Westbrook explained that the applicant has requested a reduction in lot size for this parcel similar to the variances granted for minimum lot size of two adjacent lots. The applicants most logical attempt to provide affordable housing for this subject parcel was to mimic the existing conditions of the remainder of the neighborhood. Staff and the Planning Commission heard the request and recommends approval based on the previously granted variance for the adjacent parcels, historically sized lots within the neighborhood.

Motion to approve was unanimous as follows:

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

8. **First Reading:** Consider a zoning map amendment request for 4.08 acres located on Broughton Road (122-14-00-017), from R-1 (Single Family Residential) to CZ C-2 (Conditional Zoning - General Commercial).

**Recusal:** Council Member Law recused himself from voting since he is the listing agent for this property.

Motion was made by Council Member Kitts to table this request until Council could receive more clarification and the actual scope of the project. Motion was seconded by Council Member Sweatman.

Council Member Ware asked for some more information on the request.

Mayor Locklear asked Community Development Director Justin Westbrook to explain what the property is being re-zoned for. Director Westbrook explained that this property is currently zoned R-1 and is surrounded by R-1 zoning. The applicant is seeking assignment of CZ-Conditional Zoning – C-2 (General Commercial) to the property. The proposed CZ-Conditional Zoning – C-2, (General Commercial) would permit “Mini-Warehouses and Vehicle Storage” uses. The proposed scope of development for the property by the applicant at this time is for a boat storage facility. The applicant states in their application this would especially benefit those who may be prohibited from storing boats in their neighborhood. CZ-Conditional Zoning, C-2, (General Commercial) is the closest zoning classification that could allow for this use type. Council Member Sweatman expressed concerns about approving the requested zoning classification for the current plans for the property with the potential of the scope of development for the property being expanded later by the property owner. Director Westbrook concurred that there is that possibility that the property owner could decide to expand the intended proposed scope of development under the requested zoning classification to include mini-warehouses. Council Member Kitts questioned the validity of the physical address listed on the application for the property. Director Westbrook responded that sometimes the physical address may not be assigned yet, but staff may assign a physical address to give the person reviewing the application an idea of where the property is located. All properties are re-zone by the assigned TMS number.

Motion to table was approved by majority vote as follows:

Voting to table: Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Lloyd, Council Member Sweatman.

Voting not to table: Council Member Ware.

9. **First Reading:** Consider a Text Amendment to Article 13 of the Zoning Ordinance, to create standards for a multi-face sign within the C-1 zoning district.

Motion was made by Council Member Law to approve text amendments to Article 13 of the Zoning Ordinance to create standards for multi-face signs within the C-1 zoning district. Motion was seconded by Mayor Pro-Tem Dennis.

Council Member Law requested some clarification. Director Westbrook explained that currently the Zoning Ordinance does not allow for multi-face signage for C-1 zoning districts. This will allow multi-face signage in C-1 with standards that are appropriate with the surrounding zoning districts and adjacent impacted properties.

Motion to approve was unanimous as follows:

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

## **OLD BUSINESS**

### **10. Second Reading and Public Hearing: Ordinance No. 2023-06**

An Ordinance for a Zoning Map Amendment for 0.32 acres located at 105 McKnight Street (142-07-03-037), from C-1 (Office & Institutional District) to R-1 (Single Family Residential).

Public Hearing: There were no comments from the public.

Motion made by Mayor Pro-Tem Dennis to approve a zoning map amendment request for 0.32 acres located at 105 McKnight Street (142-07-03-037), from C-1 (Office & Institutional District) to R-1 (Single Family Residential). Motion was seconded by Council Member Law and approved unanimously as follows:

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

### **11. Second Reading: Ordinance No. 2023-07**

An ordinance to amend Ordinance No. 2022-08 and the budget attached thereto and to adjust certain revenues and expenditures for the Fiscal Year 2023.

Motion to amend Ordinance No. 2022-08 and the budget attached thereto and to adjust certain revenues and expenditures for the Fiscal Year 2023 was made by Council Member Law. Motion was seconded by Council Member Ware and approved unanimously as follows:

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

## **PUBLIC INPUT:**

Wayne Amaker of 507 Broughton Road expressed several concerns of the zoning re-classification request submitted by Jason Hennessee (TMS#122-14-00-017). He expressed concerns of the property owner submitting an old plat, when the property has been re-surveyed, the 50' buffer on his adjacent property being used, excess traffic, and wetlands on the subject property, and a storage facility being in a residential neighborhood. He also expressed concerns of locating the date the property was originally annexed into the Town. He asked Council to take all of that into consideration.

Tom Hamilton of 205 West Main Street added that traffic will increase on Broughton Road once the Kitfield development is complete. He added that he is in full support of not putting a storage facility on Broughton Road. He commended Town staff for the great job they did at the Berkeley One Event at the Recreation Complex. He expressed

concerns and heard comments from several people that that there is not enough shade or benches at the Recreation Complex. Lacey Park needs to be renovated. The Town needs a splash pad, indoor recreation center, and more tennis courts. There are not enough things for people to do that live in the Town.

Bill Ridler of 756 Levy Drive, Moncks Corner expressed concerns of the traffic and wetland issues. The wetlands have affected another individual's property located about a quarter mile down from the subject property. He added that he hasn't heard anything positive from anyone in reference to this request. He asked Council to take this into consideration and come up with a more suitable place to put this boat storage area.

Fred Amaker of 726 Levee Drive, Moncks Corner expressed concerns of flooding on Broughton Road and drainage issues on 20 acres of the property for the proposed boat storage facility. He also expressed concerns of the infrastructure within the community and throughout Town needing to be updated. He added that a by-pass is needed.

James Noland of 402 Broughton Road, Moncks Corner express concerns of speeding on Broughton Road and the negative impact the boat storage facility will have on the neighborhood. He started an online and written petition against the boat storage facility. He presented the petitions to the Town Clerk for the record.

Debra Strange of 126 Youth Blvd, Moncks Corner express concerns of the traffic on Broughton Road with the new development and existing drainage issues. She also expressed concerns of not enough planning and not enough infrastructure to support the proposal. She encouraged Council to do more planning before any more construction is done.

Kelly Crawford of 111 N. Hwy 52, Moncks Corner commented that the developer wants to do something nice on this property. He added that this property has been in his family for over 200 years. He also added that there hasn't been a recent survey done on this property. He expressed concerns of so many people being against the development.

## **ADJOURNMENT**

*Motion was made by Council Member Law, seconded by, Council Member Sweatman to adjourn the regular meeting of Council. The meeting was adjourned at 6:45 p.m. Motion was approved unanimously as follows.*

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

*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 posted on 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 19, 2023

DATE