



# TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, AUGUST 16, 2022 at 6:00 PM

---

## MINUTES

### CALL TO ORDER

The regular meeting of 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.  
Councilmember DeWayne G. Kitts  
Councilmember James N. Law, Jr.  
Councilmember Latorie S. Lloyd  
Councilmember Chadwick D. Sweatman  
Councilmember James B. Ware, III

#### Staff Present:

John S. West, Town Attorney  
Jeffrey V. Lord, Town Administrator  
Marilyn M. Baker, Clerk to Council  
Justine H. Lovell, Finance Director  
Rebecca T. Ellison, Recreation Director  
Douglas R. Polen, Community Development Director  
R. Logan Faulkner, Public Service Director  
Robert L. Gass, III, Fire Chief  
Mohamed A. Ibrahim, Technology Manager  
Stephen G. Young, Acting Police Chief

### INVOCATION

Invocation delivered by Tommy Pillow, Pastor of Pointe North Church

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Councilmember Latorie S. Lloyd.

### SPECIAL PRESENTATIONS

- 1. Recognition:** 2022 Berkeley Varsity Baseball Team - SCHSL AAAAA Baseball State Champions.

Recreation Director Becky Ellison read the Proclamation honoring the 2022 Berkeley Varsity Baseball Team for their historical achievement in winning the SCHSL AAAAA Baseball State Championship defeating Fort Mill 3-1. Mayor Locklear presented Head Coach Landy Cox with a plaque and thanked him along with Assistant Coaches Con Salisbury, Owen Brittle, DeWayne Kitts and Team Manager Wade Mazzell for their participation and outstanding leadership.

Each player was also presented with a signed proclamation honoring them for their accomplishment. The 2022 Berkeley Varsity Baseball Team were led by an outstanding group of players namely Connor Barham, Hudson Clark, Gavin Driggers, McCrae Driggers, Gavin Edens, Tristan Gerideau, Cole Greer, Hagan Gregory, Austin Hewette, Dylan Lambert, Rhett Legette, Miller McGuire, Hayden Newbold, Jackson Proctor, Mason Salisbury, Ian Salters, Keith Stevens, Carson Turner, and Bubba Wells.

## APPROVAL OF MINUTES

### 2. **Regular Meeting Minutes:** July 19, 2022

Motion made by Councilmember Law to approve the regular meeting minutes of July 19, 2022, seconded by Mayor Pro-Tem Dennis. Motion was approved unanimously as follows:

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

## REPORTS

### 3. **Mayor's Report:** Michael A. Locklear

Mayor Locklear reported that there is a senior living development coming on Stony Landing Road right off the Highway 52 By-Pass. He attended a public hearing last night during the Planning Commission Meeting and the amenities and layout look nice. He added that a facility such as this is needed in Moncks Corner. He encouraged interested individuals to visit the website and view the plan.

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

Administrator Lord reported the following:

- Mast Arms – He reported that the improvements/upgrades to mast arms at the intersections of Main Street Extension and Stony Landing Road were bid by the SCDOT and the bids came back \$19,000 more than anticipated. To make these improvements, the Town will have to come up with the difference in costs.
- Crosswalks – At Highway 6 & 17-A will be upgraded tonight with a new material called thermoplastic. This will not impede traffic, they will only close one lane at a time.
- Foxbank Plantation Traffic Light - He reported that the developer has turned all responsibility over to the Town to do the engineering, permitting and construction. The Town will be able to drive the speed of the project and get it done quicker. The Developer will reimburse the Town for the costs. In addition, they have agreed to put in a temporary light, which has already been designed and permitted. The bids should go out to install the temporary light this Friday.
- ARPA Committee – The ARPA Committee met on August 9<sup>th</sup> and reviewed 55 economic development applications. The Committee presented their recommendations to Council. The applications were for improvements such as façade, landscaping, signage, branding, website, and social media. Applications will go back to the committee for another round to determine costs associated with their requests. Each project will be ranked based on costs and priority, then it will come back to Council to vote on the final package.

Mayor Locklear thanked Administrator Lord, Community Development Director Polen and Attorney John West for all their hard work on getting the Foxbank Traffic Light moving forward.

## NEW BUSINESS

- 5. Contract Consideration:** Storm water mapping and other services from Thomas & Hutton in the amount of \$105,500. Administrator Lord reminded Council that we engaged Thomas Hutton in a three-year plan to do the mapping for our storm water system. This is the contract for year two.

Motion made by Councilmember Sweatman to approve the contract with Thomas & Hutton for year two. Motion was seconded by Councilmember Kitts. Motion was approved unanimously as follows:

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

- 6. First Reading:** Consider an application to annex property along Highway 52 north of the Tail Race Canal Bridge as well as property along Highway 402 near 1105 N Highway 52, and to zone said property D-1, Development District.

Motion made by Councilmember Sweatman to approve, seconded by Councilmember Law. Motion was approved unanimously as follows:

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

- 7. First Reading: (Failed)**

Consider an application to rezone 10.38 acres located at the southeast corner of US Highway 52 and Shine Lane, TMS 142-00-01-021, from C-2, General Commercial, to R-3, Single-Family Attached Residential, with Conditions.

**Recusal:** Councilmember Law requested to be recused due to a potential conflict.

Motion made by Councilmember Ware to approve, seconded by Councilmember Lloyd.

Discussion:

Councilman Ware requested more information. Community Development Director Doug Polen explained that there was a prior rezoning approximately two years ago. At that time conditions were placed on the rezoning. The conditions from 2020 have been modified to match the new property across Highway 52. The applicant is currently developing the new Hunter-Quinn townhome development across Highway 52 and will be using the same architecture in this proposed development.

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Sweatman – Did not vote, constituting a yes vote.

Voting No: Councilmember Ware, Councilmember Kitts, Councilmember Lloyd

Motion to approve failed.

- 8. First Reading:** Consider an application to rezone a 1.0-acre property located on Main Street Extension, a portion of TMS 143-00-00-002, from R-2, Single Family Residential, to C-2, General Commercial.

Motion to deny was made by Councilman Law, motion was seconded by Councilman Ware. Councilman Ware asked for more information.

**Discussion:**

Community Development Director Polen explained that the applicant is seeking to subdivide a 1-acre tract off a 6.44-acre tract located behind Marvins on Main Street Extension and construct a metal building for an automotive repair shop. Moreover, by re-zoning only the southeast corner of the overall parcel, the remainder is an awkward "S" shape that makes future development more difficult. Staff recommends denial. He added that the applicant began working on this project before the law came into effect, and there is a metal building across the street to the south, however he never consulted the Town, and the Planning Commission and Council did outlaw such architecture in commercial areas. He added that Council can require conditions on the metal building if they wish to move forward with the re-zoning.

**Reconsideration:**

Motion was made by Councilmember Sweatman to approve without conditions but is subject to conditions on second reading. Motion was seconded by Councilmember Ware and was approved unanimously.

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

- 9. First Reading:** An Ordinance to amend Ordinance No. 2021-08 and the budget attached thereto and to adjust certain revenues and expenditures for the Fiscal Year 2022.

Motion made by Councilmember Sweatman to approve, seconded by Councilmember Ware. Motion was approved unanimously as follows:

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

- 10. 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, 2022 and ending September 30, 2023

Motion made by Councilmember Sweatman to approve, seconded by Councilmember Law. Motion was approved unanimously as follows:

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

**OLD BUSINESS**

**11. Second Reading and Public Hearing: Ordinance No. 2022-03**

An Ordinance to rezone property at 306 N. Live Oak, TMS 142-04-01-004, from C-1, Office & Institutional, to R-2, Single-Family Residential

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

Motion made by Councilmember Law to approve, seconded by Councilmember Lloyd. Motion was approved unanimously as follows:

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

**12. Second Reading and Public Hearing: Ordinance No. 2022-04**

An Ordinance to amend Article 6 of the Zoning Ordinance.

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

Motion made by Councilmember Law to approve, seconded by Councilmember Sweatman. Motion was approved unanimously as follows:

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

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

**ADJOURNMENT**

Motion was made by Councilmember Law, seconded by Councilmember Sweatman to adjourn the regular meeting of Council. Meeting was adjourned at 6:36 p.m. Motion was approved unanimously as follows.

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Sweatman, Councilmember 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 Town Website at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

\_\_\_\_\_  
Marilyn M. Baker/Clerk to Council

September 15, 2022  
DATE