



TOWN OF MONCKS CORNER REGULAR MONTHLY MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, APRIL 08, 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 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 Fire Chief
R. Logan Faulkner, Public Service Director
Robert L. Gass, III, Fire Chief
Mohamed A. Ibrahim, Technology Director
Lee W. Mixon, Jr., Police Captain
Antwan Richardson, Police Lieutenant
KY Myers, Athletic Manager
Justin S. Westbrook, Community Development Director

Absent:

Elizabeth B. Rentz, Recreation Director

INVOCATION

Invocation was delivered by Jeremy McCay, Youth Leader of Russellville Christian Church

Mayor Hamilton added that Jeremy McCay is a long-time coach for our Recreation Basketball program and was one of our All-Star Coaches this season.

Moment of Silence:

Council Member Law requested a moment of silence in remembrance of Brad Norvell and Jordan Olheiser, and in support of their families.

PLEDGE OF ALLEGIANCE

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

PRESENTATIONS

1. Proclamation: Arbor Day

Mayor Hamilton proclaimed April 25th as Arbor Day in the Town of Moncks Corner.

2. Proclamation: Child Abuse Prevention Month

Mayor Hamilton officially read and presented a Proclamation to Kay Phillips, CEO of the Phillips Advocacy Center, declaring April 2025 as Child Abuse Prevention Month in the Town of Moncks Corner. In attendance were Board Members Vicky Budreau, Debbie Clarke, Scott Garcia, Colin Martin, and Jim McDaniel, alongside key professionals from the Multi-Disciplinary Team. Representing various agencies, the team included Elizabeth Bryant (Guardian ad Litem), Valarie Davis (DSS), and members of the 9th Circuit Solicitor's Office - Rachel Janowski, Marie Lerch, Olivia Lynch, and Kamila Sas. Their collaborative efforts, along with several other county agencies, strengthen partnerships dedicated to the effective investigation, prosecution, and treatment of child abuse.

3. Recognition: The 2025 Berkeley High School Lady Stags Basketball Team

Mayor Hamilton officially read and presented a Proclamation to Head Coach Crystal Peace declaring April 8, 2025, as Berkeley High School Lady Stags Basketball Day in the Town of Moncks Corner in honor of the 2025 Berkeley High School Lady Stags Basketball Team and winning the 2025 SCHSL AAAAA Girls Basketball State Championship.

4. Recognition: In Honor of Coach Crystal Peace

Mayor Hamilton officially read and presented a Proclamation to Head Coach Crystal Peace formally designating April 8, 2025, as a day to honor and recognize her for her exceptional leadership, dedication and historic accomplishments to the success of the Berkeley High School Girls' Basketball Program.

APPROVAL OF MINUTES

5. Regular Meeting Minutes: March 18, 2025

Motion was made by Council Member Law to approve the regular meeting minutes of March 18, 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 Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

REPORTS

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

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

March 20th - Read story time to the children at the Berkeley County Library.

March 20th – The Smoke Alarm Blitz with the MCFD, MCPD and a cookout for the community.

March 21st – Swearing-In Ceremony for Police Chief Lee Mixon.

March 22nd - Community event at the Grace Impact Center.

March 24th - Opening Day of Miracle League.

Mondays and Tuesdays: Miracle League Baseball. He encouraged individuals and businesses to come out to the Miracle League Field and volunteer to be a buddy to these players.

March 25th - Memorial Social for Officers Marcus Stiles and Lonnie Wells at the Train Depot.

March 26th - Completed Session B of the Municipal Elected Officials Government Training in Columbia. Session B is one of 7 required courses to be eligible to graduate from the MEO Institute of Government.

March 27th - "Donuts with Cops" at Dunkin Donuts at Foxbank.

March 28th - 67th Class Reunion of The Berkeley Training School.

April 3rd - Ribbon Cutting for the UPS Store.

April 3rd - Opening Day for the Farmers Market.

April 4th – A 7th Grade Student named Emily from Berkeley Middle School shadowed the Mayor for the day. He took her around and asked Town Staff to explain their roll and what they do for the Town.

April 5th - He was invited to throw out the first pitch for recreation night at the Stags game.

April 3rd – November 20th: The Farmer's Market every Thursday evening from 3 – 7 p.m. Currently the Farmer's Market is located at the Unity Park.

April 21st – Parade at 5 p.m. from Carolina Avenue to Berkeley High School to honor the Lady Stags Basketball Champions. Afterwards, Berkeley High School will have a Family Fun Fest until 7:30 p.m.

April 26th – “Pickin’ in the Corner” on Main Street from 10:00 a.m. – 3 p.m. The event is sponsored by the Town of Moncks Corner and Collector’s Corner. There will be vendors, food trucks and vintage finds.

7. Administrator’s Report: Jeffrey V. Lord

Administrator Lord reported the following:

The Jolly Street and Whitesville Road project was completed after three years.

The Hill and Warren Street Bridge project has been sent out to bid. Bids are due May 8th.

The next scheduled project is the Winter Street Crossing Project. Unfortunately, we have encountered some delays. During the process of securing the necessary permits and approvals with the South Carolina Department of Transportation (SCDOT), our Corps of Engineers permit lapsed. As a result, we must restart the permitting process to ensure compliance and move forward with the project.

We anticipate receiving the results of the California Branch Study this week. Upon receipt, we will begin executing the various activities outlined in the report.

We anticipate the delivery of the Mast Arms for the Foxbank Traffic Light Intersection next week. Installation is expected to commence shortly after their arrival.

Introduction:

Police Chief Lee Mixon introduced a newly certified police officer, Officer Jarame J. Parker. With three years of active duty in the Army and a bachelor’s degree in Intelligence and National Security Studies from Coastal Carolina University, Officer Parker brings valuable experience and expertise to the force.

Community Development Director Justin Westbrook introduced the Town’s new Planner, Carter France. Mr. France comes to the Town from the BCD COG. He has a bachelor’s degree from the College of Charleston in History and a minor in Urban Study. Mr. France brings valuable experience and expertise to the Town.

NEW BUSINESS

8. Cooperative Intergovernmental Agreement: Between the Town of Moncks Corner and Berkeley County Government to procure, plan and construct a park at Epson Plantation Drive bearing TMS#123-00-01-070 (3.76 acres) and TMS#123-00-01-050 (1.10 acres).

Motion was made by Mayor Pro-Tem Dennis to approve the Cooperative Intergovernmental Agreement between the Town and Berkeley County Government to procure and construct a park at Epson Plantation Drive (TMS 123-00-01-070 and 050).

Discussion:

Council Member Law inquired about the expected outcomes of the park, the estimated cost of maintenance, and whether placards would be included.

Administrator Lord responded that the park will be a public space featuring walking

trails, a historical focus, and picnic benches. While the exact cost of maintenance has not yet been determined, it is expected to be consistent with the maintenance costs of other parks. Additionally, the County is planning to mount the placards. He added that the purchase agreement will follow.

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.

- 9. Property Purchase:** Epson Oaks Plantation bearing TMS#123-00-01-070 (3.76 acres) and TMS#123-00-01-050 (1.10 acres). Total purchase price is \$1,200,000.00 plus closing costs and fees shared through a Cooperative Intergovernmental Agreement between the Town of Moncks Corner and Berkeley County.

Motion was made by Mayor Pro-Tem Dennis to approve the purchase of Epson Oaks Plantation bearing TMS#123-00-01-070 (3.76 acres) and TMS#123-00-01-050 (1.10 acres). Total purchase price \$1,200,000.00 plus closing costs and fees shared through an Cooperative Intergovernmental Agreement between the Town of Moncks Corner and Berkeley County.

Discussion:

Council Member Sweatman inquired about how the Town's share for the purchase would be funded. Administrator Lord responded that the Town's share of \$600,000 plus closing costs will be funded through ARPA (American Rescue Plan Act) Funding.

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.

- 10. Ordinance First Reading:** Consider a Zoning Map Amendment (ZA-25-01) request for one (1) parcel (142-04-01-049) totaling approximately 0.18 acres, located at 300 N. Live Oak Drive. The parcel is currently zoned Office & Institutional (C-1) and the applicant is seeking Single Family Residential (R-2).

Community Development Director Justin Westbrook explained that the applicant is seeking the parcel to be zoned Single Family Residential (R-2). He provided Council with some background information for the request. He concluded that staff recommend denial as the potential for development should not be considered on a vacant parcel, particularly when it conflicts with the Future Land Use Plan and the 2024 Comprehensive Plan, specifically the Highway Commercial Overlay. The Planning Commission also recommends denial voting 5-0. Conversation centered around the loss of commercial, incompatibility with the new 2024 Comprehensive Plan, and potential driveway for residential use.

Motion was made by Council Member Law to accept the recommendation of staff and the Planning Commission and deny the request for re-zoning. Motion to deny was seconded by Council Member Sweatman and 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.

11. Ordinance First Reading: Amending the Business License Ordinance of the Town of Moncks Corner to update the Class Schedule as required by ACT 176 of 2020.

Administrative Services Director Marilyn Baker explained that the Standardization Act requires by December 31st of every odd year, each municipality levying a business license tax must adopt, by ordinance, the latest Standardized Business License Class Schedule as recommended by the Municipal Association of SC and adopted by the Director of the Revenue and Fiscal Affairs Office. This amendment will solidify our obligation.

Motion was made by Council Member Law to approve the amendment of the Business License Ordinance to update the Class Schedule as required by ACT 176 of 2020. 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.

OLD BUSINESS

12. Old Business:

There was no old business to be brought before Council.

PUBLIC INPUT:

There was no input from the public.

EXECUTIVE SESSION:

13. Motion was made by Council Member Law to go into executive session to discuss the following:

- Discussion: Proposed contractual negotiations related to the provision of fire service.
- Discussion: Proposed contractual agreement related to the downtown redevelopment project.

Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

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

Mayor Hamilton reported that there was nothing to report out of executive session.

ADJOURNMENT

Motion was made by Council Member Law, seconded by Council Member Lloyd 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 7:28 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 20, 2025

DATE