



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, NOVEMBER 18, 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 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
Christopher B. Humphrey, IT Support Technician
Lee W. Mixon, Jr., Police Chief
Justin S. Westbrook, Community Development Director
Carter France, Town Planner

Absent: Council Member Latorie S. Lloyd

Mohamed A. Ibrahim, Technology Director
Elizabeth B. Rentz, Recreation Director
R. Logan Faulkner, Public Service Director

INVOCATION

Invocation was delivered by Tory J. Liferidge, Pastor of Grace Reformed Episcopal Church

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member James Law, Jr.

PRESENTATIONS

Proclamation: The Town of Moncks Corner recognized November 20th as World Pancreatic Cancer Day in the Town of Moncks Corner with a Proclamation.

APPROVAL OF MINUTES

1. **Regular Meeting Minutes:** October 21, 2025

Motion was made by Council Member Law to approve the regular meeting minutes of October 21, 2025. 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 Law, Council Member Sweatman, Council Member Ware.

REPORTS

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

Mayor Hamilton reported the following:

10-24-25: Catered a dinner for the BHS Band.

10-24-25: He attended Recreation Night at the BHS football game. They fed the recreation cheerleaders and players. Councilman Dennis was also in attendance.

10-25-25: He participated in the 2K Walk for Breast Cancer and attended the Scouts of America Car Show at the Berkeley County Admin Building, the first Moncks Corner Adult Flag Football Tournament, and Travel Ball Tournament at the Recreation Complex.

10-26-25: He attended the United Methodist Churches' Trunk or Treat event and served as judge for best decoration.

10-28-25: Met with teachers and students at Oak and Arrow School, concluding with a reading session for younger students.

10-29-25: Attended the Trunk or Treat on Main Street with Council Members; he expressed appreciation to Town staff for their efforts.

11-2-25: He participated in a health fair and lunch at the Masonic Lodge.

11-6-25: He served as judge for St. John's Christian Academy's pumpkin decorating contest and attended their Fall Festival.

11-7-25: He joined Town Staff and Councilman Dennis for a Veteran's recognition meal at Swig and Swine. He also attended the Lions Club's 29th Annual BBQ Cookoff with Councilmen Dennis and Ware.

11-8-25: He participated in the Shriners Homecoming Parade; and expressed his appreciation to the Moncks Corner Police Department for securing Main Street and to the Moncks Corner Fire Department for participating in the festivities.

11-8-25: He spoke at the BBQ Festival and had a chance to sample the entries before the winners were announced. He added that the brisket and burnt ends were amazing.

He thanked Matt Fluharty, his dad and their team for sending several whole Boston butts to the Fire Department.

11-8-25: He visited with the fans during the travel ball tournament at the rec complex.

11-11-25: He served as guest speaker at the VFW-American Legion Veterans Day Program. He was joined by Councilmen Dennis and Sweatman.

11-12-25: He attended the Recreation Coaches Appreciation Banquet, hosted by our Recreation Staff with Councilmen Dennis, Law, and Ware. He thanked the local businesses for their generous prize donations.

11-15-25: He attended the Pickin' in the Park event and expressed appreciation to staff for their efforts in organizing and presenting the event.

11-15-25: The Town hosted the Recreation All-Star Tournament. He attended and watched the All-Stars play.

11-16-25: He attended a birthday celebration for one of the Town's Miracle League participants, noting that he was specially invited by the participant's mother.

11-22-25: He recognized one of our Farmers Market vendors, Keith Bump of Mule Creek Farms, who graciously grilled over 60 hamburgers for our Town employees. He expressed his appreciation for his generosity and noted the value of these special community relationships.

3. Administrator's Report: Jeffrey V. Lord

Employee Introductions: Police Chief Mixon introduced the following employees:

Officer Timothy Dugger came to the Town in April, 2025 and recently graduated from the SC Criminal Justice Academy. Prior to attending the academy, he attended a 12-week pre-academy program with the City of Charleston. Officer Dugger took the top shooter award while attending the pre-academy program at the City of Charleston. Upon graduating at the SC Criminal Justice Academy, Officer Dugger again received the top shooter award. He also comes to the Town with a background in IT.

Officer Vernon Monroe came to the Town in April, 2025 and recently graduated from the SC Criminal Justice Academy. Prior to attending the academy, he attended a 12-week pre-academy program with the City of Charleston. He currently is working on his degree from Trident Tech in business management. He comes to the Town with a background in security.

Parking Study: Administrator Lord presented Council with a parking study conducted by Stantec for the Downtown area, specifically reviewing sections of Main Street between US 52 and US 17A. The study identified approximately 44 existing parking spaces between the Railroad Tracks and Newell Street. With the addition of the Town Square development and implementation of SCDOT design standards, including marked parking stalls, replacement of unused driveways with new curbing, and adjustments to the yellow curb area, the total number of parking spaces will be

reduced to 41. Administrator Lord noted that the project may proceed once the encroachment permit is approved by SCDOT.

Martin Luther King Blvd: Mayor Hamilton noted that he was approached by the Pastor of the local AME Church expressing concern that the road in Town named after Dr. Martin Luther King does not appropriately honor him. Mayor Hamilton requested that staff consider identifying a more suitable roadway to bear his name.

Council Member Kitts expressed concerns that Veterans on the Planning Commission were not invited to attend the Veterans' luncheon. He asked Administrator Lord to look at this for next year. He also expressed concerns about officials not being provided for games for the U6 soccer participants. He requested that the parents of the participants be refunded an equivalent of up to \$1400 and in the future put an official out there. He noted that this is the only program that an official was not provided within our sports programs. Mayor Hamilton responded that other municipalities do not provide officials for this age group. This is a time for the children to learn. He made the decision not to provide officials, and he stated that he stood by his decision.

NEW BUSINESS

4. **Consideration:** Staff recommended consultant for the awarded Safe Streets and Roads for the All (SS4A) Grant Program.

Community Development Director Westbrook reported that the Town received a grant in the amount of \$240,000 to help implement a plan for Safe Streets and Roads for regional and local initiatives to prevent roadway fatalities and serious injuries. Staff solicited qualifications using an RFQ. Staff received and reviewed 4 submittals. After rating each applicant using the scoring criteria in the RFQ, staff recommended Stantec for their approach, methodology, availability and familiarity with the SS4A program.

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

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

5. **First Reading:** Consider an Annexation (AN-25-03) request for one (1) parcel (142-10-01-079) totaling ~0.93 acres, addressed as 525 S. Live Oak to be annexed into the Town's corporate limits, seeking be zoned Office & Institutional (C-1).

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

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

6. First Reading: This item was deferred until December, 2025

Consider an Zoning Map Amendment (CZ-25-02) request for a parcel (142-08-04-012) totaling ~4.2 acres, located at 402 Wall Street. The parcel is requesting to be zoned Conditional Zoning Single Family Residential (CZ R-2)

OLD BUSINESS

7. Second Reading and Public Hearing: Ordinance No. 2025-12

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.

Bond Attorney Gary Pope of Pope Flynn provided Council with a brief overview.

Council Member Sweatman asked Gary Pope, Bond Attorney if there was an ending to this bond, if any other bonds could be issued without Council's knowledge and to explain the difference between fees and millage. Mr. Pope responded that the duration of the bond is 10 years. Bonds cannot be issued without Council's consent and by ordinance. It is very common for municipalities to impose fees to pay off the debt in lieu of using their debt limits. Council Member Sweatman expressed concerns of the fees impacting non-profits and churches. Attorney Pope responded that this is typically a blanket fee and that issue is prevalent in other municipalities.

Public Hearing: There were no comments from the public.

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

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

8. Second Reading and Public Hearing: Ordinance No. 2025-13

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.

Public Hearing: There were no comments from the public.

Motion was made by Council Member Sweatman to approve. Motion was seconded by Council Member Law and approved unanimously as follows:

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

9. Second Reading and Public Hearing: Denied

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).

Recusal: Council Member Law recused himself from discussions.

Community Development Director Westbrook provided Council with a brief overview. Staff are concerned that this development is not consistent with the Town's character of residential and is not consistent with the Town's Comprehensive Plan and Future Land Use. Staff recommend denial. The Planning Commission voted 5-2 in favor of recommending approval.

Public Hearing: The following individuals spoke in opposition to the proposed commercial development. Concerns were raised regarding consistency with the Town's Comprehensive Plan, the potential for additional commercial development, and the impact on the rural character of the community. Additional concerns were expressed that, should the applicant decide not to proceed, other commercial projects could be introduced in the area.

Jodi Wright of 1150 Old Highway 52, Moncks Corner

Judy Asbury of 234 Dove Hill Road, Moncks Corner

Steve Ammons of 1300 Old Highway 52, Moncks Corner

Holly Frye, CEO of Berkeley Citizens requested Council's support for annexation. Currently Berkeley Citizens is housed in a 30-year-old building behind Big Lots and needs updated space. They have limited funding available for improvements. If approved the new facility will be used for workshops and administrative functions. She noted plans to include a landscape design with nature trails for staff and workshop participants. She added that Berkeley Citizens will be a good neighbor to the residents. When asked why the project was not being pursued through the County, she responded that the process would require a 13 month wait.

Mayor Hamilton asked Community Development Director Westbrook if there could be conditional zoning. He responded no.

Some members of Council expressed concerns that the development is not consistent with the Town's Comprehensive Plan, and no conditional zoning can be applied.

Motion was made by Council Member Ware to approve. Motion was seconded by Council Member Kitts.

Mayor Hamilton asked for a roll call vote as follows:

Voting to Deny: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Sweatman.

Voting to approve: Council Member Kitts, and Council Member Ware.

Motion to approve failed.

Council Member Sweatman added for the record that he would like to clarify his vote to deny. After hearing testimony from the residents and due to the location of the property, he would feel more comfortable if there was conditional zoning on the property to preserve that corridor, the area and residents. He also added that he is not opposed to growth but feels that there should be some parameters put on this development since it is outside of the Comprehensive Plan.

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

Administrator Lord provided a brief overview of the changes.

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

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

Voting Nay: Mayor Hamilton

PUBLIC INPUT:

John Dulude of 204 California Avenue, Moncks Corner expressed concerns on behalf of Beautiful Savior Evangelical Lutheran Church located at 134 Foxbank Plantation, Blvd., regarding the recent increase in Storm Water Fees. He noted that he serves as President of the Executive Council. Mr. Dulude stated that the church complied with the storm water runoff requirements at the time of construction and expressed concerns that the Town is charging the church for impacts already mitigated. He requested that Council consider crediting the church for these fees. He also commended Council for moving forward with Storm Water Bonds to address the historical flooding issues. Mayor Hamilton directed staff to meet with Mr. Dulude to discuss the matter further.

Mr. Dulude also thanked Council Member Kitts for his years of service on Council and commended Mr. Leroy Dingle for his successful election.

EXECUTIVE SESSION:

11. Motion was made by Mayor Pro-Tem Dennis to go into executive session to discuss contractual matters related to the Jolly Lane Property and contractual negotiations related to the Downtown Redevelopment Project.

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 Sweatman, Council Member Ware.

Out of Executive Session and Reconvene to the Regular Meeting:

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

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

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

12. **Lease Agreement:** 201 Whitesville Road

Motion was made by Council Member Sweatman to enter into a lease agreement between the Town of Moncks Corner and Daniel Cross for Town owned property located at 201 Whitesville Road. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows.

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

ADJOURNMENT

Motion was made by Council Member Law 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 Sweatman, Council Member Ware

The meeting was adjourned at 7:52 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

December 16, 2025

DATE