



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 15, 2024 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
R. Logan Faulkner, Public Service Director
Robert L. Gass, III, Fire Chief
Mohamed A. Ibrahim, Technology Director
Stephen G. Young
Lee W. Mixon, Jr., Police Captain
Elizabeth B. Rentz, Recreation Director
Justin S. Westbrook, Community Development Director

Absent:

Rebecca Walker, Business Development Manager

INVOCATION

Invocation was delivered by Pastor Jonathan D. Quinn of Beautiful Savior Evangelical Lutheran Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Mayor Pro-Tem David A. Dennis, Jr.

SPECIAL PRESENTATIONS

Proclamation: LeAnna Morrison - US Navy Wings of Gold Recipient

Mayor Hamilton presented LeAnna Morrison with a framed Proclamation honoring her for her outstanding achievements as a Naval Flight Officer, her leadership and contribution to her community.

APPROVAL OF MINUTES

1. Regular Meeting Minutes: September 17, 2024

Motion was made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of September 17, 2024. 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.

REPORTS

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

Mayor Hamilton reported the following:

He introduced our new Athletic Coordinator, Hannah Haines. She began with the Town in June, 2021 as a Concession Worker and was promoted to the position of Athletic Coordinator on August 12th.

Mondays and Tuesdays: He volunteered to be a buddy at the Miracle League Field.

Thursday, September 26: He attended the Google Announcement for two new data center campuses. One in Ridgeville, Dorchester County and the expansion of its existing Berkeley County campus.

Thursday, September 26: He attended and participated in a ribbon cutting ceremony for the Burn Barrell Boutique. Mayor Pro-Tem David Dennis was also in attendance.

Friday, September 27: He attended and participated in the ribbon cutting ceremony for the Berkeley Children's Advocacy Center. Council Member Latorie Lloyd was also in attendance.

Friday, September 27: Staff held a badge pinning ceremony for our two new Firemen. Due to Hurricane Helene the Fire Academy had to cancel graduation ceremonies because of the weather conditions.

Saturday, September 28: He attended the Dalton Weise Memorial Bike and Car Ride at the Moncks Corner Regional Recreation Complex, the Moss Grove Plantation Fall Festival and Colonial Days at Santee Canal Park.

Monday, September 30th: The Town held the Groundbreaking Ceremony for the All-Inclusive Playground.

Monday, September 30th and October 14th: The Custom Four and Friends performed at our Music on Main at the Unity Park. There were approximately 175 people in attendance.

Tuesday, October 1st: He attended the National Police Night Out sponsored by the Moncks Corner Police Department.

Thursday, October 3rd: He attended the BHS Homecoming Parade where he met and took pictures with many of the homecoming contestants.

October 4th, 5th and 6th: He opened each night of the Rodeo welcoming everyone to Moncks Corner.

Saturday, October 5th: Charleston Southern hosted the Town and recognized Moncks Corner's Youth Sports Programs.

Monday, October 7th: He was invited to read to the kindergarten class at Whitesville Elementary,

Monday, October 7th: He also attended the Berkeley County Community Information Event at BHS and introduced Supervisor Johnny Cribb. Council Member's Lloyd and Sweatman were also in attendance.

Thursday, October 9th: He attended Senior Night for the BHS Girls Tennis Team.

Saturday, October 12th: He attended the Wassamasaw Indian Pow Wow Event at the Santee Canal Park.

Sunday, October 13th: The 1st Annual Kickball Tournament was held at the Moncks Corner Regional Rec Complex. The Berkeley County Coroner's Office vs Town of Moncks Corner Police Department.

Tuesday, October 15th: He was asked to be the guest speaker for the Pioneers of Change Celebrating Cultural Heritage.

FUTURE:

Monday, October 21st: Music on Main will feature the New Attitude Band. He invited everyone to come out and enjoy the music.

Wednesday, October 30th: The Town of Moncks Corner will hold their 13th Annual Halloween Festival on Main Street from 5:30 – 8:00 p.m. There will be Trunk or Treat, a costume contest, music, games, haunted house and more.

Thursday, October 31st thru Saturday, November 2nd: The Town will sponsor the "Moncks Corner Crypt of Despair" at the Moncks Corner Train Depot. Tickets are \$5.00 each and all proceeds will benefit "Relay for Life".

During the month of October, he answered multiple phone calls, texts, instant messenger and met with our residents.

3. Administrator's Report: Jeffrey V. Lord

Administrator Lord reported the following:

- The Hill/Warren Street drainage project design is almost complete. They expect to submit to the SCDOT this week for permitting. Once permits are approved, we will then go through the bid process for construction. We hope to move forward with this project in the Spring. The project is a smaller scope than originally anticipated for the area, due to the cost of the project. There may be some other funding opportunities that we will try for from the same funding source.
- We hope to begin construction this month on the Foxbank mast arms.
- Utilities for the Whitesville and Jolly bridge improvements have been moved. The boxed culverts are expected to come in November.
- The sidewalks at RC Dennis were approved by the CHATS Committee as number one on the list. It still must go to the SCDOT for approval. Once the project is approved by SCDOT, it will become a SCDOT project and can move forward.
- The Land and Water Conservation Fund has given verbal approval on the grant application for the Lacy Park project. We applied for \$500,000 but we have not heard how much has been allocated toward the project. We hope to hear later this month how much was approved.
- The Impact Fee analysis that was included in the budget is underway. The consultants met with our staff last week. They will start crunching numbers and we hope to report back within the next couple of months.
- The qualifications are in for the firms interested in performing the architectural services for the Town Hall project. These are currently being reviewed by staff. The UDO proposals are out and are due November 1st. We hope to have both these projects to you for consideration by the November Council Meeting.

NEW BUSINESS

4. Intergovernmental Agreement: Acceptance of Roads for Maintenance

Administrator Lord explained that the Town has an existing intergovernmental agreement with Berkeley County, and it is time to renew. The new agreement has the same context, and roads will have to be approved by Berkeley County. The only difference in this agreement is that any new roads moving forward will not be dedicated to Berkeley County but will be dedicated for public use. If the one cent sales tax program ever ceases, then the roads will come back to the Town to maintain. There is a clause in the agreement that will allow the Town time to prepare, should this happen. He added that the agreement is the result of many conversations with Berkeley County and Attorney Brogdon's hard work.

Motion was made by Mayor Pro-Tem Dennis to approve the Intergovernmental Agreement as presented. Motion was seconded by Council Member Sweatman.

Discussion:

Council Member Law asked, when will the agreement come into effect? Attorney Brogdon responded, after the agreement is executed by the Town and Berkeley County. Council Member Law asked, how would the Town prepare for this? Administrator Lord responded that we would treat this similar to the way we handled storm water. We would put processes in place before it becomes a requirement. Council Member Law asked if there are any other options? Administrator Lord responded that staff put forth their best effort into this agreement. Council Member Sweatman added that he does not foresee the one cent sales tax ever going away.

Motion to approve was unanimous 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.

- 5. Ordinance First Reading:** Consider an Annexation (AN-24-02) and Zoning Map Amendment request for one (1) parcel (181-00-01-024) totaling 9.99 acres, located on Westbury Lane and US Highway 52. The parcel would be zoned Single Family Residential (R-3) to allow single-family attached (townhomes) dwelling units.

Community Development Director Westbrook presented some background on this request. This request came before the Planning Commission back in January of this year and it was recommended for approval. It was brought before Council for first reading in March where it was then denied. The developer then re-grouped and came back to the Planning Commission back in September with a new plan. The Planning Commission recommended approval. Director Westbrook recommends denial due to the request for additional density compared to the surrounding area, the conflicts with the Future Land Use Plan and 2024 Comprehensive Plan. A lack of mixed housing types and commercial opportunities afforded by the requested zoning district, and the limited walkability in the area that townhome communities should benefit from. He also expressed some concerns, if approved, with the developer making changes to the number of units, under the requested zoning classification, which is also a "By-Right" zoning district.

Brandon Gaskins, representative for the landowners addressed Council. He explained that they presented a plan they thought Council would be more receptive to and was within the scope of the Comprehensive Plan and Zoning.

Council expressed their concerns of changes being made to the development plan under the "By Right" zoning designation, safety of the pedestrians with the high volume of traffic, the overabundance of townhouses being built in town and not enough schools to house the children.

Motion was made by Mayor Hamilton to deny. The motion did not receive a second, therefore the motion is not considered further.

Old Business:

There was no old business to be brought before Council.

Public Input:

There were no comments from the public during public input.

EXECUTIVE SESSION:**6. Discussion:** Receipt of legal advice related to a pending claim.

Council did not go into executive.

ADJOURNMENT

Motion was made by Council Member Law, seconded by Council Member Sweatman 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 6:49 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 19, 2024

DATE