



# TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, JULY 22, 2025 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 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  
Elizabeth B. Rentz, Recreation Director  
Antwan Richardson, Police Captain  
Justin S. Westbrook, Community Development Director  
Carter France, Town Planner

Absent: Lee W. Mixon, Jr., Police Chief

### INVOCATION

Invocation was delivered by Billy Hardwick, Transitional Pastor of Jedburg Baptist Church of Summerville.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member Latorie Lloyd

## APPROVAL OF MINUTES

### 1. **Regular Meeting Minutes:** June 17, 2025

Motion was made by Council Member Law to approve the regular meeting minutes of June 17, 2025. 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:

JUNE 20<sup>th</sup> -22: Traveled to Dillon in support of the Town's girls' recreation softball teams during the state tournament. He proudly noted that every age group advanced to the tournament and extended congratulations to the teams.

JUNE 25: Met with a group of community leaders to share updates on current Town initiatives and gather valuable feedback.

JUNE 26: Spoke at Leadership Berkeley, an event hosted by the Berkeley Chamber of Commerce. He presented an overview of ongoing Town projects and participated in a Q&A session with attendees.

June 28: We celebrated the grand opening and ribbon-cutting ceremony for Harmony Park, the Town's new all-inclusive playground. He expressed heartfelt gratitude to Town Council, dignitaries, and the community for their support and enthusiastic turnout.

June 28: Despite a brief rain shower, the Town's Fourth of July Celebration was a tremendous success, concluding with a spectacular fireworks display. He thanked Town staff for their dedication and the community for making the event memorable.

July 2: Joined seniors for lunch at the Berkeley Seniors Center, catered by Linda and Randy Vinson. He thanked MCPD officers for their meaningful engagement with attendees, which was warmly appreciated.

July 5: Attended the Kitfield Communities Fourth of July Celebration, enjoying food, fellowship, and fireworks. He expressed appreciation to the organizers for their hospitality.

July 12: Participated in the memorial service for Chief Don Wilkins, who faithfully served the Moncks Corner Fire Department for 34 years. He thanked Councilman Dennis for attending and joined in honoring Chief Wilkins' legacy.

July 16-20: Attended the Municipal Association of South Carolina's annual meeting in Hilton Head, along with several Town Council Members. The conference provided legislative updates and opportunities to connect with municipal leaders across the state.

Mayor Hamilton shared that he officially graduated from the Municipal Elected Officials Institute, offered through the Municipal Association of South Carolina (MASC). He also announced that the Town of Moncks Corner was named to the prestigious 2025 MASC Honor Roll—one of only fourteen municipalities statewide to receive this recognition. This honor reflects the Town's commitment to leadership and continuing education, with every sitting Council Member having completed the MEO Institute.

July 25<sup>th</sup>: The Town will host a retirement celebration in honor of Chief Robert Gass, who will be concluding 25 years of dedicated service. Chief Gass's final day with the Town is scheduled for July 31, 2025.

**3. Administrator's Report:** Jeffrey V. Lord

Administrator Lord reported the following:

**Budget Workshop:** Council will be contacted sometime next week to schedule a budget workshop for FY 2026.

**NRCS Grant:** He provided Council with an update on the NRCS Grant – California Branch Study. We have received final approval. This is a 10-million-dollar program, and the grant will be 8.5 million dollars. This includes the property buyouts and improvements to the branch. Council Member Sweatman asked when letters will go out to property owners. Administrator Lord responded, once we get through the agreement process, letters should go out by the end of the year.

## **NEW BUSINESS**

**4. First Reading:** An ordinance to authorize and regulate operation of Golf Carts within the Town Limits pursuant to Section 56-2-90 of the South Carolina Code.

Administrator Lord informed Council that the State recently enacted legislation granting municipalities the authority to regulate golf cart operations within their jurisdictions. He worked together with Police Chief Mixon to develop a more restrictive ordinance that remains in compliance with state law. Administrator Lord also highlighted key sections of the ordinance for Council's awareness and consideration.

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

**Discussion:**

Mayor Hamilton expressed concerns regarding the nighttime operation of golf carts and recommended that Council consider implementing time restrictions for nighttime use prior to the ordinance's second reading.

Council Member Law resounded the Mayor's concern but noted that many residents use golf carts to attend evening Town events. He encouraged Council to remain open-minded and consider community needs when discussing potential time limitations.

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

5. **First Reading:** Consider an Zoning Map Amendment (ZA-25-03) request for one (1) parcel (143-00-00-047) totaling 3.85 acres, located on Fairground Road. The parcel would be zoned General Commercial (C-2).

Community Development Director Westbrook provided a staff report outlining the applicant's request for a zoning change for 3.85 acres (TMS# 143-00-00-047) located on Fairground Road. Staff and the Planning Commission recommended approval, noting that the request met all applicable requirements. Staff's recommendation was based on the commercial character of the surrounding corridor, consistent with the 2024 Comprehensive Plan—particularly the Future Land Use Map—and alignment with the goals and strategies of the Highway Commercial Overlay.

Council Member Law asked if the developer was planning to use Edward Drive for access. Director Westbrook responded that it is not the intention of the applicant to use Edward Drive, they plan to use Fairground Road.

Motion was made by Mayor Pro-Tem Dennis to approve. 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 Lloyd, Council Member Sweatman, Council Member Ware.

6. **Discussion:** Regarding the creation and implementation of a traffic calming program.

Community Development Director Westbrook explained the process to implement the program. Councilman Sweatman asked if the program only affects new development or could it be used for existing neighborhoods. Director Westbrook responded that it could be used for existing neighborhoods.

Motion was made by Council Member Sweatman 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 Lloyd, Council Member Sweatman, Council Member Ware.

## OLD BUSINESS

7. **Old Business:** There was no old business to be brought before Council.

## PUBLIC INPUT :

Business owner Chris Biering of 103 Broughton Road, Moncks Corner expressed concerns regarding ongoing public safety related to a shared residence located at 105 Broughton Road. He cited frequent incidents involving theft and suspected drug use at the location, he also noted that law enforcement has made regular visits to the property. He expressed frustration with the safety issues and continued disturbances. He urged Council to take action to address the situation.

He also questioned why the shared residence was not subject to a business license, greater oversight, or regulation, given its impact on the surrounding neighborhood.

Mayor Hamilton acknowledged the Town's concern regarding the shared residence and expressed interest in meeting with Mr. Biering, Administrator Lord, and Attorney

Brogdon to explore possible resolutions. Council Member Sweatman shared similar concerns, noting he had received a phone call about the issue and emphasized the potential impact on other residents and businesses.

Administrator Lord stated that the Town has been actively engaged in addressing the situation. Both Code Enforcement and the Police Department have been involved, and the Police Chief has contacted the property owner to raise awareness of the ongoing concerns. He noted that the home is registered as a non-profit organization and, under that designation, is not required to obtain a business license. The Town will continue to evaluate the matter to determine appropriate next steps.

Council Member Law inquired whether a police report could be obtained to identify how many times the Police Department has responded to this location. Administrator Lord confirmed that a report could be provided.

Mayor Hamilton concluded the discussion by stating that a meeting would be scheduled to further address the issue.

#### **EXECUTIVE SESSION:**

8. Motion was made by Mayor Pro-Tem Dennis to go into executive session to discuss the following:
- Matters relating to the proposed location, expansion, or the provision of services encouraging location of businesses.
  - Contractual Matters pertaining to a lease agreement.

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.

#### **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 announced that there was no action taken during executive session.

9. **Lease Agreement:** Motion was made by Council Member Law to enter into a Lease Agreement with Margaret Casler for properties located at 122 Jolly Lane (TMS#142-06-05-008) and 124. Jolly Lane (TMS#142-06-05-034). Both properties are owned by the Town of Moncks Corner. Mrs. Casler owns the property adjacent to these two parcels.

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.

## **ADJOURNMENT**

*Motion was made by Mayor Pro-Tem Dennis, 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 7:57 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:*

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Marilyn M. Baker/Clerk to Council

August 19, 2025

DATE