



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MARCH 17, 2026 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 Leroy S. Dingle, Jr.
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
James C. Jackson, III, Fire Chief
R. Logan Faulkner, Public Service Director
Mohamed A. Ibrahim, Technology Director
Elizabeth B. Rentz, Recreation Director
Antwan L. Richardson, Police Chief
Justin S. Westbrook, Community Development Director
Carter France, Town Planner

INVOCATION

Invocation was delivered by Moncks Corner Fire Chief James C. Jackson, III

PLEDGE OF ALLEGIANCE

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

PRESENTATION:

1. **Proclamation:** 2026 Child Abuse Prevention Month

Mayor Hamilton presented a Proclamation to representatives of the Kay Phillips Child Advocacy Center. Present were Rob Bullard, KPCAC Director of Clinical & Forensic Services – Berkeley, Valerie Davis, Berkeley County DSS Director, Debbie Dominianni, KPCAC Prevention and Outreach Specialist – Dorchester and Anna-Claire Hart, KPCAC Prevention and Outreach Specialist – Berkeley. Executive Director Kay Phillips was unable to attend.

APPROVAL OF MINUTES

2. **Regular Meeting Minutes:** February 17, 2026

Motion was made by Council Member Law to approve the regular meeting minutes of February 17, 2026. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

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

REPORTS

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

Mayor Hamilton reported the following:

February 20

- He attended Career Day at Berkeley Elementary, where Public Service showcased their equipment and educated students about their work. Several police officers also engaged with students and displayed the police motorcycles.
- That evening, he attended the Police Department's Banquet and Awards Dinner. Councilmen Dennis and Ware were also present.

February 21

- He was invited to the Biker Life 2-Year Anniversary event.

February 26–27

- He attended the Berkeley Shrine Club BBQ Cookoff, with the awards presentation held on the 27th.

March 3

- He attended the Seniors Lunch at First Baptist Church, where the Fire Department spoke and demonstrated the fire extinguisher simulator.

March 4

- He attended and read to a first-grade class at Berkeley Preparatory Academy, sharing information about the Town and upcoming events, followed by a Q&A session.

March 6

- He reported that the Town hosted the 3rd-grade class from St. John's Christian Academy for tours of Town Hall, Fire Station 1, and the Public Service Building. Councilman Dennis was also in attendance.

March 7

- He attended the Nazareth Reformed Episcopal Church's Community Day and enjoyed the fellowship and food.
- Later that day, the Town held its St. Patrick's Day Festival, which was a tremendous success with strong vendor participation and excellent music. Councilman Dennis was also in attendance.

March 11

- He read to two 3rd-grade classes at Cross Elementary School and noted being impressed with the students' engagement and questions.
- He along with Councilwoman Lloyd attended the ribbon cutting for The Dugout.

March 14

- The Mayor and his family attended a Community Prayer Walk sponsored by Grace Reformed Episcopal Church and the Moncks Corner Police Department. The walk took place in the Wall Street and Mitton Lane area. He expressed appreciation for Chief Antwan Richardson, the officers and staff who cooked, and Chief James Jackson and the firefighters who set up a display tent.
- Later that day, he attended "Shuckin' in the Park" at Old Santee Canal Park and enjoyed speaking with residents. Councilman Dennis was also in attendance.

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

Administrator Lord reported the following:

- **Rembert Dennis Blvd. Sidewalk Project:** This project is being funded through a COG Grant and is being implemented by the SCDOT. All required permitting steps have been completed, and the project remains on schedule to be bid on May 11th.
- **Lacey Park Project:** He reported that while 23 vendors initially expressed interest in the project, only one bid was ultimately submitted. The bid received exceeded the project budget and was therefore rejected. The Administrator contacted the remaining vendors to determine the reason for non-participation and learned that the primary concern was the nine-month construction timeline. The project will be re-bid with a one-year build period to encourage broader vendor participation. Unfortunately, this adjustment is expected to delay the project by approximately two months while the bid approval process is repeated.
- **LED Lighting Grant:** He reported that Public Service Director Logan Faulkner secured an LED Lighting Grant in the amount of \$41,420 to improve the lighting at the Youth Fields. This funding will support the completion of the Town's transition to LED lighting, which is expected to help reduce overall electric costs. He noted that the project must also comply with Build America, Buy America requirements.
- **Fire House Subs Grant:** He reported that Fire Chief James Jackson secured a Fire House Subs Grant in the amount of \$37,727 for extraction equipment.

NEW BUSINESS

5. **Consideration:** Heatley and Gulledege Street Parking Lot Design Proposal

Administrator Lord requested Council's approval of design services by Wood + Partners for the downtown parking lot project in the amount of \$140,600. He explained that the Town entered into an Intergovernmental Agreement last month with the Berkeley County School District and Berkeley County to expand public parking at the corner of Gulledege and Heatley Streets. Under this agreement, the Town is responsible for engineering and design. The Town has secured a \$350,000 grant to support construction, and we are expecting to leverage the County's in-kind services to minimize our out of pocket for the match. Funding will come from the General Operating Fund.

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

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

6. **Consideration:** Winter Street Drainage Improvements Construction Administration Proposal

Administrator Lord reported that the Town solicited bids on January 5, 2026, and received them on February 4th. Council approved during the February 17th meeting the low bid from W.E. Davis Construction at \$691,075.62.

Seamon Whiteside was selected as the Town's on-call engineer for civil projects. They submitted a proposal for engineering, permitting, bid and construction management for the upgrade of the California Branch crossing at Main Street in the amount of \$49,200. He requested Council's approval to accept the proposal. Funding will come from the Stormwater Fund.

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 Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

7. **Consideration:** Professional Services Proposal – NRCS Emergency Watershed Protection Program

Administrator Lord reported that the proposal from Seamon Whiteside & Associates (SW+) provides the professional engineering, environmental, and program management services necessary to administer the grant funded through the USDA Natural Resources Conservation Services (NRCS) Emergency Watershed Protection (EWP) Program related to damages from Tropical Storm Debbie and meet federal grant requirements.

The project is estimated to take approximately 20 months, including roughly 12 months of construction activities.

Funding will come from NRCS EWP Grant and the Storm Water Fund.

Administrator Lord requested Council's approval to accept the proposal from Seamon Whiteside & Associates (SW+) for the NRCS Emergency Watershed Protection Program Professional Services in the amount of \$1,748,782.50.

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

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

- 8. First Reading:** Consider a Conditional Zoning Map Amendment (CZ-26-01) request for two (2) parcels (142-08-04-012 and -013) totaling ~5.58 acres, located at 402 Wall Street. The parcels are requested to be zoned Conditional Zoning - Residential Single Family (CZ R-2).

Community Development Director Westbrook gave Council a brief overview of the request. Staff recommended denial for the request for conditional zoning-single family residential (CZ R-2) zoning district designation for the subject parcel. Staff's recommendation is due to the requested density and lack of justifiable and appropriately portioned density bonuses. With more work by the applicant, and specifically more physical contribution from the applicant to the Town and its residents, the proposal may be a benefit to the community should more discussion negotiations turn out to be a better project to be considered. He added that staff weren't included in conversations between the developer and community leaders for the proposed developer contribution. The Planning Commission recommended approval (4-0)

Motion was made by Council Member Law to approve. Motion was seconded by Council Member Sweatman, and motion was approved by majority vote as follows:

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

Voting Nay: Council Member Ware

- 9. First Reading:** Consider an Zoning Map Amendment (ZA-26-01) request for two (2) parcels (162-00-01-018 & -059) totaling ~13.18 acres, located at 1190 Ben Barron Road. The parcel is requesting to be zoned Industrial Park (M-2).

Community Development Director Westbrook provided Council with an overview of the request. Staff recommend approval due to the request's compatibility with the Future Land Use Map, and recognizable alignment with some of the goals & implementation strategies of the Comprehensive Plan. The Planning Commission recommended approval (4-0) of the request.

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 Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

- 10. First Reading:** Consider a Zoning Map Amendment (ZA-26-02) request for four (4) parcels (142-07-04-011, -012, -014, -032) totaling ~4.19 acres, located at 106 Church Street. The parcels are requested to be zoned General Commercial (GC).

Community Development Director Westbrook provided Council with an overview of the request. Staff recommended approval due to the request's compatibility with the Future Land Use Map, recognizable alignment with some of the goals & implementation strategies of the 2024 Comprehensive Plan, and the fact that N. Live Oak Drive has become a heavily traversed commercial corridor. During the Planning Commission meeting the applicant spoke in favor of the General Commercial (C-2) designation, stating the need for desired signage. The Planning Commission recommended approval (4-0).

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 Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

- 11. First Public Hearing:** Consider a Development Agreement (DA-25-01) request for one (1) parcel (162-00-01-017) totaling 31.3 acres, located on US Highway 52. The parcel would be zoned Planned Development (PD) to allow single-family detached dwelling units, commercial development, and dedicated civic recreation space.

Council Member Law recused himself from discussions due to his professional relationship with the development.

Community Development Director Westbrook provided an overview of the project development. Mr. Westbrook stated that both the Town Attorney and the Developers Attorney have vetted and support the presented Development Agreement.

Staff and the Planning Commission recommend approval.

Public Hearing: There were no comments from the public.

This is a public hearing only and requires no action by Council at this time.

- 12. First Public Hearing:** Consider a Development Agreement (DA-25-02) request for four (4) parcels (162-02-00-017, 162-02-00-019, 162-00-01-020, 162-00-01-029) and a portion of one (1) parcel (162-02-00-015), totaling 96.01 acres, located on US Highway 52. The parcel would be zoned Planned Development (PD) to allow single-family detached dwelling units, single-family attached (townhomes) dwelling units, civic space, and commercial development.

Community Development Director Westbrook provided Council with a brief overview of the project. Community Development Director Westbrook provided an overview of the project development. Mr. Westbrook stated that both the Town Attorney and the Developers Attorney have vetted and support the presented Development Agreement.

Public Hearing: There were no comments from the public.

Discussion: Concerns were expressed by Council concerning the dangers of a left-hand turn out of this subdivision on to Highway 52 toward Goose Creek.

OLD BUSINESS

- 13. First Reading:** Consider a Text Amendment (TA-25-01) request to amend Article 7-13 (Architectural Standards) of the Town Zoning Ordinance to modify exterior building material standards.

Community Development Director provided Council with an overview of the text changes.

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

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

PUBLIC INPUT:

Walter Brown of 114 Fennick Drive, Moncks Corner addressed Council regarding the Wall Street rezoning request. He asked Council to consider adding buffers along the east and west property boundary lines. He also expressed concern about a laydown yard operating on the former old Fairgrounds property owned by the County and requested that the Town look into the matter. Mayor Hamilton stated that his understanding was that the use was temporary and confirmed that the Town would follow up.

EXECUTIVE SESSION:

14. EXECUTIVE SESSION:

Motion was made by Mayor Pro-Tem Dennis to go into executive session to discuss the following:

- Proposed contractual arrangements related to the Downtown TIF

Motion was seconded by Council Member Lloyd and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, 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 Council Member Law to come out of executive session and reconvene to the regular meeting. Motion was seconded by Council Member Ware and approved unanimously as follows.

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

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

ADJOURNMENT

Motion was made by Mayor Pro-Tem Dennis and 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 Dingle, Council Member Lloyd, Council Member Law, Council Member Sweatman, Council Member Ware

The meeting was adjourned at 8:15 p.m.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Channel 4, Channel 2, and The News Journal Scene. 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

April 21, 2026

DATE