



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, APRIL 21, 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
Gary Deeg, Police Lieutenant
R. Logan Faulkner, Public Service Director
Mohamed A. Ibrahim, Technology Director
Elizabeth B. Rentz, Recreation Director
Justin S. Westbrook, Community Development Director
Carter France, Town Planner

Absent:

Antwan L. Richardson, Police Chief

INVOCATION

Invocation was delivered by Jeff Roper, Pastor of Pinopolis Community Church

PLEDGE OF ALLEGIANCE

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

PRESENTATIONS

1. **Proclamation:** 2026 Berkeley High School Beta Club Champions

Mayor Hamilton presented a Proclamation honoring the 2026 Berkeley High Beta Club for earning the title of State Champions and for advancing to compete at the

National Convention in June in Nashville, TN. He also expressed his appreciation to Brittany Colley for her hard work and dedication to the team.

2. Recognition: Landon Jackson of Berkeley High School - National Wrestling Champion

Mayor Hamilton presented a Proclamation recognizing Berkeley High School athlete Landon Jackson for his distinguished wrestling accomplishments, including multiple regional and state honors and his recent achievement as National Champion. Police Officer J.D. Weise was invited to join the presentation as the Mayor noted Landon's exemplary character following the passing of Officer Weise's son and teammate, Dalton.

Landon provided consistent support to the Weise family during their time of grief and pledged to honor Dalton's memory through his performance, stating, *"He is with me... and we're going to win."* His national title stands as both a significant personal achievement and a tribute to his teammate.

3. Presentation: SS4A Safety Action Plan (DRAFT)

Josh Mitchell of Stantec presented Council with the draft Safety Action Plan. He explained that the Safe Streets and Roads for All (SS4A) Program is a competitive federal grant initiative that supports regional, local, and Tribal efforts to reduce roadway fatalities and serious injuries.

Mitchell outlined that the goals of the Safety Action Plan are to identify community safety concerns, reduce and eliminate fatal and serious-injury crashes, and apply the safe system approach to develop both systemic and location-specific priorities and recommendations aimed at improving roadway safety for all users.

4. Awards Presentation: Police Department – This item was deferred to the May 21, 2026, meeting of Council.

APPROVAL OF MINUTES

5. Regular Meeting Minutes: March 17, 2026

Motion was made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of March 17, 2026. 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.

6. Special Meeting: April 13, 2026

Motion was made by Mayor Pro-Tem Dennis to approve the special meeting minutes of April 13, 2026. 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.

7. Town Hall Design Workshop: April 13, 2026

Motion was made by Mayor Pro-Tem Dennis to approve the minutes of the Town Hall Design Workshop of April 13, 2026. 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.

REPORTS

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

3/19/2026: The Mayor joined the Fire Department as they hosted the 4-H Club for a tour of the fire station.

3/20/2026: The Mayor attended Career Day at Foxbank Elementary with the Fire and Police Departments. He also treated the Community Development team to lunch at Swig & Swine in appreciation of their work and invited Chief Jackson to celebrate his birthday.

3/21/2026: The Mayor attended a Youth Symposium at Roper Hospital with the Police and Fire Departments. He also attended the Kitfield community meeting with Chiefs Richardson and Jackson.

3/21–22/2026: He participated in the first travel ball weekend of the year, where the newly refurbished fields received positive feedback.

3/24/2026: The GM Tailgate Tour visited the Lowcountry's Hometown with a strong turnout.

3/26/2026: The Mayor participated in "Libya Live" at Yaden Physical & Integrated Medical for a balance evaluation. He also spent time in the field with Chief Building Inspector Bob Bruno observing several inspections, including residential plumbing, the foundation for the Cook Out, a solar battery installation, and progress at the Aldi complex. Later that day, he and Recreation Director Libya Rentz judged the Berkeley Middle School Talent Show and awarded cash prizes.

3/28/2026: The Mayor served as a judge for the St. Stephen Catfish Festival Catfish Stew Competition.

3/30–31/2026: He attended the Miracle League Opening Days and commended Matt Fluharty for his leadership.

4/01/2026: The Mayor attended the swearing-in of a new police officer and later participated in Rec Night at Berkeley High School, ensuring all young participants received hot dogs and drinks.

4/02/2026: He opened the first Farmers Market of the season by ringing the bell and noted his intent to attend weekly.

4/06/2026: The Mayor attended the first Music on Main of the year featuring the Custom 4 and Friends Band.

4/10/2026: He joined the Fire Department at Moncks Corner Baptist Church for a community food giveaway.

4/11/2026: The Mayor attended the Spring "Pickin in the Corner" event, which saw strong attendance and vendor activity.

4/12/2026: He and Recreation Director Libya Rentz visited Santee Canal Park to collect a \$13,453.50 donation for the Celebrate the Season event.

4/18/2026: The Fire Department held its first open house at the Foxbank Fire Station in partnership with Hoover of Moncks Corner. Council Members Lloyd and Dennis were also in attendance. That evening, the Mayor attended the Berkeley High School ROTC Ball and presented several awards, including a cash prize for Cadet of the Year.

4/19/2026: The Mayor attended the MC Indian Association Awards Ceremony for the final match of the MC Premier Cricket League Season 2 at Biggin Trail, where Chiefs Richardson and Jackson assisted in presenting trophies.

Upcoming Event: "Light It Up in Blue" will be held Friday from 7–8:30 p.m. at Unity Park to raise awareness for autism. Attendees are encouraged to wear blue. Chief Jackson introduced this initiative after observing a similar event in Chester, SC.

9. Administrator's Report: Jeffrey V. Lord

NRCS Grant Program: Administrator Lord reported that the program has officially begun. Although the Town intended to hold the first public meeting in May, he was informed during his most recent update that all previously prepared grant materials must first be reviewed in Washington. The timeline for this review is currently unknown. Staff are working to secure the necessary approvals as quickly as possible. Once approvals are received, the Town will begin public hearings, proceed with property acquisitions, and then move forward with planned improvements in the California Branch area.

Lacey Park: Administrator Lord reported that the second bid is due next Tuesday, and he anticipates having an item ready for Council's consideration at the May 19 meeting.

NEW BUSINESS

10. Consideration: Demolition Assistance Bids for property located at 106 Carolina Avenue.

Community Development Director Westbrook reported that they received three bids from Lawrence Construction at \$25,900, Action Abatement, Inc. at \$15,166 and Complete Demolition Services, LLC at \$31,000. He requested Council's approval to accept the low bid of \$15,166 from Action Abatement, Inc. for the demolition.

Motion was made by Council Member Law to approve the low bid of \$15,166 from Action Abatement, Inc. for the demolition project. 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.

OLD BUSINESS

11. Second Reading & Public Hearing: Ordinance No. 2026-02

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 provided Council with a brief overview of the request, noting that very little has changed since last month. The number of lots

within the development have been increased from 15 to 17 total lots, however the minimum lot size is still as previously presented. The proposal is consistent with the Comprehensive Plan, and both staff and the Planning Commission recommend approval.

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

12. Second Reading & Public Hearing: Ordinance No. 2026-03

Consider a 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 a brief overview of the request. He noted that the request is compatible with the Town's Comprehensive Plan and the church had no plans to move. Staff and the Planning Commission recommend approval.

Public Hearing: There were no comments from the public.

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.

13. Second Reading & Public Hearing: Ordinance No. 2026-04

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 requesting to be zoned General Commercial (GC).

Community Development Director Westbrook provided Council with a brief overview of the request. He noted that the request is compatible with the Town's Comprehensive Plan and the church had no plans to move. Staff and the Planning Commission recommend approval.

Public Hearing: There were no comments from the public.

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.

14. **Second Reading & Public Hearing: Ordinance No. 2026-05**

Consider a Zoning Map Amendment (ZA-25-04) request for one (1) parcel (162-00-01-017) totaling 30.3 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.

Recusal: Council Member Law recused himself due to his professional relationship with the property owner.

Community Development Director Westbrook provided Council with a brief overview of the request.

Public Hearing: Yvonne Knight Cooper of 1349 Old Cherry Hill Road, asked whether a traffic study had been considered. Director Westbrook confirmed that a traffic study will be conducted, noting that such studies address traffic volume but not traffic flow.

Dr. Delores Gibbs of 2023 Shoreside Ct., Pinopolis expressed concerns regarding the lack of schools. Council Member Dingle commented that while the project is attractive, he remains concerned about potential impacts to wetlands. Administrator Lord added that a wetlands study will be completed and that the project will be designed to accommodate a 100-year storm event.

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 Hamilton, Mayor Pro-Tem Dennis, Council Member Lloyd, Council Member Sweatman.

Voting Nay: Council Member Dingle and Council Member Ware.

15. **Second Public Hearing: Ordinance No. 2026-06**

Recusal: Council Member Law recused himself due to his professional relationship with the property owner.

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.

Community Development Director Westbrook provided Council with a brief overview of the Development Agreement.

Public Hearing: There were no comments from the public.

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 Hamilton, Mayor Pro-Tem Dennis, Council Member Dingle, Council Member Lloyd, Council Member Sweatman.

Voting Nay: Council Member Ware.

16. Second Reading & Public Hearing: Ordinance No. 2026-07

Consider an Annexation (AN-24-03) and Zoning Map Amendment 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, civic space, and commercial development.

Community Development Director Westbrook provided Council with a brief overview of the request. He noted that the development, if possible, will now include a 3-quarter access. He explained that this allows entry but prohibits a south-bound left turn out of the development.

Public Hearing: There were no comments from the public.

Council Member Lloyd asked whether a traffic study would be conducted, and Director Westbrook confirmed that it would. Council members expressed concerns regarding school capacity, traffic impacts, and the rapid pace of growth in Moncks Corner. They noted, however, that they remain optimistic and are approaching each decision carefully, asking questions, evaluating impacts, and working to make thoughtful, responsible choices. They emphasized their commitment and passion in carrying out these responsibilities.

The developer stated that they are willing to formally restrict left-turn movements onto Highway 52. They noted that vertical construction is not expected to begin until 2028. Initial home ownership opportunities are anticipated in 2029, with full project buildout more realistically projected for 2032. The developer emphasized that significant work remains before construction can commence.

Council Member Ware stated that he is not opposed to development but remains concerned that several approved projects have not yet gone vertical, leaving the Town without a clear understanding of their eventual impacts. Director Westbrook clarified that there are approximately 250–300 homes with a full buildout of approximately 12 to 18 months for these projects; however, construction has not yet begun on those units.

Motion was made by Council Member Law to approve the requested planned development zoning designation as presented by staff outlined in the prepared ordinance in detailed in the associated planned development documentation with the added condition that full access to US Highway 52 at the middle entrance which we've discussed of the development be limited to a 3-quarter access restricting any left out southbound movements from the development unless otherwise expressly prohibited by the SC Department of Transportation. Motion was seconded by Mayor Pro-Tem Dennis and 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.

17. Second Public Hearing: Ordinance No. 2026-08

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, civic space, and commercial development.

Community Development Director Westbrook commented that this is the Development Agreement for the previously approved agenda item.

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

PUBLIC INPUT:

Walter Brown, Co-Chair of the Citizens for Community Historic Preservation and speaking on behalf of Moncks Corner Baptist Church, distributed a letter to Council requesting the Town's support in preserving the historic Fashion Barbershop building located at 486 East Main Street. The letter emphasized the building's cultural and historical significance, noting its importance to the African American corridor of Moncks Corner.

Mr. Brown acknowledged that the building needs repairs and stated that they are requesting additional time to complete the necessary work. He explained that this request follows a citation issued by Code Enforcement due to the deteriorating condition of the structure. The Town expressed concerns regarding safety hazards associated with the building's current state.

Mayor Hamilton directed Mr. Brown to meet with Community Development Director Westbrook to further discuss the matter.

Dr. Delores Gibbs expressed her support for Mr. Brown's comments regarding the preservation of the historic Fashion Barbershop building. She added that she would have expected the Town to coordinate more closely with SCDOT and the Berkeley County School Board when considering new developments.

Mr. Brown asked whether Council had considered including citizen input in the design of the new Town Hall. Mayor Hamilton and Administrator Lord responded that citizen input had not been part of the process and that the project is now past the design phase. They noted that Town staff has held multiple internal workshops with Town Council to review design options of the facility.

Council Member Law added that the Town hired an architect to design the building, who provided several options for consideration. Staff reviewed those options and selected the most appropriate design that best meets the Town's operational needs.

Mr. Brown then asked where the new Town Hall would be located. Mayor Hamilton stated that it will be constructed at 418 East Main Street, in front of the Recreation Complex.

Mike Callow, owner of Big Mike's Ice Cream, expressed concerns regarding ongoing issues with a neighboring business, AK Venue. He stated that large groups of patrons from the venue frequently monopolize the shared parking lot, creating an environment where customers feel uncomfortable walking through the area and often cannot find available parking. Mr. Callow reported that this situation is causing his business and

others within the commercial complex to lose customers. He asked whether anything could be done to address the matter.

Mayor Hamilton responded that the Police Department has previously spoken with the owner of AK Venue. He asked Mr. Callow to schedule a meeting with Chief Richardson to further discuss the concerns.

ADJOURNMENT

Motion was made by Mayor Pro-Tem Dennis and seconded Council Member Law 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 7:51 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

May 19, 2026

DATE