



The Lowcountry's Hometown.

TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, FEBRUARY 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
Corey Denny, Battalion 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 Reverend Tory Liferidge of Grace Reformed Episcopal Church

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member James B. Ware

PRESENTATIONS

Proclamation: 2026 Women of Construction Week, March 1 - 7, 2026

Mayor Hamilton read a Proclamation Proclaiming March 1-7, 2026, as Women of Construction Week in the Town of Moncks Corner. Accepting the Proclamation was one of the Board of Directors, Megan Shatterfield.

Proclamation: 2026 Black History Month in the Town of Moncks Corner

Mayor Hamilton read a Proclamation proclaiming February 2026 as Black History month in the Town of Moncks Corner. He mentioned that this was the first time a proclamation was presented by the Town honoring Black History Month in the Town of Moncks Corner. Accepting the Proclamation was Mrs. Angela Simmons, Tory Liferidge and Pastor Samuel Gourdine.

APPROVAL OF MINUTES

1. Regular Meeting Minutes: January 13, 2026

Motion was made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of January 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.

REPORTS

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

Mayor Hamilton reported the following:

January 15, 2026: The Mayor attended the swearing-in ceremony for Associate Municipal Judge Amber Daniels Broughton and Police Chief Antwan Richardson. Councilmen Dennis and Dingle were also in attendance.

January 16, 2026: The Mayor reported that it was an honor and privilege to attend the Berkeley County School District's Dr. Martin Luther King, Jr. Luncheon. He joined community leaders, including Councilman David Dennis, in celebrating Dr. King's legacy.

January 19, 2026: The Mayor participated in the Dr. Martin Luther King Jr. parade alongside Councilman Dingle and later attended the service at Moncks Corner AME Church, where Councilwoman Lloyd was present. He expressed appreciation to the Moncks Corner Police Department, Moncks Corner Fire Department, and the Berkeley County Progressive League for their support and for hosting the event.

January 20, 2026: The Mayor attended the Hometown Legislative Day in Columbia with Councilmen Dennis and Dingle and Administrator Lord. They met with state leaders and networked with other local elected officials.

January 21, 2026: The Mayor and Councilman Dingle attended the Municipal Elected Officials Training in Columbia. Councilman Dingle completed Session A of the MEO Training, and the Mayor completed the Advanced Public Safety Course.

January 23, 2026: The Mayor spent a full day on traffic patrol with Officer Hobart, gaining firsthand insight into the responsibilities officers manage during a shift. He also

plans to join the DUI unit for a night shift to further understand the challenges they encounter.

January 28, 2026: The Mayor attended a meeting with the Moncks Corner Business Connection Group to discuss upcoming initiatives and plans for the Town.

January 31, 2026: The Mayor noted that Moncks Corner experienced snowfall and expressed appreciation to the Public Services Department, MCPD, MCFD, Berkeley County, and SCDOT for their teamwork in keeping the community safe.

February 6, 2026: The Mayor reported a concerning incident in which a child was struck by a car while walking in the crosswalk at Moncks Corner Elementary. He visited the child and his mother at their home and spent time with them, leaving a small gift. He emphasized the importance of staying alert in school zones and avoiding distracted driving.

February 11, 2026: The Mayor joined Libya Rentz, Susan Gilmore, and Matt Fluharty at SCCU, where they received a \$1,100 donation for the Miracle League. He noted SCCU's continued dedication as volunteers and supporters of the program.

February 13, 2026: The Mayor participated in the Valentine's luncheon at Pruitt Health with MCPD. They served lunches and spent time with the senior citizens, and shared treats to brighten their day.

Upcoming Events

- "Let the Shenanigans Begin" – Saturday, March 7th, from 12–3 p.m. on Main Street
- Moncks Corner Farmer's Market – Thursdays, April 2nd through November 12th, from 3–7 p.m. at the Market Pavilion
- "Music on Main" – Mondays, April 6, 13, 20, and 27 at Unity Park from 6–8 p.m.
- "Pickin' in the Corner" – Sponsored by the Town of Moncks Corner and Collector's Corner - Saturday, April 11th, from 10 a.m.–3 p.m. on Main Street

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

Administrator Lord updated Council on the Lacey Park project. He reported that the project has gone out to bid. Bids are due March 9th.

Introduction: Fire Chief Jackson introduced new Firefighter Johnovan Barker. He comes to us from the Williamsburg Fire Service and serves in the Army National Guards and as an instructor with the SC Fire Academy.

NEW BUSINESS

4. **Resolution:** Safety Action Plan

Administrator Lord explained that the Resolution is a commitment by the Town with a goal of zero traffic fatalities and serious injuries by the year 2040. The Town is applying for a US DOT Safe Streets and Roads for All (SS4A) grant to help with funding. The Town will hold a series of public meetings, actively involving residents, businesses, and stakeholders in the planning and implementation process to ensure the plan reflects community needs and priorities. A public meeting is scheduled for tomorrow in the Council Chambers.

Motion was made by Mayor Pro-Tem Dennis 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.

5. Consideration: Engineering Proposal for Marking Parking Spaces on Main Street

Administrator Lord reported that the SCDOT permit for this project remains under review. SCDOT has formally commented that they will require signed and stamped sight-distance exhibits, and we anticipate that adding more detail to the sheets will help move the approval forward.

The proposal from Stantec for engineering and permitting services for the Main Street marking project totals \$6,500.

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.

6. Consideration: Engineering Proposal for Upgrade of California Branch Crossing at Main Street

Administrator Lord reported the "minibus" act (H.R.6938 - Commerce, Justice, Science; Energy and Water Development; and Interior and Environment Appropriations Act, 2026) was signed into law on 1/23/26. In the law, the Town was appropriated \$1.678 million for our Main Street culvert upgrade project. This is about half of what we need. We will apply to RIA for the rest.

To prepare for the RIA application in the Fall, we need to begin the engineering and permitting process now. Seamon Whiteside was selected as our on-call engineer for civil projects. Their proposal includes engineering, permitting, bid and construction management for the upgrade of California Branch crossing at Main Street in the amount of \$231,500.

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.

7. Consideration: Winter Street Drainage Improvements Contract

Bids were solicited January 5, 2026 and received on February 4, 2026. Ten bids were received, with W.E. Davis Construction being the low bid at \$691,075.62. There were two other bids within \$30,000. The engineer reviewed the bid and company, and there is no indication that there are performance concerns.

Funding for the project will come from a RIA Grant in the amount of \$1,205,970 and CTC in the amount of \$422,867. **This leaves \$876,862 available for change orders.**

Administrator Lord recommended awarding the low bid of \$691,075.62 to W.E. Davis Construction for the Winter Street Drainage Improvements. He also recommended authorizing staff to approve any change orders that either reduce the project cost or do not increase it beyond the total grant funding available.

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.

8. Consideration: Heatley Street Parking Intergovernmental Agreement

The Intergovernmental Agreement between the Town of Moncks Corner, Berkeley County, and the Berkeley County School District provides for the shared use of adjoining properties to develop, operate, and maintain a public parking facility. The purpose of the agreement is to expand public parking in the downtown area in support of governmental operations, School District needs, and community activities.

The parking area will be open for general public use during designated hours. The agreement carries an initial term of twenty (20) years and will automatically renew in ten-year increments unless a party chooses not to renew or the agreement is otherwise terminated in accordance with its terms.

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.

9. Consideration: Intergovernmental Easement Agreement - Dr. William Lacey Memorial Park

Berkeley County owns Tax Map Parcel #142-06-04-030, which is adjacent to Town-owned property identified as Tax Map Parcel #142-06-04-029. The Town is seeking a perpetual, non-exclusive access easement over a defined portion of the County's property to support access and parking-related improvements for Dr. William Lacey Memorial Park.

The easement will allow the Town to:

- Construct and maintain access drives and parking improvements
- Improve public access to the park
- Support recreational use of the facility
- Enhance overall functionality and safety of the site

This agreement formalizes the Town's legal right to improve and maintain access and parking infrastructure that directly supports Dr. William Lacey Memorial Park.

Staff request Council's approval of the Intergovernmental Easement Agreement with Berkeley County and authorize the Mayor to execute the agreement on behalf of the Town.

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.

10. Consideration: Town Hall and Fire Station 1 CM@R Construction Manager Pre-Construction Services

Administrator Lord explained that under the Construction Manager at Risk process, the Town selects a construction manager early in the project to provide preconstruction services during the design phase. These services include cost estimating, constructability reviews, scheduling, and value engineering to help control costs and reduce risk. Approval of this item authorizes the selected firm to provide preconstruction services only. A separate contract for construction services, including establishment of a Guaranteed Maximum Price (GMP), will be brought forward for Council consideration once design is complete.

Bids were solicited on May 13, 2025, and received on June 3, 2025. Staff reviewed and scored the five submittals received.

Staff recommendation is to engage Edifice Construction and requested they prepare a proposal for this project on July 9, 2025. Since then, changes in the scope of the project (adding the new Townhall site) have made it necessary for us to wait till now to present their proposal.

Their proposal is broken into two, one for public safety functions and one for everything else to accommodate grant requirements. The first is \$12,956 for Public Safety and then \$32,383 for all other areas, for a total of \$45,339.

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

11. First Reading: 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.

During discussion, Council members raised concerns about traffic impacts on U.S. Highway 52, the amount of commercial development needed to support the Town's tax base, and the lack of detailed information provided in advance, despite guidance given to the developer in September.

The Community Development Director explained that Council was only being asked to consider the framework of the Development Agreement and that it was not binding at this stage. He noted that the proposal would return for second reading.

The Mayor stated that the developer must provide a clear outline of the scale of development before second reading. He also expressed concerns about the number of town homes approved in past projects and emphasized the importance of working with developers to ensure community benefits. He noted that while impact fees support public safety, sanitation, recreation, and traffic needs, developments built without Town input could increase financial burdens and potentially require tax increases.

Council Member Sweatman said he supports growth but needs clarity on what he is voting on. He expressed frustration that the developer had not provided the detailed information previously requested. Council Member Ware noted concerns about the number of ongoing developments and the lack of visible impacts to date.

Council Member Sweatman asked whether the Town would still share responsibility for fire and police response if the development were not approved. Administrator Lord confirmed that mutual aid agreements would still apply.

Council Member Ware made a motion to deny. There was no second.

Council Member Sweatman moved to approve the request, noting his expectation that more definitive information be provided prior to second reading. Motion was seconded by Mayor Pro-Tem Dennis.

Council Member Lloyd asked that Council receive the requested information at least one week prior to the next meeting to allow adequate time for review. Director Westbrook responded that he would relay this request to the developer and make every effort to have the information available.

A roll call vote was recorded as follows:

Council Member Law – Yes

Council Member Lloyd – Yes

Mayor Pro-Tem Dennis – Yes

Mayor Hamilton – Yes

Council Member Sweatman – Yes

Council Member Dingle – Yes

Council Member Ware - No

The motion was approved by majority vote.

- 12. First Reading:** 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 discussion on this matter due to a staff conflict with the property owner.

Community Development Director provided Council with a brief overview of the development. This was heard back in August, 2025. Second reading and public hearing on this along with the Planned Development will be heard before Council in March.

Staff recommended that the developer go back to the Planning Commission for architectural standards. This will be heard before the Planning Commission next week.

The Developer Wofford Stribling spoke and stated that the project will have approximately 26,000 sq. ft of commercial and have committed approximately \$2,000,000 of public infrastructure dedicated over a civic space.

Council Member Ware asked if the entire back of the property is a floodway? The developer responded yes. He added that they are coordinating the storm water plans with FEMA, SCDOT, the County and are working closely with their engineers LJA & Associates who have done extensive floodway work and are very familiar with the process. Council Member Ware expressed concerns of adding more development in the floodway.

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

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

Voting Nay: Council Member Ware

- 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.

The amendment seeks to modify exterior building material standards within the Architectural Standards section.

The Mayor expressed concerns about lowering the existing architectural standards and emphasized the importance of preserving the Town's visual character.

Council Member Law highlighted the financial impact of the current requirements on small businesses, noting that not approving the amendment could continue to limit affordability for new construction and renovations.

Additional discussion included concerns regarding setback requirements, appropriate locations for metal buildings, overall building appearance, and whether certain architectural features, such as facades, should be required to maintain consistency with surrounding development.

Council Member Sweatman made a motion to table this ordinance to receive more information. Motion was seconded by Council Member Law 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

- 14. Old Business:** There is no old business to be brought before Council.

PUBLIC INPUT:

Art Nichols, 250 Oakley Road, Moncks Corner, addressed the Council regarding ongoing concerns related to wetlands and drainage issues on his property following the completion of Foxbank Development. He noted that these problems have persisted for some time.

Mayor Hamilton recommended that Mr. Nichols schedule an appointment with the Community Development Director to explore potential solutions and determine whether the Town can assist in resolving the matter.

Sharon Daniels of 902 Whitesville Road, Moncks Corner expressed concerns of traffic flow, participants and pedestrian safety and the lack of respect during the Dr. Martin Luther King Jr. parade. Mayor Hamilton recommended Mrs. Daniels speak with Police Chief Richardson to discuss improvements for next year's parade.

EXECUTIVE SESSION:

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

- Contractual matters related to the purchase of property.
- Receipt of Legal Advice related to proposed changes to the Zoning Ordinance.
- Discuss Planning Commission Appointments.

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 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.

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

15. Planning Commission Appointments:

Motion was made by Council Member Lloyd to appoint the following to serve a four-year term on the Planning Commission:

- Chicora Johnson
- Jeff Roper
- Tory Liferidge

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.

ADJOURNMENT

Motion was made by Council Member Law 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 8:25 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. 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

March 17, 2026

DATE