



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue

TUESDAY, MARCH 19, 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
Rebecca T. Ellison, Recreation Director
R. Logan Faulkner, Public Service Director
Robert L. Gass, III, Fire Chief
Stephen G. Young, Police Chief
Lee W. Mixon, Jr., Police Captain
Justin S. Westbrook, Community Development Director
Rebecca Vetter, Business Development Manager
Mohamed A. Ibrahim, Technology Manager

INVOCATION

Invocation Delivered By: Kyle Driggers, Pastor of Moncks Corner Pentecostal Holiness Church

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:** February 20, 2024

Motion made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of February 20, 2024. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

REPORTS

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

Mayor Hamilton reported the following:

- On February 29th the Police Department held an Awards Banquet for their staff. He along with Councilman Dennis, Councilman Ware attended. He added that it was a true honor to be there along with the woman and men of the MCPD.
- On March 5th the Town in partnership with Santee Cooper held a Ribbon cutting ceremony at the Rec Complex for a newly installed electric vehicle charging station. The electric vehicle charging station was donated by Santee Cooper. Also, during that event, Santee Cooper presented the Town with a check in the amount of \$56,345.00 from the proceeds collected from the Celebrate the Season Festivities. This money will go towards the Miracle League.
- March 7th he was invited to Bonner Elementary for a tour of the school and to watch their play Beauty and the Beast. During his visit they discussed some art projects that they would like to do for the Town.
- On March 11th there was a Ribbon cutting ceremony for WakeUp Carolina. WakeUp Carolina is a community-based movement born out of one family's heartbreaking loss of their son, Creighton, in the summer of 2016. They honor Creighton's memory by supporting the battle against substance misuse disorder. The organization is located at 325 E. Main Street here in the heart of Moncks Corner.
- On March 14th the Town hosted the Westview Middle School special needs children at the Miracle League Field.
- On March 16th the Town celebrated our second annual St. Patrick's Festival "Let the Shenanigans Begin". We had great crowds, great music, and many great vendors. He thanked our Staff who worked very hard to put this together.
- On March 18th the Town held a Ribbon Cutting for Copy's Italian Restaurant.
- On March 19th he met with the Kiwanis of Berkeley County to introduce himself and talked about some of the visions and activities going on with the town.
- On March 25th the Police Department will hold a memorial service at the Train Depot for fallen Police Officers Marcus Stiles and Lonnie Wells. The two officers lost their lives in the line of duty.
- Spring Sports will begin soon. The first Baseball game is scheduled on March 25th.
- Town Council will hold a planning retreat on March 26th and 27th at Wampee Conference Center.

- On April 12th he plans to attend the Lowcountry Mayor's Council.
- On April 25th he plans to attend a Mayor's Briefing through the Berkeley County Chamber of Commerce. The Chamber has invited Mayor's from all municipalities in the Berkeley County area to brief the public on future plans for their areas.

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

Administrator Lord reported the following:

- Administrator Lord updated Council on the three demolition projects under the Demolition Program. Two of the projects are on Presidents Circle and one on Main Street. All three demos are complete, and the sites have been cleared.
- The construction on the Miracle League restrooms is complete. He thanked Public Service Director Logan Faulkner for overseeing the project.
- Every few years, we ask for qualifications from different engineering firms for site work as well as the storm water review process. The Town sent out an RFQ for engineering services. We received 10 different qualifications that will be reviewed and ranked by staff. We hope to make a recommendation for consideration at the next Council meeting.
- The mast arms project with the SCDOT on Stony Landing Road and Sterling Oaks are going up. We anticipate these to be complete in the next few weeks.
- We expect to have the new Fire truck delivered in the next few weeks. We currently have a team that will inspect it prior to delivery. It has taken approximately 18 months to build.
- The Recreation face book page will be taken down effective April 1st. Recreation will be migrated over to the Town's main page. We only had approximately 4000 followers. The main page has over 20,000 followers.

NEW BUSINESS

4. **First Reading By Title Only:** Consider a Zoning Map Amendment (ZA-24-01) request for approximately 2.2 acres located on Rembert C. Dennis Blvd. (143-09-04-034 & 143-09-04-033) from Office & Institutional (C-1) to General Commercial (C-2).

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

Community Development Director Justin Westbrook gave Council some background information on the zoning amendment. Staff recommends approval of the requested C-2, General Commercial zoning district designation for the subject properties. Staff has reached the recommendation due to the existing adjacent C-2, General Commercial parcels, cohesion with the Future Land Use Map from the 2017 Comprehensive Plan, and the two (2) Land Use Policies the request appear to meet. While not promoting compatible uses adjacent to single-family residential, the request does appear to maximize efficient use of existing infrastructure and guide growth to adjacent existing zoning boundaries. The Planning Commission heard the request and voted at their February 27th meeting and recommended approval.

Council expressed concerns of commercial vehicles and the design of the facility.

Applicant Michael Flanery of 206 Pine Street, Summerville, SC spoke and added that their goal is not to allow any commercial vehicles, landscape trailers or anything similar, but to cater to the local residents who live in a HOA or Town Home that cannot park a boat or RV at their residence. Their design plan includes nice landscaping, buffers between the residence and facility, wooden fencing, down lighting, and palm trees. They plan to work with the Town on the design.

Resident Taylor Zachary of Maple Leaf Dr., Moncks Corner expressed concerns of a large corporation owning the business. Mr. Flanery responded that this will be a family-owned local business.

Motion was made by Council Member Sweatman to approve the request to re-zone. Motion was seconded by Mayor Pro-Tem Dennis. Motion to approve was passed by majority vote as follows:

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

Opposed: Council Member Kitts

- 5. First Reading By Title Only:** Consider an Annexation (AN-23-03) & Zoning Map Amendment request for 9.99 acres located on US Hwy 52 & Westbury Lane (181-00-01-024), Planned Development (PD) to allow for up to sixty-seven (67) dwelling units.

Community Development Director Justin Westbrook gave Council some background information on the annexation. Staff recommends denial of the Planned Development zoning district designation due to the proposed zoning district being undersized, the uncertainty of the deed restricted housing, potential for undesirable commercial uses by-right, a significant request for additional density in an otherwise existing rural area, with little to no additional connectivity from the proposed development to other amenities, existing neighborhood centers or commercial development. The Planning Commission recommended denial based on the plan conflicting with two land use policies in the 2017 Comprehensive Plan, unresolved concerns regarding architectural styles, density of the proposal compared to surrounding developments, and age-limited deed restrictions.

Council expressed concerns of use, location, traffic impact, architectural standards, and density.

Brandon Gaskins, of Moore & VanAllen Law Firm, the attorney for the applicant, addressed Council. He stated that they are open to any discussion to address any concerns Council may have with respect to uses, traffic impact, architectural standards. A decrease in density may be possible but would have to make economic sense. He expressed concerns with staff's analysis and the inconsistencies with the Comprehensive plan.

Motion was made by Council Member Law to deny the request based on the information they received at this time. Motion was seconded by Council Member Sweatman and approved for denial by majority vote as follows:

Voting to Deny: Council Member Law, Council Member Lloyd, Council Member Kitts
Council Member Sweatman, Council Member Ware.

Opposed: Mayor Pro-Tem Dennis

6. Consideration of Bids: Whitesville Road and Jolly Lane Drainage Project

Administrator Lord explained that bids were solicited by our engineers, Stantec Consulting Services, for the Whitesville Road and Jolly Lane Drainage Improvement Project. A total of three bids were received as follows:

- Truluck Construction, LLC - \$1,456,843.69,
- Gulfstream Construction, LLC - \$1,777,855.68
- Lowcountry Sitework, LLC - \$2,163,030.00

Low bid was submitted by Truluck Construction, LLC located in Charleston. Based on Stantec's investigation, they recommended that the construction contract be awarded to Truluck.

The Whitesville Road project is partially funded by an RIA grant of \$319,503 and a Town match of \$186,200 with a total project cost of \$505,703. However, it has taken about 2 years to get through the permitting process which required several changes to the design and a grant extension. The delay and the design changes greatly impacted the scope of the project causing it to come in at \$857,777. Therefore, the Town will need to commit an additional \$352,074. Further delay will result in the loss of the grant.

The Jolly Road project was funded by an allocation of \$575,000 from the ARPA Fund. This bid was also affected by design changes and delays, but not as much. At \$599,066 it will only require an additional \$24,066.

Together they will require an additional \$376,141. There is \$189,873 available in the Stormwater Fund, but the balance (\$186,268) would need to come from the ARPA Fund.

These two projects are 2/3 of the improvements planned for the California Branch (Winter Street is the other and is currently funded by CTC). All three projects must be done to improve the flow as each creates a choking point in the branch.

Motion was made by Council Member Sweatman to award the bid to Truluck Construction, LLC and to use \$186,268 of ARPA Funds to pay the balance of the project. Motion was seconded by Council Member Ware and unanimously approved as follows:

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

OLD BUSINESS

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

PUBLIC INPUT:

Joey Edens of 218 Read Street expressed concerns about traffic issues and excessive speeding in the Mitten Park area. He thanked the Police Department for patrolling the area. He requested that the Town consider placing speed bumps in the neighborhood to help slow down traffic. Mayor Hamilton and Administrator Lord responded that they would check into it.

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 Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Kitts, Council Member Sweatman, Council Member Ware

The meeting was adjourned at 7:16 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:



April 16, 2024