



Town of Ravenel  
5962 Highway 165, Suite 100  
Ravenel, SC 29470  
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**Town of Ravenel**  
**Regular Town Council Meeting**  
**Tuesday, May 27, 2025, at 6:00 p.m.**  
**Council Chambers at Town Hall - 5962 Highway 165, Ravenel, SC 29470**

**AGENDA**

1. Call to Order/Roll Call
2. Invocation & Pledge of Allegiance
3. Mayor's Comments/Report
4. Approval of Agenda
  - a. Recusals/Conflicts of Interest
5. Prior Meeting Minutes
  - a. April 29, 2025 – Regular Town Council Meeting
6. Reports from Staff and Officers
  - a. Town Attorney
  - b. Charleston County Sheriff's Office
  - c. Clerk-Treasurer
  - d. Planning & Zoning Director
  - e. Town Code Enforcement Officer
  - f. Facilities & Maintenance Manager
7. Reports of Commissions, Boards, and Committees
  - a. Sewer Advisory Board
    - i. Recent Meeting: None
    - ii. Upcoming Meeting: TBD
  - b. Planning & Zoning Commission
    - i. Recent Meeting: May 1, 2025
      1. Site Plan Unanimously Approved for Sheaf Automotive at 4711 Savannah Highway (TMS #: 245-00-00-139)
    - ii. Upcoming Meeting: June 5, 2025
  - c. Board of Zoning Appeals
    - i. Recent Meeting: None

ii. Upcoming Meeting: TBD

8. Old Business
9. New Business
  - a. Special Event Permit Request (5806 New Road, TMS #: 168-00-00-006)
10. Public Comments (3 minutes)
11. Town Council Comments
12. Executive Session
13. Action/s as a Result of Executive Session
14. Adjournment

**TOWN OF RAVENEL  
REGULAR TOWN COUNCIL MEETING  
TUESDAY, APRIL 29, 2025  
6:00 P.M.**

The Regular Town Council Meeting of the Town of Ravenel was held Tuesday, April 29, 2025, 6:00 p.m. at 5962 Highway 165, Ravenel, South Carolina. The following members of the Council were present: Mayor Stephen W. Tumbleston, who presided, LaJuanda Brown, Jim Rodgers, Jr., Cora Lee Singleton, Terry Wilkinson, and Robert Cochran. W. Buckey Waters (Mayor Pro Tempore) was absent. Also, in attendance was Planning and Zoning Director Eric Harrod, Clerk-Treasurer Tammy Wood, Clerk-Receptionist Mikayla White, and Code Enforcement Officer Seth Bacon.

The media and public were duly notified of the date, time, and place of the meeting.

**1. CALL TO ORDER & ROLL CALL**

Mayor Tumbleston called the Regular Town Council Meeting to order at 6:00 p.m. A quorum was present to conduct business.

**2. INVOCATION & PLEDGE OF ALLEGIANCE**

The Lord's Prayer and the Pledge of Allegiance were recited by attendees.

**3. MAYOR'S COMMENTS/REPORT**

Mayor Tumbleston commented that the light pole inside the ballfield has been moved successfully. The scoreboard is in the process of being installed. He said he met with a landscape engineer at the old E.B. Ellington School site, and they did a walk through the woods to map out a future walking trail. The asbestos report from Charleston County that was received when they purchased the facility had expired but has since been renewed with no issues.

**4. APPROVAL OF AGENDA**

**a. Recusals/Conflicts of Interest**

None.

**5. APPROVAL OF MINUTES**

**a. March 25, 2025: Regular Town Council Meeting**

Councilmember Wilkinson made a motion to approve the Regular Town Council minutes, seconded by Councilmember Singleton. A vote was taken, and all were in favor. Passed (6-0).

**6. REPORTS FROM STAFF & OFFICERS**

**a. Town Attorney**

Town Attorney William B. Harvey, III, was absent, however, Mayor Tumbleston commented that they both met with Knights Company for nearly four hours regarding the Board of Zoning Appeals denial of the Knights Redi-Mix plant. Mayor Tumbleston said the company has the right to appeal the decision and part of the process is to mediate a decision prior to going to the Circuit Court. No action was taken, and no agreements were made. Should they decide to move forward with the appeal, it will go to the proceed to the Charleston County Circuit Court.

**b. Charleston County Sheriff's Office**

None.

**c. Clerk-Treasurer**

Mrs. Wood included a copy of the financials in the Councilmembers packets for review and asked that if anyone has questions to contact her.

**d. Interim Planner**

Mayor Tumbleston introduced Eric Harrod as the Town's new Planning and Zoning Director.

**e. Town Code Enforcement Officer**

Town Code Enforcement Officer Seth Bacon included his report in the Councilmembers packet for review.

**f. Facilities & Maintenance Manager**

Mr. Moffitt provided a report for the Councilmembers packets in his absence.

**7. REPORTS OF COMMISSIONS, BOARDS, & COMMITTEES**

**a. Sewer Advisory Board**

Mayor Tumbleston gave an update on Pump Station #7. He met with the Town of Hollywood along with Mayor Pro Tem/Councilman Waters and Clerk-Treasurer Wood to provide a settlement check that was fair and reasonable for use of Pump Station #7. He will also meet again with the Town of Hollywood and engineers about removing the Ravenel line from Pump Station #7.

There was no recent Sewer Advisory Board Meeting. The next meeting is to be determined.

**b. Planning and Zoning Commission**

**i. Recent Meeting: April 3, 2025**

The Site Plan for Inspired Closets at 5605 Savannah Highway (TMS #: 228-00-00-026) was unanimously approved.

**ii. Upcoming Meeting**

The upcoming Planning and Zoning Commission Meeting is scheduled for Thursday May 1, 2025.

**c. Board of Zoning Appeals**

**i. Recent Meeting: April 8, 2025**

A Special Exception Request for a Residential Childcare facility at 6235 Robinson Street (TMS #: 187-00-00-207) was unanimously approved in addition to a Used Truck Dealership at 4509 Savannah Highway, Suite 205 (TMS #: 245-00-00-053).

**ii. Upcoming Meeting**

There is no scheduled Board of Zoning Appeals Meeting in May.

**8. OLD BUSINESS**

None.

## **9. NEW BUSINESS**

### **a. Resolution 2025-03**

*Authorizing Mayor Tumbleston to Negotiate Contractual Agreements with the Town of Hollywood regarding Pump Station #7.*

Councilmember Cochran made a motion to approve Resolution 2025-03, seconded by Councilmember Singleton. A vote was taken, and all were in favor. Passed (6-0).

## **10. PUBLIC COMMENTS (3 MINUTES)**

*Angelina Istatkov with KIM Ministries, 6145 Wilkes Pond Drive, Hollywood SC*

Ms. Istatkov told the Council that she and her husband run KIM Ministries and spoke about some events they organize in the community. The ministry not only provides resources for Hollywood residents, but for residents of Ravenel and surrounding areas as well. She talked about a recent food drive that was held which had many volunteers. They have been doing food drives for over four years and expressed that they would like to have them more often. She thanked Mayor Tumbleston and the Town of Ravenel for being a blessing to the community. She gave out her information to Council and asked everyone to contact her with any questions or if they are interested in volunteer opportunities.

*LaJuanda Brown, Town of Ravenel Councilmember*

Councilmember Brown said Mayor Tumbleston asked her and others in and around the old E.B. Ellington neighborhood/community to get feedback on changes that they would like to see at the new site. Councilmember Brown talked about a meeting that was held in March 2025 with about 20 people that attended. They shared memories and concerns about the building. They also talked about maintaining the history, and Ms. Ellington, the principal that the school was named after and her infamous red chair.

*Eric Grant, Town of Ravenel Planning & Zoning Commission Vice-Chairperson*

Commissioner Grant said he was awarded a grant from the Charleston Scientific and Cultural Education Fund to do the history of Miley Hill and E.B. Ellington School. He would like to start by collecting pictures from all the generations that attended the school. He wants to create history with pictures, with students at school, students in the community with their parents and pictures with the Ravenel community that has used the building for special events.

## **11. TOWN COUNCIL COMMENTS**

None.

## **12. EXECUTIVE SESSION**

None.

## **13. ACTION/S AS A RESULT OF EXECUTIVE SESSION**

None.

## **14. ADJOURNMENT**

Councilmember Cochran made a motion to adjourn the Regular Town Council meeting at 6:18p.m.; seconded by Councilmember Singleton. All voted in favor. Motion passed unanimously.



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**Mayor Stephen Tumbleston**

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**LaJuanda Brown**

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**Robert Cochran**

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**Jim Rodgers, Jr.**

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**Cora Lee Singleton**

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**W. Buckey Waters**

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**Terry Wilkinson**

**Minutes transcribed from tape and respectfully submitted by: Wendy McCants, Administrative Assistant**

**Town of Ravenel**  
**Preliminary Balance Sheet**  
As of April 30, 2025

	Apr 30, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
100-1010 Payroll Banking	5,766.73
100-1030 General Fund Banking	330,283.13
100-1140 LGIF	2,422,141.55
100-1145 LGIF	886,037.67
<b>Total Checking/Savings</b>	3,644,229.08
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	3,983.08
<b>Total Accounts Receivable</b>	3,983.08
<b>Other Current Assets</b>	
100-1040 Petty Cash	145.00
100-1200 Bank of the LC	318,656.21
100-1220 Bank of the LC (MM)	1,246,164.81
100-1230 BWCD	3.00
100-1240 CD 1610439	0.28
100-1390 DUE FROM CPW	437.57
100-1400 Due from Franchisors	111,755.82
100-1410 ST Pauls Music Fest	1,853.28
100-1450 Prepaid Expense	4,711.94
<b>Total Other Current Assets</b>	1,683,727.91
<b>Total Current Assets</b>	5,331,940.07
<b>Fixed Assets</b>	
100-1500 LAND	-369,475.48
100-1510 Land & Infrastructure	2.00
100-1520 Buildings & Struc	865,099.43
100-1530 Equip & Furnishings	140,254.58
100-1540 Vehicles	21,244.14
100-1550 Accumulated Deprec- PW	-118,578.98
100-1560 Accumulated Deprec	-111,284.52
100-1570 Accumulate Depr Comm	-123,840.12
100-1580 Accum Deprec Depot	-303,421.05
100-1600 Capital EB Ellington	-5,119.10
100-1600 Capitial Projects	58,992.71
100-1602 Capital Project; Depot	-22,646.73
Capital projects in progress	
100-1601 Ravenel Hall	-31,226.88
<b>Total Capital projects in progress</b>	-31,226.88
<b>Total Fixed Assets</b>	0.00
<b>Other Assets</b>	
100-1300 DUE FROM COUNTY	1,219.14
100-1310 DUE FROM STATE	53,687.48
100-1460 INTEREST RECEIVABLE	1,280.00
<b>Total Other Assets</b>	56,186.62
<b>TOTAL ASSETS</b>	<b>5,388,126.69</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	-400.35
<b>Total Accounts Payable</b>	-400.35
<b>Credit Cards</b>	

**Town of Ravenel**  
**Preliminary Balance Sheet**  
As of April 30, 2025

	Apr 30, 25
100-1040 Card Services	2,824.20
<b>Total Credit Cards</b>	<b>2,824.20</b>
<b>Other Current Liabilities</b>	
100-2000 OTHER ACCOUNTS PAYABLE	6,083.36
100-2050 Accrued Payroll	7,777.09
100-2120 Payroll Liab Other	-3,277.36
100-2130 RETIREMENT PAYABLE	6,924.70
100-2750 Due from Sewer Fund	-189,214.29
100-6200 Due to Sewer	-2,433,900.11
2100 · 100-2060 Payroll Liabilities	
100-2070 FICA	1,337.66
100-2080 Life Insurance	140.33
100-2090 MEDICARE	312.82
100-2100 SC W/H	-282.44
100-2110 US W/H	59.00
2100 · 100-2060 Payroll Liabilities - Other	16,905.10
<b>Total 2100 · 100-2060 Payroll Liabilities</b>	<b>18,472.47</b>
2110 · 100-2700 Direct Dep Liabilities	-12,765.24
<b>Total Other Current Liabilities</b>	<b>-2,599,899.38</b>
<b>Total Current Liabilities</b>	<b>-2,597,475.53</b>
<b>Total Liabilities</b>	<b>-2,597,475.53</b>
<b>Equity</b>	
100-3020 Fund Bal-Cap Assets	-599.00
100-3030 Fund Bal-EB Ellington	8.22
100-3040 Opening Bal Equity	-1,165,860.94
3000 · Opening Bal Equity	1,098,425.15
3900 · 100-3010 Fund Balance	8,030,433.35
Net Income	23,195.44
<b>Total Equity</b>	<b>7,985,602.22</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,388,126.69</b>

**Town of Ravenel**  
**Preliminary Profit & Loss YTD Comparison**  
**April 2025**

	Apr 25	Jan - Apr 25
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
100-4100 ACCOMODATION TAX	0.00	577.57
100-4120 LOCAL GOVT FUND DIST	16,405.16	32,810.32
100-4130 BUSINESS LICENSE	71,406.78	135,709.19
100-4161 CC&I Permit Fees	0.00	13,981.65
100-4170 CPW WATER SERVICE FEE	624.32	2,521.88
100-4200 FRANCHISE FEE	0.00	134,607.52
100-4220 INSURANCE TAX	1,905.00	1,905.00
100-4250 LOST PROPERTY TAX	22,001.89	93,646.57
100-4260 LOST REVENUE FUND	16,496.38	72,356.75
100-4270 MASC BROKER'S TAX	0.00	36.06
100-4280 MERCHANTS INVENTORY	35.43	70.86
100-4454 Telecomm Tax	0.00	3,517.52
100-4460 TNC Act	0.00	136.54
100-4500 HALL RENTAL	300.00	7,436.85
100-4510 ZONING PERMITS		
Special Except Applic	0.00	809.00
100-4510 ZONING PERMITS - Other	2,579.00	6,183.00
<b>Total 100-4510 ZONING PERMITS</b>	<b>2,579.00</b>	<b>6,992.00</b>
100-4600 INTEREST	16,192.82	65,267.24
100-4700 MISCELLANEOUS INCOME	5,607.17	5,607.17
<b>Total Income</b>	<b>153,553.95</b>	<b>577,180.69</b>
<b>Gross Profit</b>	<b>153,553.95</b>	<b>577,180.69</b>
<b>Expense</b>		
100-5130 SC RETIREMENT EXPENSE	3,863.87	22,933.85
100-5240 MEETINGS		
Accomodations	0.00	1,809.50
Membership Dues	0.00	903.36
100-5240 MEETINGS - Other	0.00	1,176.81
<b>Total 100-5240 MEETINGS</b>	<b>0.00</b>	<b>3,889.67</b>
100-5245 MILEAGE	246.40	842.80
100-5246 Per Diem	440.00	699.00
100-5250 Office Expenses		
Cell Phones, Ipad	238.04	1,378.12
Inspection Supplies	115.40	182.20
Inspection Supplies/Maint	29.41	88.27
Inspection/Maint Supplies	15.90	92.19
Interim Planner	6,529.50	26,103.75
Software & Equip	6,815.86	15,826.19
Staff Luncheon	256.12	256.12
Town Signage	196.29	580.15
Zoning Map Updates	14,246.76	21,005.57
100-5250 Office Expenses - Other	2,193.92	9,903.20
<b>Total 100-5250 Office Expenses</b>	<b>30,637.20</b>	<b>75,415.76</b>
100-5350 DONATIONS	3,750.00	7,250.00
100-5352 Intuit Transaction Fee	364.85	3,065.78
100-5422 ADVERTISING	171.68	921.38
100-5425 ACCOUNTING FEE	4,000.00	6,000.00
100-5427 LANDSCAPE & LITER		
100-5231 LANDSCAPE	0.00	10,578.00
100-5427 LANDSCAPE & LITER - Other	12,194.00	37,723.00

## Town of Ravenel Preliminary Profit & Loss YTD Comparison April 2025

	Apr 25	Jan - Apr 25
<b>Total 100-5427 LANDSCAPE &amp; LITER</b>	12,194.00	48,301.00
<b>100-5428 BANK CHARGES</b>	2.00	24.00
<b>100-5444 Public Works</b>	4,318.00	5,584.00
<b>100-5445 STREET LIGHTS</b>	4,828.63	14,633.10
<b>100-5470 VEHICLE EXPENSE</b>	335.20	2,230.07
<b>100-5482 Fleetwood Leasing</b>	10,301.86	10,301.86
<b>100-5530 BENNETT PARK</b>		
Maintenance	0.00	210.61
Utilities	89.00	334.00
<b>Total 100-5530 BENNETT PARK</b>	89.00	544.61
<b>100-5560 Rantowels Grove</b>		
Utilities	80.00	352.00
<b>Total 100-5560 Rantowels Grove</b>	80.00	352.00
<b>100-5630 COMMUNITY PROGRAMS</b>		
Christmas	0.00	572.00
EB Ellington	0.00	361.55
EB ELLINGTON REFURBISHMENT	0.00	5,300.00
Farmers Market	1,215.37	1,746.89
Senior Day	1,573.56	5,792.41
100-5630 COMMUNITY PROGRAMS - Other	30.00	120.00
<b>Total 100-5630 COMMUNITY PROGRAMS</b>	2,818.93	13,892.85
<b>100-5730 DEPOT</b>		
100-5733 Restroom Open/Close		
Cleaning	540.00	1,380.00
<b>Total 100-5733 Restroom Open/Close</b>	540.00	1,380.00
Fire & Sprinkler System	0.00	501.00
Internet Service	121.85	487.40
<b>MAINTENANCE</b>		
Termite Bond	350.00	800.00
<b>Total MAINTENANCE</b>	350.00	800.00
Restrooms	48.11	2,923.71
Security Camera	265.00	530.00
<b>UTILITIES</b>	156.79	442.14
<b>Total 100-5730 DEPOT</b>	1,481.75	7,064.25
<b>100-5760 RAVENEL HALL</b>		
Internet Service	97.98	391.92
Sanitation	660.00	2,370.00
Security Cameras	185.00	2,320.00
<b>SUPPLIES</b>	152.58	152.58
<b>UTILITIES</b>	1,027.06	3,977.10
100-5760 RAVENEL HALL - Other	0.00	3,125.00
<b>Total 100-5760 RAVENEL HALL</b>	2,122.62	12,336.60
<b>100-5777 Ravenel Ballfield</b>		
<b>MAINTENANCE</b>		
Restrooms	630.00	1,905.85
Scoreboard	9,185.13	34,397.77
<b>UTILITIES</b>	1,359.10	2,081.27
100-5777 Ravenel Ballfield - Other	805.52	1,740.83
<b>Total 100-5777 Ravenel Ballfield</b>	11,979.75	40,875.72
<b>100-5810 BEAUTIFICATION</b>		

**Town of Ravenel**  
**Preliminary Profit & Loss YTD Comparison**  
**April 2025**

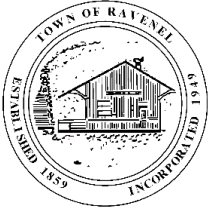
	Apr 25	Jan - Apr 25
Demolition	8,995.00	8,995.00
Town Clean Up	150.00	150.00
100-5810 BEAUTIFICATION - Other	0.00	6,164.00
<b>Total 100-5810 BEAUTIFICATION</b>	<b>9,145.00</b>	<b>15,309.00</b>
100-5838 Ellington; Utilities		
Main	61.05	283.60
100-5838 Ellington; Utilities - Other	183.83	738.08
<b>Total 100-5838 Ellington; Utilities</b>	<b>244.88</b>	<b>1,021.68</b>
100-5960 Handyman Services		
Senior Day	0.00	400.00
<b>Total 100-5960 Handyman Services</b>	<b>0.00</b>	<b>400.00</b>
100-5990 UTILITIES; License Pla	0.00	42.76
100-5990 UTILITIES; Town		
License Plate Readers	56.00	259.50
Security Camera Lease	200.00	400.00
Telephone & Internet	608.10	2,147.79
100-5990 UTILITIES; Town - Other	50.29	123.96
<b>Total 100-5990 UTILITIES; Town</b>	<b>914.39</b>	<b>2,931.25</b>
100-5990 UTILITIES; Town EB Mai	0.00	1,948.00
Capital Projects; EB Ellington	31,210.25	50,853.04
Grant		
Miley Hill	0.00	2,380.00
<b>Total Grant</b>	<b>0.00</b>	<b>2,380.00</b>
<b>INSURANCE</b>		
100-5324 HEALTH INSURANCE	2,570.08	21,829.46
100-5325 GENERAL INSURANCE	23,049.52	23,224.62
<b>Total INSURANCE</b>	<b>25,619.60</b>	<b>45,054.08</b>
<b>LEGAL FEES</b>		
100-5423 Attorney Fees	3,035.00	11,383.47
LEGAL FEES - Other	0.00	86.00
<b>Total LEGAL FEES</b>	<b>3,035.00</b>	<b>11,469.47</b>
6560 · 100-5100 Payroll Exp		
100-5101 PAYROLL	27,002.26	95,062.88
100-5102 Contract Emp Payroll		
Vehicle User Fee	0.00	820.00
100-5102 Contract Emp Payroll - Other	14,145.00	40,765.00
<b>Total 100-5102 Contract Emp Payroll</b>	<b>14,145.00</b>	<b>41,585.00</b>
100-5120 PAYROLL TAX	2,065.66	7,344.68
6560 · 100-5100 Payroll Exp - Other	137.26	1,425.11
<b>Total 6560 · 100-5100 Payroll Exp</b>	<b>43,350.18</b>	<b>145,417.67</b>
<b>Total Expense</b>	<b>207,545.04</b>	<b>553,985.25</b>
<b>Net Ordinary Income</b>	<b>-53,991.09</b>	<b>23,195.44</b>
<b>Net Income</b>	<b>-53,991.09</b>	<b>23,195.44</b>

**Town of Ravenel**  
**Preliminary Balance Sheet**  
As of April 30, 2025

	Apr 30, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	1,198,800.94
<b>Accounts Receivable</b>	
200-1400 Accounts Receivable	
Accounts Receivable	600.00
200-1400 Accounts Receivable - Other	-600.00
<b>Total 200-1400 Accounts Receivable</b>	0.00
<b>Total Accounts Receivable</b>	0.00
<b>Other Current Assets</b>	
200-1320 Due from CWS	5,151.36
200-1450 Prepaid expenses	490.79
200-1500 Accrued Interest Income	371.55
<b>Total Other Current Assets</b>	6,013.70
<b>Total Current Assets</b>	1,204,814.64
<b>Fixed Assets</b>	
200-1540 Wastewater System	4,861,209.92
200-1550 Accumulated Deprec	-1,597,278.27
<b>Total Fixed Assets</b>	3,263,931.65
<b>TOTAL ASSETS</b>	<b>4,468,746.29</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
*Accounts Payable	-0.10
200-2020 Prio Year A/P	0.10
<b>Total Accounts Payable</b>	0.00
<b>Other Current Liabilities</b>	
200-1380 Due to/fr General	1,122,639.44
200-2000 Accounts Payable	6,237.50
<b>Total Other Current Liabilities</b>	1,128,876.94
<b>Total Current Liabilities</b>	1,128,876.94
<b>Total Liabilities</b>	1,128,876.94
<b>Equity</b>	
200-3100 Unrestricted Net Assets	-1,139,569.45
200-3140 Fund Bal Expansion	191,127.00
200-3150 Fund Bal Inv in Cap	4,357,703.65
Net Income	-69,391.85
<b>Total Equity</b>	3,339,869.35
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,468,746.29</b>

**Town of Ravenel**  
**Preliminary Profit & Loss YTD Comparison**  
**April 2025**

	Apr 25	Jan - Apr 25
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
200-4100 CPW Sewer Collection	12,537.00	49,473.07
<b>Total Income</b>	12,537.00	49,473.07
<b>Gross Profit</b>	12,537.00	49,473.07
<b>Expense</b>		
200-5201 Backflow Testing	0.00	270.00
200-5300 Main (17&162)		
Hollywood Maint & Operation	11,605.44	11,605.44
200-5300 Main (17&162) - Other	6,408.16	20,500.46
<b>Total 200-5300 Main (17&amp;162)</b>	18,013.60	32,105.90
200-5301 Engineering Services	14,420.25	29,955.60
200-5310 Membership Dues	0.00	250.00
200-5330 Pump Maintenance	4,923.49	27,799.89
200-5400 Security Alarm	190.00	1,730.00
200-5510 Locates	2,800.00	14,000.00
RIA Pump Station Upgrade	0.00	18,790.00
<b>Utilities</b>		
200-5990 Electric Service	735.32	3,426.67
200-5991 Water Service	70.80	171.74
<b>Total Utilities</b>	806.12	3,598.41
<b>Total Expense</b>	41,153.46	128,499.80
<b>Net Ordinary Income</b>	-28,616.46	-79,026.73
<b>Other Income/Expense</b>		
<b>Other Income</b>		
200-4600 Interest	3,377.79	9,634.88
<b>Total Other Income</b>	3,377.79	9,634.88
<b>Net Other Income</b>	3,377.79	9,634.88
<b>Net Income</b>	<b>-25,238.67</b>	<b>-69,391.85</b>



**TOWN OF RAVENEL**  
Code Enforcement  
Report as of: May 2025

**Code Enforcement**

5920 Savannah Hwy. Unit F – “This & That Appliance Resale”. Business owner has been placing appliances outside in front of the business for display.

- The business owner applied for a Town of Ravenel business license, and was issued the license on 1/10/2025
- The property in which the business resides is zoned “Neighborhood Commercial” (NC). NC zoning per The Town of Ravenel zoning map does not allow items to be placed in front of a business for sale or rent.
- A certified letter was mailed to Mr. Evans on 2/14/2025, awaiting response.
- Since the business owner received the letter towards the end of February 2025, they have removed the appliances from in front of the store. There is still a “Appliances for Sale” sign in front of the location. Code Enforcement will continue to monitor the situation.
- May 2025, it appears the business owner is still putting appliances outside when they should not be. I am currently monitoring the situation; it will be addressed once more evidence is gathered concerning their zoning violations.

5529 Savannah Hwy. – Property owner is operating a business w/o a business license; type of business is not allowed in CCOZ w/o a special exception.

- Mr. Giani sent Mr. Gordon a letter informing him that a business license would not be issued until he complied w/the Town of Ravenel Zoning Code.
- Met w/Mr. Gordon on 1/15/2025 at 10:30am. Heavy duty tow trucks are not allowed in GB district. He will move them off-site. Port-a-johns are not allowed to be stored in sight in GB district. He will move them to a location on property that screens them from view from Savannah Hwy. Once clean-up has been completed and no later than 4/30/2025, Mr. Gordon will apply for a new ToR business license.
- March 2025, there has been progress with cleaning up the property. Still monitoring and will update as soon as more progress is made.
- April 2025, sending Mr. Gordon a certified letter stating the Town needs to set up another meeting with him. We need to get a timeline together and make sure the items on the property coincide with the business permit regulations.
- A meeting with Mr. Gordon was held on 5/8/25 to re-address some of the concerns. We are currently working with Mr. Gordon to make adjustments to the property, so the Town and he are both happy with the outcome.

5706 Hwy. 165 – Notice of Inspection sent to property owner. Inspection to occur at 2:30 pm on 12/12.

- Inspection took place on 12/12/2024. Complaint and rule to Show Cause paperwork was mailed to property owner on 12/14/2024.
- On 1/26/2024, me and Mr. Hemmer spoke w/attorney of the property owner. The Town will have to hold on demolition of the dwelling due to it being heirs' property.
- Spoke w/property owner's attorney on 5/1/2024; still notifying heirs of the property before this case can go to probate.
- Spoke w/property owner's attorney on 12/7/2024; all heirs have been contacted and attorney is filing petition for a hearing in probate court.
- 4/2/2024, spoke with Mr. and Mrs. Schrock's attorney. Process is on-going; dealing w/residual issues.
- 10/18/2024, sent an email to Mr. & Mrs. Schrock's attorney to get an update on their probate case.
- 11/14/2024, the attorney is still accumulating heir notifications.
- April 2025, still in legal holding pattern.

5821 Old Jacksonboro Rd. – Received complaint from neighbor regarding the accumulation of solid waste on the property.

- Photos taken and letter sent via certified mail to property owner on 9/26/2024.
- New property owner is pulling permits for upfit of home and removal of all debris.
- April 2025, a stop work order is still in place at this residence. Correct and proper permits were never issued for work to be performed at this property.

6105 Smith Rd. – Unable to make contact w/Ms. Pragnano or Mr. Morris through phone or certified mail. Will begin process with magistrates' court to have mobile home removed or demolished on-site.

- On 5/2/2024, prepared document IAW Derelict Mobile Home process; sent to town attorney for review before filing w/magistrate.
- Application for Derelict Mobile Home; Removal and Sale delivered to Magistrate's Office on 5/15/2024.
- Town was asked by the Magistrates Office to run an advertisement in the paper for (3) consecutive weeks.
- Advertisement was run in Post & Courier for three consecutive weeks w/no inquiries.
- Derelict MH package returned to Magistrates office for processing on 9/25/24.
- Hearing held w/Judge Perry on 1/15/2025. Continuance granted by Judge so town personnel may attempt to obtain lienholder information before decision given. Return to court on 2/5/2025 at 09:15am.
- The next court hearing date is 2/19/2025.
- After the court hearing, the Judge granted approval to have the derelict mobile home demolished. Still working on final details, will update when progress moves forward.
- The derelict mobile home was demolished on 4/14/25, at the Town's expense. Currently getting the paperwork together to file a lien on the property, so ToR can recoup the demolition expenses.

6166 Brown Way – Spoke w/Davis Jr. on 1/20/2024. He and sister are looking to have MH demolished at their expense. Informed him of removal of electrical lines from power poles, cleaning of septic tank, and zoning permit before HE brought onto property.

- Spoke w/daughter of Clarence Davis Sr. (Kortney Davis). She intends to clean the lot and remove/demolish the mobile home but will be unable to do so until late May 2024.
- Sent text message to Ms. Davis on 5/3/2024 to find out when clean-up of property and removal of MH would begin.
- Ms. Davis responded that she was hopeful the town would be patient w/her in getting the MH tore down in the coming months.
- Town has given her until 6/30/2024 to have property clean and MH removed. Inspector reached out to Ms. Davis to get an update on a timeline for the removal of MH and clean-up of property.
- Letter sent to Ms. Davis on 7/23/2024 informing her that the town would be filing paperwork to the magistrate to have the mobile home removed and the property cleaned-up.
- Ms. Davis contacted me on 8/13/2024 and stated that she would begin process of cleaning the property. The process of cleaning the property up has begun.
- Letter sent via certified mail to Ms. Davis on 1/10/2025.


6170 Brown Way – Met w/Mr. Collison and Mr. Hemmer on 1/10/2024. Explained building permit process to Mr. Collison again and Mr. Hemmer sent him an e-mail of all contractors who have worked in the town previously in order for him to select anyone he wanted who was local.


- Sent letter to Mr. Collison on 2/28/2024; He has until 3/28/2024 to have tasks completed or the Town will submit paperwork to the magistrate's court to have the mobile home removed or demolished.
- 3/28/2024 – Received a call from Mr. Collison's attorney, Tim, who requested a two-week extension in order to locate a new building contractor and engineer;
- 4/4/2024 – Sent Mr. Collison and his attorney instructions on how to get the zoning permit, building permit, and Town of Ravenel business license.
- Received e-mail from Mr. Collison's attorney requested a one-week extension in order to receive results of engineer's recent observation of the mobile home.
- Engineer completed plans for repair but, plans are not specific enough and will need to add more information before plans can be reviewed.
- Contacted Mr. Collison's attorney for an update. New contractor is working w/engineer to do a cost analysis of the project.
- Sent e-mail on 9/3/2024 to inform attorney and Mr. Collison that the pending building permit that Mr. Collison applied for has expired.
- 10/18/2024, sent e-mail to Mr. Collison and his attorney to see if Mr. Collison had/was reapplying for a building permit; if he had selected a general contractor; and if he had submitted the plans to CC&I Services, for review.
- Letter sent via certified mail to Mr. Collison on 1/10/2025.
- Spoke w/Mr. Collison on 1/20/2025. Mr. Collison submits a new zoning permit application. Zoning permit to be issued week of 27-31 January 2025.
- Zoning permit issued/approved for Mr. Collison on 1/23/2025
- Received an email from Mr. Collison's attorney, he no longer represents Mr. Collison.

- Will be contacting Mr. Collison soon to put a timeline on this issue.

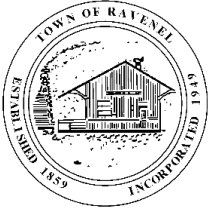
If there are questions, concerns, or issues, please contact me at the numbers listed or reach out to me via e-mail.

Seth Bacon  
Codes Enforcement

 843-327-9873

 843-920-1066

 [codeenforcement@townofravenel.com](mailto:codeenforcement@townofravenel.com)



**TOWN OF RAVENEL**  
Facilities & Maintenance  
Report as of: May 19, 2025

**Town Projects:**

Old E.B. Ellington Demolition/Renovation Project - Met w/contractors on 11/13, 12/18, and 1/6/2025 to discuss estimate for the cutting of the underbrush from Old E. B. Ellington School. A contractor has been selected for this project which will begin between February and March 2025. Spoke w/contractor on 2/25. Work began on 3/3/2025. Knight's Septic Tank Service drained four (4) septic tanks at old school on 3/5/2025. Knight's Septic Tank Service inspected two (2) septic tanks on 3/18/2025. Cutting of underbrush and cleaning of property completed on 3/17/2025. On 3/19/2025, met w/contractor to discuss abatement of buildings prior to demolition. On 3/31/2025, met w/engineers to discuss E.B. Ellington Elementary School project. **Power pole removed from property and two electrical power lines have been detached removing power to the structure.**

Overhill St. Resurfacing Project - Submitted Charleston County Transportation Sales Tax Program, FY 2026 Annual Allocation Projects request on 2/4/2025, to have Overhill St. resurfaced.

Steplight Rd. Resurfacing Project - Submitted Charleston County Transportation Sales Tax Program, FY 2026 Annual Allocation Projects request on 2/4/2025, to have Steplight Rd. resurfaced.

Fireman Dr. Resurfacing Project - Submitted Charleston County Transportation Committee (CTC) Fund Project for FY 2026, on 3/27/2025, to have Fireman Dr. resurfaced.

Ford Hill Rd. Resurfacing Project - Submitted Charleston County Transportation Committee (CTC) Fund Project for FY 2026, on 3/27/2025, to have Ford Hill Rd. resurfaced.

Glayton Dr. Resurfacing Project - Submitted Charleston County Transportation Committee (CTC) "C" Fund Project for FY 2026, on 4/4/2025, to have Glayton Dr. from Octavia Ave. to Glifton Ave. paved.

E.B. Ellington Elementary School Sidewalk - Been in contact with Ashton Woods, W.B. Henry Contracting, and Sanders Brothers Construction, to work on repairs/replacement of sidewalk leading from the elementary school to one of the nearby

mobile home parks. Sanders Bros. Construction sent a representative out on 8/14/2024 to assess and schedule repairs/replacement of sidewalk. Pre-con meeting was held on 8/28/2024. Work begins in mid-Nov. Work now begins in mid-December or January 2025. Work begins in March 2025. Work has begun on turn-lanes into development followed by sidewalk install to elementary school.

Clear Pond Ln. – On 4/8/2025, storm water pipe was vacuumed out and camera ran through the RCP to look for cracks/holes in concrete. Met w/contractor on 4/17/2025 and 5/19/2025. Will speak with residents when estimate comes in.

### **SCDOT/County Work Requests**

5/20/2024 – Submitted request #16554 to Charleston County for ditch maintenance to be done in front of 5852 San Flora Ave. I received an e-mail on 6/17/2024 stating that the request was open and in progress. On 7/10/2024; this project was assigned to a foreman and work is in progress.

9/10/2024 – Work request #859295 submitted to SCDOT to have 16” concrete pipe under 5541 Ellington School Rd., replaced to extend equally at each end of the driveway. This is a second request.

9/30/2024 – Work request # 866641 submitted to SCDOT to have large hole under pavement repaired at the south entrance of Town Hall.

10/16/2024 – Work request #17952 submitted to CCPW to have both sides of Glifton Ave. cut.

- Work completed.

2/12/2025 – Submitted work request to SCDOT to have apron repaired on the Hwy. 165 side entrance to the Bluewater/Shell Gas Station.

3/18/2025 – Submitted work request # 17676 to Charleston County Public Works to have McKnight Village Rd. scraped of potholes.

- Work completed 3/21/2025.

4/16/2025 – Submitted work request to CCPW to have both sides of San Flora Ave. cut and ditches cleaned out.

- Work completed.

5/13/2025 – Submitted work request to SCDOT to have pothole repaired at the intersection of Hwy. 165 and Old Jacksonboro Rd.

- Work completed 5/14/2025

### **BEAUTIFICATION**

The following rights-of-way of the below-named streets/roads were cleaned of trash and debris during this reporting period:

Miley Hill Rd.                      5/12, & 5/13/2025

Respectfully,

Jason Moffitt

Town of Ravenel, SC

📞 843-754-1903

✉️ [facilities@townofravenel.com](mailto:facilities@townofravenel.com)



## Mayor Stephen W. Tumbleston

### Meeting Consent Form

This form confirms your consent to have your Special Event Permit request heard at the Town of Ravenel Council meeting scheduled for Tuesday, May 27, 2025 at 6:00 pm located at 5962 Hwy 165 , Ravenel, SC 29470.

Please be prepared to answer questions from Mayor and Council regarding your event.

By signing below, I acknowledge that I understand the purpose of this meeting and agree to attend.

*William Tumbleston*

---

Signature

04/25/25

---

Date

### Event Information

- Date: Saturday, October 18, 2025
- Time: 2:00 PM to 11:00 PM
- Anticipated # of Attendees: < 500
- Ticket Price: \$25 (will increase closer to event date)

**\*Licensed beer vendor onsite and attendees can  
"BYO" beverages**

# Town of Ravenel Zoning Permit APPLICATION



This is an application only. NOT a Zoning Permit.

ANY development, construction, site alteration, maintenance work, paving, change of use or density, sign, mobile home, accessory use or structure, increase in dwelling units, or any other intensification of land use requires a Ravenel Zoning Permit. Most Zoning Permits require a SITE DIAGRAM or a FULL SITE PLAN.

**UNLESS EXTENDED, ZONING PERMITS EXPIRE ONE (1) YEAR FROM THE DATE OF ISSUANCE.**

Date of Application: 04/10/2025 TMS: \_\_\_\_\_ Zoning: \_\_\_\_\_

Property Address / Location: 5806 New Rd., Ravenel, SC 29470

Property Owner: Willie Frazier/ WFJ LLC

Mailing Address: 4971 county line rd

Phone / Email: ( 843 ) 2094741 /

Is this property subject to HOA covenants?: No williejr@wfrazierconstruction.com

Applicant: William Frazier

Relationship to Owner: Son / business partner

Mailing Address: 4971 county line rd


Phone / Email: ( 854 ) 2024713 / Frazier.William5910@gmail.com

Complete Description of ALL work / proposed activity: I want to host an event that brings excitement and joy to the community, offering a fun experience for friends and families. There will be opportunities to dance, enjoy delicious food, and shop for memorable items like clothing, art, and more to take home.

#1	If there is <b>no</b> change in any building footprint, driveway, walkway, porch, or paving and <b>no</b> trees are to be removed, a site plan is <b>not</b> required.	\$25
#2	ANY accessory building over 120 square feet (constructed or installed), porch, deck, addition, enclosing, pool, driveway, concrete, grading, or excavation, or other features requiring a site inspection and/or County permit. ANY residential activity proposing TREE REMOVAL of trees over 24" DBH, requires a SITE DIAGRAM.	\$50
#3	Any new construction, mobile home setup, commercial upfit, commercial clearing, commercial excavation or grading, encroachments, and all work requiring engineered site plans, site inspections, and County, SCDOT, or other agency permitting. ANY commercial TREE REMOVAL requires a TREE PLAN and SITE PLAN.	\$150
#4	Sign permit for a single freestanding or monument sign, or any sign plan including a freestanding or monument sign (overall sign plan is for one fee).	\$500
#5	Sign permit for a single wall, façade, or other sign.	\$50
#6	Sign permit for a temporary sign as per Town of Ravenel sign codes.	\$25

**SITE DIAGRAM REQUIRED**

**FULL SITE PLAN REQUIRED**

Signature of Applicant:  Date: 04/10/2025

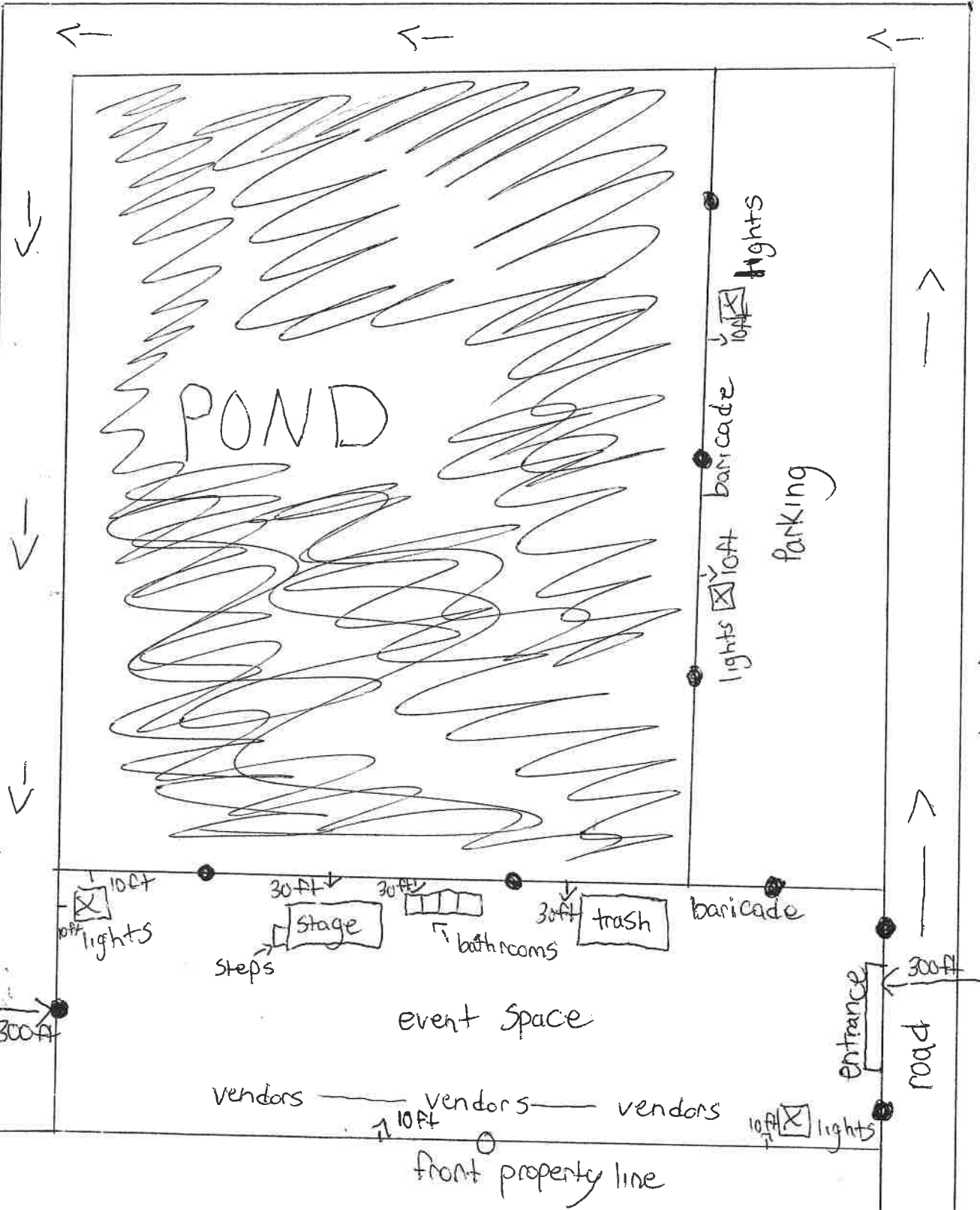
By signing below, I certify that I am the owner of the subject property and that the information on this application is complete and accurate. I authorize the subject property to be posted and inspected by Town of Ravenel Officials.

Signature of Owner:  Date: 04/10/2025

Back property line

Left side property line  
Woods

Woods  
Right side, Smart, Inc.



266.79 Acres  
 5806 New rd  
 Ravenel SC, 29470  
 oct 18, 2025

Woods

drive way

## CHAPTER 72 PUBLIC ASSEMBLY

### Section

#### Public Assembly and Special Events

72.01	Purpose
72.02	Definitions
72.03	Permit required; Applicability
72.04	Application; Conditions
72.05	Fees, Zoning permit
72.06	Penalty

#### ● 72.01 Purpose

To secure the public safety, health and general welfare and protect public interest through standards for the stability, sanitation and safety to life and property for fire and other hazards incidental to the congregation of persons at outdoor assemblies.

#### ● 72.02 Definitions

For the purpose of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning. The word **shall** is mandatory and **may** is permissive.

*APPLICANT:* A person submitting an application for a permit for public assembly.

*ASSEMBLY:* A gathering or congregating of persons at any place within the town for a common purpose, such as but not limited to sports events, circuses, carnivals, music festivals and religious observances.

#### ● 72.03 Permit required, Applicability

(A) No person shall, allow, let or permit to be used property for the assembly of persons in excess of two hundred (200) persons nor shall any person use, allow, let or permit to be used property for any part or portion of such assembly of persons, which total assembly in the aggregate is in excess of two hundred (200) person, unless written permit authorizing such use and assembly approved by **Town Council** and issued by **the Town Clerk**.

(B) This article shall apply **only to outdoor events**, such as musical concerts, fairs, carnivals, and other gatherings of persons for civic, social or religious functions and shall not apply to personal residence.

● **72.04 Application, Conditions**

(A) Application for a permit for Public Assembly or Special Event shall be filed with the Town at least thirty (30) days prior to the date of the event. **The Town Council shall act upon the application within twenty (20) days after its submission.**

(B) Approval of the application shall be dependent on submission of the following conditions:

- (1) **The name of the person or organization sponsoring the event** (if the applicant is a corporation, include the name and addresses of its directors and officers). If the applicant does not reside or have a place of business in the Town, a resident of the Town or an owner of a business within the Town shall agree in a verified statement to accept notices or summonses issued with respect to the application, the conduct of the assembly or use in any manner involving it arising out of the application, construction or application of this section.
- (2) **A statement of the purpose of the assembly and number of attendees expected.**
- (3) **Name, address, phone number of applicant.**
- (4) **Location** (street address and Charleston County tax map number), date(s) and time of event.
- (5) **Name and address of property owner and signature of owner agreeing to accept responsibility for any violations incurred and not remedied by applicant.**

(C) **Conditions**

- (1) **Site plan:** A site plan shall be submitted showing the size of the property, streets for access, locations of any buildings on property and the proposed placement of bleachers, sanitary facilities, garbage disposal areas, layout of parking for motor vehicles including internal driveways, placements of tents, vendors, etc.
- (2) **Liability/Insurance:** The sponsor shall assume all liability for damage or loss occurring from any wrongful act and/or negligence resulting from the event. The Town shall be furnished with a copy of a comprehensive liability insurance policy insuring the Town (and naming the Town as additional insured) against liability for damage to person or property with limits of not less than five-hundred thousand dollars (\$500,000) to one million dollars (\$1,000,000) for bodily injury, death or property damage.

- (3) **Hours of operation:** Hours of event at outdoor public assembly shall fall between the hours of 10:00 a.m. and 11:00 p.m.
- (4) **Security and safety:** Sponsor is responsible for hiring a minimum of two (2) law enforcement officers or private security officers per one thousand (1,000) anticipated persons in attendance. For each 500 persons over 1,000, one (1) additional security officer shall be required. Additionally two (2) traffic enforcement officers shall be posted on the public road to direct traffic and prevent parking on public right-of-way.
- (5) **Notification of local authorities:** The sponsor will notify Charleston County Sheriff's office and EMS and the St. Paul's Fire Department of the location, date and time of event.
- (6) **Sanitation:** The sponsor will provide adequate sanitary facilities for anticipated attendance in the amount of one unit per every fifty (50) persons or as approved by Charleston County Department of Health.
- (7) **Solid waste disposal:** The sponsor of the event shall be responsible to ensure that garbage and trash cans are provided and that all solid waste and litter is removed from the site following the event and disposed of at County landfill. Within twenty-four (24) hours of the close of the event, all trash and waste material shall be removed by the applicant.
- (8) **Parking:** Adequate off-street parking shall be provided on-site for the anticipated number of persons attending at any one time at the rate of one space per four persons. Adjacent parcels (on either side of subject property) may be used for parking if a signed contract with the owner of the property to allow parking is submitted. Vehicles shall not be parked on public right-of-way or in any manner that would create a traffic hazard.
- (9) **Tents, bleachers:** All bleachers, tents and similar structures at outdoor public assemblies shall be erected in compliance with the provisions of the building code as adopted by Charleston County. No tent shall be located no closer than 50 feet to a public right-of-way or be situated in such a manner that it could create a fire or traffic hazard.
- (10) Permit to operate shall be posted in a conspicuous place for public officials to see.

● **72.05 Fees**

Each application shall be accompanied by a fee at the time of submission of fifty dollars (\$50). If the planned event will have on-site vendors, the application fee shall be one hundred dollars (\$100). This fee shall cover the cost of application processing and the cost of the Zoning Permit and temporary business license(s). Application fee is non-refundable.

● **72.06 Penalty**

Any person who shall use, allow, let or permit to be used property for the assemble of persons in excess of two hundred (200) or who shall use, allow, let or permit to be used property for

any part or portion of assembly, which total assembly in the aggregate is in excess of two hundred (200) persons, or any person who shall cause the gathering, collecting or congregating of persons in excess of two hundred (200) at any place within the town without first obtaining a written permit in accordance with the provisions of this Article shall be deemed to have violated this chapter and shall, upon conviction, be subject to a fine of not more than \$500 or by imprisonment for not more than 30 days. Each day of violation shall constitute a separate offense. (Ord., passed 07-29-03)