

**TOWN OF RAVENEL
BOARD OF ZONING APPEALS MEETING
TUESDAY, DECEMBER 12, 2023
6:00 P.M.**

The Board of Zoning Appeals Meeting of the Town of Ravenel was held Tuesday, December 12, 2023, 6:00 p.m. at 5962 Highway 165, Ravenel, South Carolina. The following members of the Board of Zoning Appeals were present: Priscilla Burbage (Vice-Chairperson), Tracy Campbell, Frederick Harris (Chairman), Bryan Muckenfuss, Sr., and Steve Parham. Also in attendance was Town Administrator and Planner Michael Hemmer, who supervised.

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

1. CALL TO ORDER

Commissioner Harris called the meeting to order at 6:00 p.m. A quorum was present to conduct business.

2. PRAYER & PLEDGE OF ALLEGIANCE

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

3. REQUEST BZA 2023-05

BZA Request 2023-05 is for a Special Exception Use to operate a Specialty Trade Contractor business located at 4347 Savannah Highway with TMS #: 245-00-00-057 in a General Business (GB) zoned district. This Special Exception Use carries with it the specific conditions of #4, #7, #8, #9, & #16.

Mr. Hemmer explained that the subject property consists of an approximately 1.51-acre tract located at 4347 Savannah Highway. The parcel is wide and shallow and backs up to the rail line; the property is the previous location of "Ted's Trailers". Surrounding properties are zoned General Business and Neighborhood Commercial.

Applicant John Oakley of Charleston Electrical Services, Inc., is renting the property in question and looking to relocate the business to Ravenel from downtown Charleston. Mr. Oakley has 20 employees, 8 commercial vans, and one small bucket truck. The business's primary scope of work is service and maintenance. He agreed to all conditions provided and if approved, is looking forward to moving his business to Town.

Commissioners must consider if the request meets the standards and conditions of Chapter 3 of the Town's Zoning Code and the Zoning Ordinance Use Matrix. In addition, they must also apply the conditions of the following:

- #4 – All trash containers must be screened from view from any adjacent property or right-of-way.
- #7 – No outside storage of materials, supplies, or equipment.
- #8 – No outside storage or display of products for sale or rent.
- #9 – No outside storage of vehicles, boats, trailers, tractors, or other machinery, whether new, used, damaged, or wrecked.

#16 – The use must not include trucks larger than Class 6 (19,501 – 26,000 lbs.) or other vehicles of the same weight and size.

Commissioners inquired about loading and unloading procedures, storage of materials and vehicles, a privacy fence, additional buildings, future uses, SCDOT, and daily operations.

Commissioner Harris made a motion to approve Request BZA 2023-05 with conditions #4, #7, #8, #9, & #16; this motion was seconded by Commissioner Parham. All voted in favor. Motion passed unanimously (5-0).

4. OTHER BUSINESS

None.

5. ADJOURNMENT

Commissioner Burbage made a motion to adjourn at 6:48 p.m.; this motion was seconded by Commissioner Harris. All voted in favor. Motion passed unanimously (5-0).



Priscilla Burbage

Tracy Campbell

Frederick Harris

Bryan Muckenfuss, Sr.

Steve Parham

Minutes transcribed from tape and respectfully submitted by: Mikayla White, Clerk-Receptionist