

**TOWN OF RAVENEL
PLANNING AND ZONING COMMISSION MEETING
THURSDAY, MARCH 7, 2024
6:00 P.M.**

The Regular Planning and Zoning Commission Meeting of the Town of Ravenel was held Thursday, March 7, 2024, 6:00 p.m. at 5962 Highway 165, Ravenel, South Carolina. The following members of the Planning and Zoning Commission were present: Nicole Barron, Eric Grant (Vice-Chairperson), Laurie Infinger (Chairperson), and Jim O’Gallagher. Also in attendance was Town Administrator and Planner Michael Hemmer, who supervised, and Town Code Inspector and Facilities Manager Jason Moffitt. Commissioner Thomas Masi was absent.

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

1. CALL TO ORDER

Chairperson Infinger called the 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. COMMUNICATION FROM TOWN ADMINISTRATOR

Mr. Hemmer shared that his last day with the Town of Ravenel will be on Tuesday, March 26, 2024. He has accepted a job position with the Town of James Island as Town Administrator.

4. APPROVAL OF AGENDA

a. Recusals/Conflicts of Interest

None.

5. APPROVAL OF PRIOR MEETING MINUTES

a. January 4, 2024

Commissioner Barron made a motion to approve the January 4, 2024, Planning and Zoning Commission Meeting minutes; this motion was seconded by Commissioner O’Gallagher. All voted in favor. Motion passed unanimously (4-0).

b. February 1, 2024

Commissioner Grant made a motion to approve the February 1, 2024, Planning and Zoning Commission Meeting minutes; this motion was seconded by Commissioner Barron. All voted in favor. Motion passed unanimously (4-0).

6. OLD BUSINESS

a. Priorities for 2024 Planning & Zoning Commission Activities

Commissioners discussed items that they would like to prioritize and make more coherent during the year ahead. These items included the Service Warehouse zoning categorization, commercial and residential buffers, the North American Industry Classification System (NAICS), the Town map, updates to the Comprehensive Plan, and creating Commission goals.

b. Sign Code (Election Signage) Discussion

Mr. Moffitt reviewed the Town's current sign regulations and explained that it needs to be updated and a clear definition of the sign policy should be established to include limitations such as size, placement/location, timeframes of installation and removal, political speech and/or content, and other standards. He has been studying the states signage code as well as other cities and towns in South Carolina to determine which of their procedures would fit best into Ravenel's policies.

7. NEW BUSINESS

a. Golden Grove Phase I Conditional Plat

Mr. Hemmer shared that the previously approved Golden Grove Planned Development being built by D.R. Horton has changed its named to Hillcrest. Previously, the local fire district and the Town Utility Engineer approved of preliminary plans for the subdivision.

Commissioner O'Gallagher made a motion to approve the Golden Grove/Hillcrest Phase I Conditional Plat; this motion was seconded by Commissioner Barron. All voted in favor. Motion passed unanimously (4-0).

8. PUBLIC COMMENTS

Derald McMillan of 6308 Old Jacksonboro Road, suggested that Ravenel execute the same sign regulations as the City of Charleston whose procedures include removing any sign in any right-of-way. He believes that 45 days is far too much for political signage to be displayed and thinks 30 days is more appropriate. In addition, McMillan would like to see candidates take down their signs sooner than the current seven-day time limit. He inquired about how enforcement implements these rules. McMillian thanked Commissioners for listening to his concerns and expressed his appreciation to Mr. Moffitt for working diligently to ensure that signage is visually appealing and safe for drivers.

9. COMMISSIONER COMMENTS

None.

10. NEXT MEETING DATE

The next Planning and Zoning Commission Meeting will take place on Thursday, April 4, 2024, at 6:00 p.m.

11. ADJOURNMENT

Commissioner Grant made a motion to adjourn the meeting at 7:01 p.m.; this motion was seconded by Commissioner Barron. All voted in favor. Motion passed unanimously (4-0).



Nicole Barron

Eric Grant

Laurie Infinger

Thomas Masi

Jim O’Gallagher

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