



TOWN OF RAVENEL

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Town of Ravenel, SC will hold Public Hearings at 6:00 p.m., on Thursday, April 4, 2024 at Ravenel Town Hall located at 5962 Highway 165 in Ravenel, SC.

There will be three Public Hearings this evening:

Request MA2024-03 at 6:00 pm: To change the zoning district for a 3.75-acre parcel located at 5968 Savannah Highway with TMS #187-00-00-050 from General Business (GB) to Service Warehouse (SW).

Request MA2024-04 immediately following: To change the zoning district for a 25.26-acre parcel located at 6051 Roper Run Extension Road with TMS #187-00-00-070 from Agricultural Residential (AR) to Residential Three (R-3).

Request MA2024-05 immediately following: To change the zoning district for a 3.1-acre parcel located at 6038 Savannah Highway with TMS #187-00-00-064 from Residential Two (R-2) to Residential Three (R-3).

By Town Code, property owners within 300' of property to be rezoned are hereby notified. For questions related to this request contact the office of the Planning and Zoning Administrator at (843) 889-8732.



Town of Ravenel

Planning & Zoning Commission

PUBLIC HEARING AND REGULAR MEETING

Thursday, April 4, 2024, at 6:00 p.m.

Council Chambers at Town Hall

5962 Highway 165, Ravenel, SC 29470

A LIVESTREAM VIDEO LINK WILL BE AVAILABLE VIA THE TOWN FACEBOOK PAGE.

IF YOU HAVE ANY COMMENT ON ANY ITEM ON THIS AGENDA, YOU MAY EMAIL YOUR COMMENT TO:

townadministrator@townofravenel.com

Public Hearing (Map Amendment 2024-03):	6:00 p.m.
Public Hearing (Map Amendment 2024-04):	6:05 p.m. or immediately following
Public Hearing (Map Amendment 2024-05):	6:10 p.m. or immediately following
Regular Meeting Agenda:	6:15 p.m. or immediately following

1. Call to Order / Roll Call
2. Invocation & Pledge of Allegiance
3. Approval of Agenda
 - a. Recusals / Conflicts of Interest
4. Old Business
5. New Business
 - a. Recommendation on Request MA2024-03
 - b. Recommendation on Request MA2024-04
 - c. Recommendation on Request MA2024-05
6. Public Comments
7. Commissioner Comments
8. Next Meeting Date: May 2, 2024 – (Two Site Plan Reviews)
9. Adjournment



Town of Ravenel

4/4 mtg

REZONING / TEXT AMENDMENT APPLICATION Planning and Zoning Commission

Date: 2/27/24 Paid Application #: MA2024-03

Applicants must complete and submit this form, along with the required information and fee for any amendment to the Ravenel Zoning Code text or map. A Public Hearing before the Ravenel Planning & Zoning Commission will be scheduled with a public notice to be advertised at least 14 days prior. Property to be rezoned will be posted and adjacent property owners within 300' will be notified by mail. The Planning & Zoning Commission will make a recommendation to Ravenel Town Council to approve or deny the request. The Town Council of the Town of Ravenel will, by ordinance with two readings, make any amendments to the Ravenel Zoning Code.

To be completed by applicant – PLEASE PRINT

Subject Property Address: 5968 SAVANNAH HIGHWAY TMS #: 187-00-00-030
Property Owner: PORT CITY LAND TRUST, LLC Phone #: 843-817-4240
Applicant Name: DON CAPODANNO CHIEF WYATT Phone #: 843-412-9223
Applicant's Mailing Address: 90 PLYMOUTH AVE, CHARLESTON, SC 29412

Relationship of Applicant to Owner (same, representative, buyer, other)

CONSULTANT

Lot Size: (total acres) 2.75 Highland (total acres) 2.75 Wetland (total acres) 0.0
Plat Recorded: L22 Book 0015 Page Deed Recorded: 6/25/21 Book 1007 Page 512
Current Zoning of Property: GB requested Zoning of Property: SW

Reason for requested Zoning / Description of Text Amendment: Rezoning of the subject GB base zoning to SW to establish an equipment wholesale business.

Requirements for Submittal: **Approved, Recorded Plat of Subject Property and a Fee of \$150**

I, DON CAPODANNO, certify that I am the owner of the subject property and the information on this application is complete and accurate. I authorize the subject property to be posted and inspected.

Don R Capodanno
Signature of Owner

2/26/2024
Date

Chi B. White
Signature of Applicant/Representative

2/26/24
Date

The owner and/or Applicant should attend the Public Hearing before the Planning and Zoning Commission Meeting as additional information may be required.



Charleston County, South Carolina

Business License - Charleston County

License #: LIC055567

2/16/2024

Date Issued

Company Name 194824 PORT CITY MACHINERY, LLC

Business Name PORT CITY MACHINERY

Type of Occupation Industrial Machinery And Equipment Merchant Wholesalers - 423830

90 PLYMOUTH AV 29412
PORT CITY MACHINERY, LLC
90 PLYMOUTH AVE
CHARLESTON SC 29412
Mailing Address

Expires: 4/30/2025

Account #: LIC055567

Must be posted in a visible location in the business establishment

423830 - Industrial Machinery and Equipment Merchant Wholesalers

Top Businesses by Annual Sales for 423830 – Click for Complete Profiles:

Ferguson Enterprises LLC	Alta Equipment Group Inc
Tractor Supply Co Texas LP	Dxp Enterprises Inc
MRC Global Inc	Delaware Capital Holdings Inc
Stewart & Stevenson LLC	Delaware Capital Formation Inc
Sammons Enterprises Inc	Rite-Hite Holding Corporation

This industry comprises establishments primarily engaged in the merchant wholesale distribution of specialized machinery, equipment, and related parts generally used in manufacturing, oil well, and warehousing activities.

Illustrative Examples:

Fluid power transmission equipment merchant wholesalers
 Metalworking machinery and equipment merchant wholesalers
 Food processing machinery and equipment merchant wholesalers
 Oil well machinery and equipment merchant wholesalers
 Material handling machinery and equipment merchant wholesalers

Cross-References. Establishments primarily engaged in--

- Merchant wholesale distribution of specialized machinery, equipment, and related parts generally used in construction, mining (except oil well), and logging activities--are classified in Industry 423810, Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers; and
- Merchant wholesale distribution of supplies used in machinery and equipment generally used in manufacturing, oil well, and warehousing activities--are classified in Industry 423840, Industrial Supplies Merchant Wholesalers.

<u>2007 NAICS</u>	<u>2012 NAICS</u>	<u>2017 NAICS</u>	<u>2022 NAICS</u>	<u>Index Entries for 423830</u>
423830	423830	423830	423830	Actuators, fluid power, merchant wholesalers
423830	423830	423830	423830	Air compressors (except air-conditioning, refrigeration) merchant wholesalers
423830	423830	423830	423830	Bakery machinery and equipment merchant wholesalers
423830	423830	423830	423830	Balancing machines (except automotive) merchant wholesalers
423830	423830	423830	423830	Beverage bottling machinery merchant wholesalers
423830	423830	423830	423830	Beverage processing machinery merchant wholesalers
423830	423830	423830	423830	Blanks, tips, and inserts merchant wholesalers
423830	423830	423830	423830	Blowers, industrial, merchant wholesalers
423830	423830	423830	423830	Bottling machinery and equipment merchant wholesalers
423830	423830	423830	423830	Broaches (i.e., a machine tool accessory) merchant wholesalers
423830	423830	423830	423830	Burners, industrial, merchant wholesalers
423830	423830	423830	423830	Cement making machinery merchant wholesalers
423830	423830	423830	423830	Chainsaws merchant wholesalers

423830	423830	423830	423830	Chemical industries machinery and equipment merchant wholesalers
423830	423830	423830	423830	Coil winding machines, spring, merchant wholesalers
423830	423830	423830	423830	Commercial fishing equipment and supplies (except boats, ships) merchant wholesalers
423830	423830	423830	423830	Compactors, trash, industrial, merchant wholesalers
423830	423830	423830	423830	Compressors (except air-conditioning, refrigeration) merchant wholesalers
423830	423830	423830	423830	Condensing units (except air-conditioning, refrigeration) merchant wholesalers
423830	423830	423830	423830	Conveying equipment (except farm) merchant wholesalers
423830	423830	423830	423830	Cranes, industrial, merchant wholesalers
423830	423830	423830	423830	Crushing, pulverizing, and screening machinery, industrial, merchant wholesalers
423830	423830	423830	423830	Cryogenic cooling devices merchant wholesalers
423830	423830	423830	423830	Dies, metalworking, merchant wholesalers
423830	423830	423830	423830	Diesel engines and parts, industrial, merchant wholesalers
423830	423830	423830	423830	Distillery machinery merchant wholesalers
423830	423830	423830	423830	Dyeing machinery, textile, merchant wholesalers
423830	423830	423830	423830	Elevators merchant wholesalers
423830	423830	423830	423830	Engines, internal combustion (except aircraft, automotive), merchant wholesalers
423830	423830	423830	423830	Engraving machinery merchant wholesalers
423830	423830	423830	423830	Environmental controlling instruments and equipment merchant wholesalers
423830	423830	423830	423830	Escalators merchant wholesalers
423830	423830	423830	423830	Fans, industrial, merchant wholesalers
423830	423830	423830	423830	Fluid meters, industrial, merchant wholesalers
423830	423830	423830	423830	Fluid power transmission equipment merchant wholesalers
423830	423830	423830	423830	Food processing machinery and equipment merchant wholesalers
423830	423830	423830	423830	Forklift trucks (except log) merchant wholesalers
423830	423830	423830	423830	Foundry machinery and equipment merchant wholesalers
423830	423830	423830	423830	Furnaces, industrial process, merchant wholesalers
423830	423830	423830	423830	Gas detecting equipment and supplies (except household-type) merchant wholesalers
423830	423830	423830	423830	General purpose industrial machinery and equipment merchant wholesalers
423830	423830	423830	423830	Handtools, machinists' precision, merchant wholesalers
423830	423830	423830	423830	Heat exchange equipment, industrial, merchant wholesalers
423830	423830	423830	423830	Hoists (except automotive) merchant wholesalers
423830	423830	423830	423830	Hydraulic power transmission equipment merchant wholesalers
423830	423830	423830	423830	Hydraulic pumps and parts merchant wholesalers
423830	423830	423830	423830	Industrial machinery and equipment (except electrical) merchant wholesalers
			423830	Industrial robotics equipment merchant wholesalers
			423830	Industrial robots merchant wholesalers

423830	423830	423830	423830	Industrial trucks, tractors, or trailers merchant wholesalers
423830	423830	423830	423830	Instruments (except electrical) (e.g., controlling, indicating, recording) merchant wholesalers
423830	423830	423830	423830	Internal combustion engines (except aircraft, nondiesel automotive, nondiesel truck) merchant wholesalers
423830	423830	423830	423830	Jigs merchant wholesalers
423830	423830	423830	423830	Kilns, industrial, merchant wholesalers
423830	423830	423830	423830	Ladders merchant wholesalers
423830	423830	423830	423830	Lift trucks, industrial, merchant wholesalers
423830	423830	423830	423830	Machine tools and accessories merchant wholesalers
423830	423830	423830	423830	Machinists' precision measuring tools merchant wholesalers
423830	423830	423830	423830	Manufacturing machinery and equipment, industrial, merchant wholesalers
423830	423830	423830	423830	Material handling machinery and equipment merchant wholesalers
423830	423830	423830	423830	Measuring and testing equipment (except electric measuring and automotive) merchant wholesalers
423830	423830	423830	423830	Metalworking machinery and equipment merchant wholesalers
423830	423830	423830	423830	Metalworking tools (drills, taps, dies, grinding wheels) merchant wholesalers
423830	423830	423830	423830	Meters (except electrical, parking) merchant wholesalers
423830	423830	423830	423830	Mining machinery and equipment, petroleum, merchant wholesalers
423830	423830	423830	423830	Oil field equipment merchant wholesalers
423830	423830	423830	423830	Oil well machinery and equipment merchant wholesalers
423830	423830	423830	423830	Oil well supply houses merchant wholesalers
423830	423830	423830	423830	Ovens, industrial, merchant wholesalers
423830	423830	423830	423830	Packing machinery and equipment merchant wholesalers
423830	423830	423830	423830	Pallets and skids merchant wholesalers
423830	423830	423830	423830	Paper and pulp industries manufacturing machinery merchant wholesalers
423830	423830	423830	423830	Patterns (except shoe), industrial, merchant wholesalers
423830	423830	423830	423830	Petroleum production machinery and equipment merchant wholesalers
423830	423830	423830	423830	Pipeline machinery and equipment merchant wholesalers
423830	423830	423830	423830	Pistons, hydraulic and pneumatic, merchant wholesalers
423830	423830	423830	423830	Plastics industries machinery, equipment, and supplies merchant wholesalers
423830	423830	423830	423830	Pneumatic pumps and parts merchant wholesalers
423830	423830	423830	423830	Pollution control equipment (except air) merchant wholesalers
423830	423830	423830	423830	Poultry processing machinery merchant wholesalers
423830	423830	423830	423830	Power plant machinery (except electrical) merchant wholesalers
423830	423830	423830	423830	Printing trade machinery, equipment, and supplies merchant wholesalers
423830	423830	423830	423830	Pulverizing machinery and equipment, industrial, merchant wholesalers
423830	423830	423830	423830	Pumps and pumping equipment, industrial-type, merchant wholesalers
423830	423830	423830	423830	Recapping machinery, tire, merchant wholesalers

423830	423830	423830	423830	Refinery machinery and equipment merchant wholesalers
423830	423830	423830	423830	Rolling mill machinery merchant wholesalers
423830	423830	423830	423830	Sawmill machinery, equipment, and supplies merchant wholesalers
423830	423830	423830	423830	Saws, industrial, merchant wholesalers
423830	423830	423830	423830	Screening machinery and equipment, industrial, merchant wholesalers
423830	423830	423830	423830	Sewing machines, industrial, merchant wholesalers
			423830	Shelving, industrial, merchant wholesalers
423830	423830	423830	423830	Shoe manufacturing and repairing machinery merchant wholesalers
423830	423830	423830	423830	Skids merchant wholesalers
423830	423830	423830	423830	Smelting machinery and equipment merchant wholesalers
423830	423830	423830	423830	Special purpose industrial machinery and equipment merchant wholesalers
423830	423830	423830	423830	Spray painting equipment, industrial-type, merchant wholesalers
423830	423830	423830	423830	Stackers, industrial, merchant wholesalers
423830	423830	423830	423830	Tanks, pressure, merchant wholesalers
423830	423830	423830	423830	Testing and measuring equipment, electrical (except automotive), merchant wholesalers
423830	423830	423830	423830	Textile machinery and equipment merchant wholesalers
423830	423830	423830	423830	Threading tools merchant wholesalers
423830	423830	423830	423830	Tire recapping machinery merchant wholesalers
423830	423830	423830	423830	Tools, machinists' precision, merchant wholesalers
423830	423830	423830	423830	Tractors, industrial, merchant wholesalers
423830	423830	423830	423830	Trailers, industrial, merchant wholesalers
423830	423830	423830	423830	Trucks, industrial, merchant wholesalers
423830	423830	423830	423830	Turbines (except transportation) merchant wholesalers
423830	423830	423830	423830	Twist drills merchant wholesalers
423830	423830	423830	423830	Vacuum pumps merchant wholesalers
423830	423830	423830	423830	Valves, hydraulic and pneumatic, merchant wholesalers
423830	423830	423830	423830	Water treatment equipment, industrial, merchant wholesalers
423830	423830	423830	423830	Welding machinery and equipment merchant wholesalers
423830	423830	423830	423830	Winches merchant wholesalers
423830	423830	423830	423830	Woodworking machinery merchant wholesalers

[Click Here for Data Appends & Targeted Marketing Lists](#)



Heavy Equipment You Can Count On!

Business Outline

Created on February 3, 2024

Contact Information

Donato R. Capodanno
Don@PortCityMachinery.Com
(843) 817- 4240
90 Plymouth Avenue
Charleston, SC 29414

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Executive Summary

Product

Port City Machinery is a heavy equipment sales and service business specializing in construction, compact, landscape, and similar equipment and vehicles. We also handle utility trucks, lifts, trailers, agricultural equipment, and machinery attachments. We offer retail sales, consignment/brokerage, and machinery rental services.

Customers

The target audience for Port City Machinery is small to mid-size privately owned businesses, specifically those in the tri-state area that can benefit from our one-on-one, personalized, and dedicated sales focus.

Future of the Company

Although the heavy equipment sales and service business is highly competitive, we believe that there is a place in the local community for a new brick-and-mortar retail store, one with a management team that desires to grow the organization while maintaining the keystone small business, family-oriented, customer and community-oriented view. Our customer service starts at first contact and continues through finance coordination, document signing, and machine delivery, ending with a service follow-up contact that allows the customer to provide feedback and a public review of Port City Machinery.

Over the last ten years, Port City Machinery has proven its ability to enter the industry and successfully compete without a retail facility. We strongly believe a storefront will allow us to grow the company by leaps and bounds. We aim to partner with local, national, and international suppliers to bring the local end users high-quality, affordable, and trust-worthy used and like new machinery rental and purchase. Port City Machinery continues to reinvest profits into the company and has secured outside lines of credit to purchase additional inventory.

Company Description

Mission Statement

To be the one-stop heavy equipment retailer and repair facility that our customers, suppliers, and community can rely on to always do the right thing with everyone's best interests in mind.

Principal Members

Donato Capodanno — owner, operations/sales/marketing manager, and primary salesman

Joy Goldsmith — office manager/bookkeeper, operations/sales/marketing support

Raymond Lee — yard/shop supervisor and mechanic

Legal Structure

Port City Machinery, LLC is a single-member sole proprietorship.

Service Line

Product/Service

Port City Machinery handles many brands, including CASE, Caterpillar, John Deere, Hitachi, Komatsu, Kubota, Link-Belt, Volvo, etc. Our current inventory includes:

- Articulated Dump Trucks
- Backhoes
- Bulldozers
- Compactors
- Excavators
- Lifts
- Loaders

Pricing Structure

Port City Machinery will offer its products at a fair and competitive price, negotiating as necessary for our brokered clients.

Product Lifecycle

Port City Machinery attempts to turn its inventory within 30 days of acquiring each unit.

Research and Development

The company currently conducts research and development through the following:

- Industry-specific print and online publications
- Participating in nationwide auctions
- Attending industry seminars and tradeshow
- Listening to our customers' ideas, suggestions, and improvements
- Managing online reputation forums such as Google Reviews and Yelp

Marketing & Sales

Growth Strategy

To grow the company, Port City Machinery will do the following:

- Acquire, inspect, and resell machinery and attachments out of a brick-and-mortar storefront.
- Hire outside sales representatives to meet face-to-face with existing and new customers.
- Hire additional mechanics to increase the speed at which we can service and turn our used inventory and to expand our service department to handle in-field repairs for our retail and rental customers.
- Advertise products and services in print industry-specific publications and online retail sites.
- Partner with local, national, and online auction houses to sell our inventory.
- Continue to partner, network, and support local organizations such as the Charleston Metro Chamber of Commerce, Barrier Island Little League, and American Subcontractors Association of South Carolina
- Partner with several select vendors to become certified and authorized representatives of their product lines, such as Polaris, Finn HydroSeeders, and Link-Belk.

Communicate with the Customer

Port City Machinery will communicate with its customers by:

- Providing an email newsletter with company news and product information.
- Using targeted local advertising sources and online advertisement campaigns.
- Utilizing social media such as Twitter, Facebook, LinkedIn, and Instagram.
- Providing contact information on the company website and social media platforms.
- Giving promotional swag with contact information to individuals who visit the store or purchase equipment.

How to Sell

Currently, the only person in charge of sales for Port City Machinery is the owner, Don Capodanno. Our current budget allows for one salesperson. As profits increase, Port City Machinery will look to add one or two employees to assist with inside and outside sales, along with social media, online marketing, and support individuals.

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