

**TOWN OF RAVENEL  
REGULAR TOWN COUNCIL MEETING  
TUESDAY, JUNE 27, 2023  
6:00 P.M.**

The Regular Town Council Meeting of the Town of Ravenel was held Tuesday, June 27, 2023, 6:00 p.m. at 5962 Highway 165, Ravenel, South Carolina. The following members of Council were present: LaJuanda Brown, Robert Cochran, Andrea Gail Farrior, Jim Rodgers, Jr., W. Buckey Waters (Mayor Pro Tem), Terry Wilkinson, and Mayor Stephen Tumbleston who presided. Also, in attendance were Town Attorney Joe Wilson, Town Administrator and Planner Mike Hemmer, Clerk-Treasurer Tammy Wood, and Code Inspector and Facilities Manager Jason Moffitt.

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

**2. INVOCATION & PLEDGE OF ALLEGIANCE**

The Invocation and Pledge of Allegiance was led by Mayor Tumbleston. A moment of silence was held for Curtis Inabinett Sr., who recently passed away. Inabinett served as a Charleston County Councilmember, the first African American appointed to the Charleston County Election Commission, the first African American Mayor of Ravenel, and a Former State Representative.

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

**a. Does anyone wish to speak during item #11 – Public Comments?**

Jim Phelps, Commander of the American Legion Post 145 expressed interest in speaking during Public Comments.

**4. APPROVAL OF AGENDA**

**a. Recusals/Conflicts of Interest**

None.

**5. APPROVAL OF MINUTES**

**a. May 30, 2023 – Regular Meeting**

Councilmember Cochran made a motion to approve the May 30, 2023, Regular Meeting minutes; seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously.

**6. PUBLIC STATEMENTS/PRESENTATIONS (5 MINUTES)**

**a. Asian Longhorned Beetle**

Jacob Beach with Clemson University gave a presentation on the invasive species and the impacts of its infestation since it was discovered in the United States several years ago. He shared what signs to look for and who to contact upon a sighting, as the U.S. Department of Agriculture and other national universities, organizations, and entities work diligently to eradicate the insect and its effects on the environment.

**b. Statement forms submitted prior to meeting**

None.

## **7. REPORTS FROM STAFF AND OFFICERS**

### **a. Town Attorney Report**

Attorney Wilson detailed emergency procurement procedures.

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

Sergeant Brandon Wade reported various offenses that occurred in Town over the last month that resulted in citations, arrests, and/or ongoing investigations.

### **c. Clerk-Treasurer Report**

#### **i. Draft 2021 Audit**

Wood included the Financial Report in packets. She is working closely with the Town Accountant who foresees the Draft 2021 Audit being completed prior to the next Council meeting.

Wood, Councilmember Brown, and Town staff are preparing for the Annual Back to School Giveaway which will take place on Saturday, August 5, 2023, from 5:00 to 7:00 p.m.

### **d. Town Planning and Zoning Administrator Report**

#### **i. CCSO Off-Duty Agreement**

Hemmer discussed Resolution 2023-02, aimed to increase the presence of Charleston County Sheriff's Office law enforcement patrol officers in Town for the purpose of heightened safety and wellbeing for residents, businesses, and visitors.

### **e. Town Code Inspector and Facilities Manager Report**

Moffitt continues working on enforcement cases throughout Town; he provided Council with a summary of these cases along with courses of action. The new "Town of Ravenel" sign for the South entrance of Highway 165 will be installed at the end of the month. Minor repairs have been completed and are pending at Town facilities. The third Town Clean-Up Project of the year is scheduled from July 19-27 inside Burbage Mobile Home Park located at 6038 Savannah Highway. Town residents can discard unwanted items, not including daily household garbage. He continues to submit work order requests to Charleston County and SCDOT for roadway maintenance matters and other issues.

## **8. REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES**

### **a. Sewer Advisory Board**

No recent or upcoming meeting scheduled.

### **b. Planning & Zoning Commission**

#### **i. Meeting Held: June 1, 2023**

Meeting did not have a quorum.

#### **ii. Meeting Held: June 20, 2023**

Joint Meeting with Council to discuss changes to Chapter 3 and Appendix B of the Zoning Code.

#### **iii. Upcoming Meeting: June 27, 2023**

Commissioners approved site plans for Bittermilk and Zac Jones State Farm.

#### **iv. Upcoming Meeting: July 6, 2023**

Rescheduled rezonings (Map Amendment 2023-03 and Map Amendment 2023-04) will take place.

#### **v. Vacancy**

Council will soon appoint a member to fill the vacant seat; Board of Zoning Appeals Member Bryan Muckenfuss, Sr., and resident Nicole Barron have submitted Candidacy Information Forms.

**c. Board of Zoning Appeals**

**i. Upcoming Meeting: July 11, 2023**

Regarding Case BZA 2023-04 for variances and a Special Exception Use to expand a gas station located in a Neighborhood Commercial (NC) zoned district.

**9. OLD BUSINESS**

**a. Introduction of Ordinance 06-23 (The Stables Annexation)**

*An ordinance annexing 20.234 acres, more or less, consisting of Parcel ID #: 168-00-00-002, located South of Savannah Highway and West of New Road into the corporate limits of the Town of Ravenel, South Carolina; establishing the zoning for the property as planned development district; and approving the master development plan and planned development district guidelines for the property.*

Councilmember Cochran made a motion to approve the Introduction of Ordinance 06-23; seconded by Councilmember Brown.

D.R. Horton, Inc., Land Development Manager Steven Wilson provided an updated presentation to Council based upon resident, Councilmember, and Commissioner concerns. The presentation still displayed 52 lots, but with a minimum lot size of 16,000 square feet and a smaller lake. Septic facilities are required as there is not capacity in the transmission line in this area for sewer. The developer is proposing a 10' planted buffer and fence outside the existing Charleston Water System easement along New Road and has a completed tree survey, preserving several large trees. The 50' undisturbed buffer from the pond will be maintained, as well as the 15' buffer to the North and West. The developer has a price point in the low to mid \$300,000 range for the development as proposed.

Wilson addressed recent apprehensions regarding the challenges of affordable/attainable housing, the developments benefit to the Town, and septic system matters.

Councilmembers discussed mixed opinions on the development.

Councilmembers Brown and Cochran voted yes. Councilmembers Farrior, Rodgers, Waters, Wilkinson, and Mayor Tumbleston voted no. Motion failed (5-3).

**b. Introduction of Ordinance 07-23 (The Stables Planned Development and Development Agreement)**

*An ordinance authorizing the Mayor to execute The Stables Development Agreement between the Town of Ravenel and D.R. Horton, Inc.*

No vote due to failed motion of annexation.

**c. 2<sup>nd</sup> Reading of Ordinance 08-23 (Amend Town Code – Chapter 36: Elections)**

*An ordinance amending Chapter 36 (Elections) of the Ravenel Code of Ordinances by amending Section 36.02 – Qualifications of candidates for elected office.*

Councilmember Waters made a motion to approve the 2<sup>nd</sup> Reading of Ordinance 08-23; seconded by Councilmember Rodgers. All voted in favor. Motion passed unanimously.

**d. 2<sup>nd</sup> Reading of Ordinance 09-23 (Changes to Zoning Code – Chapter 3 & Appendix B)**

*An ordinance for the Town Council of Ravenel to amend and replace Chapter 3, Appendix B, and the Official Zoning Map of the Town of Ravenel Zoning Ordinance.*

Councilmember Farrior made a motion to approve the 2<sup>nd</sup> Reading of Ordinance 09-23; seconded by Councilmember Waters. All voted in favor. Motion passed unanimously.

**e. 2<sup>nd</sup> Reading of Ordinance 10-23 (Rezoning Map Amendment 2023-02)**

*An ordinance rezoning property with TMS #'s: 228-00-00-053, 228-00-00-079, 228-00-00-080, 228-00-00-81, 228-00-00-085, 228-00-00-086, and 228-00-00-087 located in the 6000 Block of Landover Road in Ravenel.*

Councilmember Waters made a motion to approve the 2<sup>nd</sup> Reading of Ordinance 10-23; seconded by Councilmember Farris. All voted in favor. Motion passed unanimously.

**10. NEW BUSINESS**

**a. Resolution 2023-02 (Charleston County Sheriff's Office Off-Duty Agreement)**

*A resolution by the Ravenel Town Council authorizing the Town of Ravenel (Town) to enter into and the Mayor to execute an agreement with the Charleston County Sheriff's Office (CCSO) for additional off-duty deputy patrol officers.*

Councilmember Cochran made a motion to approve Resolution 2023-02; seconded by Councilmember Waters. All voted in favor. Motion passed unanimously.

**b. Resolution 2023-03 (County Agreement)**

*A resolution to approve a second amendment to the cooperative agreement between Charleston County and the Town of Ravenel.*

Councilmember Waters made a motion to approve Resolution 2023-02; seconded by Councilmember Rodgers. All voted in favor. Motion passed unanimously.

**11. PUBLIC COMMENTS (3 MINUTES)**

Jim Phelps, Commander of the American Legion Post 145 shared that Veteran Counseling Services are now being offered at their location in Hollywood (6328 Highway 162) free of charge to Active-duty service members, Veterans, National Guard members, and Reserve members. These free resources are offered each Monday from 3:00 to 4:00 p.m., and include PTSD, MST, Family Counseling, and Bereavement services.

**12. TOWN COUNCIL COMMENTS**

Councilmember Wilkinson discussed downed power lines along Savannah Highway and inquired about who is responsible for repairing them.

**13. EXECUTIVE SESSION**

None.

**14. ACTION/S AS A RESULT OF EXECUTIVE SESSION**

None.

**15. ADJOURNMENT**

Councilmember Waters made a motion to adjourn at 7:05 p.m.; seconded by Councilmember Rodgers. 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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**Andrea Gail Farrior**

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**Jim Rodgers, Jr.**

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**W. Buckey Waters**

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**Terry Wilkinson**

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