

**TOWN OF RAVENEL  
REGULAR TOWN COUNCIL MEETING  
TUESDAY, FEBRUARY 27, 2024  
6:00 P.M.**

The Regular Town Council Meeting of the Town of Ravenel was held Tuesday, February 27, 2024, 6:00 p.m. at 5962 Highway 165, Ravenel, South Carolina. The following members of Council were present: LaJuanda Brown, Robert Cochran, Jim Rodgers, Jr., Cora Lee Singleton, Terry Wilkinson, W. Buckey Waters (Mayor Pro Tempore), and Mayor Stephen Tumbleston who presided. Also in attendance were Town Attorney William B. Harvey, III, Administrator and Planner Michael 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.

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

**a. Ravenel Hall Construction Updates**

Mayor Tumbleston shared that construction at Ravenel Hall is moving along with an anticipated completion date at the end of April.

**b. 2024 Goal Setting**

Council will soon schedule a workshop style meeting with their Municipal Association of South Carolina (MASC) Field Representative to discuss goals for the year ahead.

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

Robert Cody, Amy Mylin, and Jacob Beach indicated interest in speaking during Public Comments.

**4. APPROVAL OF AGENDA**

**a. Recusals/Conflicts of Interest**

None.

**5. APPROVAL OF MINUTES**

**a. January 30, 2024 – Regular Council Meeting**

Councilmember Wilkinson made a motion to approve the January 30, 2024, Regular Meeting Minutes; this motion was seconded by Councilmember Cochran. All voted in favor. Motion passed unanimously (7-0).

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

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

*Martha Anderson of 5840 Highway 165, hopes that Council will vote against Request Map Amendment 2024-01. She stated that several Councilmembers made promises to preserve the rurality of the area and would like to see them consider the commitment that they made.*

*Micah McCarty of 5634 Golden Rice Lane*, expressed his opposition towards Request Map Amendment 2024-01 and shared that a petition against the rezoning that he created has reached over 500 signatures. McCarty stated that the Council Meeting agendas are not made available to the public in ample time to submit request forms to address the Mayor and Council. Lastly, he inquired about Resolution 2024-01 and how the FOIA fees and rates established were determined.

*Ronald Sprovero of 6290 Highway 165*, has been a resident of Ravenel for 22 years and moved to the area due to its ruralness and tranquility. He is a retired Civil Engineer and has experience in City Planning. He expressed several concerns regarding Request Map Amendment 2024-01, mainly involving environmental impacts. Sprovero stated that he doesn't feel the property can properly support the development.

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

### **a. Town Attorney**

None.

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

None.

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

Mrs. Wood provided Council with the current General and Sewer Fund Financial Reports as well as the 2023 Budget vs. Actual Report which provides a summary of how well the Town managed revenue and expenditures in comparison to allocated figures. Mrs. Wood shared that the 2024-2025 Business License year officially opened on February 1, 2024, and business owners can renew their licenses online via the MASC Business License Portal.

### **d. Administrator and Planner**

Mr. Hemmer reminded Council to complete their Statement of Economic Interest with the South Carolina State Ethics Commission prior to March 30, 2024. His report included information regarding an upcoming railroad crossing inspection at New Road, Charleston County Mosquito Control spraying over Town, a letter of support from Mayor Tumbleston for the Berkeley-Charleston-Dorchester County of Governments (BCDCOG) to develop a Regional Water Resilience Plan for the Tri-County Region, potential Park and Recreation Development (PARC) funding for Town facilities, Ravenel Hall construction updates, and Charleston County Sheriff's Office off-duty deputy pay increases. Lastly, Mr. Hemmer shared that after months of searching for candidates, the Town has hired Lee Stokes as the Grounds and Facilities employee who will directly assist Code Inspector Mr. Moffitt.

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

Mr. Moffitt provided Councilmembers with a copy of his report on pending enforcement cases, information regarding repairs and upgrades at Town facilities, and the status of work order requests submitted to Charleston County and SCDOT. Mr. Moffitt is planning a Town Clean-Up Project to take place in April.

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

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

No recent meeting; work is in progress to create a Rate Schedule and apply for grant funding.

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

### **i. Recent Meeting: February 1, 2024**

Mr. Hemmer submitted a detailed report about the recent Planning and Zoning Commission Meeting where Request Map Amendment 2024-02 was originally heard, including information about the rezoning, statements from the applicant/property owner, and public comments and concerns.

The rezoning request was to change the zoning district for three parcels located near Burbage Mobile Home Park at 6059 Roper Run Road Extension.

- TMS #: 187-00-00-062 (1 acre) from Agricultural Residential (AR) to Residential Three (R-3)
- TMS #: 187-00-00-064 (3.1 acres) from Residential Two (R-2) to Service Warehouse (SW)
- TMS #: 187-00-00-070 (25.26 acres) from Agricultural Residential (AR) to Service Warehouse (SW)

Commissioner Masi voted in favor of recommending approval of the overall request. Commissioners Barron, Grant, Infinger, and O’Gallagher voted no. Motion failed (4-1).

Commissioner O’Gallagher made a motion to recommend approval of the request to rezone TMS #: 187-00-00-062 from AR to R-3; this motion was seconded by Commissioner Masi. All voted in favor. Motion passed unanimously (5-0).

Commissioner O’Gallagher made a motion to recommend approval of the request to rezone TMS #: 187-00-00-064 from R-2 to SW upon the successful relocation of the nine existing mobile homes; this motion was seconded by Commissioner Masi. All voted in favor except Commissioner Barron. Motion passed (4-1).

Commissioner O’Gallagher made a motion to recommend denial of the request to rezone TMS #: 187-00-00-070 from AR to SW; this motion was seconded by Commissioner Barron. All voted in favor of denial except Commissioner Masi. The motion to deny passed (4-1).

### **ii. Upcoming Meeting: March 7, 2024**

2024 priorities for the Planning and Zoning Commission will be discussed in addition to the Town’s Sign Code. Lastly, the conditional plat for Phase I of Golden Grove will be reviewed.

## **c. Board of Zoning Appeals**

No recent meeting; there will be an upcoming meeting on Tuesday, March 12, 2024.

## **9. OLD BUSINESS**

### **a. Election of 2024-2026 Mayor Pro Tempore**

Councilmembers completed ballots which appointed Councilmember Waters as Mayor Pro Tem.

## **10. NEW BUSINESS**

### **a. Ordinance 02-24**

*An Ordinance rezoning one acre of property with TMS #: 187-00-00-062 from Agricultural Residential (AR) to Residential Three (R-3).*

Councilmember Cochran made a motion to introduce Ordinance 02-24; this motion was seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously (7-0).

**b. Ordinance 03-24**

*An Ordinance rezoning 3.1 acres of property located at 6038 Savannah Highway with TMS #187-00-00-064 from Residential Two (R-2) to Service Warehouse (SW).*

Councilmember Cochran made a motion to introduce Ordinance 03-24; this motion was seconded by Councilmember Brown. All voted in favor. Motion passed unanimously (7-0).

**c. Resolution 2024-01**

*A Resolution to establish fees to be charged in coordination with the Town's responding to FOIA (Freedom of Information Act) Requests, pursuant to South Carolina Code Section 30-4-30 (B).*

Attorney Harvey detailed that state law allows municipalities to establish service fees for any FOIA requests that require research conducted by Town staff through a rate schedule. He stated that the hourly fee of \$30.00 was determined by averaging the salary of the employee who would conduct the research, and that the 0.25 cents per page fee is less than customary.

Councilmember Singleton made a motion to approve Resolution 2024-01; this motion was seconded by Councilmember Rodgers. All voted in favor. Motion passed unanimously (7-0).

**d. Resolution 2024-02**

*A Resolution by the Ravenel Town Council authorizing the Town of Ravenel (Town) to accept increased pay as stipulated by the Charleston County Sheriff's Office (CCSO) for additional off-duty deputy patrol officers.*

Postponed until the March Town Council Meeting.

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

*Robert Cody of 5950 Lowell Reed Road, expressed concerns about TMS #: 187-00-00-062 and access issues via Roper Run Road.*

*Amy Mylin of 6210 Robinson Street, shared that the packet for tonight's meeting wasn't published on the Town's website.*

*Jacob Beach with the Clemson University Invasive Species Program, informed everyone that crews are active in the community looking for Asian Longhorned Beetles in hopes of eradicating the species that has created numerous negative environmental impacts on local trees.*

**12. TOWN COUNCIL COMMENTS**

*Councilmember Brown said that she is looking forward to the upcoming Town Council Goal Setting Session.*

**13. EXECUTIVE SESSION**

None.

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

None.

**15. ADJOURNMENT**

Councilmember Waters made a motion to adjourn at 6:45 p.m.; this motion was seconded by Councilmember Singleton. All voted in favor. Motion passed unanimously (7-0).



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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: Mikayla White, Clerk-Receptionist**